

**WENTWORTH CONDOMINIUM CORPORATION NO. 171**  
**Minutes of the Special General Meeting**  
**held Tuesday, February 26, 2019 at 7:00 p.m.**  
**in the Party Room, 67 Caroline Street South, Hamilton, ON**

**CALL TO ORDER**

Paul Casuccio called the meeting to order at 7:00 p.m. There were 46 units represented in person and 14 units represented by proxy. Paul Casuccio welcomed all unit owners, and introduced the head table as follows:

Directors:

Anna DiMarcantonio

Rob Byl

Vincenza Travale

Sharon Cole

(Regrets: Brenda Ginn)

Present by Invitation:

Paul Casuccio, Property Manager, of PMC York Properties Inc.

Margot Casuccio, Recording Secretary, of PMC York Properties Inc.

Michelle Kelly, the corporation's solicitor, of Robson Carpenter, LLP

Ryan Griffiths, of CWB Maxium Financial.

Kevin Green, the corporation's Reserve Fund planner, of First Condo Group.

**INTRODUCTION FROM SOLICITOR**

Michelle Kelly explained the purpose of tonight's meeting, this being to vote on a new borrowing by-law, (By-Law # 5), for the purpose of addressing major repairs which are necessary to the exterior of the building. Ms. Kelly introduced the professionals who presented information to the unit owners.

Ryan Griffiths, of CWB Maxium Financial, presented a power point detailing financing information options.

Option 1 → address only the building pre-cast concrete with cladding and replace the east-facing caulking

Option 2 → address the window replacement ALONG WITH the building cladding work and other major repairs

Currently, bids have been obtained, however no contractors have yet been issued work orders.

Ryan Griffiths noted that the loan would not be registered against each individual unit, but rather against the corporation itself, based on future revenues of condo fees collected by the corporation. Mr. Will Rogers, Unit 3B, noted from the floor that the loan must be disclosed on every Form 15 "Reserve Fund Funding", as well as on every status certificate issued for any pending sale. Ryan Griffiths and Kevin Green both further explained how the loan will affect future market values of the units.

Will Rogers, Unit 3B, asked why it would make sense to pay 6% interest on a loan, when the inflationary rate is 3.5%. Therefore, if the unit owners were to save up for the windows and do them in 10-15 years, they would essentially be saving 2.5%. It was stressed that these are all just projections.

Elizabeth Parsons, Unit 17E, noted that the condo fees will be going up substantially either way, whether there is a loan or a special assessment, or simply saving up for the windows in 10-15 years, and this will have a negative impact on market values of the units, and will potentially make it very difficult to sell the units.

Kathy Scholes, Unit 12D, stated that the disclosures on the status certificate would be a deterrent to any potential purchaser, which would not, in her opinion, diminish even when the work is completed.

Marie Copeland, Unit 8C, asked for information on what the monthly payments would be in five years, and what the outstanding balance of the loan would still be in 5 years.

Martin Povazan, Unit 2D, asked whether the exterior of the building was truly in need of immediate repair due to the impact on the structural integrity of the building, according to the engineers. The property manager responded that the engineer's recommendation is that this work be done in order to prevent further damage. The engineering reports were at the head table and were made available for unit owners to peruse as they wish.

Paul Bentley, Unit 12C, suggested that the EIFS cladding system be done, and see if that solves the problem of leaking. Then, the windows can be done many years in the future.

Kevin Green, of First Condo Group, explained the impact of the necessary repairs on the corporation's reserve fund, and specifically on the condo fees and market values of the units.

The lifespan of the pre-cast concrete on this building is 25-40 years, indicating that areas that have not experienced leaks may very well experience water entry in the very near future. Either way, the exterior cladding must be dealt with. Signs of corrosion (early stages) were found in the steel joint connections holding the concrete on to the building.

Kevin Green noted that since the sealant joints have failed, even if there is no water entry into units, there is still deterioration happening to the steel joints behind the concrete. The over-cladding should be done building-wide due to the costs of setup, mobilization, etc. Spreading it over two years would result in approximately a 20% increase in the cost.

The windows being done at the same time as the EIFS system is thought to be a good approach due to the fact that the caulking/sealant is at the end of its life expectancy.

Marie Copeland, Unit 8C, asked whether covering of the concrete panels, which comprise approximately 25% of the entire building exterior, if done alone without new windows, would increase the R-value of the units. Kevin Green noted that this would not increase the R-value – only replacement of the windows and the aluminum panels would improve the heat retention and comfort level of the units.

Marie Copeland, Unit 8C, asked if the board of directors would agree to defer the vote on the borrowing by-law for 30 days, to allow for unit owners to come up with alternate arrangements/ideas. Michelle Kelly, Kevin Green, and Paul Casuccio further explained the role and responsibility of the board of directors, and clarified that the unit owners cannot dictate their own reserve fund planning and projections, but legally they have the duty to rely on the recommendations of the professionals.

Len Tokey, Unit 11B, offered a point of clarification, and noted that several other condominiums in Ontario are in the exact same position with respect to restoring the major building components, and incurring huge expenses.

Bill Siudak, Unit 4A, asked for more information about how the repayments of the loan would work in the first few years, and how the contributions from the operating budget would be used against the interest portion of the loan. Kevin Green showed payment allocations on the 30-year spreadsheet of the Reserve Fund Study.

At this point in the meeting, Michelle Kelly moved to the taking of the vote. The ballots were cast.

In Favour: 42

Opposed: 23

**The borrowing by-law did not pass, since at least 49 votes in favour were required.**

## ADJOURNMENT

There being no further business, and on a motion by Diana Remiggi, Unit 17E, the meeting was adjourned by 9:18 p.m.

/mjc

\_\_\_\_\_  
W.C.C. # 171, President

\_\_\_\_\_  
W.C.C. # 171, Secretary