



HOMELIFE
ADVANTAGE
REALTY LIMITED

NOTICE OF THE SPECIAL GENERAL MEETING

TO: OWNERS OF MAYFAIR GARDENS – NWS 2912

DATE: Thursday April 10, 2025

TIME: Registration 4:45 PM; 5:00 PM CALL TO ORDER

PLACE: Amenity Room

Dear Owners:

On **Thursday April 10, 2025**, the Special General Meeting of the Owners of **Mayfair Gardens, Strata Plan NWS 2912**, will be held in person at the Amenity room. The request for a Special General meeting is a result of a petition of the owners. Enclosed are the Agenda, the Minutes from the last Special Meeting, the Resolutions, and a proxy voting form.

In order to conduct business at this Annual General Meeting and according to Sect. 48.2(a) of the Strata Property Act at least one-third of the persons entitled to vote must be present in person or by proxy, which for your property is 14 owners. Should owners wish to submit a proxy for this meeting, kindly use the form enclosed with this notice indicating who will be exercising your vote. Please note that your proxy holder must be in attendance at the meeting in order to exercise your vote. Absentee or mail-in ballots are not permitted. An instrument appointing a proxy shall be in writing under the hand of his appointer or his attorney. There is one vote per strata lot.

We look forward to seeing you on **Thursday April 10, 2025**. In the meantime, if you have any questions about the meeting, please do not hesitate to contact the Strata Manager at (604) 858-7368.

Sincerely,

Maxine Campbell
Strata Property Manager
HOMELIFE ADVANTAGE REALTY
PROPERTY MANAGEMENT DIVISION
Agent for the Owners of Strata Plan **NWS 2912**

**SPECIAL GENERAL MEETING
STRATA CORPORATION NWS 2912 – MAYFAIR GARDENS
APRIL 10, 2025 AT 5:00 P. M.**

AGENDA

- 1. REGISTRATION 4:45 PM; CALL TO ORDER 5:00 PM**
- 2. CALLING THE ROLL AND CERTIFYING OF PROXIES**
- 3. DETERMINE QUORUM**
- 4. ELECT CHAIRPERSON (if necessary)**
- 5. FILING PROOF OF NOTICE OF MEETING**
- 6. APPROVE THE AGENDA**
- 7. ADOPTION OF THE MINUTES FROM THE SPECIAL GENERAL MEETING HELD
AUGUST 21, 2024**
- 8. RESOLUTIONS**
 - 1. Remove Age Restriction – see attached**
 - 2. Remove Existing No pet Bylaw and replace with the attached.**
- 9. DISCUSSION**
- 10. TERMINATION OF MEETING**

**SPECIAL GENERAL MEETING
STRATA CORPORATION NWS 2912 – MAYFAIR GARDENS
APRIL 10, 2025 AT 5:00 P. M.**

The following Resolutions have been provided to me.

They are not enforceable in the manner provided, and could not be voted upon. The Resolutions need to be properly worded, which they are not and they require the Bylaw number of which they would replace. Signatures of those signing the petition, should be written below the resolutions so that the Strata Corporations knows this is what the petitioners agreed.

However, your Strata Council does not wish to waste the owner's time by holding a meeting at which the business of the meeting cannot be voted on; due to the manner in which it was presented.

The Strata Council has instructed the Strata Manager to write a proper resolution so this matter can be voted on.

Resolution 1 – Remove Age Restriction:

Be It Resolved by a $\frac{3}{4}$ vote of the Owners of Strata Corporation NWS 2912, represented in person or by proxy at the meeting to provide their vote (Yes, No, Abstain) on the removal of Bylaw 38.1 (a), and replace with that attached.

Resolution 2 – Removal of the Pet Bylaw

Be It Resolved by a $\frac{3}{4}$ vote of the Owners of Strata Corporation NWS 2912, represented in person or by proxy at the meeting to provide their vote (Yes, No, Abstain) on the removal of Bylaw 34.3 (c) and (d) and replace with that attached.

From: A B <canuckno1fan@hotmail.com>

Sent: Sunday, March 9, 2025 1:09 PM

To: Maxine Campbell <mcampbell@advantagepm.ca>; canuckno1fan@hotmail.com

Subject: Fw: NW 2912 - Mayfair Gardens - Petitions for Request for SGM for Pet Bylaw & Age Restriction

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#) | [Report](#)

Hi Owners,

I wanted to provide an update to everyone regarding the two bylaw changes we discussed in the Town Hall Meeting.

We had enough signatures to move forward to hold an SGM to put to vote the two bylaw changes.

According to Maxine Campbell we needed to provide the resolution to each bylaw. I have forwarded those resolutions to Maxine and she has approved them. We do not need to have the petitions resigned. Below are the resolutions:

et dog size restriction, dog must be no larger than 12 inches from floor to shoulder.

Owners are allowed to have two small dogs or one small dog and one cat or two cats.

When in common areas pets must be on a leash and under owner control at all times.

Owners are responsible for clean up after pets when in common areas and failure to do so can result in a fine.

Excessive barking could result in a noise fine or a removal of the pet.

All owners are responsible to pay for any damage caused by a pet in common areas.

No reptile pets allowed and no uncaged animals.

For the age restriction resolve:

We are now a no age limit building.

We, the owners of Strata NW2912 at 33401 Mayfair Ave, Abbotsford BC do hereby request to put to a vote to the owners for removal of the Age 55 Bylaw at a Special General Meeting.

[illegible]

We, the owners of Strata NW2912 at 33401 Mayfair Ave, Abbotsford BC, do hereby request to put to a vote to the owners for removal of the No Pets Bylaw and the addition of a new Pets Allowed Bylaw at a Special General Meeting.

[illegible]

Strata Plan NW 2912 – MAYFAIR GARDENS
SPECIAL GENERAL MEETING – APRIL 10, 2025

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. Any person not on title must have a proxy to vote.*
- *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. Neither the Strata Council nor the Strata Agent will be responsible for how the proxy holder votes. Council recommends that you write your votes for each resolution directly onto the proxy form.*
- *All proxies will be certified at the beginning of the meeting so please bring them with you. For convenience, please provide a copy of the proxy to a council member so they can certify them prior to the meeting. You can also email a copy to the management company so they can forward it to the Council.*

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 # _____, or _____
Unit # _____, to act as my proxy at the **Special General Meeting for Strata Plan
NW 2912**, to be held on **April 10, 2025**.

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

Signature of Owner: _____

Date: _____