

Highlights from the **Condo Board Meeting, January 5, 2006**

President's Report

Mr. Green announced that the Election Committee has been named and will be chaired by Barb Canning. He indicated that a meeting of the presidents and senior managers to the Condo Board and the Social Board would be convened to attempt to resolve issues relating to the accommodation of the Duplicate Bridge club. Additionally, more discussion is required to find a mutually acceptable solution to the ball noise concerns respecting pickle ball. Mr. Green indicated that the final adjudications regarding 55+ age restriction violations would be finalized shortly pending the receipt of relevant reports. He again emphasized that By-law questions on the ballot to be voted on by residents are there to make the management of the park more efficient and do not impose any increases in fees or special assessments.

Manager's Report

Ms. Schmit indicated that - there had been a heavy influx of residents in the new year, including a large number of first time renters;

- Real estate sales have been brisk with the average selling price of a park model being \$69,200 and a vacant lot being \$29,000. There has been an increase in residents purchasing lots for their children;
- Concord Construction is planning to complete its obligations to the Community Center by the end of January;
- There have been no complaints registered concerning the change in children's hour at either swimming pool during the Christmas break trial period; and
- Plans are now complete for the official opening of the new Community Center at 5:00 pm, January 18, 2006 and will feature music, refreshments and tours.

Resident's Comments

A resident encouraged the Board to continue efforts to make the Community Center more "handicapped friendly". A member of the Lawn Bowling club expressed concern over the unavailability of the lower floor of the Community Center for her club while hosting a significant event involving other parks. A resident expressed concerns over the suggested formation of an Exercise Room club in that it would involve dues, a governing board, and facility monitors. He preferred that the exercise room continue to be operated as it has been in the past. A resident expressed the need for a suggestion box as a convenient method for obtaining resident input. A resident expressed satisfaction with the services being provided by the Electronics Club and hoped that the equipment will be maintained at its present high level.

Social Board Report

Ms. Fenske reported that the New Year's dance had been very successful and that all people seeking tickets had been accommodated. She indicated that the process of establishing the 2006/07 Social Board budget was beginning with a meeting of club presidents. She encouraged residents to consider being a candidate for one of the soon-to-be-vacated positions on the Social Board.

Amendments to the CC&Rs

After an extensive discussion to ensure appropriate intent of proposed amendments to governing documents, the Board approved the wording for the Ballot to be submitted to residents. Residents are encouraged to study the amendments and to seek clarification from board members or administration in order to ensure that they are clear upon the intent of each amendment prior to casting their ballot. "Coffee and Donut" sessions have been scheduled for this purpose at 8:00 am, Tuesday, January 10, 2006 and at 8:00 am, Tuesday, January 24, 2006.

Other Business

The Board accepted the recommendation from the Planning Committee that a metal roof not be erected on the shelter adjoining the Paddle Tennis/Pickle Ball facilities. The Board encouraged the Club to meet with the Planning Committee to see if a mutually acceptable solution might be found.

“Walk of Fame” brick sales now exceed 750. A door-to-door reminder campaign is planned for this month.

The CC&R Committee has been asked to draw up appropriate terms of reference for an Architectural Review Committee so that the proposed committee’s composition and terms of reference may be approved at the January 19 regular meeting of the Board. Generally, the purpose of this committee will be to review re-build applications where the proposed re-build plans do not fully meet all current requirements for prefabricated park models.

The Safety Committee will present a report at the next meeting on traffic issues within the park.

Submitted by Norm Thiessen and Ron Luciuk, Communications Team.