

**MINUTES OF THE BOARD OF DIRECTORS MEETING HELD ON
THURSDAY DECEMBER 7, 2023 AT 7:30PM AT THE CLUBHOUSE AND VIA
ZOOM**

PRESENT:

André Mongrain, Director, and President (via ZOOM)
Michael Shane, Director, and Vice-President (via ZOOM)
France Laroche, Director, and Treasurer (via ZOOM)
Michel Thivierge, Director, and Secretary
Marc Desrochers, Director
Daniel Laviolette, Director

And Stacey Casey, Property Manager

1. CALL TO QUORUM

The quorum was met as all six Directors were present and the meeting started at 7:30 PM

2. APPROVAL OF AGENDA

The approval of the agenda was moved by Daniel Laviolette, seconded by Marc Desrochers, and unanimously approved.

3. APPROVAL OF MINUTES OF THE BOARD MEETING HELD OCTOBER 26, 2023

The approval of the minutes from the meeting held on October 26, 2023, was moved by Daniel Laviolette, seconded by France Laroche, and unanimously approved.

4. APPOINTMENT OF A NEW DIRECTOR TO THE BOARD

The Board of Directors appointed Steven Robinson to the Board of Directors vacancy that was opened when Mr. Stephane Paquin resigned for personal reasons earlier this year. Michel Thivierge, Secretary, welcomed Mr. Robinson to the Board of Directors and set him up with a seat at the directors' table for the current meeting.

5. YEAR END OCTOBER 31ST, 2023 HIGH LEVEL FINANICAL RESULTS

President André Mongrain presented a high-level financial result, prior to audit, for the fiscal year ending October 31st, 2023. A small surplus is expected.

6. REMNANTS OF THE SPECIAL ASSESSMENT

President André Mongrain gave an update on the remaining number of owners that had not paid the special assessment which at the time of the meeting stands at 3 owners.

7. INVESTMENT UPDATE

President André Mongrain gave an update on the current state of investments and the variety of investments currently in place which are a mix of CD (certificate of deposits) and annuities.

8. INTERNET/TV SERVICES UPDATE

President, André Mongrain, went over the details pertaining to the new internet and television options that will be available once our current agreement expires in September 2024. It will be followed by a series of memos, in order to keep owners informed on the evolution of this important file.

9. OWNERS' QUESTION PERIOD

Several questions and statements were made by owners and answered by members of the Board of Directors.

10. ADJOURNMENT

The adjournment of the meeting was moved by Marc Desrochers, seconded by Daniel Laviolette, and unanimously approved. The meeting was adjourned at 9:35pm.

Michel Thivierge, Secretary
December 8, 2023