



Spring 2017 Hunt Club Gables Co-Tenancy Special meeting

Meeting date: May 10, 2016
Meeting time: 7:05 – 8:04 pm
Location: Greenboro Community Centre - 363 Lorry Greenberg Drive, Ottawa – ROOM A

Meeting chairperson: Cynthia Johnston
Date of minutes: May 22, 2017 - Minutes are being reported by Dan Berty, Treasurer, Hunt Club Gables Co-tenancy (77 Silverlace Pvt.)

Co-tenancy committee in force at time of AGM: Dan Berty, Jennifer Clinch

1) Meeting notice

Eight calendar days notice was provided to unit holders. While the co-tenancy agreement (section 8.2) calls for 14 calendar days, this was not possible in this instance.

2) Establish quorum

The co-tenancy agreement states that 1/3 of the unit owners (total 20) must be present or be present by proxy for a meeting to proceed. Quorum was established through a combination in attendance unit owners and proxies provided to those in attendance and to the Co-tenancy Committee as reflected below.

Category	# of units (votes) represented
A. Unit owners present in person.	11
B. Unit owners present who have been delegated formal proxy by another unit owner.	2
C. Unit owners who have delegated their proxy to the Co-tenancy Committee.	5
Total unit holders represented.	18

Despite quorum NOT was established through those attending and via proxy, the meeting continued regardless and is considered OFFICIAL. To this end, a bulletin will be delivered to all owner units noting the outcome of the meeting and posted to the web site.

3) Committee resignation of Treasurer

The Chair explained the primary reason for the meeting as was noted in the bulletin sent to each owner's unit. Namely, the Treasurer, Dan Berty has indicated he is selling his home and resigning his position on the Committee effective mid June 2017.

After several questions and noting his prior experience in running a small business, Bob Robertson (93 Silverlace) volunteered to assume this role. He was unanimously accepted to the committee and to assume the role of Treasurer upon Dan's formal resignation date which will be determined at the 1st meeting at of the committee with Bob on it.

Dan indicated he will stay involved through June and early July (pending closing date of his home sale) to ensure and orderly transition bringing Bob and Abderrahim Nbigui (Operations Manager, elected at December 2016 AGM) up to speed on their respective roles.

It was noted and agreed that both Abderrahim and Bob would become signing officers of the co-tenancy for cheques and account management at the bank.

4) Questions from others present

Unit owners present had numerous questions around themes such as trees, hydrant maintenance, insurance, sales of homes, and other subjects.

Dan answered as many as he could noting he had not acted on the items reflected in the AGM minutes concerning the trees and hydrants.

5) Closing meeting

No other items were discussed. Meeting was adjourned at 8:53pm.