

NW2912 “MAYFAIR GARDENS” SPECIAL GENERAL MEETING NOTICE AUGUST 21, 2024 at 6:30 PM

July 30, 2024

Mayfair Gardens Owners:

Please find enclosed the notice for the Special General Meeting, to be held Wednesday, August 21, 2024, at 6:30 pm. This meeting will be held in the amenity room. ***Please note that sign-in will be between 6:10PM and 6:25PM.*** Please arrive early so the meeting can start on time.

The purpose of this Special General Meeting is to address the following items:

- 1) Adoption of the minutes from the Annual General Meeting held on June 26, 2024
- 2) To approve the installation of a new boiler system, and a Special Levy (see attached)

We encourage all Owners to attend this Special General Meeting, as this will be each Owners opportunity to vote on this resolution. If you are unable to attend, please complete the proxy form attached to ensure your vote counts.

To conduct business at this Special General Meeting, at least one-third (33%) of the persons entitled to vote must be present in person or by proxy. Please have a copy of the SGM Notice with you at the meeting so you can follow along.

Sincerely,

HOMELIFE ADVANTAGE REALTY LTD.



Maxine Campbell - Licensed Strata Manager

**SPECIAL GENERAL MEETING
STRATA CORPORATION NW2912 “MAYFAIR GARDENS”
AUGUST 21, 2024**

SIGN IN FROM 6:10 PM – 6:25 PM

MEETING STARTS AT 6:30pm

33401 MAYFAIR AVENUE, ABBOTSFORD BC – IN THE AMENITY ROOM

AGENDA

1. Call to Order
2. Certify Proxies, Corporate Representatives and issue voting cards
3. Determine a Quorum
4. Elect a person to Chair the meeting, if necessary
5. Present Proof of Notice or Waiver of Notice
6. Approval of the Agenda
7. Approval of Minutes of the Annual General Meeting held June 26, 2024 (Please read the previous distributed minutes prior to the meeting as they are not attached.)
8. New Business
- 8.1 Approval of the Resolution #1 – Boiler Replacement.

a. Life expectancy of system – based on Saxon’s experience 20 plus years with regular maintenance.

b. Install during this summer, dependent on us accepting quote and getting ownership approval.

c. Deposit at signing approximately 25-50% as parts and equipment are about \$70,000.

d. Project will take 4-6 weeks, we can expect 2-3 days with no hot water and then temp hot water tank will be installed for duration of project

e. All permits will be applied for through Saxon and are included in quote

f. Saxon will monitor for rebates that may become available in the next while and will assist in the application, etc. Saxon believes that there is a possibility of new rebates in the not too distant future.

g. Based on the meeting with Saxon, the Strata Council (Elaine, was not in attendance) voted unanimously to move ahead with this project pending approval by owners at AGM.

Based on our meeting on May 31, 2024 with Saxon the calculated the costs based on a 6 - week rental of hot water tank quoted price \$137,500.00 plus GST 6,875.00=\$144,375.00

*Temporary hot water connection and set up \$3,000.00 plus rental for temp hot water tank
(42 days x \$95.00/day) 3,990.00 (estimate) plus GST 340.50 = \$ 7,339.50*

Total cost for Boiler Replacement

\$151,714.50

Several months have been spent obtaining quotations for the boiler replacement, including discussing the possibility of using an engineer to provide specifications for the boiler replacement. The cost of having an engineer assist with this project was approximately \$12,000.00. The strata council reviewed this information carefully and decided this was an added expense, to this project, and that with the confidence and information provided by Saxon Mechanical, they could move forward with the project.

Be It Resolved by a $\frac{3}{4}$ vote of the Owners of Strata Corporation NWS 2912, Mayfair Gardens, represented in person or by proxy that \$100,000.00 be withdrawn from the Contingency Reserve Fund and the remaining balance of \$51,714.50 be raised by way of a Special Levy, based on unit entitlement. The Special Levy is due and payable upon passing but for the convenience of the owners, it must be paid in full by October 1, 2024.

There will be no extensions allowed for payment and interest and late fees may be charged.

9. Termination of the Meeting.

"Mayfair Gardens" Special Levy Boiler Replacement				
Unit	Strata Lot	Unit Entitlement	Unit Entitlement %	Total Resolution1 Boiler eplacement
101	1	105	0.027985075	\$ 1,447.23
102	2	105	0.027985075	\$ 1,447.23
103	3	99	0.026385928	\$ 1,364.54
104	4	98	0.026119403	\$ 1,350.75
105	5	111	0.029584222	\$ 1,529.93
106	6	121	0.032249467	\$ 1,667.77
107	7	93	0.02478678	\$ 1,281.84
108	8	108	0.028784648	\$ 1,488.58
109	9	98	0.026119403	\$ 1,350.75
110	10	93	0.02478678	\$ 1,281.84
111	11	94	0.025053305	\$ 1,295.62
112	12	105	0.027985075	\$ 1,447.23
201	13	117	0.031183369	\$ 1,612.63
202	14	105	0.027985075	\$ 1,447.23
203	15	99	0.026385928	\$ 1,364.54
204	16	98	0.026119403	\$ 1,350.75
205	17	111	0.029584222	\$ 1,529.93
206	18	121	0.032249467	\$ 1,667.77
207	19	93	0.02478678	\$ 1,281.84
208	20	108	0.028784648	\$ 1,488.58
209	21	98	0.026119403	\$ 1,350.75
210	22	93	0.02478678	\$ 1,281.84
211	23	94	0.025053305	\$ 1,295.62
212	24	124	0.033049041	\$ 1,709.11
301	25	117	0.031183369	\$ 1,612.63
302	26	105	0.027985075	\$ 1,447.23
303	27	99	0.026385928	\$ 1,364.54
304	28	98	0.026119403	\$ 1,350.75
305	29	111	0.029584222	\$ 1,529.93
306	30	121	0.032249467	\$ 1,667.77
307	31	93	0.02478678	\$ 1,281.84
308	32	108	0.028784648	\$ 1,488.58
309	33	98	0.026119403	\$ 1,350.75
310	34	93	0.02478678	\$ 1,281.84
311	35	94	0.025053305	\$ 1,295.62
312	36	124	0.033049041	\$ 1,709.11
TOTAL		3752		\$ 51,714.50

STRATA CORPORATION NW2912 - "MAYFAIR GARDENS"
AUGUST 21, 2024

STRATA PLAN NW2912 "MAYFAIR GARDENS"
SPECIAL GENERAL MEETING – AUGUST 21, 2024

Proxy Form

This proxy allows Owners who cannot attend to ask someone else to vote on their behalf.

- *The proxy can be given to a representative of the Owner's choice.*
- *The proxy is an agreement between the proxy giver and the proxy holder. Please have a discussion with the proxy holder on how you wish them to vote. The Strata Council nor the Strata Agent will be responsible for how the proxy holder votes.*
- *All proxies will be certified at the beginning of the meeting so please bring them with you.*

This proxy shall constitute the person attending by proxy to meet quorum requirements for a meeting.

I/We,

_____, the
owner(s)/tenant(s)/mortgagee of strata lot _____, **Unit #** _____,
appoint _____ **Unit #** _____, to act as my
proxy at the **Special General Meeting for Strata Plan NW2912,**
to be held on **August 21, 2024.**

**PLEASE SIGN – unsigned proxies are NOT valid and will NOT be
counted.**

Signature of Owner:

Date: _____