**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF OCEAN WATERWAY CO-OP. INC.**

A regular meeting of the above-named Corporation was held on Wednesday, January 16, 2019 at 9:31 a.m. at the Corporation’s principal office.

The AGENDA of the meeting was:

 **1. MEETING CALLED TO ORDER**

 **2. ROLL CALL**

 **3. APPROVAL OF MINUTES OF DECEMBER 12, 2018**

 **4. CORRESPONDENCE**

 **5. REPORTS OF OFFICERS-DIRECTORS**

 **6. UNFINISHED BUSINESS**

6.1. Lot #117

6.2. Update Lot #99

 **7. NEW BUSINESS**

 7.1 Rules and Regulations

 **8. ADJOURNMENT**

**1. MEETING CALLED TO ORDER**

The meeting was called to order by Yves Loiselle, President of the Board of Directors at 9:31 a.m.

**2. ROLL CALL**

A quorum was declared on the presence of the following directors:

 Yves Loiselle, President

 Jacques Letendre, Vice-president

 Richard St-Onge, Treasurer

 Johanne Côté, Secretary

 Claude Dallaire, Assistant-secretary

Micheline Peacock, Director

Henri Tourangeau, Director

 **3. APPROVAL OF THE MINUTES OF DECEMBER 12, 2018**

**Proposed by Claude Dallaire, seconded by Micheline Peacock that the minutes of December 12, 2018 be approved as presented. Approved at majority (Yves Loiselle being absent at that meeting).**

**4. CORRESPONDENCE**

- Letter received from owners of Lot #5 (Annex A). After reading the letter about a cement platform installed without authorization a discussion followed. Recapitulation of this file by Jacques Letendre. The Board postponed the decision to the next meeting in order to be prepared for a proposal that can be adopted by the Board;

- Letter received from owners of Lot #121 about the removal of an oak tree on their land (Annex B).

**Proposed by Jacques Letendre, seconded by Micheline Peacock to send a letter to the owners indicating that the Board doesn’t oppose their request. However, they must obtain a permit from the concerned authorities before proceeding with the removal of the protected tree. They will also have to show the proof of this permit. Accepted unanimously.**

**5. REPORTS OF OFFICERS-DIRECTORS**

- Richard St-Onge: financial statement update;

- Henri Tourangeau: update of the maintenance of the trees which was made by a new company. Henri supervised their work;

- Micheline Peacock: Information meeting of Airport Advisory Broward County will be held tonight at 6:00 pm at 6900 State Rd, Davie. Everyone is welcome;

- Claude Dallaire and Jacques Letendre: update on the shelter for the petanque courses will be at the next meeting;

Johanne Côté: nothing new;

Yves Loiselle: nothing new.

**6. UNFINISHED BUSINESS**

6.1 Lot #117

 Francois Plante and Nathalie Tremblay have cancelled the purchase of the house #117 by a letter dated January 1, 2019 (Annexe C). As the Board suffered losses of revenue following this withdrawal, it was decided that:

**Proposed by Jacques Letendre, seconded by Micheline Peacock to send a letter to Mrs. Tremblay and Mr. Plante to claim the amount of $1000.00 for compensation for having terminated unilaterally their promise to purchase accepted by the Board of directors at the meeting of December 12, 2019. Accepted unanimously.**

 Two (2) new offers were received, one from Mr. Lamarche and the other from Mr. Lepine which several information is missing. It was decided to contact these persons in order to obtain additional information and thus be able to make a decision at the next meeting. (Annexes D and E).

 Mr. Lamarche asks in his proposal to be able to accommodate three (3) persons in the house. One person is a natural caregiver for the third one with a disability. A decision on this point will be taken at the next meeting.

 6.2. Update Lot #99. Nothing new.

**7. NEW BUSINESS**

7.1 Rules and Regulations. It was agreed to discuss this dossier in a subsequent meeting.

**8. ADJOURNMENT**

**Proposed by Micheline Peacock, seconded by Henri Tourangeau that the meeting be adjourned at 12:53 p.m. Accepted unanimously.**

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Johanne Côté, Secretary