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

**Budget meeting of the Board of Directors of the aforementioned company was held on Friday, February 28, 2025, at its registered office located at 1500 Old Griffin Road, Dania Beach, FL, 33004.**

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

Jacques Letendre called the meeting to order at 9: a.m.35

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

List of directors present :

Jacques Letendre, President,

Patrick Van Winden, Vice-Chairman

Richard St-Onge, Treasurer,

Réjean Roy, Director,

Robert Kroll, Director,

Henri Tourangeau, Director,

Absent: Yves Lizotte, Secretary

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

1. **APPROVAL OF MINUTES / APPROBATION DU PROCÈS-VERBAL:**
   1. **MEETING OF JANUARY 10, 2025 / RÉUNION DU 10 JANVIER 2025.**

**The directors present endorse the text submitted by the Secretary.**

**Proposed by** Richard St-Onge

**Seconded by** Henry Tourangeau

**Unanimously approved**

Mr. Yves Lamontagne of unit 004, assisted by Mr. Paquette of 81, intervened during the approval of the minutes to contest the procedure used by the Board, which they claimed was not legal. They claim that the minutes should also be submitted to the shareholders present to verify their accuracy.

Their claims were rejected by the Chairman as unfounded in practice and contrary to our Bylaws. Indeed, the Code of Procedure followed by our organization is based on Sir Robert's Rules of Order. At a Board meeting, it's up to the directors to decide and adopt the minutes.

1. **CORRESPONDENCE/ CORRESPONDANCE**
   1. **Complaint by Mr. Michel Boutin (231) against his neighbor Guy A. Gauthier (232)**

In a written letter sent to Council, Mr. Boutin complained about the behaviour of his neighbor Guy A. Gauthier, who, without his permission, had encroached on his lot and cut two branches from his palm trees.

Jacques and Henri explain that they went to the site as soon as they were informed, and were able to observe the validity of the complaint. The branches in question were still at the foot of the trees. Guy A. and his wife Maria were met. Guy A. admits that he cut the branches without the neighbor's permission, because when it rains, drops of water on the leaves splash onto his balcony while he's standing there. We told him three times that he couldn't do that. It was up to him to come to an agreement with his neighbor before proceeding. He categorically refuses to talk to them. We encouraged Maria to talk to her neighbor Michel. Guy A" is of the opinion that there are no regulations to this effect. For Maria, neighbors' trees should be prohibited if they are close to the party line.

Henri considers that such behavior merits a reprimand. Jacques mentions that a note was put on file.

* 1. **Letter from Mr. Yves Lamontagne (004) regarding the Co-op's invoice for the cutting of an oak tree.**

In a vitriolic letter, Mr. Lamontagne criticizes the way in which the Council proceeded to submit a bill of $3,000. related to the cutting of the oak tree backing onto the structure of his house. He adds that it is up to the Co-op to take responsibility for cutting down this tree. He claims that the Co-op has made no attempt to come to an agreement with him, although this is completely false.

The Chairman explained that the Council had given the order to an arborist from the RCMP company to trim a large branch of this tree that extended over the house at a cost of $250. However, the owner of 004 wanted the tree to be cut down entirely and went to the City of Dania to obtain a permit to do so.

The invoice for cutting down the tree is $3,250, so the Co-op is asking for the difference, i.e. $3,000. The Chairman proposed a meeting with Mr. Lamontagne to resolve the situation. Letters from the Board and Mr. Lamontagne attached.)

At the end of the discussion, Patrick told the shareholders present that he openly condemned Mr. Lamontagne's flagrant lack of respect for our chairman. Another resident, Claude Dallaire, asked why he had received this letter from Mr. Lamontagne. The Chairman explained that the probable explanation was an error made last summer in transmitting an unprotected e-mail to all shareholders, which would have revealed our personal e-mail addresses.

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

The Chairman informs us that the Directors' Report will be submitted to the Annual General Meeting on March 15.

1. **CURRENT BUSINESS / AFFAIRES COURANTES**
   1. **FINANCIAL UPDATE**

Richard reports on our financial situation at the end of January 2025. He adds that the audit for 2024 is currently underway and that the report will be submitted on March 15.

* Reserve acc. $411,153. @ 4,5% Renewal May & June
* Saving acc. $312,795. @ 3,2% Renewal May & June
* Checking acc. $32,557.
* **TOTAL $743,292.**

1. **NEW BUSINESS / AFFAIRES NOUVELLES**
   1. **ADOPTION OF THE PROPOSED BUDGET FOR 2025**

Richard gives a brief overview of revenues:

* Maintenance Income;
* Rental Income;
* Sewer & Water;
* Miscellaneous;
* Interest & Reserve Interest

He then goes on to provide an overview of expenses, and some explanations of the amounts allocated to certain budget items. For example:

* Washer-dryer: Amount allocated versus revenues
* Property Taxes (Broward): Increase in 2024.
* Mortgage in 2025: Start of principal repayment and the Treasurer has already taken into account the provisions required for 2026.
* Water & Sewer: Reduction by 2025, thanks to everyone's collaboration.
* Natural Disaster: Creation of a new budget item to take account of climate change.

**Richard St-Onge** proposes acceptance of the proposed 2025 budget

**Robert Kroll** second

**Unanimously approved**

* 1. **APPROVAL OF NEW RESIDENTS / NOUVEAUX RÉSIDENTS ACCEPTÉS #208**

Patrick reports on André Comtois and Jacqueline Leclerc's interest in acquiring house 208. They are motivated and have the profile we're looking for. They will be an asset to the park and present a good monetary situation.

**Patrick Van Winden proposes** acceptance of André Comtois and Jacqueline Leclerc.

**Réjean Roy seconds**

**Unanimously approved**

1. **ADJOURNMENT OF MEETING**

**Henri Tourangeau** moved that the meeting be adjourned.

**Robert Kroll** supports the proposal

**Unanimously approved**

**Patrick Van Winden, Assistant-Secretary / Secrétaire adjoint**