

MINUTES OF THE ANNUAL GENERAL MEETING OF
GATEWAY SOUTH CENTRE, CONDOMINIUM CORPORATION NO 0614475
RESPECTIVELY, HELD AT THE GATEWAY SOUTH CENTRE CONDOMINIUM,
11811 LAKE FRASER DR SE, CALGARY, AB
ON THURSDAY, THE 15TH DAY OF SEPTEMBER, 2016
AT THE HOUR OF 6:30 O'CLOCK P.M.

CALL TO ORDER

As per Bylaw 30, Quorum of the Corporation: "No business shall be transacted at any General Meeting unless a quorum of Persons entitled to vote is present within 30 minutes of the appointed time for the General Meeting. 25% of the Persons entitled to vote who are present in person or by proxy shall constitute a quorum."

The meeting was called to Order at 6:35 PM.

INTRODUCTION OF HEAD TABLE

The Chairman (Ryan Locking, President) welcomed the Owners to the Annual General Meeting of the Corporation and introduced the head table:

- Ryan Locking, President
- Andy Gregory, Vice President
- Tom Cox, Treasurer
- Patricia Cyr, Secretary
- Doug Kalin, Member at Large
- Tyler Stappleton, Member at Large – Gym
- Dennis Locking, Member at Large
- Mona Soyland, Member at Large – On Site Assistance

VERIFICATION OF PROPER NOTICE

The Chairman advised that the Notice of the Annual General Meeting was delivered to each Unit Owner and each registered mortgagee who had given notice of its interest to the Corporation in compliance with the requirements of and the time specified in the By-laws of The Corporation.

VERIFICATION OF QUORUM

It was reported to the Chairpman that a quorum of person entitled to vote at the meeting appeared to be present by virtue of the fact that:

- 103 Units were represented by the personal appearance of the Owners thereof;
- 29 Units were represented by proxy;

A total of 129 Units were represented at the Meeting for voting purposes.

ADOPTION OF 2015 AGM MINUTES

The Chairman indicated that the Minutes from the 2015 Annual General Meeting had been distributed by regular mail following the meeting. The Chairman asked for a motion from the floor to adopt the Minutes from the 2015 Annual General Meeting.

This motion was made by Unit 1703 and seconded by Unit 3314. There were no objections and the motion was carried.

AUDITED FINANCIAL STATEMENT

The Audited Financial Statement for the year ending December 31, 2015 was previously distributed. No questions were brought forward by the ownership.

PRESIDENT'S REPORT

The President provided his report which outlined what the Board had been working on over the past year. The following items were highlighted:

- The legal issues related to the geothermal law suit could be considered resolved.
- The Corporation has launched the new website (www.gatewayssouthcentre.com) which has recently gone live. Owners and tenants are encouraged to check the site often for information and updates. Mona Soyland (Board Member) put in a lot of work and did a fantastic job on this.
- The Board explored options to make better use of any extra space in the parkade which resulted in a newly implemented motorcycle parking program. Residents with motorcycles are able to rent out various spots in the parkade for a monthly fee.
- The landscaping upgrades are complete.
- The Board has been working diligently to improve building security as this has been a top concern for many residents and non-resident owners over the last year. The building was audited by a security firm and a number of suggestions were put forward. The Board will be implementing numerous items in order to make the building more secure. These items include upgrading the DVRs, replacing cameras and installing additional fob readers. Further information on these changes will be communicated as needed.
- The multiple leaks in the parkade are currently being investigated by an engineering firm. It is still very early in the investigation and therefore, the cause of the leaks is not currently known. Additional information will be communicated as it becomes available.

RESIGNATION OF BOARD OF DIRECTORS

The 2015/2016 Board of Directors each verbally resigned.

PROFILE OF CONDO BOARD CANDIDATES

Angela Beka (C-Era Property Management) addressed the meeting on the nature of the duties of a member of the Board of Directors and advised that the By-law number 5, Composition of Board, states "The Board shall consist of not less than 5 nor more than 9 Owners, spouses or other representatives of Owners, mortgagees of a Unit or representatives of mortgagees of a Unit."

Angela Beka opened the floor for volunteers or nominations and asked the resigning Board Members if they wished to let their name stand again. The following Owners volunteered or were duly nominated:

Volunteer/Nominee	Unit #
Ryan Locking	
Dennis Locking	
Andy Gregory	
Mona Soyland	
Doug Kalin	
Patricia Cyr	
Tyler Stappleton	
Steve Lawrence	4109

ELECTION OF OFFICERS

Angela Beka asked if there were any more volunteers or nominees. She then asked for a motion from the ownership to close the nominations.

This motion was made by Unit 2109 and seconded by Unit 6405. There were no objections and the motion was carried.

The following owners were elected to the 2016/2017 Board by acclamation:

Volunteer/Nominee	Unit #
Ryan Locking	
Dennis Locking	
Andy Gregory	
Mona Soyland	
Doug Kalin	
Patricia Cyr	
Tyler Stappleton	
Steve Lawrence	4109

NEW BUSINESS

Question Unit 3614: You said the security system is changing; will this affect the fobs or the cameras?

Answer (Andy Gregory): This will affect both systems. We will send out communication before the changes take effect to ensure that residents have a chance to prepare themselves.

Question Unit 3614: What is the timeline on this?

Answer (Andy Gregory): A realistic timeline to have everything sorted out and installed is likely a couple of months.

Question Unit 3314: Last winter, we had a lot of issues with tailgating. Is something being done to help this situation?

Answer (Ryan Locking): Yes, this ties into the security audit that was completed. The changes and updates we plan to implement should help with tailgating.

Question Unit 1703: Can we have an update on the geothermal system flushing and the solar panels?

Answer (Dennis Locking): We are still in progress with flushing out the geothermal system with our new contractor, Caon Services. We are also still working on the solar panel issue.

Question Unit 4207: The floor drains in the parkade have been regularly plugged with gravel and debris which causes a large amount of standing water in these areas. Will this be addressed?

Answer (Ryan Locking): Yes, we will have Caon Services investigate and provide recommendation for the repair.

Question Unit 4207: I also noticed a significant amount of dust on the transformers in parkade. I feel this is a fire hazard and am wondering why it has not been cleaned up.

Answer (Ryan Locking): The Board was also made aware of this and were disturbed with the fact that our former mechanical contractor did not have this cleaned nor did they bring it to the Board's or C-Era's attention if it were outside of their scope of work. C-Era will arrange to have this addressed.

Question Unit 4703: I pay for my bike registration and see bikes on the balconies all of the time.

Answer (Ryan Locking): Please report the offenders to the site office so that the Unit owners may be contacted. Bike storage on balconies is not permitted in accordance with the current Bylaws and this rule must be enforced.

Question Unit 3405: Can we have a discussion about Visitor Parking? Is there any way to change the hours we are required to register?

Answer (Ryan Locking): When the building was first occupied, there were never any stalls available either underground or in the South lot. The Visitor Parking registration system was implemented for this reason. The registration hours and other rules will not change, however, we are working with a company called Securpark in order to make the registration process easier and more streamlined. We look forward to having something to put in place in the near future.

Question Unit 1705: I see that the gas contract is coming due in March 2017. I was wondering what process is used during the renewal process.

Answer (Kelly Varns, C-Era Property Management): C-Era uses a company called Utility Source who obtains pricing and presents the information to the Board. The Board will then decide what rate they wish to lock in on, and for how long.

Question Tom Cox **Use Unit Number Instead****:** With the carbon tax coming, is there a chance that we may get some sort of break on the taxes since we are a geothermal heated building?

Answer (Kelly Varns, C-Era Property Management): Not much is known about the carbon tax at this time but we will look into this to obtain more information.

Unit 1705: I would be happy to provide some advice to the Board regarding utilities.

Answer (Ryan Locking): We would greatly appreciate any advice or insight you could provide, thank you.

Question Unit 5313: Regarding parkade security, can we install some type of red light – green light mechanism at the parkade entrance?

Answer (Andy Gregory): We are exploring all options with the security consultant.

Question Unit 5313: I wanted to report that the sprinklers used to run all of the time, in the morning and at night.

Answer (Mona Soyland): We were made aware of this issue and it has been resolved.

Question Unit 5313: Could we have regular updates sent out on the status of break ins? I feel that this would help keep residents more informed and diligent about keeping their vehicles and their belongings secure.

Answer (Ryan Locking): That is an interesting suggestion; we will look into it.

Question Unit 3617: I had my storage locker broken into and the Police told me that our cameras are not positioned properly as they do not view the storage lockers themselves, but just the road way.

Answer (Ryan Locking): There simply aren't enough cameras to view everyone's storage lockers. In order for us to be able to view all lockers, we would need to add many more cameras which comes with a large price tag. This is something that the Board can take into consideration and explore during this next year.

Question Unit 5401: Could we have an information session on parkade and storage locker security?

Answer (Ryan Locking): Absolutely, this is definitely something we can look into.

Question Unit 6403: The parkade surface looks as if it needs to be redone. Are we looking at this?

Answer (Ryan Locking): Yes, it is on the Board's and C-Era radar.

Question Unit 2411: It's my understanding that the heat exchangers on the Heat Pumps are full of sediment. Should we not have the sediment removed?

Answer (Ryan Locking): We will defer this to Caon Services as our mechanical maintenance & geothermal expert.

Owner Question: Can we get a container for batteries and light bulb recycling?

Answer (Ryan Locking): C-Era will contact BluPlanet and see if this can be arranged.

Question Unit 3614: When will we send in our suggestions for the new Bylaws?

Answer (Ryan Locking): We will ask for owner feedback before the end of the year.

CONDO FEE DRAW

To encourage attendance at the AGM, the Board of Directors had 3 draws available for one month's free condo fees. The winners were:

1. Unit 2509
2. Unit 1502
3. Unit 4602

ADJOURNMENT

Ryan Locking asked for a motion from the floor to adjourn the meeting. This motion was made by Unit 5510 and seconded by Unit 3314. There were no objections and therefore, the motion was carried.

The meeting was adjourned at 7:41 pm.

CHAIRMAN

SECRETARY