

**NIAGARA NORTH VACANT LAND CONDOMINIUM CORPORATION NO. 232
MINUTES OF THE ANNUAL GENERAL MEETING HELD ON NOVEMBER 25, 2024,
AT GRANTHAM LIONS CLUB, 732 NIAGARA STREET ST. CATHARINES AT 7:30
P.M.**

1. CALL TO ORDER:

The meeting to order at 7:30 p.m.

2. ATTENDANCE REPORT:

It was noted that 29 unit in person and 2 units by proxy out of 53 units (58.49%) were represented at the meeting.

3. APPOINTMENT OF CHAIRPERSON:

Charan Sharma condominium manager from Wilson Blanchard Management was appointed to chair the meeting.

4. APPOINTMENT OF SECRETARY:

With the consent of the meeting Despina Morfidis was appointed to act as recording secretary.

5. NOTICE OF MEETING:

Charan Sharma confirmed that the notice of this Annual General Meeting was sent by e-mail or regular mail to all registered unit owners on November 8, 2024, along with an agenda, the annual financial statement for the year ended May 31, 2024, minutes of the previous annual meeting held on October 10, 2023, as required by the Condominium Act 1998.

6. APPROVAL OF MINUTES OF OCTOBER 10,2023 ANNUAL GENERAL MEETING:

Charan Sharma advised the owners that the October 10,2023 Annual General Meeting minutes were provided with the notice of the meeting. They are the true copy of the events.

A motion was made by Douglas Clark of unit # 29 sandal wood commons and seconded by Susan Sullivan of unit # 8 of Blossoms Common.

"That the minutes of Annual General Meeting held on October 10,2023 be accepted as received and presented"

CARRIED

7. Audited Financial Statement:

Andrew Szynekiewicz of DDL & Co. presented the audited financial statements for fiscal year ending May 31,2024.

- It was noted that Financial are in good shape
 - It was clean audit
 - Robert Bieler asked the auditor about typical time taken for conducting audit. Auditor advised it takes 1-2 months.
 - Tony Cirocco from unit 22 BC asked who decides on the investments. Auditor replied it is Board of directors who decide.
 - Tony Cirocco of unit 22 BC asked if money can be invested in stock market? Answer is NO as it should be invested only in GICs.
 - Jane McGowan comment can the money be invested in bond market. Auditor advised typically stick with GICs
- Andrew Szykiewicz was excused from the meeting with thanks at 7:45 p.m.

8. Appointment of Auditors:

Charan Sharma advised the unit owners that neither the board of director nor the management can appoint auditor for next fiscal year Ending May 31,2025. A general discussion ensued, and owners requested the Board of directors to ask if their fees can be reduced.

A motion was made by Stanley Pagonis of unit #10 BC and seconded by of Sheena Sim unit #23 SW.

“That the DDL Co. should appointed auditor for next fiscal year with a request for adjusting fees.”

CARRIED

9. President’s Annual Report:

President’s speech is attached separately with the minutes of this AGM.

10. Appointment of Scrutineers:

Charan Sharma advised owners that we need two scrutineers from floor to conduct counting of votes in case there is election to board of directors.

Mary Forbes of unit #26 BC and Bryan Pett of unit #40 SW were appointed as scrutineers

11. Nominations for Board of directors:

Charan Sharma advised the owners that there are three positions open for board of directors. As Briar Collins is stepping down from the board of directors at this AGM. Gordon Glover of unit 24 SW, Alison McIntosh of unit #19 BC and Susan Howarth of unit #18 BC have put forward their names to be directors. The floor was opened for nominations. No one came forward to nominate.

A motion was made by Susan Sullivan of unit #8 BC and seconded by Bryan Pett of unit #40SW

“That the nominations be closed.”

CARRIED

12. Election of directors:

Gordon Glover, Alison Grant and Susan Howarth were elected by acclamation. The board will decide on their term in next Board of Directors meeting

The current board will be

Robert Bieler

Despina Morfidis

Gordon Glover

Alison McIntosh

Susan Howarth

13. New Business:

Charan Sharma opened the floor for new business:

Lori Cirocco of Unit #22 BC asked if landscaping contractor is doing the Fall-clean-up?

Advised that yes leaves will be cleaned, bushes are clipped and cleaned already.

She also asked if any thoughts to use interlock instead of asphalt for driveways.

Board of directors said that there is no plan for that.

14. Adjournment:

There being no further business

A motioned was made by Briar Collins of unit #13SW and seconded by Douglas Clark of unit #29 SW

"That the meeting be adjourned at 8:12 p.m."

CARRIED

Signed:_____

Signed:_____