

**MINUTES OF THE ANNUAL GENERAL MEETING OF
OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 1048
HELD JANUARY 7, 2026**

The Annual General Meeting of Ottawa-Carleton Standard Condominium Corporation No. 1048 was held virtually by Zoom on January 7, 2026. The following officials were in attendance:

Paul Begin	President
Christina Reynaert	Treasurer
Karen Kuzak	Secretary

Rod Escayola	Chair, Gowlings
Pascale Gagnon	Auditor, Raymond Chabot Grant Thornton
Vince Sauvé	Property Manager, Apollo Property Management
Michelle Flores	Recording Secretary, Apollo Property Management
Cylene Rainville	Moderator, CondoVoter

1. Call to Order & Introductions

The meeting was called to order at 7:05p.m. with R. Escayola serving as Chair.

2. Confirmation of Quorum

A quorum was confirmed as follows:

Proxy	00
Advance Electronic Quorum Submission	72
Eligible Units in Attendance	<u>41</u>
TOTAL	113

A minimum of 25% of owners or 36 units present or represented by proxy was required to conduct business. Notice having been served in accordance with the Ontario Condominium Act, and a quorum being present, the Chair declared the meeting of the Owners of Ottawa-Carleton Standard Condominium Corporation No. 1048 duly constituted to conduct business.

3. Proof of Notice of Meeting

R. Escayola confirmed the Preliminary Notice of meeting was sent on December 3rd, 2025, and the notice of meeting was sent on December 22nd, 2025, by email to all owners at their registered addresses. Notice having been served in accordance with the Ontario Condominium Act and quorum being present, the meeting of the owners of Ottawa-Carleton Standard Condominium Corporation No. 1048 was duly constituted to conduct business.

4. Approval of Minutes of the Meeting held January 22, 2025

Motion: To approve the minutes from the Annual General Meeting held January 22, 2025.

Moved: JC DATA SOLUTIONS INC. (Unit 407)

Seconded: S. Piche (Unit 204)

All in favour. Motion Carried.

5. Presentation of Audited Financial Statements

P. Gagnon from Raymond Chabot Grant Thornton presented the Audited Financial Statements for the year ending July 31, 2025. She welcomed questions from owners.

No questions were forthcoming.

The auditor was thanked and excused from the meeting.

6. Appointment of the Auditor

Motion: To re-appoint Raymond Chabot Grant Thornton as auditor for the current fiscal year with compensation to be set by the Board of Directors in line with industry standards.

Moved by: S. Piche (Unit 204)

Seconded by: L. Huneault (Unit 1403)

All in favour. Motion Carried.

7. Board Report

P. Begin encouraged owners to review the written summary outlining the Corporation's accomplishments and upcoming projects, noting that it provided a helpful overview of the past year.

He advised that the Corporation remained financially sound, the Board continued to operate smoothly, and the community had strengthened its sense of connection.

He acknowledged the Newsletter Committee, noting the efforts of the two volunteers responsible for writing and translating the newsletter and thanked them for keeping the community well informed.

P. Begin recognized the contributions of approximately 50 volunteers in 2025, advising that their involvement greatly supported the Board and strengthened the community. He thanked all volunteers and expressed hope for continued participation in 2026.

He also acknowledged the Social Committee for organizing four successful events during the year, including a wine and cheese, a barbecue with live music, a pizza party, and a town hall meeting to discuss the budget and other matters.

Finally, P. Begin emphasized the Board's openness and transparency and encouraged owners to reach out with any questions or concerns. He thanked the community for a successful 2025 and expressed optimism for 2026.

8. Election of Directors

R. Escayola advised there was one (1) vacancy on the Board of Directors for a two (2) year term, one being an owner-occupied position.

C. Reynaert (Unit 104) put her name forward for nomination prior to the Annual General Meeting.

The floor was open for additional nominations, none were forthcoming.

Motion: To appoint C. Reynart to the Board of Directors by acclamation.

Moved by: S. Piche (Unit 204)

Seconded by: D. LeBlanc (Unit 902)

All in favour. Motion Carried.

9. General Discussion and Other Business

R. Escayola addressed the questions and comments that had been submitted by unit owners in the chat during the meeting.

N. Ouellette (Unit 305) asked whether any significant expenses were planned for the upcoming year beyond what was included in the approved budget. P. Begin advised that two Reserve Fund projects were being considered for 2026: refurbishment of the elevator cabs and flooring (estimated at approximately \$60,000 total), and the completion of the remaining pool tile replacement (cost and timing still under review and may not proceed in 2026). V. Sauvé (Property Management) advised that a new Reserve Fund Study was expected to take effect August 1, 2026, and may impact fees; it would be the first study with a site visit since first occupancy. He also noted that a Joint Use Agreement (JUA) reserve fund study was anticipated around the same time and that an insurance appraisal scheduled for September 2026 could affect future costs; impacts were unknown at this time.

D. LeBlanc (Unit 902) asked what work had recently been completed on the balconies. V. Sauvé (Property Management) advised that building-wide preventive balcony maintenance had been completed, including tightening components, replacing missing hardware, and addressing minor deficiencies. He noted most of the work was on penthouse balconies due to exposure and membrane repairs and confirmed balcony maintenance is ongoing and addressed through Reserve Fund planning.

S. Batista (Unit 109) asked whether spring balcony washing would be undertaken to remove salt/spray contamination from Highway 174. V. Sauvé (Property Management) advised this was not planned, as it was not considered practical.

N. Ouellette (Unit 305) asked whether residents had requested services through the volunteer initiative. P. Begin advised the “Neighbours Helping Neighbours” program had handled approximately 15–25 requests to date and noted it reduced contractor call-out costs.

Owners raised concerns regarding visitors from neighbouring buildings using the Corporation’s visitor parking. P. Begin advised the Board was aware and had implemented measures including signage, parking enforcement, and communication with neighbouring property management, and noted 13 tickets were issued in the previous month. He advised enforcement was limited by patrol capacity and cost and confirmed discussions with the neighbouring developer were ongoing.

N. Ouellette (Unit 305) asked whether another building would be using the Corporation’s only access lane. V. Sauvé (Property Management) advised neighbouring residents have a private garage entrance; however, management understood there may be plans for neighbouring visitors to use visitor parking, which could increase traffic using the existing garage ramp. He advised this would be raised with the developer and updates would follow.

S. Labrosse (Unit 103) asked whether the Corporation was sharing its garage entrance with another tower. V. Sauvé (Property Management) advised any shared use would relate to visitor access only (not resident access) and remained under discussion with the developer.

K. Cameron (Unit 310) asked whether there were outstanding issues to be resolved with the developer. P. Begin advised remaining deficiencies included repairs to rear aluminum components and damaged landscaping and noted a longer-term issue regarding relocation of garbage bins currently on the Corporation’s pad (requiring a new pad at the neighbouring building). He advised these matters were being addressed through Joint Use Management Agreement discussions.

S. Batista (Unit 109) asked whether residents would receive advance information regarding elevator refurbishment. K. Kuzak advised that once details were finalized with the supplier, an information session would be held to review scope, schedule, and impacts.

S. Labrosse (Unit 103) asked whether common expense fees would increase. R. Escayola advised current fees were reflected in the approved budget and it was too early to predict future increases, noting most expenses are non-discretionary (utilities, insurance, maintenance, management). P. Begin added that upcoming studies and the insurance appraisal were key unknowns and no determinations had been made.

F. Corriveau (Unit 310) asked about emergency access given the single roadway. V. Sauvé (Property Management) advised emergency egress is pedestrian-based, and vehicle evacuation is not anticipated. He also advised a secondary emergency-vehicle access was being contemplated for future planning, but no finalized details were available.

D. Cole (Unit 1405) raised concerns regarding speeding and failure to stop by vehicles entering/exiting a neighbouring tower. P. Begin advised additional stop signs had been installed and the issue continued to be raised with the neighbouring property manager. V. Sauvé (Property Management) advised speed bumps were not recommended due to maintenance/infrastructure concerns, and that signage and ongoing communication were the current mitigation measures.\

S. Batista (Unit 109) asked whether a hose could be installed on the west side of the building. The Board advised this would be complex due to the existing spigot being located within a private patio and requested the owner submit the request in writing for review.

S. Labrosse (Unit 103) asked whether a noise wall would be constructed between the property and the highway. The Board advised no information was available and this would fall under municipal jurisdiction.

JC Data Solutions (Unit 407) asked about a future pedestrian connection to the LRT. V. Sauvé (Property Management) advised City planning has identified provisions for a future pedestrian bridge, but timelines and access details were not yet confirmed.

S. Batista (Unit 109) asked whether neighbouring towers use the car wash on P2. P. Begin advised this was not believed to be the case and that neighbouring buildings have their own facilities.

No more questions were forthcoming.

12. Termination of Meeting

Motion: To terminate the 2026 Annual General Meeting of Owners.

Moved by: L. Huneault (Unit 1403)

Seconded by: D. Cole (Unit 1405)

All in favour. Motion Carried.

The meeting was terminated at 8:19 pm.