

**STRATA CORPORATION N.W. 2912
MAYFAIR GARDENS**

**ANNUAL GENERAL MEETING
JULY 29, 2021**

Strata Council President, Frank Del Bove Orlandi (#18), called the meeting to order at 7:01 p.m.

(a) Certify proxies and corporate representatives and issue voting cards

Strata Lot Owners Present:	20
Strata Lot Owners Represented by Proxy:	<u>9</u>
Total Number of Strata Lots Represented:	29

Present from G.C. Management: Bill and June Muxlow.

(b) Determine that there is a quorum

A quorum of the thirty-six (36) strata lots eligible to vote under Sections 53 to 58 of the *Strata Property Act* would be one third (1/3); twelve (12) in accordance with Section 48 Subsection (2) (a) of the *Strata Property Act*. A quorum was achieved.

(c) Elect a person to chair the meeting, if necessary

Electing a person to chair the meeting was not required, per Strata Corporation Bylaw 25.1, as the Strata Council President, Frank Del Bove Orlandi (#18), was in attendance and willing to chair the meeting.

Strata Council President's Opening Remarks

Strata Council President, Frank Del Bove Orlandi (#18), welcomed the strata lot owners to the Annual General Meeting and thanked all for attending. A "Presidents Message" was prepared by Frank Del Bove Orlandi (#18) and copies provided for strata lot owner. (copy attached).

Strata Council President, Frank Del Bove Orlandi (#18), requested June Muxlow of G.C. Management carry out the business affairs of the Annual General Meeting.

(d) Present to the meeting proof of notice of meeting or waiver of notice

The thirty-six (36) strata lot owners received the Notice of Meeting, hand-delivered to the strata lots on Monday, July 12, 2021, seventeen (17) days in advance.

Butler (#30) moved to file Proof of Notice and declare the Annual General Meeting official to proceed with the business at hand.
Seconded by Hatt (#36). All in Favour. **MOTION CARRIED.**

(e) Approve the agenda

The agenda for the Annual General Meeting, as provided in the Notice of Meeting,

was reviewed by the strata lot owners. The item "First Floor Ceiling" was included under section (k) of the agenda and the item "New Items from the Floor" was included under section (l) of the agenda.

Nasichuk (#34) moved to approve the agenda for the July 29, 2021 Annual General Meeting as amended. Seconded by Galandy (#29).
Twenty-eight (28) in Favour. One (1) Opposed. **MOTION CARRIED.**

(f) Approve minutes from the last annual or special general meeting

The minutes of the July 22, 2020 Annual General Meeting, included as pages 2, 3, 4, and 5 of the Notice of Meeting, were reviewed by the strata lot owners.

McIntosh (#19) moved to adopt the minutes of the July 22, 2020 Annual General Meeting as written. Seconded by Zutter (#10).
Twenty-eight (28) in Favour. One (1) Opposed. **MOTION CARRIED.**

The minutes of the March 5, 2021 Special General Meeting, included as page 6 of the Notice of Meeting, were reviewed by the strata lot owners.

Davies (#15) moved to adopt the minutes of the March 5, 2021 Special General Meeting as written. Seconded by Zutter (#10).
Twenty-eight (28) in Favour. One (1) Opposed. **MOTION CARRIED.**

(g) Deal with unfinished business

The Strata Council felt there was no unfinished business to address at this time.

(h) Receive reports of council activities and decisions since the previous annual general meeting, including reports of committees, if the meeting is an annual general meeting

A "Re-Piping NW2912" summary/overview was prepared by Frank Del Bove Orlandi (#18) and copies provided for strata lot owner. Refer to Strata Corporation website under the "RE-PIPE" section for this information.

Approve the April 30, 2021 Financial Statement

The Financial Statements ending April 30, 2021, included as pages 7 and 8 of the Notice of Meeting, was reviewed by the strata lot owners.

Nelson (#26) moved to receive the Strata Corporation Financial Statements ending April 30, 2021 as presented in the Notice of Meeting.
Seconded by Nordgren (#1).
Twenty-eight (28) in Favour. One (1) Opposed. **MOTION CARRIED.**

Special Resolution #1

The April 30, 2021 operating year deficit, in the amount of \$5,560.41, was discussed by the strata lot owners. The Special Resolution proposed the operating deficit be drawn from the Strata Corporations' previous years surplus of \$25,315.20. This will provide an operating surplus of \$19,754.79 at the beginning of the 2021/2022 operating year.

BE IT RESOLVED by a $\frac{3}{4}$ vote of THE OWNERS, STRATA PLAN NW 2912 (the "Strata Corporation") that pursuant to s. 97 of the Act that the Strata Corporation approve an expenditure of \$5,560.41 from the Strata Corporation Previous Years Surplus (Retained Earnings) for the purpose of balancing the 2020/2021 operating year shortfall.

Moved by Kroguletz (#32). Seconded by McIntosh (#19).
Twenty-seven (27) in Favour. Two (2) Opposed. Zero (0) Abstentions.
MOTION CARRIED.

Of the twenty-nine (29) strata lots that voted on Special Resolution #1, a seventy-five percent (75%) achievement vote would require twenty-two (22) votes in favour of the motion.

(i) Ratify any new rules made by the strata corporation under section 125 of the Act

There were no new rules adopted by the Strata Council to be ratified at this time.

(j) Report on insurance coverage in accordance with section 154 of the Act, if the meeting is an annual general meeting

The current insurance policy with *Schill Insurance Brokers Ltd.*, expiring on April 1, 2022 was included as pages 10, 11 and 12 of the Notice of Meeting.

The strata lot owners were recommended to review the current insurance policy to ensure they have sufficient coverage to address the insurance claim deductibles as noted. All Risk (\$10,000.00), Water Damage (\$50,000.00), Sewer Backup (\$50,000.00), Flood (\$50,000.00) and Earthquake Damage (10%).
Special notation was made of the "Insurance" expense category in the "Notes to the Budget" provided on pages 15 and 16 of the Notice of Meeting. Strata lot owners are reminded to review their personal insurance contents policy to ensure they have sufficient "Contingent Liability Coverage" to address any insurance claim deductibles and/or insurable damage charged to their strata lot.

(k) Approve the budget for the coming year in accordance with section 103 of the Act, if the meeting is an annual general meeting

The proposed budget for the May 1, 2021 to April 30, 2022 operating year was included as page 13 in the Notice of Meeting. The proposed "balanced" budget reflects "NO INCREASE" in the monthly strata fees for the new operating year.

Notes to the proposed budget were provided on pages 14, 15, 16 and 17 and the "Unit Entitlement" calculations were provided on pages 18 and 19 of the Notice of Meeting. An owner noted the thirty-six (36) strata lots do not have gas fireplaces, accordingly page 14 of the "Notes to the Proposed Budget" will be corrected.

Nasichuk (#34) moved to adopt the May 1, 2021 to April 30, 2022 operating budget, as presented in the Notice of Meeting.
Seconded by Quinn (#20).
Twenty-one (21) in Favour. Seven (7) Opposed. One (1) Abstention.
MOTION CARRIED.

First Floor Ceiling

Strata Council President, Frank Del Bove Orlandi (#18), opened discussion regarding the current pipe leaks in the first floor hallway. The possibility of removing all the existing drywall on the ceiling of the first floor hallway, replacing all the water pipe unions and replacing the ceiling drywall with finished texture was presented to the strata lot owners for their direction. The determination was to repair the pipe leaks, as required, and reinstall the drywall on the ceiling to only maintain proper fire separation with no completed texturing to be done at this time. The strata lot owners felt more research would be required to proceed with a complete re-piping.

(l) Deal with new business, including any matters about which notice has been given under section 45 of the Act

New Items from the Floor

Galandy (#29) noted three (3) items of concern consisting of the following:

1. The strata lot owners' access to the workshop.
2. The installation of window wells on the exterior of the building.
3. The updating of the flooring in the entrance lobby of the building.

The new Strata Council will research the three (3) concerns noted during the 2021/2022 operating year.

(m) Elect a council, if the meeting is an annual general meeting

The floor was open for nominations of strata lot owners to serve on the 2021/2022 Strata Council:

Nordgren (#1) nominated Frank Del Bove Orlandi (#18), who accepted the nomination.
Del Bove Orlandi (#18) nominated Dora Davies (#15), who accepted the nomination.
Levert (#33) nominated April Butler (#30), who accepted the nomination.
Ruley (#4) nominated Lisa Del Bove Orlandi (#8), who accepted the nomination, by proxy.
Del Bove Orlandi (#18) nominated Kimberlee Reeves (#21), who accepted the nomination.

Galandy (#29) moved Strata Council nominations cease.

Seconded by Quinn (#20). All in Favour. **MOTION CARRIED.**

Nasichuk (#34) moved the five (5) strata lot owners prepared to accept a nomination form the Strata Council for the 2021/2022 operating year, by acclamation.
Seconded by Hamming (#35).

Twenty-seven (27) in Favour. One (1) Opposed. **MOTION CARRIED.**

(n) Terminate the meeting

Strata Council President, Frank Del Bove Orlandi (#18), adjourned the July 29, 2021 Annual General Meeting at 9:15 p.m.

Presidents Message

Owners,

I want to say a few words concerning these last twelve months.

We can all agree that COVID has affected all our lives somehow during this time, with restrictions to meet, socialize, be with family and travel. I want to thank all of you, the residents, that followed the guidelines set out by Doctor Henry to make our strata community safe.

Maintaining our building during COVID has been a challenge. Scheduling repairs have taken longer than expected in some cases. I want to give a big thank you to all the service people (and so should you, when you see them) for coming out and helping us during this period.

As you all know, we ended our relationship with Campbell Strata Management because of their lack of professionalism and inability to provide the services we required. And starting May 1st, 2021, we started using G.C. Management for strata services, so let us all welcome them to our strata.

This year we updated our depreciation report and I am glad to report the building is holding up well for its age. Some areas will need attention soon, and in some cases, with a substantial cost attached. Everyone is aware of our plumbing issues by the holes in the hallway ceilings. These are related to the rubber seals between an attachment point of two sets of pipes called unions and not due to any copper pipe having corrosion. In fact, over the last five years, we can attribute only four (4) cases directly to pinhole leaks and corrosion. To be proactive, we requested and received quotes to replace or re-line the copper pipes in the building. You can view or download the depreciation report or the quotes for the pipe replacement from our website, NW2912.CA, under the "FILES" section.

As a community, if we prioritize, plan, and fund wisely, we can continue to have a building that many outsiders say is well cared for.

As you are all aware, on May 7th, 2021, we had a break-in by someone possibly using a FOB. When we investigated, we found that i) our old FOB system was attached to our new garage door opener ii) there were eight (8) FOBs either lost missing or stolen along with a number of building keys. All of which, were never reported to the council or the management company.

Since then, we have collected all the old FOBs, keys, garage door remotes and other keys in your possession and had them destroyed. We disabled every FOB not associated with an owner and supplied everyone with two new building keys.

I want to remind owner's it is your responsibility to report a missing FOB or key to the strata; it's a simple thing to do to keep our owners and building safe and secure.

Finally, I'd everyone to take a moment to remember those owners we lost this past year and to welcome the new neighbours to our building.

Thank you for your time, Frank