



HOMELIFE
ADVANTAGE
REALTY LIMITED

**NW 2912 MAYFAIR GARDENS
THE MINUTES OF THE SPECIAL GENERAL MEETING
HELD AUGUST 21, 2024 AT 6:30 P.M.
LOCATION: 33401 MAYFAIR AVENUE, ABBOTSFORD**

1. CALL TO ORDER

President, Frank Del Bove Orlandi called the meeting to order at **6:30 PM**. Strata Agent, Maxine Campbell, who will assist the President with facilitating the meeting.

2. REGISTRATION & CERTIFICATION OF PROXIES

There were thirty-one (31) strata lots represented at the meeting, twenty-four (24) in person and seven (7) by proxy.

3. DETERMINATION OF QUORUM

Section 48(2) of the Strata Property Act states that one third of the persons eligible to vote present in person or by proxy constitute a quorum. A quorum was reached as there were thirty-one (31) owners represented at the meeting, twenty (24) in person and seven (7) by proxy. A quorum being twelve (12) the meeting was competent to proceed.

4. ELECTION OF CHAIR OF MEETING

President Frank Del Bove Orlandi will the chair of the meeting. The Strata Agent explained that the Strata Council had asked the Strata Agent to facilitate the meeting but that Frank Del Bove Orlandi would remain as the chair of the meeting.

The Strata Agent asked if there were any objections to her facilitating the meeting. As there were no objections, the Strata Agent agreed to facilitate the meeting.

5. PRESENT PROOF OF NOTICE

Section 45(1) of the Strata Property Act states that 14 days' notice of every general meeting, specifying the place, date, time and nature of the business must be given. Section 61(3) states a notice by post is deemed to have been given 4 days after it has been mailed. Notices for this meeting were hand delivered on July 30, 2024. All in attendance noted that they had received the notice of meeting.

6. APPROVAL OF THE AGENDA

It was **MOVED** by Unit 206 and **SECONDED** by Unit 104 to approve the agenda as presented. There being no questions, the vote was called.

IN FAVOUR: 31 | OPPOSED: 0 | ABSTENTIONS: 0
MOTION CARRIED

7. **APPROVAL OF THE ANNUAL GENERAL MEETING MINUTES**

It was **MOVED** by Unit 209 and **SECONDED** by Unit 203 to approve the minutes of the Annual General Meeting held **June 26, 2024**.

IN FAVOUR: 28 | OPPOSED: 3 | ABSTENTIONS: 0
MOTION CARRIED

8. **RESOLUTION 1 – BOILER REPLACEMENT**

Whereas, the Strata Corporation wishes to proceed with the replacement of the boilers, the following sets out the information on this project.

- 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.

Therefore, Be It Resolved by a ¾ 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.

The pre-work of flushing the system will start in about two weeks.

This does not affect the Hytec Water Treatment System in anyway.

The annual maintenance cost for the new boiler system will be \$1,200.00 per year.

The storage tanks hold 120 gallons of water.

Therefore, it was **MOVED** by Unit 206 and **SECONDED** by Unit 203 that **BE IT RESOLVED** by a $\frac{3}{4}$ vote of the owners in attendance, represented in person or by proxy at the Special General Meeting, approve the purchase and installation of a new boiler system as noted above.

IN FAVOUR: 27 | OPPOSED: 4 | ABSTENTIONS: 0
MOTION CARRIED

It was **MOVED** by Unit 212 and **SECONDED** by Unit 312 to destroy the voting ballots.

9. **TERMINATION OF MEETING**

There being no further business on the agenda, the meeting was terminated at 7:20 on the call of the President.