



# THE PARK BENCH

JUNE 2016

SPECIAL EDITION OF THE HUDSON PARK NEWSLETTER

## From the Editor's Desk

This is a special issue of *The Park Bench*, highlighting the upcoming Annual General Meeting of the owners of Hudson Park.

The meeting, which will take place this year on July 6, gives all owners the opportunity to hear first-hand from the corporation's Board of Directors.

It's a chance to get updated on the condo's financial state, to learn what's happened around the property over the past year, and to find out what the Board is hoping to achieve in the year ahead.

Most of all, it's a chance for you to exert your influence as an owner. You'll get to express your opinions, and to vote on a range of matters.

And perhaps one of the most important of those is the election of the next Board of Directors. With three of the five positions up for renewal, you are entitled—indeed, encouraged—to throw your hat into the ring.

But, even if you don't run, you should vote. That's basic "Democracy 101."

See you at the meeting! (And, if you can't make it in person, please complete and return your proxy forms.)



As always, *The Park Bench* welcomes your comments. Please e-mail us at

thehudsonparkbench@gmail.com

## HP Annual General Meeting called for July 6

With Hudson Park's 2016 AGM scheduled for June, The Park Bench asked **John Manwaring**, chair of the condo's Board of Directors, to share his views on the meeting and the issues.

### Q. What is the purpose of an AGM at a condo corporation, and why is it important for owners to attend?

**A.** An AGM is a formal meeting of owners that is required under the *Condominium Act*. An AGM must be held within six months of the corporation's fiscal year-end. A quorum of owners must be present, either in person or by proxy. (See sidebar next page).

The main purposes of an AGM are to present owners with the audited financial statements of the corporation, and to allow them to vote for directors. An AGM is also an opportunity for owners to ask questions of the Board, and to offer their input on future projects.

### Q. What are some of the topics that you expect will come up this year?

**A.** In addition to the required reporting on the financials, we will be reviewing the Board's main activities over the past year, such as the elevator-machine replacement, the greening of our lighting, and a number of maintenance activities that we undertook.

We'll also talk about future projects, including lobby refurbishing, landscaping upgrades, garage-floor membrane repairs, charging stations for electric vehicles, and emergency procedures.

### Q. Are there opportunities for dialogue with owners?

**A.** Definitely. We encourage people to get involved, to join our various committees, and to make constructive suggestions on how we can make our home a better place.

### Q. What kind of backgrounds would be useful for Board candidates?

**A.** The terms of three directors are up at this AGM, so there will be an election. (See sidebar next page). The incumbents are entitled to run again, and anyone else who is interested in joining the Board can submit their candidacy as well.

An effective Board is made up of people with varied backgrounds, expertise and outlooks. But the most important thing is that all members of a Board respect one another and work together toward the common good.

I think it's also important to underline that directors are not elected to represent their own particular interests, but rather the overall interests of the corporation.

Beyond that, we can always use people with knowledge of finance, record-keeping, project management, law, and building maintenance or engineering—to name just some of the contributions owners can make. Previous experience on a condo board is always useful.

**When and Where:** July 6 at 7 p.m. (registration at 6:30 p.m.) at St. Barnabas Church, 70 James Street (at Kent Street).

**Information Packages:** The AGM agenda, the minutes of last year's meeting and the financial statements will be sent to all owners two weeks before the meeting.

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## Quorum and Proxies

An AGM must have a **quorum** in order that its proceedings, including votes, be deemed legal. A quorum is defined as the minimum number of members of the corporation who must be represented at the meeting, either in person or by proxy. At Hudson Park, this means the owners of 59 units (25% of the total number of units in the corporation) must be present.

If you, as an owner, cannot attend the AGM in person, you can still be registered as present (and thus count towards quorum) by completing, signing and submitting a **proxy** form.

A proxy authorizes someone else, who is physically attending the meeting, to carry out your written wishes. In an election for Board directors, for instance, you have to choose your favoured candidates in advance; you *cannot* leave it to your proxy-holder to make that decision for you at the meeting.

Proxy forms are included in the AGM information package. The names of any candidates for the Board of Directors who have already declared their intention to run will be printed on the forms. You can, however, write in (and vote for) the names of other people you think or hope may be standing for election.

You can entrust your completed form to another owner attending the AGM, or to the property manager.

## Challenges and Opportunities

*Q and A with the Chair—continued from p.1*

And, of course, we encourage the involvement of traditionally under-represented groups, such as women, young people and new owners.

### Q. What's the job of director like?

**A.** This is a volunteer Board, so there's no pay. We meet once a month—unless there's a crisis or particular reason to call an extra meeting—and it is expected that directors share in the workload.

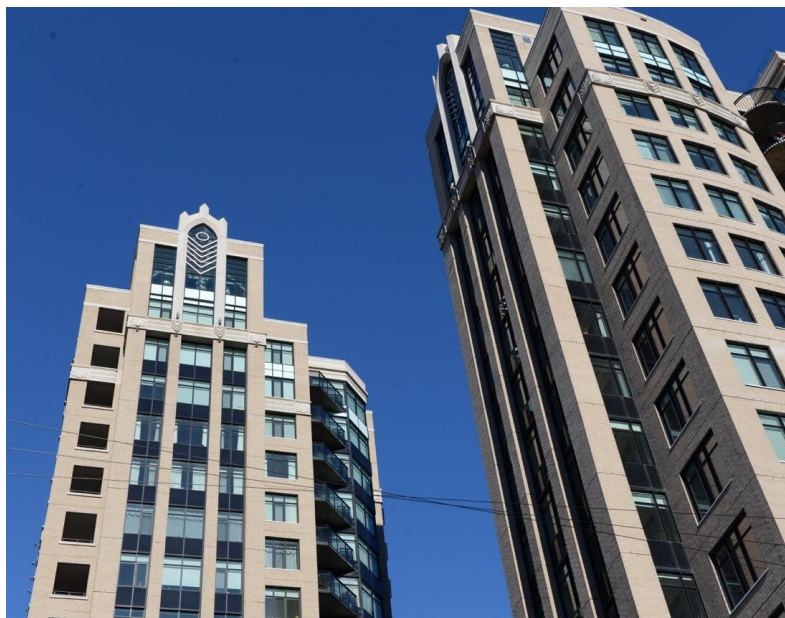
In addition, Board members take on responsibility for specific projects, which means they are the go-to person for contractors, the property manager, residents and so on. Most directors would probably spend another four or five hours a week on this supervisory work.

### Q. Do you have any final thoughts to share?

**A.** Hudson Park is a relatively young condo, in that it's less than a decade old. That means we continue to face growing pains, such as the unexpected challenge of the elevator-motor replacement.

As a Board, we're all still learning, and doing our best in an environment of considerable pressure. A large part of the pressure comes from the knowledge that, in this depressed condo resale market, we have to maintain the building in pristine condition, while at the same time controlling costs to owners. Realtors have called it one of the most desirable condos in Ottawa, but we have to continue to work hard to keep it that way.

Still, I think I speak for all directors when I say that serving on the Board is worth it. Hudson Park is our home, and it's gratifying to help make it a better place for ourselves and all our neighbours.



The **HP Board of Directors** consists of five members, each serving a term of two years. Directors may seek re-election at the end of their terms.

The terms of three directors will expire and be open for election at the 2016 AGM. Any resident or non-resident may stand for election to the Board. However, one of the positions (currently held by Michael Devoe) is set aside for election by resident owners only.

### Current Members

- John Manwaring, President, term expires 2016
- Rob Andras, Treasurer, term expires 2016
- Michael Devoe, Secretary, term expires 2017
- Jean-Claude Gavrel, Director, term expires 2016
- Lewellyn Fernandes, Director, term expires 2017

*The Park Bench* is produced by Hudson Park's Communications Committee. Contributors to this edition were Kate Andras, Michael Lee and Nicole Baer (editor), with distribution assistance by Michael Devoe. Back issues of all HP newsletters are archived in paper format and are available in both lounges. We can be reached by e-mail at [thehudsonparkbench@gmail.com](mailto:thehudsonparkbench@gmail.com)