**MINUTES OF REGULAR BOARD MEETING**

**OF OCEAN WATERWAY CO-OP.INC.**

A regular meeting of the above-named Corporation was held on Wednesday, December 11, 2019

at 9:31 am 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 6, 2019**

**4. CORRESPONDENCE**

 **5. REPORTS OF OFFICERS/DIRECTORS**

 **6. UNFINISHED BUSINESS**

6.1.‘’Pétanque’’ shelter project

6.2. Change regulations on rental and occupancy

 See our Rules: Articles 5.B. & 6. & 7.

6.3. Budget to approve with new corrections

6.4. Reforestation of “cul de sac” O.W. Blvd

 **7. NEW BUSINESS**

7.1. Iguanas in the park

                7.2. Land Acquisition

 **8. ADJOURNMENT**

**1. MEETING CALLED TO ORDER**

Yves Loiselle, President of the board called the meeting to order at 9:31am.

**2. ROLL CALL**

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

 Yves Loiselle, President

 René Daigle, Vice-president

Richard St-Onge, Treasurer

 Micheline Peacock, Secretary

 Réjean Roy, Assistant-Secretary

Henri Tourangeau, Director

 Jacques Letendre, Director

**3. APPROVAL OF THE MINUTES OF DECEMBER 6, 2019**

**Proposed by Henri Tourangeau, seconded by Réjean Roy that the minutes of December 6, 2019 be approved as presented. Accepted unanimously.**

**4.CORRESPONDENCE**

We received no correspondence as of today.

**5. OFFICERS/DIRECTORS REPORTS**

**-Richard St-Onge, treasurer:** Same finances as the last meeting of December 6, 2019:

Operations: $ 958,951.00, Reserves: $ 259,145.00, Savings Capital: $ 98,254.00.

Total: $ 1,316,350.00

**-Jacques Letendre:**

- Cameras: as the processor is not enough because we have nearly 25 cameras, I contacted "TechPro Security" and asked what kinds of specs we should use in order to get good performance.

-the three (3) new homes will be added to the website within a couple of days.

**- Henri Tourangeau:**  Nothing new, the grass is well cut.

**-René Daigle:** He is still working on preparing a document related to our regulations in the form of a questionnaire which would be used during the meeting with all the new owners.

**- Réjean Roy** : nothing special for me this week.

-**Micheline Peacock**: ANAC's meeting with Broward County which was on Monday December 9, 2019 at 6:00 p.m. happened before several citizens who were very unhappy that the work was not yet finished on the "North Runway" track. It was promised for September 11, 2019 and at the last Anac meeting in September, we were promised that the work would be done by October 1, 2019. We are now in December and they are not finished yet and in the meantime, the Departures and Arrivals of planes on the South Rrunway operate 24/24 hours, we do not sleep at night and it becomes really unacceptable. So Broward County informs us that they had problems with the safety on the North Runway and that they had to undo a part of the Runway and repair it again before they can use it again officially. The cost of this work amounts to $ 56 million. We have a promise that this work will be completed in a few days. The Part-150 will be finalized soon and once approved by the FAA, it will be presented at a meeting before the citizens and they will have the right to express their opinion. A new study will be made on DB ‘Decibels’ for all affected contours.

**- Yves Loiselle:** Réjean Roy and I repaired the sliding door to go down from the office to the parking lot and as it is very easy to break, there is a way to open and close this door.

**6. UNFINISHED BUSINESS**

 **6.1. ’Pétanque’’ shelter project**

**Jacques Letendre:** contacted Scott again and he is now more or less interested in considering this work and we came back to the same starting point with him, still no final price. The one who installed the shelter at Breezy Hill came to see me here and looked at all the possibilities to find what would be the best solution for a good result. Explained all kind of models of shelter and the purchase prices range from

$12,000. to $ 18,000. according to different shelter models (engineer plans and city permit not included).

 So we postponed the discussions to the next meeting.

**6.2. Change regulations on rental and occupancy**

 Laws and Regulations: To clarity and avoid any ambiguity in the interpretation of article 5 of our regulations, all residents pay a one-time application fee, while returning transient residents are required to pay their fee yearly.

**We decided to keep the change of rules as first suggested, presented and posted since November 12, 2019 in appendix number 1. Approved as presented and accepted unanimously.**

**‘’ A new resident is required to pay a $ 100.00 fee upon arrival ’’ Accepted unanimously.**

**6.3. Budget to approve with new corrections**

**Richard St-Onge:** presents and explains the latest corrected figures to the proposed budget for the coming year 2020.

**Proposed by Richard St-Onge, seconded by René Daigle that the proposed budget for 2020 be approved as presented on December 11, 2019. Approved and accepted unanimously.**

 **6.4.** **Reforestation of “cul de sac” O.W. Blvd**

**Henri Tourangeau:** received estimates from Natalie’s Touch for Podocarpus trees and for the care of these 67 trees once installed.

**Proposed by Henri Tourangeau, seconded by Réjean Roy to accept Natalie’s Touch's offer to buy, deliver and install the 67 Podocarpus Hedges in the amount of $ 812.15. Approved as presented and accepted unanimously.**

**Proposed by Henri Tourangeau, seconded by Réjean Roy, to accept the maintenance of these newly installed trees by Natalie’s Touch at the end of Inagua Street’s entrance, allocating them the amount of**

**$ 60.00 per month for this maintenance including removing weeds . Approved as presented and accepted unanimously.**

**7. NEW BUSINESS**

**7.1. Iguanas in the park**

**Micheline Peacock** : asks us what would be the best way to get rid of the Iguanas because we are infested by them in the park and we also have the right to kill them for this reason. One suggestion is to have a cage and feed them with romaine letuce and flowers.

**7.2 Land acquisition**

**Yves Loiselle & Jacques Letendre:**  After discussions, now that an agreement could be possible between the Daniel family and the committee, which is still looking to acquire the land, this committee requests the authorization from the board of directors to be able to make an offer to purchase the land from the Daniel’s.

**Proposed by Jacques Letendre, seconded by Richard St-Onge to open the discussion on the land acquisition**

**Micheline Peacock mentioned:** It’s for a long time that I want to be a part of this committee and meet with either the lawyers or the Daniel family.

**Proposed by Jacques Letendre, seconded by Richard St-Onge to mandate the discussion group, namely, Mr. Yves Loiselle, Mr. Richard St-Onge and Mr. Jacques Letendre, to work out an agreement with the Daniel family representative, for the acquisition of the land and, should the said agreement come about, it would be conditional to the approval of shareholders as provided under the Ocean Waterway Co-op By-Laws.**

**Approved as presented and accepted unanimously.**

**8. ADJOURNMENT**

**Proposed by Henri Tourangeau, seconded by Réjean Roy, that the meeting be adjourned at**

 **11:46 am. Accepted unanimously.**

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Micheline Peacock, Secretary