

Revised

**West Lorne Heritage Homes**  
**154 Munroe Street, West Lorne N0L 2P0**  
**519-768-3474**

**Board of Directors Meeting - January 23, 2023**

**Directors Present: Robert White, Cidalia Coelho, Marg Varga, Diane Nestor**

**Absent: Richard Latham, Taraesa Tellier, Gwen McLain**

**Property Manager: Patty Reid**

1. Approval of Agenda with adjustment to the Financial Reports. Motion: Marg, Second: Cidalia. All in Favour: Carried.
2. Approval of Minutes of Meeting November 28, 2022: Motion, Diane. Seconded. Marg. All in Favour: Carried
3. Declaration of Conflict of Interest: Yes – Tenant Board Reps to leave during New Business; Rent Increases for 2023
4. –Correspondence:
  - 1/ Property Assessment for 2023 from MPAC. Same as 2016; no increase (1,264,000)
  - 2/ multi-residential apartments not qualify for property tax rebates
  - 3/ Ford Keast Audit Shield for \$423.75; HUB and HH to split. Motion to accept invoice and pay; Cidalia, Second: Diane  
All in Favour: Carried
5. Business Arising from the Minutes: NIL

**Reports:**

6. **HUB** - *Received* Repairs should be done on front door. The fob used is not working. Patty suggested K & K cut keys instead. Ventri wanted \$3,000 not including electrical. Send them a thank you but we no longer need them for the repair. Patty to send.
7. **Heritage Homes Report:**  
Rent receipts will be going out for Income Tax purposes shortly.
8. **Heritage Homes Tenants:** No reports at this time as per Marg Varga
9. **Financial Reports:** October Updated, November and December 2022;  
Motion: Cidalia, Second: Marg. Carried
10. **Committee Reports:** Richard and Taraesa currently in Toronto at conference and hoping to meet and discuss with officials in regards to future build  
Still waiting on reports from municipality in regard to drainage system  
Andy Kroeker from Health Centre would like to be included in meeting/tour with MPP
11. **New Business** – Discussion for Rent Increases following guidelines for 2023  
Rents will be increasing the 2.5% allowed by Government standards as follows:  
1 Bedroom from \$592.00 to \$606.00  
2 Bedroom from \$741.00 to \$759.00
12. **Future Meetings:** April 24, June 26, Sept 25, Oct 23 (AGM and Board Meeting) November 27
13. **Adjournment of Meeting:** Motion: Cidalia, Second: Diane, All in Favour:  
Carried

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