



NW2912 "MAYFAIR GARDENS" ANNUAL GENERAL MEETING NOTICE JUNE 28, 2023 at 6:30PM

June 12, 2023

Mayfair Gardens Owners:

Please find enclosed the notice for the Annual General Meeting, to be held Wednesday, June 28, 2023, at 6:30 pm. This meeting will be held in the amenity room. ***Please note that sign-in will be between 6:00PM and 6:25PM.*** Please arrive early so the meeting can start on time.

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

- 1) 2023-2024 Operating Budget
- 2) Siding Project and Funding
- 3) A petition signed by the owners to replace the elevator

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

To conduct business at this Annual 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 AGM Notice with you at the meeting so you can follow along.

Regards,

HOMELIFE ADVANTAGE REALTY (CENTRAL VALLEY) LTD

Maxine Campbell - Licensed Strata Manager

**ANNUAL GENERAL MEETING
STRATA CORPORATION NW2912 "MAYFAIR GARDENS"
JUNE 28, 2023**

SIGN IN FROM 6:00PM – 6:25PM

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 Special General Meeting Minutes held January 16, 2023 (Please read the previous distributed minutes prior to the meeting as they are not attached)
8. Deal with Unfinished Business from the previous meeting, if any
9. Receive Reports from Strata Council or Committee Members
10. Ratify Rules, if any
11. Report on Insurance Coverage in accordance with Section 154 of the Act
12. Review of 2022-2023 Financial Statements and Operating Deficit in the amount of \$10,308.27. Pursuant to Section 105(2) of SPA if the operating expenses exceed the total contributions to the operating Fund, the deficit must be eliminated during the next fiscal year. See Resolution A – for the Schedule of Repayment due on August 1, 2023.

Therefore, Be It Resolved by a ¾ vote of the Owners of Mayfair Gardens Strata Corporation NW 2912 represented in person or by proxy that the proposed Special Levy payment for the repayment of the deficit is payable on or before August 1, 2023. (See attached Schedule Resolution A on Page 6.

13. Approve the 2023-2024 Operating Budget in accordance with Section 103 of the Act.
(Pages 7/8/9)

Therefore, Be It Resolved by a $\frac{3}{4}$ vote of the Owners of Mayfair Gardens Strata Corporation NW 2912 represented in person or by proxy that the proposed Operating Budget for 2023-2024 be accepted as presented. (See attached Schedule Resolution A on Page 10.

14. New Business

14.1 Approval of the Resolution #1 – Siding Replacement

14.2 Approval of Resolution #2 – Petition of Owners: Upgrade/Repair/Replacement of the Elevator

14.3 Approval of Resolution 3(a) & (b) – Pet Bylaw Change Proposals

15. Election of council members – a majority vote (51%) of those in attendance is required in accordance with Section 25 of the Act.

15. Termination of the Meeting.

SCHILL INSURANCE BROKERS LTD.
T 604.585.4445 W schillinsurance.com



Strata Shield Certificate of Insurance

Certificate No.
NW2912-2023-01

THIS IS TO CERTIFY TO: The Owners of Strata Plan NW2912, known as Mayfair Gardens, for itself and in its capacity as trustee for the Unit Owners and/or any Administrator or other agent designated in the Condominium By-Laws or under the Strata Property Act and/or the Property Manager and/or the Contract Manager for the Strata Corporation and/or their employees and/or the employees of the Corporation and/or the Board of Directors and/or the individual unit owners as their respective interests may appear.

That the following described policy(ies) or cover note(s) in force at this date have been affected to cover as shown below:

NAMED INSURED: The Owners of Strata Plan NW2912
ADDITIONAL INSURED: Homelife Advantage Central Valley, as Property Manager and only arising out of the operations of the Named Insured.
INSURED LOCATION(S): 33401 Mayfair Avenue, Abbotsford, BC V2S 6Z2
OCCUPIED BY INSURED AS: Strata Corporation

As described herein, insurance has been arranged through this office for the insured named above on whose behalf this Certificate is executed, and we hereby certify that such insurances are in full force and effect as for which a policy number, period and limits are shown:

POLICY PERIOD: April 1, 2023 to April 1, 2024
12:01 am Standard Time at the mailing address of the named insured

CERTIFICATE EFFECTIVE DATE: April 14, 2023

| INSURER(S) | POLICY NO. | |
|---|-------------------|--------------|
| Certain Underwriters at Lloyd's of London | LPC2100029 | |
| PROPERTY COVERAGE | DEDUCTIBLE | LIMIT AMOUNT |
| All Property, All Risk, Replacement Cost, Stated Amount | 10,000 | 10,200,000 |
| Water Damage | 50,000 | Included |
| Sewer Backup | 50,000 | Included |
| Earthquake Damage | 10% min \$100,000 | Included |
| Flood Damage | 50,000 | Included |

| INSURER(S) | POLICY NO. | |
|--|------------|--------------|
| Certain Underwriters at Lloyd's of London | LPC2100029 | |
| COMMERCIAL GENERAL LIABILITY | DEDUCTIBLE | LIMIT AMOUNT |
| Each Occurrence Limit | 2,500 | 5,000,000 |
| Bodily Injury & Property Damage Liability (Per Occurrence) | 2,500 | 5,000,000 |
| Products & Completed Operations (Aggregate) | | 5,000,000 |
| Personal Injury Liability (Per Occurrence) | 2,500 | 5,000,000 |
| Non-Owned Automobile - SPF #6 (Per Occurrence) | 2,500 | 3,000,000 |

| INSURER(S) | POLICY NO. | |
|----------------------------------|------------|--------------|
| ARAG Legal Protection Inc. | STR994 | |
| LEGAL EXPENSE | DEDUCTIBLE | LIMIT AMOUNT |
| Basic Coverage Limit (per Claim) | Nil | 200,000 |
| Basic (Aggregate Limit) | Nil | 1,000,000 |

| INSURER(S) | POLICY NO. | |
|---|------------|--------------|
| Certain Underwriters at Lloyd's of London | LPC2100029 | |
| STRATA DIRECTORS & OFFICERS LIABILITY | DEDUCTIBLE | LIMIT AMOUNT |
| Primary Policy | Nil | 2,000,000 |

For the purposes of the Insurance Companies Act (Canada), this Canadian Policy was issued in the course of Lloyd's Underwriters' Insurance business in Canada.

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SCHILL INSURANCE BROKERS LTD.
T 604.585.4445 W schillinsurance.com



Strata Shield Certificate of Insurance

Certificate No.
NW2912-2023-01

| | |
|---|-------------------|
| INSURER(S) | POLICY NO. |
| Certain Underwriters at Lloyd's of London | LPC2100029 |
| ENVIRONMENTAL LIABILITY POLICY / POLLUTION LEGAL LIABILITY | DEDUCTIBLE |
| Deductible (each and every claim) | 2,500 |
| Limit of Liability (Each Loss and in the Aggregate) | 1,000,000 |

| | |
|--|-------------------|
| INSURER(S) | POLICY NO. |
| Certain Underwriters at Lloyd's of London | LPC2100029 |
| VOLUNTEER ACCIDENT INSURANCE COVERAGE | DEDUCTIBLE |
| Group Accident 24Hour Policy | Nil |
| | 100,000 |

| | |
|--|-------------------|
| INSURER(S) | POLICY NO. |
| Certain Underwriters at Lloyd's of London | LPC2100029 |
| COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION | DEDUCTIBLE |
| Employee Dishonesty | Nil |
| Broad Form Money and Securities | 10,000 |
| Money Orders and Counterfeit Paper Currency | Nil |
| Depositors Forgery | 10,000 |

| | |
|---|-------------------|
| INSURER(S) | POLICY NO. |
| Certain Underwriters at Lloyd's of London | LPC2100029 |
| TERRORISM | DEDUCTIBLE |
| Limit of Insurance | 1,000 |
| | 500,000 |

| | |
|---|-------------------|
| INSURER(S) | POLICY NO. |
| Certain Underwriters at Lloyd's of London | LPC2100029 |
| CYBER LIABILITY | DEDUCTIBLE |
| Limit of Liability (Aggregate) - 48 Hour Waiting Period | 2,500 |
| | 100,000 |

| | |
|---|-------------------|
| INSURER(S) | POLICY NO. |
| The Boiler Inspection and Insurance Company of Canada | 18750822-256-03 |
| EQUIPMENT BREAKDOWN | DEDUCTIBLE |
| Limit of Insurance | 1,000 |
| | 10,200,000 |

| | |
|-----------------------|------------------------|
| INSURER(S) | POLICY NO. |
| Reliance Glass | RG01224515C |
| GLASS COVERAGE | DEDUCTIBLE |
| Limit of Insurance | 25 |
| | 10,000 per policy term |

ADDITIONAL INFORMATION: This certificate is issued specifically with respect to the following unit: **ALL UNITS**

LOSS IF ANY PAYABLE TO: All Registered Unit Owners &/or other Mortgagees as their interest may appear and as shown in the Land Registration District Office applicable to the said Property.
(The Standard Mortgage Clause is applicable unless Special Mortgage Clause attached)

For the purposes of the Insurance Companies Act (Canada), this Canadian Policy was issued in the course of Lloyd's Underwriters' insurance business in Canada.

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| "Mayfair Gardens" Monthly Fee Schedule RESOLUTION A. REPAYMENT OF DEFICIT | | | | |
|--|------------|---------------------|-----------------------|--|
| Unit | Strata Lot | Unit Entitlement | Unit Entitlement % | Total Resolution1 Siding Replacement |
| 101 | 1 | 105 | 0.027985075 | \$ 288.48 |
| 102 | 2 | 105 | 0.027985075 | \$ 288.48 |
| 103 | 3 | 99 | 0.026385928 | \$ 271.99 |
| 104 | 4 | 98 | 0.026119403 | \$ 269.25 |
| 105 | 5 | 111 | 0.029584222 | \$ 304.96 |
| 106 | 6 | 121 | 0.032249467 | \$ 332.44 |
| | 7 | 93 | 0.02478678 | \$ 255.51 |
| 108 | 8 | 108 | 0.028784648 | \$ 296.72 |
| 109 | 9 | 98 | 0.026119403 | \$ 269.25 |
| 110 | 10 | 93 | 0.02478678 | \$ 255.51 |
| 111 | 11 | 94 | 0.025053305 | \$ 258.26 |
| 112 | 12 | 105 | 0.027985075 | \$ 288.48 |
| 201 | 13 | 117 | 0.031183369 | \$ 321.45 |
| 202 | 14 | 105 | 0.027985075 | \$ 288.48 |
| 203 | 15 | 99 | 0.026385928 | \$ 271.99 |
| 204 | 16 | 98 | 0.026119403 | \$ 269.25 |
| 205 | 17 | 111 | 0.029584222 | \$ 304.96 |
| 206 | 18 | 121 | 0.032249467 | \$ 332.44 |
| 207 | 19 | 93 | 0.02478678 | \$ 255.51 |
| 208 | 20 | 108 | 0.028784648 | \$ 296.72 |
| 209 | 21 | 98 | 0.026119403 | \$ 269.25 |
| 210 | 22 | 93 | 0.02478678 | \$ 255.51 |
| 211 | 23 | 94 | 0.025053305 | \$ 258.26 |
| 212 | 24 | 124 | 0.033049041 | \$ 340.68 |
| 301 | 25 | 117 | 0.031183369 | \$ 321.45 |
| 302 | 26 | 105 | 0.027985075 | \$ 288.48 |
| 303 | 27 | 99 | 0.026385928 | \$ 271.99 |
| 304 | 28 | 98 | 0.026119403 | \$ 269.25 |
| 305 | 29 | 111 | 0.029584222 | \$ 304.96 |
| 306 | 30 | 121 | 0.032249467 | \$ 332.44 |
| 307 | 31 | 93 | 0.02478678 | \$ 255.51 |
| 308 | 32 | 108 | 0.028784648 | \$ 296.72 |
| 309 | 33 | 98 | 0.026119403 | \$ 269.25 |
| 310 | 34 | 93 | 0.02478678 | \$ 255.51 |
| 311 | 35 | 94 | 0.025053305 | \$ 258.26 |
| 312 | 36 | 124 | 0.033049041 | \$ 340.68 |
| TOTAL | | 3752 | | \$ 10,308.27 |

STRATA CORPORATION NWS 2912**MAYFAIR GARDENS****BALANCE SHEET****AS AT APRIL 30, 2023****(Unaudited)****ASSETS****CURRENT ASSETS:****2022-2023**

| | |
|-------------------------------------|----------------------|
| Prospera Operating | \$ 23,658.51 |
| Prospera - Contingency Reserve Fund | 230,615.28 |
| Petty Cash | 350.00 |
| Accounts Receivable | (238.28) |
| Prepaid Insurance | 27,597.50 |
| Total Current Assets | \$ 281,983.01 |

LIABILITIES AND EQUITY**CURRENT LIABILITIES:**

| | |
|--------------------------------------|---------------------|
| Accounts Payable | \$ 33,813.49 |
| Accrued Liabilities Water & Sewer | 2,000.01 |
| Accrued Social Fund | 112.90 |
| Accrued Fund for Depreciation Report | 1,808.19 |
| Due to CRF - Insurance | 17,065.58 |
| Total Current Liabilities | \$ 54,800.17 |

EQUITY

| | |
|---------------------------------------|----------------------|
| Contingency Reserve Fund | \$ 247,680.86 |
| Due from operating for insurance | \$ (17,065.58) |
| | \$ 230,615.28 |
| Retained Earnings from Previous Years | 6,874.83 |
| Surplus (deficit) for Period | \$ (10,308.27) |
| Total Equity | \$ 227,181.84 |

| | |
|---------------------------------------|----------------------|
| Total Liabilities & Equity | \$ 281,982.01 |
|---------------------------------------|----------------------|

**STRATA CORPORATION NW
2912**

PROPOSED OPERATING BUDGET MAY 1, 2023 - APRIL 30, 2024

| | Actual costs yearend April 30, 2023 | OPERATING BUDGET 2022- 2023 | PROPOSED OPERATING BUDGET 2023- 2024 |
|---------------------------------------|---|-----------------------------------|---|
| INCOME | | | |
| Owners Contributions | \$ 187,532.31 | \$ 187,531.18 | \$ 196,575.00 |
| Bylaw fines | (800.00) | - | - |
| Interest Income & Other Income | 1,928.79 | - | - |
| Prior Year' s Surplus brought forward | 15,127.72 | 15,127.72 | - |
| Total Income | \$ 203,788.82 | \$202,658.90 | \$196,575.00 |
| | | | |
| OPERATING EXPENSES | | | |
| Administration | | | |
| Insurance | \$ 31,072.50 | \$ 29,000.00 | \$ 31,000.00 |
| Appraisal | 360.00 | - | - |
| Strata Management | 5,135.50 | 8,466.60 | 12,600.00 |
| Admin - Postage & Photocopying | 3,074.20 | 2,000.00 | 2,000.00 |
| Legal & Professional Fee | 204.18 | 1,000.00 | 500.00 |
| T2 Tax Filing & Review of Books | 375.00 | 100.00 | 375.00 |
| Bank Charges | - | - | 250.00 |
| WorkSafe BC | 121.63 | 200.00 | 150.00 |
| Total General Expenses | \$ 40,343.01 | \$ 40,766.60 | \$ 46,875.00 |
| | | | |
| Building Expenses | | | |
| Repairs & Maintenance | \$ 56,210.73 | \$ 40,049.08 | \$ 35,000.00 |
| Mechanical Maintenance | - | - | 10,000.00 |
| Elevator Maintenance | 4,712.40 | 3,790.00 | 3,800.00 |
| Janitorial | 6,573.96 | 7,000.00 | 7,000.00 |
| Pest Control | 525.00 | - | 600.00 |
| Fire Safety | 5,028.63 | 3,000.00 | 3,000.00 |
| Hytec Water System | - | - | 6,500.00 |
| Total Building Expenses | \$ 73,050.72 | \$ 53,839.08 | \$ 65,900.00 |
| | | | |
| Grounds Maintenance | | | |
| Landscaping Contract | \$ 11,014.50 | \$ 12,000.00 | \$ 12,500.00 |
| Landscaping Improvements | 1,306.79 | 1,000.00 | 1,000.00 |
| Snow Removal | 3,655.72 | 5,000.00 | 4,000.00 |
| Total Grounds Maintenance | \$ 15,977.01 | \$ 18,000.00 | \$ 17,500.00 |

| "Mayfair Gardens" Strata Fee Schedule May 1, 2023 - April 30, 2024 | | | | | | | | | | | | |
|--|------------|------------------|--------------------|---------------------------|---------------------|----------------------------|----------------------|------------------------------|-----------|----------------------------|--------------------------------------|---------------------------------------|
| Unit | Strata Lot | Unit Entitlement | Unit Entitlement % | Approved Annual Operating | Approved Annual CRF | Approved Monthly Operating | Approved Monthly CRF | Approved Monthly Fee (Total) | 2022-2023 | Approved Monthly Retro Fee | Approved Retro Fee May - August 2023 | Approved September 1, 2023 Withdrawal |
| | | | | \$174,075.00 | \$22,500.00 | | | | | | | |
| 101 | 1 | 105 | 0.027985075 | \$ 4,871.50 | \$ 629.66 | \$ 405.96 | \$ 52.47 | \$ 458.43 | \$ 415.47 | \$ 42.96 | \$ 171.84 | \$ 630.27 |
| 102 | 2 | 105 | 0.027985075 | \$ 4,871.50 | \$ 629.66 | \$ 405.96 | \$ 52.47 | \$ 458.43 | \$ 415.47 | \$ 42.96 | \$ 171.84 | \$ 630.27 |
| 103 | 3 | 99 | 0.026385928 | \$ 4,593.13 | \$ 593.68 | \$ 382.76 | \$ 49.47 | \$ 432.23 | \$ 391.73 | \$ 40.50 | \$ 162.02 | \$ 594.25 |
| 104 | 4 | 98 | 0.026119403 | \$ 4,546.74 | \$ 587.69 | \$ 378.89 | \$ 48.97 | \$ 427.87 | \$ 387.77 | \$ 40.10 | \$ 160.39 | \$ 588.26 |
| 105 | 5 | 111 | 0.029584222 | \$ 5,149.87 | \$ 665.64 | \$ 429.16 | \$ 55.47 | \$ 484.63 | \$ 439.21 | \$ 45.42 | \$ 181.67 | \$ 666.29 |
| 106 | 6 | 121 | 0.032249467 | \$ 5,613.83 | \$ 725.61 | \$ 467.82 | \$ 60.47 | \$ 528.29 | \$ 478.78 | \$ 49.51 | \$ 198.03 | \$ 726.31 |
| 107 | 7 | 93 | 0.02478678 | \$ 4,314.76 | \$ 557.70 | \$ 359.56 | \$ 46.48 | \$ 471.53 | \$ 427.34 | \$ 44.19 | \$ 176.75 | \$ 648.28 |
| 108 | 8 | 108 | 0.028784648 | \$ 5,010.69 | \$ 647.65 | \$ 417.56 | \$ 53.97 | \$ 471.53 | \$ 427.34 | \$ 40.10 | \$ 160.39 | \$ 588.26 |
| 109 | 9 | 98 | 0.026119403 | \$ 4,546.74 | \$ 587.69 | \$ 378.89 | \$ 48.97 | \$ 427.87 | \$ 387.77 | \$ 40.10 | \$ 160.39 | \$ 588.26 |
| 110 | 10 | 93 | 0.02478678 | \$ 4,314.76 | \$ 557.70 | \$ 359.56 | \$ 46.48 | \$ 406.04 | \$ 367.99 | \$ 38.05 | \$ 152.19 | \$ 558.23 |
| 111 | 11 | 94 | 0.025053305 | \$ 4,361.15 | \$ 563.70 | \$ 363.43 | \$ 46.97 | \$ 410.40 | \$ 371.94 | \$ 38.46 | \$ 153.86 | \$ 564.26 |
| 112 | 12 | 105 | 0.027985075 | \$ 4,871.50 | \$ 629.66 | \$ 405.96 | \$ 52.47 | \$ 458.43 | \$ 415.47 | \$ 42.96 | \$ 171.84 | \$ 630.27 |
| 201 | 13 | 117 | 0.031183369 | \$ 5,428.24 | \$ 701.63 | \$ 452.35 | \$ 58.47 | \$ 510.82 | \$ 462.95 | \$ 47.87 | \$ 191.49 | \$ 702.31 |
| 202 | 14 | 105 | 0.027985075 | \$ 4,871.50 | \$ 629.66 | \$ 405.96 | \$ 52.47 | \$ 458.43 | \$ 415.47 | \$ 42.96 | \$ 171.84 | \$ 630.27 |
| 203 | 15 | 99 | 0.026385928 | \$ 4,593.13 | \$ 593.68 | \$ 382.76 | \$ 49.47 | \$ 432.23 | \$ 391.73 | \$ 40.50 | \$ 162.02 | \$ 594.25 |
| 204 | 16 | 98 | 0.026119403 | \$ 4,546.74 | \$ 587.69 | \$ 378.89 | \$ 48.97 | \$ 427.87 | \$ 387.77 | \$ 40.10 | \$ 160.39 | \$ 588.26 |
| 205 | 17 | 111 | 0.029584222 | \$ 5,149.87 | \$ 665.64 | \$ 429.16 | \$ 55.47 | \$ 484.63 | \$ 439.21 | \$ 45.42 | \$ 181.67 | \$ 666.29 |
| 206 | 18 | 121 | 0.032249467 | \$ 5,613.83 | \$ 725.61 | \$ 467.82 | \$ 60.47 | \$ 528.29 | \$ 478.78 | \$ 49.51 | \$ 198.03 | \$ 726.31 |
| 207 | 19 | 93 | 0.02478678 | \$ 4,314.76 | \$ 557.70 | \$ 359.56 | \$ 46.48 | \$ 406.04 | \$ 367.77 | \$ 38.27 | \$ 153.07 | \$ 559.11 |
| 208 | 20 | 108 | 0.028784648 | \$ 5,010.69 | \$ 647.65 | \$ 417.56 | \$ 53.97 | \$ 471.53 | \$ 427.34 | \$ 40.10 | \$ 160.39 | \$ 588.26 |
| 209 | 21 | 98 | 0.026119403 | \$ 4,546.74 | \$ 587.69 | \$ 378.89 | \$ 48.97 | \$ 427.87 | \$ 387.77 | \$ 40.10 | \$ 160.39 | \$ 588.26 |
| 210 | 22 | 93 | 0.02478678 | \$ 4,314.76 | \$ 557.70 | \$ 359.56 | \$ 46.48 | \$ 406.04 | \$ 367.77 | \$ 38.27 | \$ 153.07 | \$ 559.11 |
| 211 | 23 | 94 | 0.025053305 | \$ 4,361.15 | \$ 563.70 | \$ 363.43 | \$ 46.97 | \$ 410.40 | \$ 371.94 | \$ 38.46 | \$ 153.86 | \$ 564.26 |
| 212 | 24 | 124 | 0.033049041 | \$ 5,753.01 | \$ 743.60 | \$ 479.42 | \$ 61.97 | \$ 541.38 | \$ 490.65 | \$ 50.73 | \$ 202.94 | \$ 744.32 |
| 301 | 25 | 117 | 0.031183369 | \$ 5,428.24 | \$ 701.63 | \$ 452.35 | \$ 58.47 | \$ 510.82 | \$ 462.95 | \$ 47.87 | \$ 191.49 | \$ 702.31 |
| 302 | 26 | 105 | 0.027985075 | \$ 4,871.50 | \$ 629.66 | \$ 405.96 | \$ 52.47 | \$ 458.43 | \$ 415.47 | \$ 42.96 | \$ 171.84 | \$ 630.27 |
| 303 | 27 | 99 | 0.026385928 | \$ 4,593.13 | \$ 593.68 | \$ 382.76 | \$ 49.47 | \$ 432.23 | \$ 391.73 | \$ 40.50 | \$ 162.02 | \$ 594.25 |
| 304 | 28 | 98 | 0.026119403 | \$ 4,546.74 | \$ 587.69 | \$ 378.89 | \$ 48.97 | \$ 427.87 | \$ 387.77 | \$ 40.10 | \$ 160.39 | \$ 588.26 |
| 305 | 29 | 111 | 0.029584222 | \$ 5,149.87 | \$ 665.64 | \$ 429.16 | \$ 55.47 | \$ 484.63 | \$ 439.21 | \$ 45.42 | \$ 181.67 | \$ 666.29 |
| 306 | 30 | 121 | 0.032249467 | \$ 5,613.83 | \$ 725.61 | \$ 467.82 | \$ 60.47 | \$ 528.29 | \$ 478.78 | \$ 49.51 | \$ 198.03 | \$ 726.31 |
| 307 | 31 | 93 | 0.02478678 | \$ 4,314.76 | \$ 557.70 | \$ 359.56 | \$ 46.48 | \$ 406.04 | \$ 367.77 | \$ 38.27 | \$ 153.07 | \$ 559.11 |
| 308 | 32 | 108 | 0.028784648 | \$ 5,010.69 | \$ 647.65 | \$ 417.56 | \$ 53.97 | \$ 471.53 | \$ 427.34 | \$ 40.10 | \$ 160.39 | \$ 588.26 |
| 309 | 33 | 98 | 0.026119403 | \$ 4,546.74 | \$ 587.69 | \$ 378.89 | \$ 48.97 | \$ 427.87 | \$ 387.77 | \$ 40.10 | \$ 160.39 | \$ 588.26 |
| 310 | 34 | 93 | 0.02478678 | \$ 4,314.76 | \$ 557.70 | \$ 359.56 | \$ 46.48 | \$ 406.04 | \$ 367.99 | \$ 38.05 | \$ 152.19 | \$ 558.23 |
| 311 | 35 | 94 | 0.025053305 | \$ 4,361.15 | \$ 563.70 | \$ 363.43 | \$ 46.97 | \$ 410.40 | \$ 371.94 | \$ 38.46 | \$ 153.86 | \$ 564.26 |
| 312 | 36 | 124 | 0.033049041 | \$ 5,753.01 | \$ 743.60 | \$ 479.42 | \$ 61.97 | \$ 541.38 | \$ 490.65 | \$ 50.73 | \$ 202.94 | \$ 744.32 |
| TOTAL | | 3752 | | \$ 174,075.00 | \$ 22,500.00 | | | | | | | |

**ANNUAL GENERAL MEETING
STRATA CORPORATION NW2912 "MAYFAIR GARDENS"
JUNE 28, 2023**

RESOLUTION #1 – SIDING REPLACEMENT

PREAMBLE: The siding replacement has been on the council meeting agenda for over 5 years and the current strata council would like to move forward on this project to ensure our building envelope is protected and thus reducing further damage, if any, from the weather conditions the siding has experienced over the past 33-years.

The strata council had requested quotes to replace all the cedar siding. After review of the quotes and discussion on the quality of the proposed material, the strata council has narrowed the resolution down to two options:

Resolution 1.1: Replace Current Siding with Hardi Board Siding for a total of \$194,000.00 (this includes a 10% contingency for the project) with \$94,000.00 being collected by Special Levy of the Owners and \$100,000 being withdrawn from the Contingency Reserve Fund.

Attached you will find a copy of the current financial statements which shows the balance of the Contingency Reserve Fund (CRF). After review of the financial statements, and in an effort to not burden the owners with a large special levy, the strata council has proposed a split resolution; this would require a partial CRF payment and special levy to cover the total cost of the siding project.

RESOLUTION 1.1 – HARDI SIDING REPLACEMENT AND FUNDING

"BE IT RESOLVED by a $\frac{3}{4}$ (three-quarter) vote of the Owners of Strata Plan NW2912 at the Annual General Meeting held on June 28, 2023, to approve a Special Levy in the amount of **\$94,000.00** in proportion to the unit entitlement as set out in the attached Schedule "A", and in addition, pursuant to Section 96 (a)(b) of the Strata Property Act, a withdrawal of **\$100,000.000** from the Contingency Reserve Fund for the purpose of replacing the current siding with Hardi Board siding. The Special Levy shall be assessed and shall become due and payable upon the passing of this resolution at the Annual General Meeting held June 28, 2022. The levy must be paid by/on August 1, 2023. No penalties will be applied if payments are received on or before August 1, 2023. Any Owner who fails to make payment in accordance with this resolution will be charged interest on the late payment in the amount of 10% per annum, compounded annually and calculated on a monthly basis commencing from the date the payment was due and continuing until the last day of the month in which it was paid. Pursuant to Sections 108(5) and 108(6) of the Strata Property Act, if any Owner is entitled to receive a refund of more than \$100.00 (one hundred dollars) from any unused portion of this special levy, a refund will be issued to the current Owner at the time of the refund. Otherwise, any funds not spent for this project will be transferred to the Contingency Reserve Fund at the end of the fiscal year." -- **END OF RESOLUTION --**

| "Mayfair Gardens" Monthly Fee Schedule RESOLUTION 2. Siding Replacement Cedar with Hardi Board | | | | |
|---|------------|------------------|--------------------|--------------------------------------|
| Unit | Strata Lot | Unit Entitlement | Unit Entitlement % | Total Resolution1 Siding Replacement |
| 101 | 1 | 105 | 0.027985075 | \$ 2,630.60 |
| 102 | 2 | 105 | 0.027985075 | \$ 2,630.60 |
| 103 | 3 | 99 | 0.026385928 | \$ 2,480.28 |
| 104 | 4 | 98 | 0.026119403 | \$ 2,455.22 |
| 105 | 5 | 111 | 0.029584222 | \$ 2,780.92 |
| 106 | 6 | 121 | 0.032249467 | \$ 3,031.45 |
| | 7 | 93 | 0.02478678 | \$ 2,329.96 |
| 108 | 8 | 108 | 0.028784648 | \$ 2,705.76 |
| 109 | 9 | 98 | 0.026119403 | \$ 2,455.22 |
| 110 | 10 | 93 | 0.02478678 | \$ 2,329.96 |
| 111 | 11 | 94 | 0.025053305 | \$ 2,355.01 |
| 112 | 12 | 105 | 0.027985075 | \$ 2,630.60 |
| 201 | 13 | 117 | 0.031183369 | \$ 2,931.24 |
| 202 | 14 | 105 | 0.027985075 | \$ 2,630.60 |
| 203 | 15 | 99 | 0.026385928 | \$ 2,480.28 |
| 204 | 16 | 98 | 0.026119403 | \$ 2,455.22 |
| 205 | 17 | 111 | 0.029584222 | \$ 2,780.92 |
| 206 | 18 | 121 | 0.032249467 | \$ 3,031.45 |
| 207 | 19 | 93 | 0.02478678 | \$ 2,329.96 |
| 208 | 20 | 108 | 0.028784648 | \$ 2,705.76 |
| 209 | 21 | 98 | 0.026119403 | \$ 2,455.22 |
| 210 | 22 | 93 | 0.02478678 | \$ 2,329.96 |
| 211 | 23 | 94 | 0.025053305 | \$ 2,355.01 |
| 212 | 24 | 124 | 0.033049041 | \$ 3,106.61 |
| 301 | 25 | 117 | 0.031183369 | \$ 2,931.24 |
| 302 | 26 | 105 | 0.027985075 | \$ 2,630.60 |
| 303 | 27 | 99 | 0.026385928 | \$ 2,480.28 |
| 304 | 28 | 98 | 0.026119403 | \$ 2,455.22 |
| 305 | 29 | 111 | 0.029584222 | \$ 2,780.92 |
| 306 | 30 | 121 | 0.032249467 | \$ 3,031.45 |
| 307 | 31 | 93 | 0.02478678 | \$ 2,329.96 |
| 308 | 32 | 108 | 0.028784648 | \$ 2,705.76 |
| 309 | 33 | 98 | 0.026119403 | \$ 2,455.22 |
| 310 | 34 | 93 | 0.02478678 | \$ 2,329.96 |
| 311 | 35 | 94 | 0.025053305 | \$ 2,355.01 |
| 312 | 36 | 124 | 0.033049041 | \$ 3,106.61 |
| TOTAL | | 3752 | | \$ 94,000.00 |

ANNUAL GENERAL MEETING
STRATA CORPORATION NW2912 "MAYFAIR GARDENS"
JUNE 28, 2023

RESOLUTION #2 – ELEVATOR UPGRADE

PETITIONED BY THE ATTACHED LIST OF OWNERS

Be it Resolved by a 3/4 (three quarter) vote of the owners of Strata Plan NW2912 at the Annual General Meeting to be held on June 28, 2023 to approve a Special Levy of \$ 64,000.00 in proportion to the strata lot entitlement as set out in the Schedule "A" and in addition pursuant to Section 96 (a)(b) of the Strata Property Act, a withdrawal of \$ 64,000.00 from the Contingency Reserve Fund for the purpose of modernization of the elevator.

Cost breakdown is as follows:

1. Elevator Controller Modernization package Base Price- \$89,980.00 plus GST
 2. Interior Car Cab Modernization- \$19,800.00 plus GST
 3. Battery Lowering- \$2120.00 plus GST
 4. Electrical Upgrade to Elevator- Supply and install all labour & Materials as per drawings and specifications for the requirements of the above noted project- \$6800.00 plus GST
 5. Supply & Install flooring for the Cab- \$3000.00 plus GST & PST
- Total cost: \$128,000.00**

Agenda and resolutions at an annual or special general meeting

- 46 (1) Subject to subsection (2), the council determines the agenda of an annual or special general meeting.
- (2) Persons holding at least 20% of the strata corporation's votes may, by written demand, propose a resolution or raise a matter specified in the demand.
- (3) A resolution or matter raised under subsection (2) must be included
- (a) in the notice given under section 45 (3) about the next annual or special general meeting of the strata corporation, and
 - (b) on the agenda of that meeting.
- (4) Subsection (3) does not apply to a special general meeting held under section 43 (6)

We, the owners of Strata NW2912, 33401 Mayfair Ave,
 Abbotsford, B.C., do hereby
 request the complete elevator modernization (excluding the
 cylinder replacement)
 to be added to the Annual General Meeting to be held June
 28, 2023

| UNIT NO | Owner | Signature |
|---------|-----------------------------|--------------------------------|
| 103 | Tom MAZURK / Monica Nammann | See attached sheet (via email) |
| 305 | Dominikanton Gulanly | |
| 304 | Debra Laferriere | Debra Laferriere |
| 203 | DORA DAVIES | Dora Davies |
| 110 | Terri Zutter | Terri Zutter |
| 102 | ANNETTE Brouman | Annette Brouman |
| 006 | Frank DelBove | Frank DelBove |
| 108 | Lisa DelBove Orlandi | Lisa DelBove Orlandi |
| 101 | Linda Nordgren | Linda Nordgren |
| 104 | Bernice Ruley | Bernice Ruley |

| "Mayfair Gardens" Total Special Levy RESOLUTION 2. Elevator Upgrades | | | | | |
|---|------------|------------------|--------------------|---------|-----------------------------|
| Unit | Strata Lot | Unit Entitlement | Unit Entitlement % | Total 2 | Resolution Elevator Upgrade |
| 101 | 1 | 105 | 0.027985075 | \$ | 1,791.04 |
| 102 | 2 | 105 | 0.027985075 | \$ | 1,791.04 |
| 103 | 3 | 99 | 0.026385928 | \$ | 1,688.70 |
| 104 | 4 | 98 | 0.026119403 | \$ | 1,671.64 |
| 105 | 5 | 111 | 0.029584222 | \$ | 1,893.39 |
| 106 | 6 | 121 | 0.032249467 | \$ | 2,063.97 |
| | 7 | 93 | 0.02478678 | \$ | 1,586.35 |
| 108 | 8 | 108 | 0.028784648 | \$ | 1,842.22 |
| 109 | 9 | 98 | 0.026119403 | \$ | 1,671.64 |
| 110 | 10 | 93 | 0.02478678 | \$ | 1,586.35 |
| 111 | 11 | 94 | 0.025053305 | \$ | 1,603.41 |
| 112 | 12 | 105 | 0.027985075 | \$ | 1,791.04 |
| 201 | 13 | 117 | 0.031183369 | \$ | 1,995.74 |
| 202 | 14 | 105 | 0.027985075 | \$ | 1,791.04 |
| 203 | 15 | 99 | 0.026385928 | \$ | 1,688.70 |
| 204 | 16 | 98 | 0.026119403 | \$ | 1,671.64 |
| 205 | 17 | 111 | 0.029584222 | \$ | 1,893.39 |
| 206 | 18 | 121 | 0.032249467 | \$ | 2,063.97 |
| 207 | 19 | 93 | 0.02478678 | \$ | 1,586.35 |
| 208 | 20 | 108 | 0.028784648 | \$ | 1,842.22 |
| 209 | 21 | 98 | 0.026119403 | \$ | 1,671.64 |
| 210 | 22 | 93 | 0.02478678 | \$ | 1,586.35 |
| 211 | 23 | 94 | 0.025053305 | \$ | 1,603.41 |
| 212 | 24 | 124 | 0.033049041 | \$ | 2,115.14 |
| 301 | 25 | 117 | 0.031183369 | \$ | 1,995.74 |
| 302 | 26 | 105 | 0.027985075 | \$ | 1,791.04 |
| 303 | 27 | 99 | 0.026385928 | \$ | 1,688.70 |
| 304 | 28 | 98 | 0.026119403 | \$ | 1,671.64 |
| 305 | 29 | 111 | 0.029584222 | \$ | 1,893.39 |
| 306 | 30 | 121 | 0.032249467 | \$ | 2,063.97 |
| 307 | 31 | 93 | 0.02478678 | \$ | 1,586.35 |
| 308 | 32 | 108 | 0.028784648 | \$ | 1,842.22 |
| 309 | 33 | 98 | 0.026119403 | \$ | 1,671.64 |
| 310 | 34 | 93 | 0.02478678 | \$ | 1,586.35 |
| 311 | 35 | 94 | 0.025053305 | \$ | 1,603.41 |
| 312 | 36 | 124 | 0.033049041 | \$ | 2,115.14 |
| TOTAL | | 3752 | | \$ | 64,000.00 |

ANNUAL GENERAL MEETING
STRATA CORPORATION NW2912 "MAYFAIR GARDENS"
JUNE 28, 2023

RESOLUTION #3 – PETS

PROPOSED BYLAW - USE OF PROPERTY 3 – (3)

Resolution 3(a): Be It Be Resolved by a $\frac{3}{4}$ vote of the Owners of Strata Plan NWS 2912 – Mayfair Gardens, that the following Pet Bylaw be approved as presented or amended at the meeting, date noted above.

1. A resident or visitor must not keep any pets or other animals on a strata lot or common property or on land that is a common asset except in accordance with these bylaws.

2. The keeping of pets in a strata lot is restricted to one (1) of the following:

- (a) a reasonable number of fish or other aquarium animals in a single aquarium of not more than 20 gallons in size;
- (b) up to 2 caged animals not more than 5 pounds per animal at maturity;
- (c) up to 2 caged birds;
- (d) one cat or one dog.

(Collectively, "**Permitted Pets**" and any one pet a "**Permitted Pet**").

3. Despite Bylaw 0, a resident must not harbor exotic pets, including not exhaustively, snakes, reptiles, spiders, wild birds (i.e. those birds that have not been subject to domestication through selective or controlled breeding and are not intended to be kept as domestic pets) or large members of the cat family.

4. A resident must register their dog or cat with the strata council within 7 days of the cat or dog, as applicable, residing in a strata lot (or the passage of this Bylaw 3) and by providing, in writing, the name (if any) of the cat or dog, as applicable, breed, color and markings, together with the name, strata lot number and telephone number of the cat or dog, as applicable. The strata council must be advised in writing if a visiting cat or dog is staying longer than 48 hours in a strata lot.

5. A pet owner must:

(a) not permit a loose or unleashed Permitted Pet (leashes cannot exceed six feet in length) at any time on the common property or on land that is a common asset. A Permitted Pet found loose on common property or land that is a common asset will be delivered to the municipal pound at the cost of the strata lot owner;

(b) keep a Permitted Pet only in a strata lot, except for ingress and egress; and ensure that a Permitted 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 pet owner.

6. A resident must not keep a Permitted Pet which is a nuisance on a strata lot, on common property or on land that is a common asset. If a resident has a pet which is not a Permitted Pet or if, in the opinion of strata council, the Permitted Pet is a nuisance or has caused or is causing an unreasonable interference with the use and enjoyment by residents or visitors of a strata lot, common property or common assets, the strata council may order such pet to be removed permanently from the strata lot, the common property or common asset or all of them.

7. If a resident contravenes Bylaw 0, the owner of the strata lot will be subject to a fine of up to \$200.

8. Despite Bylaw 0, a resident whose pet contravenes Bylaw 0 will 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.

9. A strata lot owner must assume all liability for all actions by a Permitted Pet, regardless of whether the owner had knowledge, notice or forewarning of the likelihood of such action.

10. A resident 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.

11. A resident who contravenes any of bylaws 0 to 0 (inclusive) or 0 to 0 (inclusive) will be subject to a fine of up to \$200.

If this resolution does not pass, the following $\frac{3}{4}$ vote resolution regarding "Visiting Pets" will be voted on.

END OF RESOLUTION

Resolution 3(b): Be It Be Resolved by a $\frac{3}{4}$ vote of the Owners of Strata Plan NWS 2912 – Mayfair Gardens, that the following Pet Bylaw, regarding “Visiting Pets” only be approved as presented or amended at the meeting, date noted above.

1. Visiting pets will be allowed for a maximum of 4 days. Anything beyond that time frame requires permission from the council.
2. Visiting pets will be required to be on a leash or carried on all common property.
3. Any loud noise or barking complaint may result in having the visiting pet removed from building.
4. Owners will be responsible to clean up after their visiting pet.
5. Owners of the strata lot where the visiting pet was residing will be required to pay for damages done to any common area caused by visiting pet.

STRATA CORPORATION NW2912 - "MAYFAIR GARDENS"
JUNE 28, 2023

STRATA PLAN NW2912 "MAYFAIR GARDENS"
ANNUAL GENERAL MEETING – JUNE 28, 2023

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 **Annual General Meeting for Strata Plan NW2912,**
to be held on **June 28, 2023.**

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

Signature of Owner:

Date: _____