



Lom Nava Housing Co-operative Inc.

## General Members' Meeting

of Lom Nava Housing Co-operative Inc.

Held Monday October 28, 2013 at 7:00 p.m.

in the Community Room

5955 Glen Erin Drive, Mississauga, Ontario L5M 5N9

<b>Directors Present:</b>	Phillip Gray Benna Oghojafor Abdighani Ali Gordene Stewart	President Vice President Treasurer Director
<b>Absent with Regrets:</b>	Warsame Warsame Denise Murdock	Director Corporate Secretary
<b>Staff:</b>	Heidi Ingravalle	Precision Property Management
<b>Guests:</b>	Scott Piatkowski Judy Shaw	Chairperson, PHCHF CHFC

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<b>TOTAL MEMBERSHIP PRESENT</b>	<b>47</b>
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<b>TOTAL MEMBERSHIP AS OF October 28, 2013</b>	<b>116</b>
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**1. Meeting Called to Order**

P. Gray called the meeting to order at 7:06 pm.

**2. Appointment of Chair**

P. Gray called for a motion to appoint the Chairperson.

**Motion** "to appoint Scott Piatkowski, PHCHF as chairperson"

**M/S/C P. Goulding (#63)/M. Santos (#15) Abstention none**

**3. Approval of Agenda of October 28, 2013**

**Motion** "to approve the Agenda of October 28, 2013 as presented."

**M/S/C S. Czechowski (#16)/S. Hryzulak (#34) Abstention none**

**4. Member Petition to remove the current Board of Directors**

S. Piatkowski explained to the membership that this meeting was called by members who requisitioned a petition to remove the current Board of Directors. At this time the floor was opened up to the members for discussion.

S. Czechowsk mentioned that the current Board isn't working for the community.

B. Oghojafor spoke on behalf of the Board and mentioned that the Laugh Learn and Play program was put together for the sole purpose of the community and brining the members together. There is a lot of effort and time put into this program by the Board members and other volunteers of the community. B. Oghojafor also

commented that there has been a great increase in interest and participation from the children in the community. This program is a great asset to the community and is getting better as it goes along.

A member mentioned that this community isn't safe and things need to change. At this time A. Ali spoke on behalf of the Board and responded that the Board has been looking into improving safety in the Co-op as well as unit improvements. A. Ali also reminded the membership that this is a volunteer position and the Board does not get any handouts or benefits more than any other member of the Co-operative.

S. Hryzulak questioned why there were so many cancelled Board meetings when there were members scheduled by the Board to meet with them.

P. Gray responded that one of the meetings was cancelled because of Ramadan, and out of respect to the Board members who participate there was no meeting held. The Board did inform the Property Manager of Board meeting cancellations, and that it was the responsibility of the office to inform the members accordingly.

K. Spence inquired as to the specific reasoning as to why Caroline Carty Property Manager was let go.

P. Gray responded on behalf of the Board that there were several issues happening in the office. Arrears were a big problem that the Board is dealing with now. Often information was withheld from the Board regarding arrears and other Co-op matters and there was dishonesty from the office. There were financial blunders, including two cheques in the amount of \$33,000 dated the same day to one company. This was a major error, and the reason it didn't go through was because the bank caught it as NSF. There were double standards regarding repayment to members when they overpaid their housing charges. Instead of a member receiving a letter from the office informing them of a credit on their account, a cheque was issued to them for the credit amount. There was also corruption, conspiracy and favoritism coming from the office. As part of Precision Property Management's duties, they are supposed to conduct yearly reviews of the office staff and present it to the Board; however this was never adhered to. Because of all of these issues, the Board lost trust in the office staff and Management.

After some more discussion, a silent vote was conducted. G. Stewart, S. Piatkowski and S. Hryzulak counted the votes. The results were presented to the Membership; the motion to dissolve the current Board of Directors was defeated in a 26 – 15 vote. The current Board of Directors will stay on.

**Motion** "to destroy the ballots after ten (10) days."

**M/S/C G. Stewart (#2)/ K. Hubbard (#61)**

**Abstention none**

**7. Date of Next Annual General Members Meeting**

The date for the Annual General Members meeting has been scheduled for November 27, 2013.

**8. Motion to adjourn the October 28, 2013 General Members Meeting**

**Motion** "to adjourn the October 28, 2013 General Members Meeting at 9:15 pm"

**M/S/C K. Hubbard (#61)/P. Hubbard (#61)**

Signed This \_\_\_\_\_ Day of \_\_\_\_\_, 2013

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Phillip Gray, President

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Benna Ogbojafor, Vice-President

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Heidi Ingravalle, Interim Property Co-ordinator