**MINUTES OF THE OCEAN WATERWAY CO-OP INC MEETING**

A regular meeting of the above-mentioned company was held on Tuesday, January 23, 2024 at 9:30 a.m. at the company's head office.

**AGENDA / AGENDA**

1. **OPENING OF THE MEETING**
2. **ATTENDANCE ROLL CALL**
3. **APPROVAL OF THE MINUTES**
	1. **MEETING ON DECEMBER 13, 2023.**
4. **RESIGNATION FROM THE BOARD**
5. **APPOINTMENT OF A DIRECTOR**
6. **CORRESPONDENCE**
7. **REPORTS FROM BOARD MEMBERS AND DIRECTORS**
8. **CURRENT BUSINESS**
	1. **TREE TRIMMING**
9. **NEW BUSINESS**
	1. **APPROVAL OF NEW RESIDENTS**
	2. **TEAM-BUILDING FOR BEAUTIFICATION**
10. **ADJOURNMENT**
11. **Opening of the meeting**

The meeting was called to order by Jacques Letendre, Chairman of the Board, at 9:34 am.

1. **Call to order**

List of directors present :

Jacques Letendre, President

Patrick Van Winden, Vice-Chairman

Richard St-Onge, Treasurer

Michel Toupin, Secretary

Réjean Roy, Director

Robert Kroll, Managing Director

Henri Tourangeau, Director

A quorum was reached, with all directors present.

1. **APPROVAL OF THE MINUTES :**
	1. **DECEMBER 13, 2023 MEETING**

Approval of the December 13 minutes, as presented, is proposed by Richard St-Onge and seconded by Réjean Roy. **ALL** **DIRECTORS IN AGREEMENT. UNANIMOUSLY APPROVED.**

1. **RESIGNATION FROM THE BOARD**

**Michel Toupin** announces that he must resign from his position as director as he has put his house up for sale. His house could be sold at any time. He therefore tenders his resignation as Secretary. He would like to thank all shareholders for placing their trust in him.

1. **APPOINTMENT OF A DIRECTOR**

**Patrick Van Winden** proposes that **Yves Lizotte** be appointed Director to replace **Michel Toupin.**

**Réjean Roy** supports the proposal.

**ALL DIRECTORS IN AGREEMENT. UNANIMOUSLY ADOPTED.**

**Yves Lizotte** introduced himself and agreed to replace **Michel Toupin** for the remainder of his term.

For this meeting, **Yves Lizotte will act as** secretary.

1. **CORRESPONDENCE**

A letter of complaint has been received. A dog is barking incessantly and disturbing the peace of his neighborhood. The Directors will take care of it.

1. **REPORTS FROM BOARD MEMBERS AND DIRECTORS**

**Henri Tourangeau:** The trees have already been pruned and cut for this year. From now on, the same company will mow the lawn. Their contract starts in February 2024.

**Patrick Van Winden**: Patrick is not announcing anything special as he has been away for 1 month.

**Réjean Roy**: Réjean would like to thank all the volunteers who helped repair the pipes (see note below **SPECIAL THANKS TO VOLUNTEERS).**

He also asks anyone using the Club House for leisure activities to be very polite with the iron curtains. They are easily dislodged from their tracks and break.

One of the karts was repaired.

**Richard St-Onge**: Last month we had an amount of $694,000.

Expenses were incurred for insurance and lot renters' taxes were paid to Broward County ($65,000).

Over the past month, drinking water consumption has increased. This is to be expected, given that there are more of us in the park at this time of year.

Here are the approximate amounts for the last month:

 (+-) $85,000 (revenue)

 158,000 (current account statement)

 390,000(reserve)

 (+-)$548,000 (total)

N.B. With the hiring of a new company (**GRC**) for lawn mowing, we will have a reduction in operating costs.

**Robert Kroll**: Robert thanks Diane Boyer for the park patrol. However, he would like to make a few changes: we could have patrollers at different times of the evening and night. Notice to all volunteers. Please notify **Robert** of your intention. An hour's patrol for the safety and tranquility of our beautiful park is well worth it!

In addition, he asks people to report any minor or major incident to one of the directors:

*You see something, say something!*

Robert takes a brief look back at the incident on Highborne Street on Friday, January 19, 2014. Thanks to Broward County law enforcement an individual was arrested.

**Jacques Letendre**: Jacques mentions that the 15-year agreement is signed, executed and registered.

The **Republic** company in charge of waste collection was increasing collection fees at will. So we called in another company (Universal), which hires a sub-contractor **(Waste Pro)** at a lower cost. For the time being, there will be two collections a week, on Tuesdays and Fridays. We're looking into the possibility of just one collection a week.

Jacques mentions that the directors are often asked if we intervene to enforce the park's various regulations. Non-compliance is always given priority. As a result, you will see many changes in the future. The various interventions made by the board and the park beautification committee will act in this direction. For the time being, no special assistance will be offered to private property.

**SPECIAL THANKS TO VOLUNTEERS:**

For the water line: Luc Cloutier, Marc St-Pierre, Alain Drapeau, Michel Leduc and Alain Giroux.

For paving: Jacques Tanguay, Jacques Letendre, Jacques Lemieux Réjean Roy, Patrick Bédard, Henry Tourangeau and Richard St-Onge.

1. **CURRENT BUSINESS**

**8.1 TREE PRUNING**

This subject has already been covered by **Henri Tourangeau**.

1. **NEW BUSINESS**

**9.1 APPROVAL OF NEW RESIDENTS**

Elizabeth Schardin wants to acquire house 31 as a shareholder,

Maryse Jasmin wishes to acquire House 101 as a tenant and

Suzanne Jovanovic rented house 173.

**Patrick Van Winden** proposes acceptance of these new residents and

**Robert Kroll** seconded the motion**. ALL DIRECTORS IN FAVOR. UNANIMOUSLY CARRIED.**

**9.2 CREATING A BEAUTIFICATION TEAM**

An e-mail will be sent to all park residents, inviting them to take part in various tasks to beautify the park. Interested parties can sign up according to their interests and skills. A sheet is available at the office. **Michel Lussier** will be in charge of the beautification committee. **Patrick Van Winden** will lead the various beautification sub-committees.

1. Ajournement

**Patrick Van Winden** moved that the meeting be adjourned.

**Robert Kroll** seconded the proposal**.**

**UNANIMOUSLY APPROVED.**

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**Michel Toupin, Secretary**

**Yves Lizotte, substitute secretary**