

WENTWORTH CONDOMINIUM CORPORATION NO. 171
Minutes of the Board of Directors' Meeting
held on Wednesday, July 10, 2019 at 4:30 p.m.
In the Party Room, 67 Caroline Street South, Hamilton, ON

PRESENT Brenda Ginn
Rob Byl
Anna DiMarcantonio
Absent:
Bill Siudak
Kope Nastos

Present by Invitation:

Paul Casuccio, Property Manager, of PMC York Properties Inc.
Margot Casuccio, Recording Secretary, of PMC York Properties Inc.

CALL TO ORDER

The meeting was called to order at 4:35 p.m. This was an emergency board meeting called by the president, Anna DiMarcantonio, in accordance with By-Law #1. The notice of meeting was hand delivered to each board member on July 4, 2019, and followed with an email, also on July 4, 2019.

**REQUISITION
FROM UNIT
OWNERS**

The board, on Tuesday, July 2, 2019, received a petition signed by 21 unit owners, requesting that a meeting be called for the purpose of removing Bill Siudak from his position as director.

According to the Condominium Act of Ontario, the meeting must be called and held within 35 days of receipt of the requisition.

Paul Casuccio proposed that the meeting of unit owners be held on Tuesday, August 6, 2019 in order to comply with the requirements.

On a motion by Brenda Ginn, seconded by Rob Byl, and carried with all in favour, the board was in agreement that the special meeting of unit owners will be held on August 6, 2019. Meeting will commence at 7:00 p.m., with registration at 6:30 p.m.

The property manager recommended that the corporation's solicitor be asked to prepare for circulation to all unit owners, a communique clarifying and confirming that there are no special assessments projected under the current and approved reserve fund study.

This statement will also detail the breach of confidence of this particular board member, specifically as it pertains to the dissemination of private and confidential information in the form of the unauthorized "newsletters" that Bill Siudak has been circulating as an elected board member which contain inaccurate and erroneous information, slanderous

comments regarding several individuals, threats of litigation, and harassment, and generally, this board member has not acted in the best interests of the corporation.

Michelle Kelly should also disclose the fact that Bill Siudak has already received correspondence from the corporation's solicitor requesting that he cease and desist certain practices, which has gone unheeded.

The board was in favour of having this legal letter prepared and sent as soon as possible.

CHANGE ORDER

Maresco Limited has sent through a change order to the contract, dated July 8, 2019. The additional amount of \$2,870.00 plus HST was quoted for

- i) Repair all instances of localized deterioration of textured soffit coating at drop A, (Unit 20A & repair of soffit at 19A balcony);
- ii) Remove and replace the entire area of textured soffit coating at the 14th floor;
- iii) Rout and seal the crack in the floor at unit 20A.

On a motion by Anna DiMarcantonio, seconded by Brenda Ginn, and carried with all in favour, the board approved this change order.

REQUEST FOR RECORDS

Bill Siudak has submitted a "Request for Records", dated June 28, 2019, asking for the lawyer's reasoning for stating that the clause in the corporation's Declaration regarding the \$10,000.00 spending limit to a board of directors, requiring a homeowners' vote. Based on Mr. Siudak's previous threats of litigation, the board was in agreement that this information will not be released to this unit owner at this time, as per the recommendation from the corporation's solicitor, Robson Carpenter.

Bill Siudak has also submitted another "Request for Records", dated July 8, 2019, asking for a copy of the previous management company's Management Contract. PMC York Properties Inc. has checked the corporation's archived files which were handed over from Wilson Blanchard Management in January, 2018, and there is no copy of the management agreement. Anna DiMarcantonio agreed to check her old files to see if she has a copy of the previous management contract, and will let Paul Casuccio know by the end of this week.

NEXT MEETING

The next board of directors meeting, which was originally scheduled for July 24, 2019, will instead be held on Tuesday, July 16, 2019 at 4:30 p.m.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:05 p.m.

Accepted by the Board of Directors: _____
Signature