

## Metropolitan Village Condos Association

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### SPECIAL GENERAL MEETING

Held on October 16th, 2025

Rotary Park, Dieppe,

### Meeting Summary

#### 1. Opening of the meeting.

The Chair, Alain Roberge, welcomed the members present.

#### 2. Presentation of the members of the Board of Directors.

Alain Roberge introduced the current members of the Board of Directors: Dorice Daigle, Treasurer, Michael McFadden, Vice-President, Alain Roberge, President. He also announced that Bob Leblanc had resigned from the Board of Directors.

#### 3. Verification of the quorum and the conformity of the notice of meeting.

Dorice Daigle mentioned that the notice of meeting was compliant and that the quorum was reached, i.e. 31 people out of 50.

#### 4. Adoption of the agenda.

Moved by Michael McFadden, seconded by Anita Belliveau. As the vote was not requested, the agenda was adopted.

#### 5. Adoption of the 2025-2026 budget.

The budget is presented to the audience. Moved by Lita Villalon, seconded by Bernadine Boucher. As the vote was not requested, the budget was adopted.

#### 6. Adoption of amendments to the MVCA's Constitution and regulations.

Amendments to the following articles were presented to the Assembly:

Definition of Member

Composition of the Board of Directors

Term of office of directors

Role of the Board of Directors Executive Office

The main reason is to update this document to reflect the current reality, including through a more precise definition of Member; facilitated the recruitment of directors by changing the number of people on the Board; and providing the Board with the means and resources to carry out its mandate.

In this regard, a proposal was presented to guide the budget requests of the Board of Directors, by requiring that any request over \$1000 be approved by the Assembly of Presidents.

Moved by Gérald Normandeau, seconded by Diane Clemenhage.

As the vote was not requested, the proposal was

adopted. The other clauses of the Constitution will be reviewed again by the Board of Directors and presented at the next AGM in June.

#### 6.1 Another subject of information: Corporation's Insurance.

Dorice Daigle asked the presidents to complete the form concerning corporate insurance. The information collected will allow us to have a portrait of the costs paid by type of condo: 2 floors with or without garage and 1 floor with or without garage.

A report will be presented at the next AGM in June.

#### 7. Adoption of the snow removal contract.

At the meeting of October 16 th, the expiry date of the current contract was questioned: is it August 31, 2026 or August 30, 2028; a presentation of MC Snow Removal's latest offer was also discussed, which covered the years 2028 to 2033; finally, the presence of another snow removal offer was mentioned without any further details, except that it is a company with 12 years of experience, with the necessary equipment, insurance,

As a result of the discussions, the following proposal was presented:

That the Assembly of Presidents confirm that the initial contract with MC Snow Removal continues for two more years, 2026-2027 with a 4% increase and 2027-2028 with a 5% increase.

Moved by Roger Frenette, seconded by Rachelle Bourque.

As the vote was not requested, the proposal was adopted.

#### 8. Appointments of new members to the Board of Directors.

Ms. Lita Villalon and Mr. Gabriel Comeau have agreed to join the Board of Directors, bringing the number to 5 people with the right to vote and Lélianne Leblanc, as Past President.

#### 9. Adjournment of the Meeting.

Editing: Alain Roberge and Dorice Daigle.

November 10, 2025.