

**MINUTES OF THE ANNUAL GENERAL MEETING
CONDOMINIUM CORPORATION 0221097
THE EDGE AT BLACKBURNE**

Held: Thursday February 10, 2022, by Microsoft Teams @ 7:00 p.m.
Present: As per list
Guest: Paul McMorrow from Helm Property Management & Realty Ltd.

Call to Order:

Gary Cormick called the meeting to order at 7:06 p.m.

Calling of the Roll

Nine owners present, quorum established. Gary Cormick moved to accept the calling of the roll and certifying proxies. Seconded by Simone Baril, all present in favour. Carried.

Proof of Notice of Meeting

Gary Cormick moved to accept the Proof of Notice for the Annual General Meeting. Seconded by Simone Baril, all present in favour. Carried

Adoption of minutes of previous Annual General Meeting

David Trofimuk moved to accept the minutes from the Annual General Meeting of November 25, 2020. Seconded by Gary Cormick, all present in favour. Carried.

Reports of Officers

None

Presidents Report

Gary Cormick welcomed the unit owners and thanked the Board members and Paul McMorrow of Helm Property Management for their efforts this year. The Board had Canwest complete the reserve fund study update this year. The Board installed a light by the garbage enclosure, had parking lines and speed bumps painted, fence and decks repaired, dryer vents cleaned, windows and siding washed, the roof was inspected and recommended repairs were carried out. A bylaw review and update were completed and voted on by the unit owners. A newsletter was distributed in November.

Financial Report

The February 2021 yearend financial report was reviewed by Paul McMorrow. David Trofimuk moved to accept the financial report as presented. Seconded by Marie Parker. All present in favour, Carried.

Old Business

- Retaining Wall – The Board will continue to discuss.

New Business

- Manhole – will be reviewed in the spring.

Election of New Board Members

The following owners were nominated to the Board.

Gary Cormick, Joanna Rowan, Brian Lakusta, David Trofimuk, Sydney Bober, and Maximiliano Pulunto.

Gary Cormick moved that nominations cease, and the Board be elected as presented. Seconded by Joanna Rowan. All present in favour, Carried.

Adjournment

Gary Cormick moved to adjourn the meeting 7:30 p.m.