

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

A regular meeting of the above-named Corporation was held Thursday, March 10, 2022, at 09H30 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 FEBRUARY 11, 2022, MEETING
4. CORRESPONDENCE
5. REPORTS FROM OFFICERS-DIRECTORS
6. UNFINISHED BUSINESS
 - 6.1 LAND ACQUISITION
 - 6.2 BUDGET 2022
7. NEW BUSINESS
 - 7.1 ACCEPTANCE OF NEW RESIDENTS
 - 7.2 PROCUREMENT OF A SEWER CAMERA
 - 7.3 AMENDING RULES AND REGULATIONS
8. ADJOURNMENT

1. MEETING CALLED TO ORDER

Jacques Letendre, President of the Board called the meeting to order at 09h35 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 February 11, 2022, meeting:

There is one correction to be made. The document should have read Minutes of February 11 not January 28, 2022. MOVED BY HENRY TOURANGEAU AND SECONDED REJEAN ROY, THAT THE MINUTES OF FEBRUARY 11, 2022, MEETING BE APPROVED WITH THE AFOREMENTIONED CORRECTION. CARRIED UNANIMOUSLY.

4. CORRESPONDENCE

None.

5. RAPPORTS DES OFFICERS-DIRECTORS

- **Henri Tourangeau:** The pruning of oak trees has been completed to the general satisfaction of residents;

- **Micheline Peacock:** Mrs. Peacock began her presentation by stating that she would like to make her presentation differently than usual. She then followed with a recapitulation of what she has accomplished during last summer when our Assistant Manager was on holidays. At this point, the Chairperson reminded her that she was out of order and directed her to close her presentation, adding that she knew the rules and that if she wishes to discuss this, she had to place it on the agenda for an upcoming meeting;

- **René Daigle:** There are six (6) candidates wishing to reside in our Park. They had an interview in the presence of 3 directors (Jacques or Réjean or Richard) and myself. For the acceptance of these candidates 4 directors have signed their applications. These requests will be dealt with in point 7.1;

- **Guy A. Gauthier:** Given the success of the last meal, the Social Committee decided to renew the experience of the chicken meal, the next one will take place on March 24 using the same formula (take out). The hot dog dinner initiative was also very much appreciated.

The Security Committee continues patrolling, on foot, by bicycle or by cart. No written complaint was registered. Thanks to all the volunteers for their involvement;

- **Réjean Roy:** As always, Réjean takes care of maintaining our equipment on a regular basis. He also handles the portable radar and makes sure it remains operational and he attends interviews for new candidates on a regularly;

- **Richard St-Onge:** Richard stated that the Audited Financial Statements would be available at the Annual Meeting. He then provided some explanations on different budgetary items on which he is to come back on item 6.2;

- **Jacques Letendre:** The President wishes to clarify some of the rumors circulating in the Park, to wit: voluntary deposit, obligation to be administered by a C.A.M. (document attached), purchase of the Park versus resale and sale of shares.

The best way to put an end to this more or less accurate information is to contact your leaders and get the right information from the "horse's mouth". Our priority is to put in place a qualified and easy-to-reach staff matching our needs. He will try to identify some errors occurring in the distribution of emails and make corrections so that all shareholders receive the information.

6. UNFINISHED BUSINESS

6.1 LAND ACQUISITION

All members of the Daniel's family have accepted our purchase offer and an amount of \$50,000 (refundable) has been deposited in trust. This item will be on the agenda at the annual meeting. We are continuing to search for the best possible financial scenario and the terms of the vote will follow.

Some shareholders in attendance expressed a wish to obtain more information as to determine the cost of this venture. The President answered that we were expecting financial details in the days to come and that he would work with the Treasurer to prepare an information sheet intended for the Shareholders.

The Purchase & Sale Agreement would also be made available when we receive the signed copy.

6.2 BUDGET 2022

The financial statements of the last years being favorable, following the study of the last balance sheet, after consultation and recommendations of our Accountant, **it is proposed by Richard St-Onge and seconded by Micheline Peacock to reduce the amount of the Reserve from (\$53 915.) by \$43,915. and transfer this amount to item 6040 for the acquisition of the land. CARRIED UNANIMOUSLY.**

7. NEW BUSINESS

7.1 APPROVAL OF NEW RESIDENTS

Since our last meeting, we have received a few applications from people wishing to reside in our Park. According to our Regulations, anyone who wishes to reside in our Park must be interviewed to ensure that they meet the criteria sought and that they agree to respect their obligations.

The following list corresponds to those that we have unofficially accepted since our last meeting:

René Daigle motions the approval of:

- Mrs. Chantal Charland and Mr. Claude Lapointe * 230
- Mr. Yves Dauphinais and Mrs. Laurence Hazard *90
- Mrs. Diane G. Justo * 100
- Mr. Marc Veillette *109
- Mrs. Danielle Gaudreault *140
- Mrs. Isabelle Schofield *68

Seconded by Henri Tourangeau. CARRIED UNANIMOUSLY.

7.2 PROCUREMENT OF A SEWER CAMERA

Based on the information gathered, **Mr. Réjean Roy motions to purchase a sewer camera to the amount of \$3,429., seconded by Mr. Guy A. Gauthier. CARRIED UNANIMOUSLY.**

7.3 AMENDING RULES AND REGULATIONS

The Co-op has a dumpster at the Park entrance. Its use is reserved to the Staff. The President relates to a recent incident that occurred at the dumpster when one of our residents claims to have suffered an injury while she was dropping garbage in the dumpster, even though we have warned people not to do this. Unfortunately, our Rules and Regulations are not specific regarding this. **Hence it is proposed by Mr. Henri Tourangeau and seconded by Richard St-Onge to add the following text to Section 9 of our Rules & Regulations:**

Garbage, waste and debris:

The CO-OP also has a waste container located at the entrance to the Park. Its use is reserved for Park staff. On the other hand, in certain circumstances, it can be used by residents, BUT ONLY WITH THE EXPRESS AUTHORIZATION OF A REPRESENTATIVE OF THE ADMINISTRATION.

In any case, it is strictly forbidden to deposit garbage there.

CARRIED UNANIMOUSLY.

8. ADJOURNMENT

Motioned by Henri Tourangeau and seconded Micheline Peacock that the meeting be adjourned at 12H03. CARRIED UNANIMOUSLY.

René Daigle, Secretary



Is an association required to hire a community association manager (CAM)?

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Is an association required to hire a community association manager (CAM)?

[Chapter 468, Part VIII, Florida Statutes](#), does not require a board of directors to hire a licensed CAM. The board of directors as a whole is the entity responsible for operating and managing the community association. The board members and officers can perform management services without hiring an outside manager and without obtaining a license, provided they receive no remuneration or compensation.

References:

- [Chapter 468, Part VIII, Florida Statutes](#)