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

**A regular meeting of the Board of Directors of the above-name corporation was held on Monday, December 3, 2024, at its principal office, 1500 Old Griffin Road, Dania Beach, FL, 33004.**

**FRIDAY January 10th 2025 at 1H30 pm /**

**FRIDAY, 10 January 2025 at 1. pm**

1. **MEETING CALLED TO ORDER / OUVERTURE DE LA**

Jacques Letendre called the meeting to order at 1.35 p.m.

1. **ROLL CALL / APPEL DES PRÉSENCES**

List of directors present :

Jacques Letendre, Chairman,

Richard St-Onge, Treasurer,

Réjean Roy , Director ,

Robert Kroll, Director,

Henri Tourangeau , Director,

Yves Lizotte, Secretary.

Absent: Patrick Van Winden, Vice-Chairman

A quorum was reached, with 6 of the 7 directors present.

1. **APPROVAL OF MINUTES / APPROBATION DU PROCÈS-VERBAL:**
   1. **MEETING OF DECEMBER 3rd 2024 / RÉUNION DU 3 DÉCEMBRE 2024.**

**Suggested by** Robert Kroll

**Seconded by** Henry Tourangeau

**Unanimously accepted**

1. **CORRESPONDENCE/ CORRESPONDANCE**

**No correspondence received**

1. **REPORTS OF OFFICERS-DIRECTORS / RAPPORTS DES OFFICIERS-DIRECTEUR**

**Henry:** With the help of several volunteers, sod was placed, and asphalt was broken up at the corner of Ocean Water Way and Eleuthera (Unit 117). The speed limit markings on several streets were refreshed, as were the lines indicating mandatory stops. There's still more to do.

**Robert:** There have been a few stolen bikes and even the scooter from 137. The scooter was found near Hwy# 441. PLEASE LOCK YOUR BIKES. 2 others attended the safety training: Ginette and Micheline.

Also, Diane B. from 79 told us that the scooter from Unit #137 was driving through the streets of the park instead of going straight to her house.

**Réjean:** Checking permits and maintenance in the park. Installation of two new toilets.

**Richard:** $408,443 is in reserve, and $380,655 is in the cheque account. If a motorbike is ever found, we'll tolerate it for one night. After that, the owner must register it.

**Yves:** Written production of several reports and follow-up of various files.

**Jacques** will deal with several issues under item 7.

1. **CURRENT BUSINESS / AFFAIRES COURANTES**
   1. **OAK TREES TRIMMING / CONTRAT ÉMONDAGE DES ARBRES**

Henry presented two bids for tree trimming. The RCMP bid of $9,245 was accepted. Richard specified that the cost should not exceed this amount.

**Suggested by** Henry Tourangeau

**Seconded by** Yves Lizotte

**Unanimously accepted**

A second tender was submitted for the felling of three trees: unit 4, unit 118, and unit 22A. Jacques will negotiate the cost-sharing with the respective owners.

It should be noted that if these trees are felled, they will not be charged for pruning. The maximum amount of this contract will not exceed $6,850.

**Réjean Roy** proposes

**Robert Kroll** supports

**Unanimously accepted**

* 1. **APPROVAL OF NEW RESIDENTS / NOUVEAUX RÉSIDENTS ACCEPTÉS #144**

Yves introduces Alain Turgeon, who wants to buy house 144. He will carry out the necessary renovations to meet the park's standards. He doesn't seem to be renovating his first house. He has also presented us with a timetable for completion. He is motivated and has the profile we are looking for. He would be an asset to the park and has a good financial situation.

**Yves Lizotte** proposed the acceptance of Alain Turgeon

**Richard St-Onge** supports

**Unanimously accepted**

1. **NEW BUSINESS / AFFAIRES NOUVELLES**
   1. **CHANGES TO FINES COMMITTEE MEMBERS / CHANGEMENTS DE MEMBRES DU COMITÉ DES AMENDES**

Diane Justo will be withdrawn from this committee as the CO-OP employs her during the summer. Carole Lemay will replace her. Alain Bouchat has joined the committee. Serge Lalonde will be removed from the committee to join the road safety team.

**Richard St-Onge** proposed acceptance of these changes

**Yves Lizotte** seconds

**Unanimously accepted**

Some concerns were raised by Johanne #228 about the safety of the members of this committee.

Jacques L. refers to Article 29 F) of the Master Proprietary Lease, which enables the Board to terminate a lease should a member display objectionable conduct.

* 1. **CREATION OF A ROAD SAFETY TEAM / CRÉATION ÉQUIPE DE SÉCURITÉ ROUTIÈRE**

**Serge Lalonde (retired police officer) is in charge**, collaborating with R. Kroll and Y. Lizotte.

**Members:** Lyne Boulanger, Diane Justo, Yvon Lemay and Myriam Girard

**MANDATE:**

Promoting road safety in the park.

There has been an upsurge in complaints about excessive speed and failure to make compulsory stops.

The team will meet to draw up an action plan and ensure that the people at fault are clearly identified.

**Henry Tourangeau** proposes the creation of a working team

**Réjean Roy** seconded

**Unanimously accepted**

* 1. **WATER METER INSTALLATION / INSTALLATION DE COMPTEURS D'EAU**

We're considering installing meters for each unit, but for the moment, only those caught abusing the water will have one.

Richard reminds us that watering is only allowed twice weekly between 6 am and 8 am.

* 1. **CLUBHOUSE MAINTENANCE (EXTERIOR PAINT) / ENTRETIEN DU CLUBHOUSE (PEINTURE EXTÉRIEURE)**

**E&M QUALITY** is proposing to sill the 30 windows and air vents and repaint the entire exterior: 1 coat of primer and two coats of paint, for $10,650.

Michelle from 167 asked about the colour and whether the floor would be redone. Everything will be white, but the floor will remain intact.

**Henry Tourangeau** proposes

**Yves Lizotte** seconds

**Unanimously accepted**

* 1. **BANK OF AMERICA CREDIT CARD CANCELLATION / ANNULATION DE LA CARTE DE CRÉDIT AVEC BANK AMERICA**

**Richard St-Onge** proposes cancelling this card and using the AMERICAN NATIONAL BANK card.

**Robert Kroll** supports the proposal

**Unanimously accepted**

* 1. **INCREASE NUMBER OF DIRECTORS / AUGMENTER LE NOMBRE DE DIRECTEURS**

**Jacques Letendre** says it's time to think about the next generation. We could increase the number of directors, as our charter states no maximum, only a minimum of 3. This is food for thought, as no decision is taken for the moment. How can we attract people to get involved?

1. **ADJOURNMENT OF MEETING**

**Yves Lizotte** proposed that the meeting be adjourned.

**Henry Tourangeau** seconded the proposal

**Unanimously accepted**

**Yves Lizotte, Secretary / Secrétaire**