

Jansel Court Condominium

The following resolutions were adopted with overwhelming, if not unanimous support since 2015.

2015 AGM resolutions

BE IT RESOLVED From March 29, 2015 forward the Annual General Meetings of Jansel Court unit owners shall be held on the third Saturday in February of each year at an hour designated by the Board of Directors. Notice of the Annual General Meeting shall be given in the manner set forth in the Law of Property and Conveyancing (Condominium) Act Section 15(4), Schedule Bye-laws, Subsection 3(5).

BE IT RESOLVED To Amend the Rules and Regulations of Jansel Court Association to include the following: That all Proxies for use at an AGM be 'Limited Proxies' and that, the owners wish, 'Yea' or 'Nay' for each previously announced Motion be indicated on the Proxy Form. In addition the names of the candidates they wish to elect as a Board Member must be indicated.

BE IT RESOLVED To Amend the Rules and Regulations of Jansel Court Association to include the following: No eligible person regardless of the number of units owned shall be permitted to hold and cast more than 7 (seven) proxy votes for any Motion at the Annual General Meeting or for the Election of Board of

BE IT RESOLVED That all duly constituted meetings of the owners shall allow for motions from the floor.

2016 AGM resolutions

BE IT RESOLVED That no one may vote on a motion, nor vote for directors, nor be nominated or appointed as director, nor make any motion or nomination, nor contract for employment or work with the condominium association unless the condominium fees or other charges related to the unit(s) that he / she owns are more than 60 days in arrears.

No director who is in arrears for condominium fees or other charges which are more than 60 days in arrears may make any contract on behalf of the condominium association, and that individual is personally liable for any expenses, charges, or debts arising from any contract that he / she so makes.

BE IT RESOLVED That the proxy is not authorized to vote on the pre-published motions, but only to vote on motions from the floor.

IMPORTANT FACTS

- Proxy forms should be emailed, hand delivered, mailed or faxed to the Jansel Court Office;
- Proxy forms must arrive at least 72 hours before the AGM. The office will send an acknowledgement of receipt of the proxy form where a return address is provided;
- If a unit is co-owned, this form is only valid if signed by All owners;

- Only the proxy form issued by Jansel Court Condominium is valid. No other form will be counted;
- Every valid proxy will be counted towards a quorum;
- No vote will be counted unless the the owner is paid up to date on all condominium charges for fees, lockers, parking or other charges;
- All payments must be received at least 72 hours before the AGM meeting, cash or certified cheques only. Post dated cheques will not be considered as payment.
- Payments in cash will not be accepted on the day of the AGM because the staff will be busy with the meeting;
- No one can be named in more than seven (7) proxy forms as the proxy voter;
- No nominations for Board of Directors will be accepted at the AGM.

2019 AGM resolutions

BE IT RESOLVED That any purchaser or long term renter of a unit at Jansel Court Condominium must pay an administration fee of an amount to be decided by, prescribed by Jansel Court Condominium and submit an application to rent / to purchase together with such documents as reasonably determined by Jansel Court Condominium to decide the suitability of such application.

BE IT RESOLVED That any Unit owner or occupant wishing to have work done on their unit must pay an administration fee of an amount to be decided by, prescribed by Jansel Court Condominium and submit an application to Jansel Court Condominium to have the contractor performing the work approved by Jansel Court Condominium and Jansel Court may request such documents as reasonably determined by Jansel Court to decide the suitability of such application.

BE IT RESOLVED That owners of units not equipped with a main water line shut off valve be obliged to install one at their own expense the next time plumbing repairs are required in their unit or by March 1st 2020 at the latest.