

**ANNUAL GENERAL MEETING**

**Monday, March 10, 2025**

**14 ROYAL AVENUE EAST – BCS 1676**

**LOCATION:**

Amenity Room  
14 Royal Avenue East  
New Westminster, B.C.

**STRATA COUNCIL  
2024/2025**

**PRESIDENT**

Sherry Baker - #106

**SECRETARY**

Christine Rowlands - #411

**AT LARGE**

Dustin Brisebois - #101

Nick Shears - #511

Twyla Smith - #316

Mike Henrey - #103

Nick Bakalos - #415

**For contact information  
and minutes please visit:**

[www.14victoriahill.com](http://www.14victoriahill.com)

**IMPORTANT INFORMATION** Please have this translated

**重要資料** 請找人為你翻譯

**RENSEIGNEMENTS IMPORTANTS** Prière de les faire traduire

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

**INFORMACIÓN IMPORTANTE** Busque alguien que le traduzca

**알려드립니다** 이것을 번역해 주십시오

**CHỈ DẪN QUAN TRỌNG** Xin nhờ người dịch hộ

**ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ** ਕਿਰਪਾ ਕਰਕੇ ਵਿਸ਼ੇ ਵੇਲੇ ਇਸ ਦਾ ਉਲੰਘਾ ਕਰਵਾਓ

**1. CALL TO ORDER**

The AGM was officially called to order at 6:30 p.m.

**2. CALLING OF THE ROLL, CERTIFICATION OF PROXIES  
AND ESTABLISHING A QUORUM**

In accordance with the Strata Property Act, Section 56, all proxies were certified. Section 48.2 of the Act requires that a quorum consisting of one-third of the Owners in good standing, be present either in person or by proxy for the meeting to proceed. Of 72 strata lots, 72 were in good standing. One-third of 72 is 24. There were 29 participants registered in person and 8 proxy forms received by the 6:30 p.m. start time, and therefore a quorum was established. (One person joined during the meeting and two proxy forms were delivered, bringing the total number to 40.)

**3. PROOF OF NOTICE**

Section 45 of the Strata Property Act states the Strata Corporation must give at least two weeks' notice of an Annual General Meeting, specifying the date, time, place, and nature of the business. Section 61(3) states that notices given by mail, left with an adult occupant or put under the door, etc. are deemed to have been given 4 days after delivery. Notices for this AGM were delivered or mailed to each Owner's last-known address on February 11, 2025, in accordance with the timeframe set out in the Act. The meeting notice contained the agenda, the president's report, a copy of the insurance summary, year-end financial statements to January 31, 2025, the proposed 2025/2026 budget, proposed new strata fee schedules, contents of resolutions A to C to be voted on, a list of strata council members for election, and a proxy voting form.

**4. ADOPTION OF THE AGENDA**

Before adopting the agenda, Sherry Baker noted that a mistake was made in the strata fee

schedule on the existing fee column. These amounts were incorrect, meaning that the proposed strata fee increase would be about 2%, not 3% as stated. The proposed fee was printed correctly. A motion was called to vote on whether to continue the meeting (SL23) and seconded (SL71). The vote was unanimous to move forward.

The agenda in the meeting package was thus reviewed, and motioned by SL44 and seconded by SL71 to vote, and approved unanimously by show of hands.

## **5. ADOPTION OF THE MINUTES OF THE PREVIOUS AGM HELD FEBRUARY 26, 2024**

With no corrections it was moved by SL25 and seconded by SL23 to vote on approving the minutes of the last AGM, posted online at [www.14victoriahill.com](http://www.14victoriahill.com). The minutes were approved by a unanimous show of hands.

## **6. PRESIDENT'S REPORT**

The full text of the president's report was included in the AGM meeting package. Sherry Baker highlighted a few items, including thanking council members and the many volunteers who help to make the building run smoothly, including recycling, snow removal, security patrol, watering shrubs and more. There was a call for more volunteers to help with security patrols (about a half-hour 1 night per week).

She also thanked everyone for their patience during the roofing project and for helping each other during the flood restoration process. Upcoming work was also highlighted, including exterior building washing and wooden fence repairs.

## **7. ANNUAL REPORT ON INSURANCE**

The HUB building insurance summary included in the package was briefly highlighted. Residents should note the deductible has increased up to \$100,000 (due to the flooding event). It is strongly recommended to take a copy of the building insurance summary with you when renewing or buying your condo insurance to ensure you have the right strata deductible coverage, as well as adequate coverage for alternate living expenses. A copy of the insurance coverage summary can also be found on the Documents page of [www.14victoriahill.com](http://www.14victoriahill.com).

## **8. FINANCIAL REPORT**

The yearly balance sheet and comparative income statement (revenue and liabilities to January 31, 2025) and budget for 2025/2026 were presented. The CRF currently has about \$285,000 in it, which is healthy considering the roof replacement project this year. We also had good income from the interest on our GICs and from the amenity/guest suite rentals.

Some particular expenses this year included replacing the computer and accounting software in the strata office, web hosting and domain name registration (paid in advance for 10 years), the insurance deductible of \$25,000, and replacing the FOB computer and software. As well, electricity and utilities (sewer/water) continue to increase.

The financial statements to January 31 show a deficit of \$14,868.88, but by the end of the March 31 fiscal year, this should break even.

## 9. VOTE ON PROPOSED 2025/2026 OPERATING BUDGET

The proposed budget for 2025/2026 includes a 2% strata fee increase (as outlined in error in the AGM meeting package discussed at beginning of the meeting).

It was moved (SL58) and seconded (SL25) to vote on the 2025/2026 budget and strata fee increase, which must be approved by at least a 3/4 margin.

Voting results:

- In favour: 37
- Opposed: 1
- Abstained: 2

The 2025/2026 budget and strata fees were approved and will go into effect April 1, 2025.

## 10. VOTE ON RESOLUTION “A”

A discussion and vote was called on the following resolution:

**BE IT RESOLVED, BY A ¾ VOTE RESOLUTION THAT:**

The Owners, Strata Corporation BCS 1676, waive the obligation to update the Depreciation Report as required by section 94(2) of the *Strata Property Act* and that such decision shall be reviewed at the next annual general meeting.

Our depreciation report was completed in 2015 and is reviewed regularly to see if there are replacement items coming up. Owners may review the document online at [www.14victoriahill.com](http://www.14victoriahill.com). It was noted by SL45 that regulations may have changed recently about whether we can continue to defer the reports. There were also questions about whether the flood damage/restoration changed the structure of the building, thus necessitating a new report. SL23 has worked in this field and commented that he believes we can still defer. Council will look into the current rules from the province, and if necessary, put a depreciation report update (as well as electrical planning report (ERP), which is also required) into next year's budget.

It was moved (SL58) and seconded (SL64) to vote on waiving the depreciation report.

Voting results:

- In favour: 39
- Opposed: 0
- Abstained: 1

Resolution “A” on waiving the depreciation report for 2025 was approved.

## 11. VOTE ON RESOLUTION “B”

A discussion and vote was called on the following resolution:

**BE IT HEREBY RESOLVED, BY A ¾ VOTE RESOLUTION THAT:**

The Owners, Strata Corporation BCS 1676, APPROVE the loan of up to \$130,000 from the CRF for the purposes of paying the Strata's insurance premium, with the loan to be repaid over the upcoming fiscal year.

It was noted that this is essential loaning ourselves money from the CRF to pay for the large cost of the insurance premium and helps us avoid financing costs.

It was moved (SL58) and seconded (SL64) to vote on the CRF loan for insurance.

Voting results:

- In favour: 40
- Opposed: 0
- Abstained: 0

Resolution “B” on the CRF loan for insurance was approved.

## **12. VOTE ON RESOLUTION “C”**

A discussion and vote was called on the following resolution:

**BE IT HEREBY RESOLVED, BY A  $\frac{3}{4}$  VOTE RESOLUTION THAT:**

The Owners, Strata Corporation BCS 1676, APPROVE the change of the security system to allow entry into the building by use of cell phone and/or telephone land lines.

The intercom system is currently in need of repairs, and we have had requests over the years to upgrade to allow access by cellphone (instead of just landlines or plugged-in phones). This would also make it easier to allow guests in while you’re in the amenity room, for example. The extra cost for this upgrade is estimated to be about \$3,000–\$4,000 and would be covered in the repairs and maintenance budget.

Voting results:

- In favour: 40
- Opposed: 0
- Abstained: 0

Resolution “C” was approved, and we will proceed to get quotes on this work and hopefully complete this work in the next few months.

## **13. ELECTION OF STRATA COUNCIL MEMBERS**

The term of office of a council member ends at the end of the AGM at which a replacement is elected, and those whose term as council member are ending are eligible for re-election.

All seven current council members were willing to stand again: Sherry Baker, Christine Rowlands, Nick Bakalos, Dustin Brisebois, Nicholas Shears, Mike Henrey, and Twyla Smith. A form for additional nominations was included in the meeting package, and nominations were asked for from the floor three times. As no volunteers stepped forward or were nominated on the proxy forms, the council stands by acclamation for 2025/2026.

## 14. GENERAL DISCUSSION

Topics for discussion from the floor included:

- Requests to fix the light fixtures and a crack on the ceiling on the fifth floor. Council will get a quote.
- Rodents observed on some patios and requests for additional pest control measures.
- Wiring for EV charging in parking spots – council notes this costs about \$1,200 for installation by Nightingale Electric (which includes the Tech Safety BC fees) + \$25/month for electricity.
- Additional question about electricity capacity for heat pumps, cooling etc. – council noted we will have to get an ERP done in the next year or two, plus there is a sump pump in Victoria Hill that currently uses electricity from our building, which is capacity that should become available to us when this is eventually disconnected in future.
- Security: Please notify council if you see doors being propped open, so we can review cameras and look into who is doing this. Please also wait for the parking gates to close when coming into the garages.
- People are going too fast in the parking lots and on the ramp, please mind your speed (5-10K max).
- There is a pipe cracked in the car wash area on P2. Nick B. noted that when he had a leaking pipe fixed above his parking stall nearby, this one did not seem to be leaking.
- It was noted that “cold air” in hallways. Council noted that this was from ventilation, and also that we keep the temperature minimal in the hallways to help save energy costs.
- There was a draw for two “door prizes” each consisting of a one-night amenity room or guest suite rental.

## 15. TERMINATION OF MEETING

The 2025 Strata BCS 1676 annual general meeting was officially adjourned at 7:44 p.m.

Submitted by Christine Rowlands

Please be advised you should retain copies of Council and General Meeting Minutes for a period of two years. They are available at [www.14victoriahill.com](http://www.14victoriahill.com).

There will be a charge for copies.