

MAR-LEN GARDENS BOARD OF DIRECTORS' MEETING 01/30/2025

Pierre Nadeau, Vice-President calls the meeting to order. Roll call is taken. Twelve buildings are represented by 24 Building Board members.

The reduced minutes of the meeting held on December 19, 2024 are read by Johanne Raymond, Secretary.

MOTION 2025-01: moved by Mario Tremblay seconded by Rosaire Lemay that these minutes be accepted.

Motion carried.

The Treasurer's report, as at January 30, 2025 is read by the Treasurer.

TD Bank	\$259,576
Taxes account	\$6,432
Investments	<u>\$449,543</u>

TOTAL funds available	\$715,551
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Accounts Receivables	\$237,496
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Total	<u>\$953,047</u>
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Since my election last week, I have been planning for my priorities this year. I have started and consulted some current files.

My priority at the beginning of this mandate will be to discuss with our bank in order to maximize our reserve fund and also our tax account while making them available for our operation.

We are looking into getting a machine for credit and/or debit card. Also, we will contact Humana and Aetna to see if we can have access to a machine in order to help our shareholders for their Monthly Maintenance Fees and Special Assessment. Communications are already underway with them in order to carry out this project.

Banking accessibility, direct deposits as well as inter-account transfers will be vital for me to maximize and ensure that our reserve is strong for the future

We are also working with the finance committee in order to maximize and plan the future income and expenditure of our reserve fund and thus ensure stability.

I would like to thank the executive for their welcome and also thank the finance committee which is a great support to us.

I want to inform you that I am a volunteer like the majority of board members, it is important not to forget. I am here to help and share my accounting expertise.

MOTION 2025-02: moved by Conrad Lagueux seconded by Jean-Pierre Messier that the report be accepted.

Motion carried.

COMMITTEE REPORTS

Listing – Margarita Contreras

We had 34 units sold since January 2024

Entertainment – Olha McGuinness – Olha will be passing by the office to confirm the budget for this year and will start making phone calls for future shows.

Social Club – Nicole Labrecque – Next activity – Valentines' Day on Friday, February 14 at 5:30PM in the Auditorium. A charge of \$5 is requested to pay for the DJ's

Rules & Regulations – Pierre Nadeau –An email was sent to the old Committee of Rules and Regulations to see if anyone would like to join the new Committee. If you are interested to join them, please come to the office.

Finance Committee – Claude Roger – We are pleased to present the new Finance Committee board:

Paul Lefort
Jean-Pierre Messier
Marcel Têtu
Michèle Lapalme
Johanne Yergeau
Brigitte Larose
Claude Roger

We are keeping a close eye on our budget 2025 in order to reduce our costs. We are still following up on our contracts to get the best price for our shareholders. We are working closely with the Executive Board (Team Work).

OPEN FORUM - on the following points of the AGENDA ONLY

NEW BUSINESS

- 1) **LOCKED BULLETIN BOARD** – we are looking to buy locked bulletin board (each building will have to pay an amount of approx. \$25-40) for the buildings that doesn't already have one (we will need to have a key in the office) in order to avoid missing information or mistake made by people removing information. This board will be used for important information from the Executive Board. We need to take into consideration that we NO

longer go door to door with printing copies on any subject in order to avoid extra costs such as photocopies.

- 2) **RULES & REGULATIONS (regarding electric vehicles)** – we will need to revise our Rules & Regulations in order to add information about electric vehicles and tankless water heater.
- 3) **FINAL PROJECT ABOUT THE ROOFS** (vote) – Since we need to start looking for proposal for roofers and paint for the buildings, we need to have a vote to approve starting doing our roofs in three phases, in 2026 and for the next 2 years. 24 Building Board Members approved.
- 4) **INSPECTION** – an email was sent January 29, 2025 to all the Building Board President asking them to pass by the office to pick a date and a time (No more than 2 buildings per day) starting Thursday, February 6 until Thursday, February 13th.

OLD BUSINESS

- 1) **RECERTIFICATION** – The City of Miami-Dade starting sending us the Recertification process for 4 buildings. Do not forget that they will randomly chose 25% of all the unites in order to verify electrical. **ATTENTION** – since inspectors will be going through some of our facilities, it is important to remove from the storage (locker) rooms anything that could be a fire hazard such as gaz, paint, etc.
- 2) **TITAN** - IT IS IMPORTANT during the inspection to take pictures of the electric cable in order to of all titan to confirm that the cable used is up to code otherwise they will need to change them before the deadline of December 31, 2026 since they are a fire hazard

VARIA

We are looking for volunteers for the **YARD SALE** this year, if interested please come forward. At the same time, we would like to thank Kicki Treichler for her commitment for the last years.

Adjournment 7h45 pm

MOTION 2025-03: moved by Paquerette Bolduc seconded by Benoit Morency that the report be accepted.

Motion carried

Johanne Raymond, Secretary