

# Metropolitan Village Condos Association

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## GENERAL ASSEMBLY

Held on June 4, 2025 Rotary Park, Dieppe, N.B.

### Meeting Summary

#### 01. Opening of the meeting.

The MVCA President (Alain Roberge) welcomed the members present

#### 02. Appointments of a Chairperson and a Secretary.

Alain Roberge proposed Léliane Leblanc as Speaker of the Assembly and Dorice Daigle as Secretary. Proposal adopted unanimously.

#### 03. Verification of quorum.

The quorum required is 25 and we have 31 participants. We have a quorum to continue the general meeting.

#### 04. Adoption of the agenda.

Moved by (Pierrette Richard), seconded by (Claire Bujold), to adopt the proposed agenda. Proposal adopted unanimously.

#### 05. Adoption of the minutes of the general meetings of June 11 and October 16, 2024.

Moved by Normand Héту, seconded by Bernardine Boucher, to adopt the two minutes. (Documents attached) Proposal adopted unanimously.

#### 06. Message from the President.

Alain Roberge read his message to the Assembly, followed by Lélianne Leblanc, who had held this position at the beginning of the year (message delivered orally). Moved by Claire Bujold, seconded by Annette Lavoie, to adopt the message of the Chair. Proposal adopted unanimously.

#### 07. Website Statistics.

Alain Roberge presents website usage statistics between April 2024 and May 2025. Next, Lélianne Leblanc informed the Assembly of the costs related to this service. (Documents attached).

#### 08. Landscaping maintenance file

. Alain Roberge informed the Assembly that 40 corporations had opted to renew the 3-year contract with Price, while 10 corporations had chosen the services of Brownwood.

#### 09. Snow removal file.

The proposal presented to the Assembly was to return to a call for tenders since the current contract with MC Snow Removal ends in 2026 in order to test the prices of other snow removal companies. Given that the current contract mentions that MC Snow Removal can benefit from a two-year contract extension, with increases of 4% and 5%, the Meeting therefore rejected the initial proposal and asked the Board of Directors to verify with MC Snow Removal their intention to continue for the additional two years, with the planned increases of 4% and 5%.

The Board of Directors will take the necessary steps and inform the presidents afterwards.

#### 10. Board of Directors file.

Two proposals were presented to recognize the commitment of the volunteers elected to the Board of Directors and to facilitate their work: It is proposed that Board members be compensated at the rate of \$50 per attendance at meetings, payable twice a year, beginning on the date of the AGM.

In subsequent years, expenses will be shared equally between the MVCA and the corporations. To facilitate financial administration, the corporations' share will be subtracted from the subsidy received annually from the City of Dieppe as compensation for snow removal. It is proposed that the Board of Directors be authorized to retain the services of resource persons to carry out specific mandates, with an expiry date and remuneration provided in advance.

Funding for expenditures will be as follows: In the first year, the funds will come from the MCVA's budget. In subsequent years, the corporations' share will be subtracted from the subsidy from the City of Dieppe. In this way, administrative management will be simple and efficient.

It was moved by Alain Roberge, seconded by Denis Michaud, to adopt both proposals. Proposal adopted.

11. Dossier Common and private responsibility. This issue is still topical, especially since the age of our condos now requires interior and exterior repairs. To guide corporations in identifying what is paid for by the Reserve Fund and what is the responsibility of the owner, a list of documents is presented to members. (See Appendix)

A member of the Assembly specified that another important document should be added to this list, namely the by-laws of each corporation. In addition, and as a follow-up to the discussions raised, it is suggested that Mr. Benoît, who is responsible for this file in the government, be invited.

#### 12. Adoption of the 2024-2025 financial report.

Lélian Leblanc presented the financial report. (See Appendix) As of March 31, the bank balance is \$23,141.14 and the term deposit is \$22,018.33, for a total of \$45,159.47

It was moved by Alain Roberge, seconded by Denis Michaud, to adopt both proposals. Proposal adopted.

#### 13. Adoption of the 2025-2026 Budget.

The budget is made up of a single source of income: the subsidy from the City of Dieppe and the assets deposited in the Caisse Uni; Expense items are the costs incurred by the Website, the costs of organizing the General Meeting and the amounts remitted to the Corporations as reimbursement for snow removal provided by the City. At this time, all expenses are paid from the MCVA account. Now that the General Assembly has agreed to remunerate the members of the Executive Board, it will be important to specify all expenditure elements in the budget. The Board of Directors will be required to develop a budget identifying income and expenditure.

14. Ratification of the acts of the Management Board covering the period from June 2024 to May 2025.

It was moved by Robert Leblanc, seconded by Pierrette Richard, to ratify the acts of the Board of Directors covering the period from June 2024 to 2025. Proposal adopted.

15. Election of members to the Board of Directors for a two-year term.

Alain Roberge explained that the Board of Directors is currently composed of 6 members (Dorice Daigle, Dianne Arseneault, Lisa Babineau, Jennifer Larocque, Alain Roberge and Lélianne Leblanc as Past President). The MVCA's By-Laws and Regulations specify that the Board of Directors must be composed of 7 members. However, only Dorice Daigle and I agree to continue our commitment, so 5 positions are filled. After calls for applications, no one came forward.

16. Floor to the assembly.

Several conversations continued that can be summarized as follows: About the Board of Directors. Several corporations are already having difficulty filling positions. Concerns about the workload of a Board position. The language barrier. The ageing of the population living in the Metropolitan Village. Lack of interest for some or lack of knowledge of the implications of living in condos for others. Another subject discussed: Insurance.

17. Adjournment of the Assembly.

The Assembly was adjourned.

Alain Roberge, Secretary,