

**MINUTES OF REGULAR BOARD MEETING  
OF OCEAN WATERWAY CO-OP**

A regular meeting of the above-named Corporation was held Wednesday, January 28, 2022, at 10:00 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:
  - 3.1 JANUARY 12, 2022, MEETING
4. CORRESPONDENCE
5. REPORTS FROM OFFICERS-DIRECTORS
6. UNFINISHED BUSINESS
  - 6.1 LAND ACQUISITION
7. NEW BUSINESS
  - 7.1 ACCEPTANCE OF NEW RESIDENTS
  - 7.2 PROCUREMENT OF GOLF CART
  - 7.3 PROCUREMENT OF MOBILE RADAR
8. ADJOURNMENT

**1. MEETING CALLED TO ORDER**

Jacques Letendre, President of the Board called the meeting to order at 10h00 am.

**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;
- René Daigle, Secretary;
- Micheline Peacock, Assistant-secretary & Assistant-Treasurer;
- Guy A. Gauthier, Director;
- Henri Tourangeau, Director.

**3. APPROVAL OF MINUTES**

**3.1 January 12, 2022, meeting:**

There is a difference of opinion on point 6.1. Mrs. Peacock maintains that the text does not reflect the resolution adopted, in the sense that the two occupants of a subleased house must be at least 55 years old and not a single occupant. Réjean Roy replies that this point was settled at the last meeting.

**MOVED BY RICHARD ST-ONGE AND SECONDED REJEAN ROY, THAT THE MINUTES OF JANUARY 12, 2022, MEETING BE APPROVED AS PRESENTED. Mrs. PEACOCK VOTED AGAINST WHILE THE REST OF THE DIRECTORS VOTED IN FAVOUR. CARRIED BY THE MAJORITY.**

**4. CORRESPONDENCE**

A shareholder sent a letter to the Board in which she disapproves of the attitude of director Daigle at the last meeting and ask for his resignation. Find a copy of this letter appended. The director concerned expresses that it was not his intention to be unprofessional towards another director and comments on

the content of this letter. Mr. President underlines the 3 criteria which can lead to the dismissal/suspension of a director. Letter and reply filed in annex.

## 5. REPORTS FROM OFFICERS-DIRECTORS

- **Henri Tourangeau:** Henri asked for tenders for the pruning of the oaks in the Park. Only one proposal has come to us in the amount of \$9417.23 dollars from Natalie's Touch, others are expected.

- **Guy A. Gauthier:** At the initiative of the Social Club, the new "take-out" formula was a success with some 200 participants, thanks to the volunteers. The C.A. would like to express their satisfaction and gratitude.

Following the acquisition of a golf cart, the Security Committee planned Operation VISIBILITY over the last weekend. You are invited to join these volunteers and thank you to those already involved. A schedule is planned for the security of our PARK.

- **Réjean Roy:** Réjean repaired our microphone system which is functional this morning. With a team, he repaired a major water leak, investing many hours. This incident resulted from an authorized work however it was not followed through as approved.

- **Richard St-Onge:** Nothing new in the financial situation of the Park, 1.6-1.7 M. The official balance sheet will be tabled in February for the preparation of the annual meeting.

- **René Daigle:** Four (4) candidates wishing to settle in our Park had an interview in the presence of Jacques, Réjean and myself; we will need additional information for one of them before it is accepted, if applicable. For the acceptance of these candidates, 4 directors have already signed. These applications will be dealt with in point 7.1

- **Micheline Peacock:** She is still reviewing our laws and regulations. This reading guides her in the production of an upcoming FAQs document for our consideration.

- **Jacques Letendre:** Jacques met with our attorney this week to review the procedures that should be followed when changing or buying a property. Upon review, it appears these will need to be changed to align with new standards and modern Florida laws.

After compilation, 3% of the people of the Park are under the age of 55, our Charter allows us 15%.

## 6. UNFINISHED BUSINESS

### 6.1 LAND ACQUISITION

Discussions with the Daniel family Estate have come to a conclusion. Following the dissension from a family member, their respective attorneys argued over the Florida law procedure called PARTITION. An independent appraisal of the land was requested by this dissenting member. The family context, our lease, the legal fees lead them to accept our offer in the amount of \$7,750,000. Following discussions between directors and participants, there is a resolution to prepare an offer to buy and sell.

Given that the negotiations with the members of the Daniel family have progressed to the point where they are likely to accept a sale proposal, **RICHARD ST-ONGE MOTIONS THAT IT WOULD BE TIMELY TO MANDATE OUR LAWYER TO PREPARE AND SEND A FORMAL PURCHASE AND SALE AGREEMENT TO THE DANIEL FAMILY ESTATE IN THE AMOUNT OF \$7,750,000. SECONDED BY HENRI TOURANGEAU. CARRIED UNANIMOUSLY.**

## **7. NEW BUSINESS**

### **7.1 ACCEPTATION OF NEW RESIDENTS**

Since our last meeting we have received a few applications from people wishing to settle in our Park. According to our regulations, anyone who wishes to reside in the Park is the subject of an interview to ensure that they meet the criteria sought and to ensure that they undertake to respect their obligations. The following list corresponds to those that we have unofficially accepted.

**MOVED BY RENE DAIGLE AND SECONDED BY HENRI TOURANGEAU THAT THEY BE ACCEPTED:**

**Mr. Luc Cloutier and Mrs. Gina Huckle Houston \* 53**

**Ms. Lynda Cote \*81**

**Mr. John and Mrs. Karen Santoro \*106**

**CARRIED UNANIMOUSLY.**

### **7.2 PROCUREMENT OF GOLF CART**

The Ocean Waterway Board of directors recently created a Safety Committee as part of a neighborhood watch initiative. Having a reliable golf cart dedicated to this committee in order to patrol the entire Park is necessary. A recent and unexpected opportunity presented itself with the closure of Twin Lakes Park.

**CONSEQUENTLY, GUY A. GAUTHIER MOTIONS THAT OCEAN WATERWAY CO-OP PURCHASES A GOLF CART FOR THE AMOUNT OF \$3,500. SECONDED BY REJEAN ROY. CARRIED UNANIMOUSLY.**

### **7.3 PROCUREMENT OF MOBILE RADAR**

Ocean Waterway should provide a peaceful and secure environment. Having a portable speed radar that could be placed in different locations from time to time would be a great tool to enforce the speed limit on our streets.

**THEREFORE, RICHARD ST-ONGE MOTIONS THAT OCEAN WATERWAY CO-OP PURCHASES A RADAR FROM RADARSIGN FOR THE AMOUNT OF \$3,380. SECONDED BY GUY A. GAUTHIER. CARRIED UNANIMOUSLY.**

## **8. ADJOURNMENT**

**Motioned by Micheline Peacock and seconded Henri Tourangeau that the meeting be adjourned at 12H27. Carried unanimously.**

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**René Daigle, Secretary.**

Date January 27, 2022

To: The Board Members at Ocean Waterway  
Re: Board meeting held January 18, 2022  
Subject: Behavior of Rene Daigle

I'm bringing it to the share holders in the community and board concerning Rene Daigle's very unprofessional manner in which he spoke to Micheline Peacock during the meeting. Micheline knows the laws and regulations and is a licensed manager. After the meeting I went up to Rene Daigle how it was very unprofessional he was. Other share holders that were at the meeting feel he should resign from his position immediately. Below is a list of share holders who witnessed his behavior and unprofessional manner.

Linda Ford - Share Holder

cc: Joan O'donnell  
Vinnie Mack  
Christine Griffin  
Beverly Skinner  
Annie Bailey  
Carol Lemay

RE: Resignation request

I received copy of this letter yesterday and I took time to read carefully.

What I would like to say is that I am deeply sorry if my comments have hurt anyone including Micheline. I want to assure everyone that this wasn't my intention.

I would like to add that I am someone with a loud voice, especially in the setting we are in.

With the COVID situation, it is almost impossible to share a microphone, that is, if the system is working.

Having reflected on this letter of course I will pay special attention to my comments so that my intentions are not misinterpreted.

This being said, there something that I stand firm on. I feel it is my duty as a member of this Board to denounce misleading information even when it's coming from a fellow director.

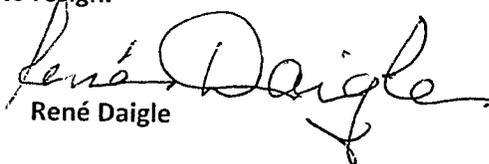
Don't forget, where I come from Silence is consent.

This is not something that I am prepare to do. I wouldn't be respecting my fiduciary duty.

There is even more to it, it is the impact of inaccurate information has on the credibility of the whole Board.

Like our Chairman has mentioned to us so many times, we have a duty to make that what we are saying is accurate and bring proof or evidence of what we claim. Saying something isn't enough, we need to be able to prove it!

Now coming back to this letter, I am taking note of this Shareholder concerns but I stand firm on my statement and it is not my intention to resign.

  
René Daigle