



MINUTES

2019 ANNUAL GENERAL MEETING

SYNDICATE OF THE CO-OWNERS OF THE NOTRE-DAME TOWER

Date : 17 avril 2019

Time : 19 h 30 à 23 h 30

Place : Centre Père-Arthur-Guertin, salle L
16 rue Bériault,
Gatineau, QC J8X 1A3

AGENDA

1. Opening of the meeting and verification of quorum - (5 minutes)
2. Election of a chairperson and a secretary of assembly - 10 minutes
3. Adoption of the agenda - (5 minutes)
4. Adoption of the minutes of the April 24, 2018 AGM - (5 minutes)
5. Presentation and Adoption of Financial Statements for the Year Ended December 31, 2018 - (20 minutes)
6. President's Report and Question Period (30 minutes)
 - a. Highlights 2018
 - b. Question period
7. Budget 2019 (20 minutes)
 - a. Budget 2018 Reconciliation and Explanation of Variances
 - b. Back to the January 30th EGA. Question period
8. Election of the Board of Directors 2019 - 21h30 (20 minutes)
 - a. Election of two directors from applications received from resident owners
 - b. Election of an administrator among the applications received from resident owners or not
9. Miscellaneous (30 minutes)
 - a. In camera session; management and salary expenses
10. Closure of the meeting



Date : 17 avril 2019

Time : 19 h 30 à 23 h 30

Place : Centre Père-Arthur-Guertin, salle L
16 rue Bériault,
Gatineau, QC J8X 1A3

AGENDA

1. Opening of the meeting and verification of quorum - (5 minutes)

The president opens the meeting and explains the rules of procedure. President makes an update on 'secret ballot'

Confirmation of quorum at 7:20 p.m. by Marc St-Amour (57%)

2. Election of a chairperson and a secretary of assembly - 10 minutes

- Mr. Jean-Pierre Bouchard was elected president unanimously.
- Mr. Norman Poisson-Rioux was unanimously elected secretary of assembly.
- Mr. Bouchard makes his opening word as President of the Assembly.

3. Adoption of the agenda - (5 minutes)

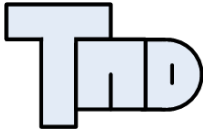
Mr. Bouchard explains the procedure surrounding the in camera application, which follows a letter sent by more than 83 co-owners as of March 20, 2019 requesting it. Violette Jacques explains that this in camera is an opportunity to allow the co-owners to express themselves freely among themselves on the issues of the management and staff of the tower as well as the costs associated with these expenses. Mr. Bouchard submitted the request for in camera to the assembly, which adopted by a majority of votes the holding of a closed session.

The President also explains the request for a secret vote by some co-owners and considers this request ineligible due to the fact that the votes must be registered. Mr. Bouchard then explains the procedures surrounding budget adoption and explains the redesign of the agenda.

The assembly adopted the agenda by a majority of votes.

4. Adoption of the minutes of the April 24, 2018 AGM - (5 minutes)

The minutes of the AGM of 24 April 2018 were adopted by a majority of votes.



5. Presentation and Adoption of Financial Statements for the Year Ended December 31, 2018 - (20 minutes)

The auditor presents the financial statements.

Some co-owners expressed reservations about the merits of Note 6 regarding repairs to the concrete slab of the garage and the repair of the building envelope. Their concern is that the assessment is very sketchy and is not supported by expert reports. Ms. Chantal Farley, an accountant and auditor, replied that she could not remove the note since the Board had published and formally discussed this figure as part of the Notre Dame Tower revitalization project.

In addition, some co-owners are concerned that an operating deficit has been financed from the contingency fund and that they will have to pay for the shortfall with a special contribution. Ms. Farley confirmed that this operating deficit would have to be addressed and the Board would have to make a plan to address it.

6. Renewal of Auditor's Mandate

The auditor's mandate is not renewed by the assembly and will be the subject of an analysis by the Board to select, if it deems it appropriate, a new auditor

7. President's Report and Question Period (30 minutes)

The Chair presented her report, which covered, among other things, the following topics: the request for expertise for the garage, water infiltration work, outdoor siding and the hot water system.

Ms. Morkos explains the amounts of special contributions and the reasons for them in relation to the new regulations concerning the contingency fund and insurance. She stresses that it is essential to replenish the contingency fund in order to avoid the current situation for the future.

A question period followed regarding the Board's priorities and the work on the garage and the building envelope. The co-owners believe that the envelope may be repaired and do not understand the Board's proposal to completely change the building envelope.

Discussions followed on the structural components and their current condition.

It is clear from the exchanges that the message to the Board is to better understand the ability of co-owners to pay and to submit a less ambitious plan for consultation.

8. Budget 2019 (20 minutes)



8. Presentation of the 2019 budget

The Chair presents the 2019 budget. A question and comment period ensued and the message to the Board indicated that the co-owners did not believe that the board's approach, including the complete change of the building envelope, was consistent with the ability to pay of Co-Owners.

A co-owner asks that in order to help a better understanding of the budget by the co-owners an explanatory note accompany each expense item.

9. Election of the Board of Directors 2019 - 21h30 (20 minutes)

Withdrawal of Mr. Réal Castonguay. The president explains the procedure for the election and the meeting elects the directors.

Candidates for these positions are in alphabetical order:

Mr. Réal Castonguay

M. André Clément

Ms Violette Jacques

Mr. Calin Lumperdean

Ms. Yvonne Morkos, Outgoing President

Ms Karine Papikyan

Mr. Normand Poisson-Rioux, outgoing director (treasurer)

Mr. Jean-François Robert

Election of two directors from applications received from resident owners

Are elected:

Ms Violette Jacques, Unit 207 and Mr Calin Lumberdean, Unit 409.

Since it is too late for the compilation of the results of votes for the election of a director among the nominations received from resident or non-resident owners, the room must be vacated at 11:30, it is decided that the compilation will be done by Marc St-Amour, Chantal Proulx under the supervision of Marjolaine Desjardins (Unit 106) and Pamela Darragh (Unit 1408).

Election of an administrator among the applications received from resident owners or not

Is elected :

Ms. Karine Papikyan, non-resident, owner.



10. Miscellaneous (30 minutes)

Since the room must be vacated by 11:30 p.m., the in camera session cannot be dealt with and therefore will have to be treated separately at a later date.

11. Closure of the meeting

The meeting ends at 11:30 p.m.

The English version is provided to co-owners as a courtesy to co-owners and thus the official signed version is then French one.