

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

A regular meeting of the above-named Corporation was held on Friday, December 21, 2021 at 9:30am 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 MEETING OF DECEMBER 21, 2021**
- 4. CORRESPONDENCE**
- 5.REPORTS DES OFFICERS -DIRECTORS**
- 6.UNFINISHED BUSINESS**
 - 6.1 DISPOSITION OF DODGE CALIPER**
 - 6.2 BUDGET 2022**
 - 6.3 RULES & REGULATIONS REVIEW**
- 7. NEW BUSINESS**
- 8. ADJOURNMENT**

1. MEETING CALLED TO ORDER

Jacques Letendre, called the meeting to order at 09h.35

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, Ass't-secretary & Ass't Treasurer;
- Guy A. Gauthier, Director;
- Henri Tourangeau, Director

3.APPROVAL OF THE MINUTES OF DECEMBER 21, 2021, MEETING

**3.1 PROPOSED BY HENRI TOURANGEAU, SECONDED BY RÉJEAN ROY, that the Minutes of December 2, 2021, meeting be accepted as proposed.
ACCEPTED UNANIMOUSLY.**

4. CORRESPONDENCE

- Purchase offer concerning DODGE CALIBER 2007. Item dealt below at 6.1
- Letter received from Mr. Michel Leduc concerning animal feces found at playground areas. Below item 5.

5. REPORT FROM OFFICERS - DIRECTORS

-Henri Tourangeau: Installation of two cement posts at the pedestrian entrance of Inagua St. to limit access; Park maintenance and lawn cutting; speed limit marking repainted on asphalt;

need evaluation for oaks' trimming; acknowledgement of work accomplished by volunteers. Their contribution is greatly appreciated.

-Micheline Peacock: Collaborating with Mr. Richard St-Onge in preparing next year's budget. She working on FAQs regarding the Park's Rules & Regulations.

-Guy A. Gauthier: He's the Board representative with the Social Committee and he informs us of their latest activities. A supper took place last week and around 100 people attended. The Surveillance Committee began their activities for the past three weeks and to date some fifteen volunteers have registered and the invitation is extended to all Residents. To this date, no violations to report.

-Réjean Roy: Reports on making a few repairs and keeps an eye on the Park general maintenance.

-Richard St-Onge: Special attention should be made regarding water consumption (use and leaks); A greater social awareness is necessary. The water and sewer meters daily readings indicate either abuse and/or leaks. There is a water conservation program in place by the City of Dania and Broward County to save water with some monetary compensation.

-René Daigle: Last week, in the presence of three (3) directors, five (5) potential Residents were interviewed. The list of these candidates will be presented at item 7.1
Thanks to Jacques, Réjean et Richard.

- Jacques Letendre: In order to modernize our accounting system and accelerate its efficiency, the COOP invites its Residents to complete the form received and return it to the Office in order to enroll in the Automated Payment. All modes of payment are accepted. Members are also invited to verify the name (s) appearing on your property title to put it in order and legal under US laws. Office staff will be able to inform you. If there is more than one name on the title, it is also necessary to determine who will have the voting right. To update your e-mail address for the transmission of mass information, the address is: admin@oceanwaterway.com Modification of office hours for the holiday season. Various complaints about cats and dogs; all activities suspects should be referred to a police department. It is forbidden to feed the animals other than his. The rule is that all animals must be kept on a leash (cat and dog).

6. AFFAIRES COURANTES

6.1 DISPOSITION DODGE CALIBER

Only one Purchase Offer was received on December 14. It was \$1,100. from Mrs. Ann Bailey.
MOTION BY RÉJEAN ROY ET SECONDED BY HENRI TOURANGEAU THAT THE PURCHASE OFFER BE ACCEPTED AS PRESENTED. CARRIED UNANIMOUSLY.

6.2 BUDGET 2022

The financial situation of our Park is excellent and largely created by the active involvement of the directors. For several years, budgets without deficit have been submitted to Shareholders.

This year, US inflation will be 6.1%. We foresee an increase in costs for water, sewerage, waste, landscaping, pruning of trees... There will therefore be an increase of 4% in your respective assessments; it will cost monthly \$ 140.00 to shareholders and \$ 566.00 to non-shareholders.
MOTIONED BY RICHARD ST-ONGE AND SECONDED BY MICHELINE PEACOCK THAT THE BUDGET FOR 2022 BE ACCEPTED AS PRESENTED. CARRIED UNANIMOUSLY.

6.3 RÉVISION DES RÈGLEMENTS

Jacques Letendre asks for the comments and/or suggestions and/or modifications from directors regarding the review of our Rules & Regulations.

7. NEW BUSINESS

7.1 ACCEPTANCE OF NEW RESIDENTS

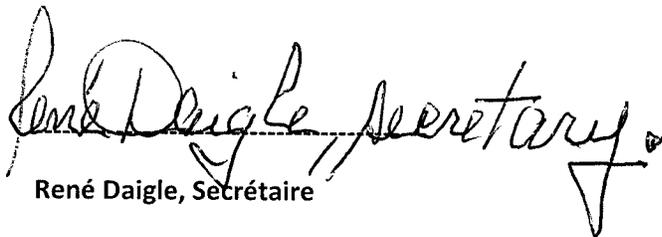
Here's the list of people that have submitted an application to become resident of our community. As mentioned earlier, each of them was interviewed and directors in attendance consider that they meet our acceptance criteria and they accept to comply with our Rules & Regulations.

RENÉ DAIGLE MOTIONS THE ACCEPTANCE OF:

**MR. YVON LEMAY no.14;
MRS. MANON CHARLAND AND R. GABRIEL GINGRAS NO 32;
MR. ALAIN BOUCHAT AND MRS. GINETTE LAVALLÉE NO 102
MR. JEAN-YVES GOBEIL ET MRS. JOHANNE MAILHOT-GOBEIL NO 228
MR. PIERRE BÉDARD NO 71
SECONDED BY HENRI TOURANGEAU. CARRIED UNANIMOUSLY.**

8. ADJOURNMENT

MOTIONED BY MICHELINE PEACOCK AND SECONDED BY PAR HENRI TOURANGEAU THAT THE MEETING BE ADJOURNED AT 11H.15 A.M. CARRIED UNANIMOUSLY.


René Daigle, Secrétaire