



**MINUTES OF THE GOLDEN HORSESHOE CHAPTER
CANADIAN CONDOMINIUM INSTITUTE
ANNUAL GENERAL MEETING**

At Paletta Lakefront Park
4250 Lakeshore Road, Burlington,
At 6:30 p.m. on Thursday October 9th 2003

Attendance There were 13 people in person and 174 people attending by proxy, representing in total 187 members to constitute a quorum. Our membership for notice of meeting was 490 requiring a quorum of 25%, or 122 members.

Call To Order The meeting was called to order at 6:30 p.m. by the Chairman, Kim Coulter. Steve Warner acted as recording secretary.

BUSINESS ARISING

Minutes of Last AGM Kim requested a motion to waive the reading and approve the minutes of the last annual general meeting. A motion was made by Maria Desforges and seconded by Erica Ratelle of Halton C.C. 319, to waive the reading of the minutes of the last annual general meeting and to approve them. The motion passed unanimously.

Treasurer's Report Don McWhinnie, the chapter's treasurer reviewed the financial standing of the Chapter based on the auditor's report. The Chapter is in good financial standing from new membership and well attended events. The audit reported a surplus of \$38,404 as of our year end June 30th 2003.

Appointment of Auditor Eric Sanderson motioned for BDO to be appointed the auditor for our fiscal year ending June 30th 2004. The motion was seconded by Maria Desforges and all were in favor.

President's Report Kim Coulter spoke on the accomplishments of the Chapter for the year.

1. Membership rose to 515 as of June 30 representing a 5%
2. Advertising insert in 120,000 Hamilton Spectators
3. New membership application brochure
4. Condo News acclaimed by CCI National Penman Smith Award; special thanks to Karen Reynolds
5. Web site records 27,000 hits and continually updated by Steve Warner
6. Education classes and seminar well attended and received. Education will take on new significance for ACCI members with new stringent requirements
7. Finances and budget in line with no anticipated increase for next year. We had a modest increase in revenue and increase in surplus due to careful spending.
8. Committees for special Condo News "Best of Best" in development. The GHC's Eric Sanderson chairs the Fair Tax Assessment Committee. The CCI will continue to lobby government to assess condominiums fairly
9. New Chapters (St. Johns Newfoundland & Vancouver) bring 14 across Canada.
10. The GHC takes the lead in assisting other chapters across Canada. Ron

11. Expected fee increase to National in 2004 will need to be planned for. Possible increase fees for the next fiscal year to cover National increase.
12. All day strategy meeting in January will decide on fee increase and plan for upcoming events
13. Mail still being sent to old address. Please revise your records.

Condo Of The Year

The Condo Of The Year award was presented to Halton C.C. 214 (The Oaks) by Kim Coulter. Three members of the H.C.C. 214 board were honored to accept the award and thanked the Chapter.

Nomination & Election of Directors

Kim stated that there are six director positions available for election.

Kim stated that all five incumbent directors are standing for election again. Bill Dickson, Donald Graves, Don McWhinnie, Karen Reynolds, and Craig Robson.

Kim thanked retiring director Doug Shepherd for his work over the years. He will be missed.

Kim opened the floor to nominations.

1. Kim read Maria Finoro of M.F Property Management's bio and nominated her.

No other nominations were received. Maria Desforges motioned to close nominations, Erika Ratelle seconded.

All 6 directors were acclaimed.

Note Maria Finoro is carrying out the remaining term of office from Doug Shepherd's position (1 year).

NEW BUSINESS

No new business

Meeting Closed

Bill Dickson motioned for the meeting to close at 7:10 p.m. Eric Sanderson seconded and all were in favor.

A presentation from Russ Bennett of the Investors Group on reserve fund Investments proceeded after a break, followed by an 'Ask the Experts' panel addressed questions on condominium issues. The session ended at 9:00 p.m.