

July 31, 2020

TO ALL OWNERS OF MAYFAIR GARDENS – NW 2912

Please find attached the minutes of the Annual General Meeting held Wednesday, July 22, 2020, the Strata Corporation's insurance policy summary, the approved budget and strata fee schedule, and the minutes of the strata council meeting held immediately after. Please take the insurance cover page to your homeowner's insurance provider to ensure that you have sufficient coverage for the deductibles, including the 15% earthquake deductible (**That may be from \$31,974.95 to \$42,633.26 per Unit, based on Unit Entitlement**) and the increase in the appraised value of the property.

STRATA FEES

The proposed operating budget was approved by the Owners at the Annual General Meeting. An increase in strata fees was approved for the 2020-2021 fiscal year. **The increase is retroactive to May 1, 2020.**

If you are on the preauthorized payment program, your regular payments will continue to be withdrawn automatically from your bank account on the first day of every month. The increased strata fees will be withdrawn from your account on September 1, 2021, **along with retroactive strata fees for May, June, July, and August 2020.**

If you pay your strata fees by post-dated cheque kindly provide post-dated cheques up to April 1, 2020. Please be sure to include the increase for the months of May, June, July, and August 2020 onto your September 1, 2020. Cheques are made payable to "**Strata Corporation NW 2912.**"

STRATA COUNCIL

The following owners were elected as your Strata Council for the 2020/2021 term:

Unit 206	Frank Del Bove Orlandi	President	604-613-1940
Unit 101	Linda Nordgren	Vice-President	778-908-1970
Unit 108	Lisa Del Bove Orlandi	Treasurer	604-309-6612
Unit 203	Dora Davies	Secretary	778-856-1406
Unit 207	Connie McIntosh	Member at Large	778-779-1375
Unit 110	Terri Zutter	Member at Large	250-427-0702

STRATA MANAGEMENT

Your strata management services are provided by **Campbell Strata Management Ltd, located at:**

306 – 2777 Gladwin Road Abbotsford, BC V2T 4V1

Tel: 604-743-0003 Fax: 604-864-0480 After Hours Emergencies: 604-807-4671

When reporting an afterhours emergency, please specify that Art's Drywall Restoration must be dispatched to deal with any water losses.

Web: campbellstrata.com; email albana@campbellstrata.com

Office hours: Monday to Friday 9:00 a.m. to 4:30 p.m.

If you have any questions regarding your Strata Corporation, please feel free to contact your strata manager Albana Sulaj at our office. We look forward to working with you throughout the year and thank you for your continuing support!

**STRATA CORPORATION NW 2912 – MAYFAIR GARDENS
THE MINUTES OF THE ANNUAL GENERAL MEETING
HELD WEDNESDAY, JULY 22, 2020 AT 6:30 P.M. VIA ZOOM
33401 MAYFAIR AVENUE, ABBOTSFORD, B.C.**

1.0 CALL TO ORDER

The meeting was called to order by President Frank Del Bove Orlandi at 6:42 p.m.

2.0 CALLING OF ROLL/CERTIFICATION OF PROXIES AND CORPORATE REPRESENTATIVES AND ISSUING A VOTING CARD FOR EACH STRATA LOT REPRESENTED AT THE MEETING

Let the records show that there were twenty-five (25) Strata Lots represented at the meeting, five (5) in person and twenty (20) by proxy.

3.0 DETERMINE QUORUM

A quorum being twelve (12), the meeting was declared competent to proceed.

4.0 ELECTION OF CHAIRPERSON

As the strata council President, Frank Del Bove Orlandi, was in attendance the election of a chairperson was not required.

It was moved by Strata Lot 1 and seconded by Strata Lot 10 that Albana Sulaj of Campbell Strata Management Ltd., conduct the business of the meeting. **CARRIED; all votes in favour.**

5.0 PRESENTATION TO THE MEETING OF “PROOF OF NOTICE OF MEETING” OR “WAIVER OF NOTICE”

It was moved by Strata Lot 18 and seconded by Strata Lot 10 that proper notice of the meeting had been provided as required by the Strata Property Act. **CARRIED; all votes in favour.**

6.0 ADOPTION OF AGENDA

It was moved by Strata Lot 19 and seconded by Strata Lot 36 that the agenda be accepted as presented. **CARRIED; all votes in favour.**

7.0 ADOPTION OF THE MINUTES OF THE ANNUAL GENERAL MEETING HELD JUNE 7, 2019

It was moved by Strata Lot 18 and seconded by Strata Lot 36 that the minutes of the Annual General Meeting of June 7, 2019 be adopted as presented. **CARRIED; all votes in favour.**

8.0 PRESIDENT’S REPORT

There was no report.

9.0 REPORT ON INSURANCE COVERAGE IN ACCORDANCE WITH SECTION 154 OF THE ACT

As required by Section 154 of the Strata Property Act, all owners have been provided with a copy of the insurance cover note.

Albana Sulaj of Campbell Strata Management Ltd. reviewed the insurance coverage and advised that HUB Coastal Insurance policy provides replacement cost up to the appraisal value of \$8,600,000.00.

It was noted that the Strata Corporation's earthquake damage deductible is 15% of the **\$8,600,000 appraised value for insurance purposes**. All the owners based on Unit Entitlement would share in the payment of this deductible. Through your homeowner's insurance policy, additional coverage may be obtained to cover your portion of the 15% earthquake damage deductible (**that may be from \$31,974.95 to \$42,633.26 per Unit, based on Unit Entitlement**), referred to as Special Assessment Insurance.

Additional deductible insurance coverage may also be obtained through your homeowner's insurance policy. An example being, your bathtub overflows and causes water damage at a total cost of \$55,000.00. The Strata Corporation's insurance policy has a \$50,000.00 water damage deductible that you are responsible for paying. By obtaining additional coverage through your homeowner's insurance you would pay the deductible on your insurance policy and your insurer in turn would pay the Strata Corporation's deductible.

All owners are urged to obtain personal insurance coverage for all deductibles on the Strata Corporation's policy through their contents insurer.

The strata manager also advised that the Strata Corporation's insurance does not cover betterments in a unit such as upgrades to tile from carpet or upgrades to other original "equipment and finishes." Betterment coverage may be obtained through your homeowner's insurance. All owners were encouraged to record any betterments in their unit so that if an emergency occurs, the insurance company will cover betterments over the replacement cost of what was originally installed at today's replacement cost.

Albana Sulaj of Campbell Strata Management Ltd. also advised that in the event of a loss, should the total resulting costs not exceed the Strata Corporation's deductible, the Strata Corporation has no duty to make repairs to any affected Strata Lots. Pursuant to the Strata Corporation's Bylaws and Strata Property Act Sections 72 and 149, repairs to Strata Lots in this situation are the Owners' responsibility, which could possibly be covered through their homeowner's policy.

It was moved by Strata Lot 19 and seconded by Strata Lot 10 that, as required the report on insurance coverage was discussed in detail. **CARRIED; all votes in favour.**

A copy of the Strata Corporations Insurance Cover Page is included in these minutes.

An Owner arrived. Let the records show that there were twenty-five (25) Strata Lots represented at the meeting, six (6) in person, and nineteen (19) by proxy.

10.0 ADOPTION OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED APRIL 30, 2020

Albana Sulaj of Campbell Strata Management Ltd. reviewed the financial statements for the year ended April 30, 2020.

It was moved by Strata Lot 18 and seconded by Strata Lot 1 that the financial statements for the year ended April 30, 2020 be accepted as presented. **CARRIED; with twenty-four (24) votes in favor, and one (1) opposed.**

11.0 ADOPTION OF THE PROPOSED OPERATING BUDGET FOR THE YEAR ENDING APRIL 30, 2021

Albana Sulaj of Campbell Strata Management Ltd. reviewed the proposed operating budget for the 2020/2021 fiscal year. It was noted that there is an increase in strata fees in the amount of 8.01%.

It was moved by Strata Lot 8 and seconded by Strata Lot 1 that the proposed operating budget for the year ending April 30, 2021 be approved as presented. **CARRIED with twenty-two (22) votes in favor and three (3) opposed.**

12.0 ¾ VOTE RESOLUTION #1 – DEPRECIATION REPORT UPDATE

It was moved by Strata Lot 18 and seconded by Strata Lot 36 that **BE IT RESOLVED** by a ¾ Vote of the Owners of Strata Corporation NW 2912, present at the meeting, in person or by proxy, that the Strata Corporation opt out of the requirement to complete a Depreciation Report in accordance with Section 94 (3)(a) of the Strata Property Act.

The motion was **DEFEATED, with sixteen (16) votes in favor and nine (9) opposed.**

13.0 MAJORITY VOTE RESOLUTION #2 – DEPRECIATION REPORT FUNDING

It was moved by Strata Lot 19 and seconded by Strata Lot 36 that **BE IT RESOLVED** by a majority Vote of the Owners of Strata Corporation NW 2912, present at the meeting, in person or by proxy, that an amount not to exceed \$5,000.00 (five thousand dollars) be approved to be withdrawn from the Contingency Reserve Fund for the purpose of completing the Depreciation Report Update. Any unused funds will be transferred back to the Contingency Reserve Fund upon completion of the Depreciation Report Update.

The motion was **CARRIED, with fifteen (15) votes in favor, six (6) opposed, and four (4) abstention.**

14.0 ¾ VOTE RESOLUTION #3 – BYLAW ADDITION

It was moved by Strata Lot 10 and seconded by Strata Lot 8 that **BE IT RESOLVED** by a ¾ Vote of the eligible voters of Strata Corporation NW 2912 present at the meeting, or represented by proxy, that Bylaw 3. (3) be amended as follows:

3. Use of property

(1) ...

(2) ...

~~(3) All dogs or cats or uncaged animals be restricted entirely, however, all existing pets would be grandfathered until the pet moves or dies (BB0987022, AGM June 5, 2008)~~

(3) Pets and animals

- a) An owner or visitor must not keep any pets on a strata lot or common property or on land that is a common asset except in accordance with these bylaws.
- b) An owner may keep:
 - I. One dog or one cat,
 - II. The dog must be less than twenty (20) pounds and no dog considered to be a “vicious breed” shall be permitted which includes all pit-bulls.
- c) An owner must apply to the council for permission to keep a pet (a “Permitted Pet”) before having the pet reside on a strata lot (or the passage of this bylaw). The owner should provide, in writing, the name of the pet, breed, colour and markings, together with the name, strata lot number and telephone number of the pet owner.
- d) An owner that wishes to have a visitor pet for longer than two (2) days within a month must request permission from the strata council. The visitor pet must comply with requirements of bylaw 3. (3) a), b), d), e), f), g), h), and i), except the one of weight of 20 pounds.

- e) An owner or visitor must ensure that all animals are on leash (leashes cannot exceed six feet in length) or in a carrier when on common or limited common property or on land that is a common asset and are **never left unattended.**
- f) An owner must not keep a pet which is a nuisance on a strata lot, common property or on land that is a common asset. If an owner has a pet which is not a Permitted Pet or if, in the opinion of council, the Permitted Pet is a nuisance or has caused or is causing unreasonable interference with the use and enjoyment by residents or visitors of a strata lot, common property or common assets, the council may (after careful review) order such pet to be removed permanently from the strata lot, the common property or common asset or all of them.
- g) An owner whose pet or visitor's pet contravenes bylaw 3. (3) f) may be subject to an immediate injunction application and the owner of the strata lot will be responsible for all expenses incurred by the strata corporation to obtain the injunction, including legal costs.
- h) Owners must ensure that their own or their visitor's pet is kept quiet, controlled, and clean. Any excrement on common property or on land that is a common asset must be immediately disposed of by the owner of the strata lot.
- i) An owner shall be responsible for all damages done to the common property by their own or their visitor pet or animal, and must assume all liability, regardless of whether the owner had knowledge, notice or forewarning of the likelihood of such action. The cost of repairs shall be charged to the account of the owner of the strata lot.
- j) An owner or visitor must not feed birds, rodents or other wild animals from any strata lot, limited common property, common property or land that is a common asset. No bird feeders of any kind are permitted to be kept on balconies, strata lots, common property or land that is a common asset. Residents, however, are permitted to use hummingbird feeders.

The motion was **DEFEATED; with thirteen (13) votes in favor, eleven (11) votes opposed, and one (1) abstention.**

15.0 ELECTION OF STRATA COUNCIL

The following Owners were nominated to serve on the strata council for the 2020/2021 term:

Frank Del Bove Orlandi	Connie McIntosh	Terri Zutter
Linda Nordgren	Lisa Del Bove Orlandi	Dora Davies

It was moved by Strata Lot 8 and seconded by Strata Lot 18 that the above-named owners be declared elected. **CARRIED.**

15.0 TERMINATION OF MEETING

The meeting terminated at 8:06 p.m. on the call of the Chair.

THIS POLICY CONTAINS A CLAUSE WHICH MAY LIMIT THE AMOUNT PAYABLE

Policy No. CNW2912

Summary of Coverage

Named Insured:	The Owners of NW 2912 Mayfair Gardens
Additional Insured(s):	Campbell Strata Management Ltd.
Mailing Address:	c/o Campbell Strata Management Ltd., 306 - 2777 Gladwin Road, Abbotsford, BC V2T 4V1
Location Address(es):	33401 Mayfair Avenue, Abbotsford BC V2S 6Z2
Policy Period:	April 1, 2020 to April 1, 2021 12:01 a.m. Standard Time
Loss Payable to:	The Insured or Order in Accordance with the Condominium Property Act
Insurers:	As Per List of Participating Insurers Attached.

Insuring Agreements	Deductibles	Limit
PROPERTY COVERAGES		
All Property, All Risks, Stated Amount Co Insurance	\$25,000	\$8,600,000
Additional Living Expenses	Included	\$1,000,000
Water Damage	\$50,000	Included
Backup of Sewers, Sumps, Septic Tanks or Drains	\$50,000	Included
Earthquake Damage	15% Minimum \$250,000	Included
Flood Damage	\$50,000	Included
Key and Lock Replacement	Nil	\$50,000
BLANKET EXTERIOR GLASS INSURANCE		
Residential	\$ 100	Blanket
Commercial	\$ 250	Blanket
COMMERCIAL GENERAL LIABILITY		
Each Occurrence Limit	\$ 500	\$10,000,000
Coverage A - Bodily Injury & Property Damage Liability - <i>Per Occurrence</i>	\$ 500	\$10,000,000
Products & Completed Operations - <i>Aggregate</i>		\$10,000,000
Coverage B - Personal Injury Liability - <i>Per Occurrence</i>	\$ 500	\$10,000,000
Non-Owned Automobile - SPF #6 - <i>Per Occurrence</i>		\$10,000,000
CONDO DIRECTORS & OFFICERS LIABILITY		
Cyber Security and Privacy Liability	Nil	\$2,000,000
ENVIRONMENTAL LIABILITY POLICY / POLLUTION LEGAL LIABILITY		
Limit of Liability – Each Incident, Coverages A-G	\$10,000 Retention	\$1,000,000
Limit of Liability – Each Incident, Coverage H	5 Day Waiting Period	\$250,000
Aggregate Limit		\$1,000,000
VOLUNTEER ACCIDENT INSURANCE COVERAGE STR (08/17)		
Personal Accident Limit - Maximum Benefit - Lesser of \$350,000 or 7.5x Annual Salary		\$350,000
Weekly Accident Indemnity - Lesser of \$750 or 75% of Gross Weekly Earnings (52 weeks)	8 day Waiting Period	
Accident Expenses - various up to \$15,000 (see policy wording) Dental Expense - \$5,000		\$10,000,000
Program Aggregate Limit		
COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION		
Employee Dishonesty	Nil	\$30,000
Broad Form Money & Securities	Nil	\$30,000
EQUIPMENT BREAKDOWN		
I Standard Comprehensive Plus, Replacement Cost	\$1,000	\$8,600,000
II Consequential Damage, 90% Co-Insurance	\$1,000	\$25,000
III Extra Expense	24 Hour Waiting Period	\$250,000
IV Ordinary Payroll – 90 Days	24 Hour Waiting Period	\$100,000
PRIVACY BREACH SERVICES		
	Nil	\$50,000
TERRORISM		
	\$ 500	\$500,000

This is a generalized summary of coverage for quick reference. In all cases the terms and conditions of the policy in effect are the determining documents

Other Services and Service Providers

PLATINUM LEGAL SERVICES RETAINER – CLARK WILSON LLP

Legal advice and exclusive benefits. See Contract for details.

Limits: \$1,000,000/Legal Proceeding \$1,500,000 Aggregate

Fee: 100% Retained

Retained

March 27, 2020 - E&OE

STRATA CORPORATION NW 2912 - MAYFAIR GARDENS
BALANCE SHEET
FOR THE YEAR ENDED APRIL 30, 2020 WITH APRIL 30, 2019 COMPARISON
(Unaudited)

<u>ASSETS</u>		
CURRENT ASSETS:		
TD - Operating	\$ 16,188.93	\$ 16,177.39
TD - Contingency Reserve Fund	142,052.88	95,571.34
TD - Roofing Fund	-	21,762.11
Prepaid Insurance	33,813.08	19,790.83
Petty Cash	350.00	350.00
Accounts Receivable	1,124.28	629.32
Prepaid - Abby Locksmith	-	78.40
Prepaid Security Expense	94.50	141.75
Total Current Assets	\$ 193,623.67	\$ 154,501.14
<u>LIABILITIES AND EQUITY</u>		
CURRENT LIABILITIES:		
Accounts Payable	\$ 4,956.01	\$ 9,268.79
Accrued Liability - Water/Sewer	1,166.66	1,333.34
Funds Held - Appraisal	-	469.50
Insurance Premium Payable	37,237.00	257.81
Funds held for Security Camera	-	547.20
Funds Held - Roofing Project	-	21,762.11
Funds Held - Social Fund	112.90	-
Total Current Liabilities	\$ 43,472.57	\$ 33,638.75
EQUITY:		
Contingency Reserve Fund	\$ 142,052.88	\$ 95,571.34
Retained Earnings	25,291.05	26,171.47
Net Income	(17,192.83)	(880.42)
Total Equity	\$ 150,151.10	\$ 120,862.39
TOTAL LIABILITIES AND EQUITY	\$ 193,623.67	\$ 154,501.14

CONTINGENCY RESERVE FUND 2019/2020 PERFORMANCE
AND 2020/2021 PROJECTIONS

Opening Balance May 1, 2019	\$ 95,571.34
2019/2020 Contributions	32,253.72
Interest Earned	2,591.61
Less: Expense - Transfer to Gutter/Fascia Repl.	(18,000.00)
Add: From Gutter/Fascia Repl.	7,017.00
Add: From Security Camera	547.20
Add: From Funds Held Computers	257.81
Add: From Roofing	21,814.20
Closing Balance April 30, 2020	\$ 142,052.88
Proposed Contributions 2020/2021	# 25,000.00
Projected Closing Balance April 30, 2021	\$ 167,052.88

STRATA CORPORATION NW 2912
MAYFAIR GARDENS
STATEMENT OF OPERATIONS AND APPROVED 2020/2021 OPERATING BUDGET
(unaudited)

	APPROVED OPERATING BUDGET 2020/2021	ACTUAL YEAR APRIL 30, 2020	APPROVED OPERATING BUDGET 2019/2020
REVENUE			
Strata Fees	\$ 178,153.50	\$ 164,947.32	\$ 164,947.62
Other Income	100.00	100.00	\$ 215.00
Interest Earned - Operating	900.00	830.07	\$ 900.00
Forward from Retained Earnings	10,806.50	-	\$ -
Late/Bylaw Fines	-	44.10	\$ -
TOTAL REVENUE	\$ 189,960.00	\$ 165,921.49	\$ 166,062.62
GENERAL EXPENDITURES			
Insurance	\$ 36,887.00	\$ 24,329.75	\$ 22,353.00
Legal Retainer	350.00	350.00	\$ 350.00
Insurance Appraisal	300.00	291.75	\$ 250.00
Strata Management	10,395.00	9,371.28	\$ 9,371.25
Administration	1,000.00	1,019.34	\$ 1,400.00
Professional Fees - Audit	473.00	472.50	\$ 475.00
Bank Charges	300.00	441.90	\$ 320.00
Tax Filing	289.00	288.75	\$ 289.00
Non Profit Org Tax Return Filing	131.00	-	\$ 131.00
Registration Fees	115.00	115.39	\$ 120.00
Deficit Recovery	17,192.83	-	\$ -
Total General Expenditures	\$ 67,432.83	\$ 36,680.66	\$ 35,059.25
BUILDING EXPENDITURES			
Building Maintenance	\$ 28,743.17	\$ 47,072.68	\$ 17,720.00
Elevator Maintenance	3,500.00	3,307.80	\$ 3,200.00
Janitorial	5,400.00	5,131.62	\$ 6,000.00
Fire Equipment	2,000.00	1,275.75	\$ 3,000.00
Emergency Lighting Pack	-	-	\$ 2,000.00
Garage Door - Battery Pack	-	3,945.90	\$ 4,000.00
Garage Door Expense	500.00	272.65	\$ 1,239.90
Perimeter Drainage	-	1,848.00	\$ 4,000.00
Deck, Windows & Skylights Cleaning	2,810.00	-	\$ 2,810.00
Carpet Cleaning	3,000.00	-	\$ 1,500.00
Gutter Cleaning	2,000.00	-	\$ 1,500.00
Supplies	200.00	3.30	\$ 350.00
Security Monitoring	940.00	987.41	\$ 1,150.00
Total Building Expenditures	\$ 49,093.17	\$ 63,845.11	\$ 48,469.90
GROUNDS EXPENDITURES			
Landscaping	\$ 11,684.00	\$ 10,710.00	\$ 10,080.00
Landscaping Improvements	1,000.00	4,980.00	\$ 3,000.00

	APPROVED OPERATING BUDGET 2020/2021	ACTUAL YEAR APRIL 30, 2020	APPROVED OPERATING BUDGET 2019/2020
REVENUE			
Snow Removal	2,000.00	2,018.00	\$ 2,500.00
Total Grounds Expenditures	\$ 14,684.00	\$ 17,708.00	\$ 15,580.00
UTILITY EXPENDITURES			
Electricity	\$ 7,050.00	\$ 6,702.06	\$ 7,500.00
Natural Gas	18,000.00	17,621.98	\$ 17,500.00
Water & Sewer Expenses	6,000.00	5,873.41	\$ 7,000.00
Refuse Removal, Recycling & Organics	2,700.00	2,429.38	\$ 2,700.00
Total Utility Expenditures	\$ 33,750.00	\$ 32,626.83	\$ 34,700.00
TOTAL EXPENSES	\$ 164,960.00	\$ 150,860.60	\$ 133,809.15
GROSS SURPLUS	25,000.00	15,060.89	32,253.47
LESS: CONTINGENCY ALLOWANCE	25,000.00	32,253.72	32,253.47
NET INCOME	(0.00)	(17,192.83)	-

STRATA CORPORATION NW 2912 - MAYFAIR GARDENS
APPROVED STRATA FEES FOR THE 2019/2020 FISCAL YEAR
AND APPROVED 2020/2021 STRATA FEES

Strata Lot	Unit	U.E.	2019/2020 Strata Fees	Approved Increase	Approved Strata Fees 2020/2021	Approved Op. Contribution	Approved CRF Cont.
1	101	105	\$ 384.67	\$ 30.80	\$ 415.47	\$ 357.17	\$ 58.30
2	102	105	384.67	30.80	415.47	357.17	58.30
3	103	99	362.69	29.04	391.73	336.76	54.97
4	104	98	359.03	28.74	387.77	333.36	54.42
5	105	111	406.65	32.56	439.21	377.58	61.63
6	106	121	443.29	35.49	478.78	411.59	67.19
7	107	93	340.71	27.28	367.99	316.35	51.64
8	108	108	395.66	31.68	427.34	367.37	59.97
9	109	98	359.03	28.74	387.77	333.36	54.42
10	110	93	340.71	27.28	367.99	316.35	51.64
11	111	94	344.37	27.57	371.94	319.75	52.19
12	112	105	384.67	30.80	415.47	357.17	58.30
13	201	117	428.64	34.32	462.95	397.99	64.97
14	202	105	384.67	30.80	415.47	357.17	58.30
15	203	99	362.69	29.04	391.73	336.76	54.97
16	204	98	359.03	28.74	387.77	333.36	54.42
17	205	111	406.65	32.56	439.21	377.58	61.63
18	206	121	443.29	35.49	478.78	411.59	67.19
19	207	93	340.71	27.28	367.99	316.35	51.64
20	208	108	395.66	31.68	427.34	367.37	59.97
21	209	98	359.03	28.74	387.77	333.36	54.42
22	210	93	340.71	27.28	367.99	316.35	51.64
23	211	94	344.37	27.57	371.94	319.75	52.19
24	212	124	454.28	36.37	490.65	421.80	68.85
25	301	117	428.64	34.32	462.95	397.99	64.97
26	302	105	384.67	30.80	415.47	357.17	58.30
27	303	99	362.69	29.04	391.73	336.76	54.97
28	304	98	359.03	28.74	387.77	333.36	54.42
29	305	111	406.65	32.56	439.21	377.58	61.63
30	306	121	443.29	35.49	478.78	411.59	67.19
31	307	93	340.71	27.28	367.99	316.35	51.64
32	308	108	395.66	31.68	427.34	367.37	59.97
33	309	98	359.03	28.74	387.77	333.36	54.42
34	310	93	340.71	27.28	367.99	316.35	51.64
35	311	94	344.37	27.57	371.94	319.75	52.19
36	312	124	454.28	36.37	490.65	421.80	68.85
TOTAL		3752	\$ 13,745.64	\$ 1,100.49	\$ 14,846.13	\$ 12,762.79	\$ 2,083.33
ANNUAL TOTAL			\$ 164,947.62	\$ 13,205.88	\$ 178,153.50	\$ 153,153.50	\$ 25,000.00

**STRATA CORPORATION NW 2912 – MAYFAIR GARDENS
33401 MAYFAIR AVENUE, ABBOTSFORD, BC
THE MINUTES OF THE STRATA COUNCIL MEETING
HELD IMMEDIATELY AFTER THE ANNUAL GENERAL MEETING
WEDNESDAY, JULY 22, 2020, VIA ZOOM**

PRESENT:

Unit 206	Frank Del Bove Orlandi	President	604-613-1940
Unit 101	Linda Nordgren	Vice-President	778-908-1970
Unit 108	Lisa Del Bove Orlandi	Treasurer	604-309-6612
Unit 207	Connie McIntosh	Member at Large	778-779-1375
Unit 110	Terri Zutter	Member at Large	250-427-0702

REGRETS:

Unit 203	Dora Davies	Secretary	778-856-1406
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ALSO, IN ATTENDANCE: Albana Sulaj of Campbell Strata Management Ltd.

1.0 CALL TO ORDER

The meeting was called to order at 8:07 p.m.

2.0 ELECTION OF THE COUNCIL

It was moved by Connie McIntosh and seconded by Linda Nordgren that the strata council members hold the following offices and areas of responsibility:

Unit 206	Frank Del Bove Orlandi	President
Unit 101	Linda Nordgren	Vice-President
Unit 108	Lisa Del Bove Orlandi	Treasurer
Unit 207	Connie McIntosh	Member at Large
Unit 110	Terri Zutter	Member at Large
Unit 203	Dora Davies	Secretary

This motion was **CARRIED.**

3.0 DATE OF THE NEXT MEETING

The next Strata Council meeting will be held Wednesday, August 26, 2020 at 10 a.m.

4.0 TERMINATION OF MEETING

The meeting was terminated at 8:33 p.m. on the call of the President.

Notice: Albana Sulaj will be on holiday from August 2, 2020 through September 3, 2020. Emails will be monitored daily and remains the preferred method of contact. Response time may be delayed, but we endeavor to provide a response within 72 hours.

For any items requiring urgent attention or emergencies during regular office hours, please contact our office at 604-864-0380 and a staff member will be able to assist you.

For after-hours emergencies, please contact 604-807-4671.

NW2912 STRATA REMINDER

**A reminder to all Owners of 33401 Mayfair Avenue, please call/write/email to
Campbell Strata Management with request for repairs and maintenance.**

**Campbell Strata Management Limited
306 – 2777 Gladwin Road
Abbotsford, BC, V2T 4V1**

Tel: 604-743-0003

Fax: 604-864-0480

Website: www.campbellstrata.com

After Hours Emergency: 604-807-4671

NW2912 STRATA REMINDER

Online information concerning the Covid-19 is available at the "NW2912.CA" website. Select the “red bar” at the top of the webpage and you will be taken to documents provided by the federal government that explains the COVID-19 virus, what to do, and how to reduce the spread of the virus. These documents can be downloaded and save or printed out.