

ENVIRON TOWERS 1 CONDOMINIUM ASSOCIATION

ADJOURNMENT OF REGULAR BOARD MEETING

Thursday, January 30th, 2025

HELD ON FEBRUARY 13TH 2025

AT THE ECC, 3800 Environ Blvd, Lauderhill

AND ON ZOOM

1. **Call to order** 4 :12
2. **Present** : Viviane Schofield, president; Gervais Deschênes, vice-president; André Charlebois, treasurer; François Lefebvre, secretary; Ronald Adam; Jacynthe Lejeune; Margaret Andrade.

Absent: George Crawford; Carmen Oprescu

3. MOTION TO DISPENSE

Dispense with the reading and to approve the Minutes of January 30th, 2025 Regular Board Meeting.

Moved by André Charlebois; **Seconded** by Margaret Andrade; **Passed unanimously;**

4. NEW BUSINESS

4.4 FORTY YEAR STRUCTURAL WORK ON 7200

Motion to conduct a full-sound inspection on 7200, following the same scope of work as completed on 7100. This includes, among other aspects, an inspection of the stucco and Post-Tension Cables.

Moved by Viviane Schofield; duly **Seconded** by Gervais Deschênes; **Passed unanimously;**

4.5 RENTALS

MOTION FOR THE CONDITIONS (CRITERIA) RELATED TO THE RENTAL PROXY

Moved by André Charlebois, duly **Seconded** by Ronald Adam to approve the rental conditions submitted by the Rental Committee with the amendment of a maximum period for rentals at 10 months not renewable without a new application, instead of 12 months renewable yearly.

RENTAL CONDITIONS - ENVIRON TOWERS I

- 1 Board approval
- 2 Receipt of application – 30 days before occupancy
- 3 Personal interview
- 4 55 years +
- 5 Background check
- 6 No rental for the first twelve (12) months of new ownership
- 7 Thirty (30) days minimum
- 8 Ten (10) months maximum, not renewable without a new application
- 9 One (1) rental per year per unit
- 10 Six (6) units maximum can be rented at the same time
- 11 Four (4) occupants maximum per unit
- 12 \$150 processing fee per applicant or \$150 per married couple
- 13 \$250 security deposit fee to be reimbursed
- 14 Copy of lease agreement signed to be submitted to the office
- 15 Strict adherence to all rules & regulations. Otherwise lose rental privileges for an additional twenty-four (24) months (no longer than forty-eight months)

André Charlebois, Jacinthe Lejeune, Ronald Adam, Gervais Deschênes, Viviane Schofield voted for;

François Lefebvre and Margaret Anglade voted against;

Motion passed by the majority.

4.6 FRONT GATE COMMITTEE REPORT

Charlyne McNeil, responsible for the committee, asked to postpone her report to the next meeting to be held next Thursday, Feb 20th at 4:30PM

4.7 PAINTING OF THE LOBBIES

Moved by Viviane Schofield, **Seconded** by Jacinthe Lejeune, to remove the paint from the elevator doors and repaint the Electrical Room and Trash Room doors to match the new wall colors.

Votes in favor: Viviane Schofield, Gervais Deschênes, André Charlebois, Ronald Adam, Jacinthe Lejeune, and Margaret Anglade.

Vote against: François Lefebvre.

Motion passed by the majority.

ADJOURNMENT

Moved by Jacynthe Lejeune, **Seconded** by Margaret Andrade; **Passed unanimously.**