



Dale Village, Inc.

4901 S.W. 27th Court • Pembroke Park, Florida 33023

(954) 987-9471

e-mail : dalevillage@hotmail.com • www.dalevillage.info

MINUTES OF THE MEETING FOR THE 2026 BUDGET

On December 18, 2025, at 7:00 PM, the directors of Dale Village, Inc. met in a regular meeting.

Present in person: **Mr. Jacques Perron (in person)**
 Mr. Yvan Gendron (in person)
 Mr. Alain Hébert (via Zoom)
 Mr. Christian Gamache (via Zoom)
 Mr. Luc Bergeron (via Zoom)
 Ms. Nancy Paré (via Zoom)

Absent: **Mr. Serge St-Laurent (excused absence)**

Mr. Jacques Perron chaired the meeting.

1. Opening of the meeting

Upon motion by Luc Bergeron and seconded by Alain Hébert, Jacques Perron opened the meeting.

2. Attendance

The board, having a quorum of its members present, was able to deliberate.

3. Approval of the minutes of the last meeting on December 2, 2025

Proposed by Luc Bergeron and seconded by Yves Gendron and unanimously adopted, to approve the minutes of December 2, 2025.

4. Proof of posting

According to the rules, the notice was sent by email to all owners and posted on the bulletin board.

5. 2026 Budget

Mr. Perron reviewed the 2026 budget, a document of which each resident received a copy 14 days before the meeting.

Mr. Perron referred to the highlights included in the document. Explanations for the most significant variations were discussed.

Mr. Perron drew the members' attention to the impact of the decrease in parking and rental income, and the cost borne by the depreciation of fixed assets (\$86,625) and the allocation to the reserve fund (\$86,625), which results from the increase in fixed assets following the renovation projects.

Finally, the common fees will be increased by 6.42%, which is very reasonable. The total amount for each resident will be an average of \$2,952, excluding special assessments. Mr. Yvan Gendron, head of facilities management, provided details on the nature of the maintenance work.

Mr. Perron presented a detailed report on the accumulated reserves in the contingency fund. He specified that a reassessment of the fund's adequacy will be conducted in 2027 to better reflect the replacement of all fixed assets. The amounts accumulated for some assets are low.

6. Miscellaneous

No topics were added.

7. Adjournment of the meeting

It was moved by Yvan Gendron and seconded by Luc Bergeron to adjourn the meeting.