**MINUTES OF REGULAR BOARD MEETING**

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

A regular meeting of the above-named Corporation was held on Monday, December 21, 2020

at 9:30 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**

.1 Approval of Minutes December 15, 2020 Meeting

 .2 Amending Minutes of December 7, 2020

**4. CORRESPONDENCE**

 **5. REPORTS OF OFFICERS/DIRECTORS**

 **6. UNFINISHED BUSINESS**

Budget 2021

 **7. NEW BUSINESS**

.1 Acquisition House #101

.2 Acquisition House #33

.3 Approval of new resident #34

.4 Approval of new resident #36

.5 Approval of new resident #129

**8. ADJOURNMENT**

**1. MEETING CALLED TO ORDER**

Jacques Letendre, President of the board called the meeting to order at 9:30am.

**2. ROLL CALL**

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

 Jacques Letendre, President

 Réjean Roy, Vice-President

 Richard St-Onge, Treasurer

 Micheline Peacock, Secretary

Guy A Gauthier, Assistant-Secretary (in videofrom 10:03am to 11 :39am)

René Daigle, Director

Henri Tourangeau, Director

**3. APPROVAL OF MINUTES**

**.1 Proposed by Richard St-Onge, seconded by Réjean Roy that the Minutes of December 15, 2020 be approved as presented. Accepted unanimously.**

**.2 Proposed by Richard St-Onge, seconded by Henri Tourangeau, to amend the Minutes of December 7, 2020 to complete the list of persons authorized to sign Bank bills as follow: Mr. Jacques Letendre, Mr. Richard St-Onge,**

**Mrs Micheline Peacock and the Manager of Ocean Waterway Coop. Accepted unanimously.**

**4.CORRESPONDENCE**

**There is no correspondence at this time.**

**5. REPORTS OF OFFICERS/DIRECTORS**

**- Henri Tourangeau:** The list of Oak trees that needs to be trimmed is ready and we just need another estimate.

-Lot #35, the quality of the synthetic grass to install is very good and we’ll follow up with inspection from time to time.

**-René Daigle:** will give complete detailed reports on item #7.

-**Micheline Peacock**: for a better organization, all directors should respond on time to add or change an item on the Agenda, minimum 48 hours is needed prior to post the notice. To make a correction to the Minutes when necessary, time is also needed to print them and give a copy to the directors, and be ready to approve at the next meeting.

**Réjean Roy:** has been interviewing people with René.

**-Richard St-Onge, Treasurer**: The financial report is the same as the last meeting $1,486,057.00

**- Jacques Letendre:** Lot #33, there is a litigation in court and it is now possible for us to have an out of court settlement directly with the heirs. (More information at item 7.2).

Jacques announced that two (2) of our staff (Manager & Secretary) are going to retire in a few months. He already started looking for replacement and he found someone in the Park with many qualifications to replace Mimi the Secretary. She is American and is perfectly bilingual.

**6. UNFINISHED BUSINESS**

 **BUDGET 2021**

Richard St-Onge: presented each item of the Proposed Budget 2021, with good explanations of the Income and Expenses, comparing numbers with the Budget 2020. They are quite similar with no major change:

The Total Proposed Budget for 2021 is $783,788.00

The Total Adopted Budget for 2020 was $784,189.00

**Proposed by Richard St-Onge, seconded by Micheline Peacock to accept the Proposed Budget 2021 as presented. Approved unanimously.**

**7. NEW BUSINESS**

**.1 ACQUISITION HOUSE #101**

Richard St-Onge and René Daigle contacted the owner Mrs. Patricia Lewis and she would accept to sell her house located at #101 for $40,000.00

Considering the condition of this house with a Share, the price and the resell value of this house as a renter.

**Proposed by René Daigle, seconded by Richard St-Onge, that Ocean Waterway Coop purchases the house at**

**101 Dominica St. for $40,000.00. Accepted unanimously.**

**Proposed by René Daigle, seconded by Richard St-Onge, to resell the house at 101 Dominica St. and be listed**

 **“For Sale “at $25,000.00 (No Share) receiving bids by January 15, 2021. The Board does not commit to accept the highest bidder, but the buyers will tell us what they intend to do with this house. Accepted unanimously.**

**.2 ACQUISITION HOUSE #33**

The heirs of house #33 Andros are offering Ocean Waterway Coop to sell this house for $35,000.00, We are asking proof through our attorney that this person speaks for the whole family and the house is clear of everything.

**Proposed by René Daigle, seconded by Réjean Roy, to purchase the house at 33 Andros from the heirs in the amount of $35,000.00 minus what is owed, late fees, mortgage, attorney fees, etc. Accepted unanimously.**

 **.3 APPROVAL OF NEW RESIDENT 34**

René Daigle: Having interviewed the Applicants, René recommends to accept as future residents of our Community Mr. Daniel Malenfant and Mrs Lucie Laplante.

**Proposed by René Daigle, seconded by Richard St-Onge, to accept Daniel Malenfant and Lucie Laplante as new residents. Accepted unanimously.**

 .**4** APPROVAL **OF NEW RESIDENT 36**

René Daigle: Having interviewed the Applicants, René recommends to accept Mr. Joseph Fekonja and Mrs Joanne Curro as future residents of our Community.

**Proposed by René Daigle. Seconded by Henri Tourangeau, to accept Joseph Fekonja and Joanne Curro as new residents of Ocean Waterway Coop. Accepted unanimously.**

**.5** APPROVAL **OF NEW RESIDENT 129**

René Daigle: Having interviewed the Applicants, René recommends the acceptance of Mr. Mathew Bryan to become resident at 129 Eleuthera Drive.

**Proposed by René Daigle, seconded by Guy A Gauthier, to accept Mathew Bryan to reside at Ocean Waterway Coop**

**at 129 Eleuthera Drive. Accepted unanimously.**

**8. ADJOURNMENT**

**Proposed by René Daigle, seconded by Réjean Roy, that the meeting be adjourned at 11:30 am**

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Micheline Peacock, Secretary