

**DRAFT - MINUTES OF THE ANNUAL GENERAL MEETING OF  
GATEWAY SOUTH CENTRE, CONDOMINIUM CORPORATION NO 0614475  
HELD AT THE GATEWAY SOUTH CENTRE CONDOMINIUM, 11811 LAKE FRASER DR SE,  
CALGARY, AB  
ON THURSDAY, THE 25<sup>TH</sup> DAY OF APRIL 2019 AT THE  
HOUR OF 7:00 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% (125) of the Persons entitled to vote who are present in person or by proxy shall constitute a quorum."*

The meeting was called to Order by at 7:05 PM.

**Establishment of Quorum and Proof of Notice**

The General Manager advised the Chair that there were 96 Units present, and 38 Units via proxy for a total of 134 units thereby meeting the requirement of Quorum of 25% or 125 Units.

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.

**ADOPTION OF 2017 AGM MINUTES**

The Chairman indicated that the Minutes from the 2017 Annual General Meeting had been distributed with the formal AGM notice and asked for a motion from the floor to adopt the Minutes from the 2017 Annual General Meeting "as distributed".

**This motion was made from the floor by unit #5614 and seconded by unit #5502.** There were no objections & the motion was carried.

**REPORTS OF OFFICERS AND COMMITTEES**

No formal reports were distributed.

The Chairman indicated highlights of activities will be discussed in Old and New Business.

## **AUDITED FINANCIAL STATEMENT**

The Audited Financial Statement for the year ending December 31, 2017 were previously distributed with along with the 2019 Budget and Bylaw package in December 2018, and the Audited Financial Statement for the year ending December 31, 2018 were distributed with the formal AGM Notice and reviewed by our auditor, RSM Canada.

Questions: an owner asked if the auditor will change from year to year, having in mind that the audit will be cheaper if carried out by the same auditor. President of the board advised that the auditor will probably remain the same as they find their services effective and efficient.

The Chairman then asked for a motion from the floor to the have the selection of the 2019 Auditor be left to the discretion of the board.

**This motion was made from the floor by unit #4703 and seconded by unit #4615. There were no objections & the motion was carried.**

## **INTRODUCTION OF HEAD TABLE**

The Chairman (Ryan Locking, President) thanked everyone for coming and welcomed the Owners to the Annual General Meeting of the Corporation. He introduced the head table:

- Ryan Locking, President
- Andy Gregory, Vice President/ Interim Treasurer (Absent)
- Doug Kalin, Director
- Dennis Locking, GM Liaison
- Mona Soyland, Secretary
- Cory Baker, Director
- Steve Lawrence, Director

## **RESIGNATION OF BOARD OF DIRECTORS**

The 2017/19 Board of Directors each verbally resigned.

## **ELECTION OF OFFICERS**

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."

The Chairman then opened the floor to volunteers or nominations and advised of the outgoing Board Members who have allowed their names to stand for re-election are:

Ryan Locking  
Doug Kalin

Mona Soyland  
Stephen Lawrence

Andy Gregory  
Dennis Locking

Cory Baker

The Chairman then asked if there were any more volunteers or nominees. The unit owners below volunteered to join the board for the upcoming year.

Sima Thanawala unit #4204, Andres Guagueta unit #6403, \_\_\_\_\_

The Chairman then asked for a motion from the ownership to close the nominations.

**This motion was made from the floor by unit #6402 and seconded by unit #4303. There were no objections and the motion was carried.**

The 2 new volunteers will be automatically added and there was no election. The following owners were elected to the 2019/2020 Board of Directors:

Ryan Locking	Mona Soyland	Andy Gregory
Doug Kalin	Stephen Lawrence	Dennis Locking
Cory Baker	Sima Thanawala	Andres Guagueta

## **REVIEW OF UNFINISHED BUSINESS**

- I. **Camera Upgrade and next steps** - Ryan advised that the first phase of the camera installation which includes camera in the garbage room and on all floors had been completed. He said the project was slightly under-budget. Various questions were asked regarding the installation and answers were provided.
- II. **Bylaws** – Dennis explained that the current bylaw was the original put together by the developer and was not compliant with the current Condominium Act. McLeod Law has been contracted to put together a bylaw regulation that will work for Gateway South Centre community. Dennis advised the Bylaw Resolution form has been included in the AGM package to the owners to get 75% signature from owners. Furthermore, if the board does not get the 75% vote on the change of bylaw resolution, the Condominium Act of Alberta will take precedence in matters relating to the Condo going forward. He explained the importance of having the bylaws changed in that it can be customized to the needs of the community. A few questions were asked and answered regarding this.
- III. **Building Isolation Valves (Water)** – Wanda informed the meeting that CAON is the maintenance contractor for the building and they are periodically testing isolation valves at riser points during each water shut-offs. She explained that testing will be done randomly for the risers and apologized to the owners about the water shut-offs. Until all the isolation valves are added at riser points, we will continue to see this water interruptions, but benefits will be seen going forward on the valves already added.

## **NEW BUSINESS**

- I. **Management Change** – the board formally welcomed Wanda and thanked her for the great job she has been doing since the exit of the previous management company. Dennis explained to the owners that GWSC is now been self-directed managed as opposed to been managed by a Property Management Company. Dennis added that the

Condo now has an effective Property Management Software which will enable excellent communication between the Board, Property Manager and the owners. Dennis informed the owners that the board has also contracted Bridge the Gap to deal with the financial side of things and they are pleased with their services so far.

**II. Project Objectives for 2019**

- a. **Roof** – Dennis explained that the Condo has hired an engineering firm to handle all the issues relating to the roof repairs – JRS Engineering. He said they will be managing all the major projects in the building like Roof Repairs, Parkade, Structural defects etc. under the Reserve Fund. He explained that the roof repairs will be isolated into sections so that as replacement of each section is required, recommendations will be given based on funds available at the time.
- b. **Parkade** – Wanda explained that various things were discovered when the envelope study was done a year ago. The proactive and preventative approach is to focus on the membrane on P1 instead of waiting for the concrete to deteriorate. Scope of work has been done and bids have gone out, the Condo is in the process of awarding a contract to do the repair. She explained the repairs will be done in batches of 40 stalls each time as that is the number of visitors parking available to accommodate owners.

**ADJOURNMENT**

The Chairman then asked for a motion from the floor to adjourn the meeting.

**This motion was made from the floor, seconded. There were no objections and therefore, the motion was carried.**

The meeting was adjourned at 8:25 pm.

*Social and Open House Forum then commenced*

After the adjournment, some suggestions were received as follows:

- Reduction in Condo Fees
- Better Security around the community i.e. monitoring of cameras, main front door, on-site security or concierge
- Better communication system – notices, security incident reports etc.
- More advance notice regarding projects going on around the Condo
- Trade show (to improve customer services) – Plumber, HVAC, Landscape, Window and Carpet Cleaners etc.
- Water shut-off valves
- Parking – clean parkade more often, visible parking stickers/tags for better security
- Bylaw Resolutions
- Calgary Transit – Route 81
- Social Events – movie night, stampede breakfast etc.