



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

At Royal Botanical Gardens in Burlington
At 6:30 p.m. on Thursday October 14th 2004

Attendance There were 18 people in person and 173 people attending by proxy, representing in total 188 members to constitute a quorum. Our membership for notice of meeting was 505 requiring a quorum of 25%, or 127 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 Don Graves 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 reviewed the financial standing of the Chapter based on the auditor's report. The Chapter is in good financial shape. The audit reported a surplus of \$58,152 as of June 30th 2004. This is an increase in surplus from \$41,043, the previous year. Don requested a motion to accept the financial statements. Bill Dickson motioned, Ron Danks seconded and all were in favor.

Appointment of Auditor Maria Desforges motioned for BDO to be appointed the auditor for our fiscal year ending June 30th 2005. The motion was seconded by Ray Wilson and all were in favor.

President's Report Kim Coulter introduced the Board, and special guest Gerrit Roosenboom, President of CCI National. Kim then spoke on the accomplishments of the Chapter.

1. Membership rose to 548 from 518 the previous year.
2. The award winning Condo News is praised and emulated by other chapters.
3. GHC was named Chapter of the Year last year for our excellent newsletter and the assistance to the Chapters around the country.
4. Board director Maria Finoro was named manager of the year by ACMO.
5. Our website continues to have a high ratio of "hits" and is maintained by Steve Warner.
6. We conducted four education classes and 1 seminar on insurance this past year. The events were well attended.
7. The GHC takes the lead in assisting other chapters across Canada. Ron Danks and Kim Coulter have and will be traveling to Thunder Bay to conduct courses.
8. There are 15 CCI Chapters now coast to coast. Members can help the CCI by encouraging others to join the CCI.
9. CCI National is increasing its fees that local Chapters pay by \$15. The CCI National has not had a fee increase in several years. The GHC is absorbing \$5 of that fee.
10. We produced two publications this year – A Student's Guide to Condo Living

and Essential Issues for Realtors. The “guide” was distributed to Ontario post secondary institutes and “essential issues” was distributed to Real Estate boards in the GHC area.

11. Mail still being sent to old address. Please revise your records.
12. Kim noted the contributions of Janet Milne and Mark Shedden, who have stepped down as directors due to other work commitments.

Nomination & Election of Directors

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

Kim stated that Maria Finoro is standing for election again. Kim nominated Tony Gatto and Vartkes Peltekoglu. The floor was open for nominations. No nominations were received. Maria Desforges motioned to close nominations, Ron Danks seconded.

Tony Gatto and Maria Finoro (on behalf of Vartkes) spoke briefly on their qualifications to serve as a director.

With no other directors nominated, Tony, Maria and Vartkes were acclaimed.

Kim congratulated the new board members who will server a three year term of office.

Condo Of The Year

Kim Coulter explained the selection process. The Condo Of The Year award was presented to Wentworth C.C. 301 and others that comprise Twenty Place. Four members of board and their property manager were honored to accept the award and thanked the Chapter.

NEW BUSINESS

AGM Next Year

Ron Danks asked if attendees would be interested in making the AGM a social function, as other Chapters have found that holding the AGM in conjunction with a cruise / dinner encourages people to come out. There was a general agreement this was a good idea.

Meeting Closed

Ron Danks motioned for the meeting to close at 7:15 p.m. Eric Sanderson seconded and all were in favor.

An 'Ask the Experts' panel addressed questions on condominium issues following the meeting. The session ended at 8:00 p.m.