



HOMELIFE
ADVANTAGE
REALTY LIMITED

**NW 2912 MAYFAIR GARDENS
THE MINUTES OF THE ANNUAL GENERAL MEETING
HELD JUNE 26, 2024 AT 6:30 P.M.
LOCATION: 33401 MAYFAIR AVENUE, ABBOTSFORD**

1. CALL TO ORDER

The Strata Council President, Frank Del Bove Orlandi called the meeting to order at **6:35 PM**. Those in attendance were thanked for attending the meeting or participating by proxy.

2. CERTIFICATION OF PROXIES

Eleven proxies were received and certified at the meeting.

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, twenty (20) in person and eleven (11) by proxy. A quorum being twelve (12) the meeting was competent to proceed.

4. ELECTION OF CHAIR OF MEETING

As per the Strata Corporation Bylaw 31, the Strata Council President is the chair of the meeting. The Strata Agent explained that the Strata Council President, Frank Del Bove Orlandi, 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. PRESENTATION OF PROOF OF NOTICE OR WAIVER 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 June 4, 2023. All in attendance noted that they had received the notice of meeting.

6. **APPROVAL OF THE AGENDA**

It was **MOVED** by Unit 103 and **SECONDED** by Unit 110 to adopt 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 SPECIAL GENERAL MEETING MINUTES**

It was **MOVED** by Unit 304 and **SECONDED** by Unit 110 to adopt the minutes of Special General Meeting held **August 24, 2024**, as distributed. There being no questions, the vote was called.

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

8. **UNFINISHED BUSINESS**

There was no unfinished business to be discussed.

9. **PRESIDENT'S REPORT**

The President's report was read and will be attached to these minutes.

10. **RATIFICATION OF NEW RULES**

There were no new rules to ratify.

11. **REPORT ON INSURANCE**

NWS2912 – MAYFAIR GARDENS is insured with **SHILL INSURANCE BROKERS LTD.** for **\$10,935,000.00**, based on an appraisal provided by **NORMAC** with a valuation date of **January 31, 2024**. The premium is **\$34,838.00**.

The deductibles on the Strata Corporation insurance policy are as follows:

- All Property / Risks \$10,000.00
- Water Damage \$50,000.00
- Sewer Backup \$50,000.00
- Flood \$50,000.00
- Earthquake 10% (min \$100,000.00)

IMPORTANT: It is recommended that Owners provide the **Strata Corporation Summary of Coverage** attached to the Annual General Meeting notice to their personal insurance provider and have the insurance provider review their own insurance policy against that of the Strata Corporation.

- (i) To ensure that the deductible assessment coverage on their UNIT insurance policy is sufficient for the deductibles shown on the STRATA CORPORATION insurance policy, if the unit owner is responsible for any of the deductibles on the strata corporation insurance policy.
- (ii) To ensure that the deductible assessment coverage on their UNIT insurance policy includes the EARTHQUAKE DEDUCTIBLE.

UNIT UPGRADES, CONTENTS & BELONGINGS, and PERSONAL LIABILITY

Owners are reminded that the Strata Corporation Insurance Policy does NOT cover upgrades and betterments owners have made to their units, personal belongings, contents, or liability in case of accidental injury inside a strata lot.

Investment Owners should be aware there is no coverage for loss of rent for any reason. Owners are responsible to review these items with their own insurance provider.

It was **MOVED** by Unit 304 and **SECONDED** by Unit 309 that the insurance coverage of the Strata Corporation had been reviewed with those in attendance.

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

MOTION CARRIED

12. REVIEW OF THE 2023-2024 FINANCIAL STATEMENTS & REPAYMENT OF THE DEFICIT

The financial statements for the 2023-2024 fiscal year were reviewed in detail, noting the Strata Corporation had surplus of \$ 21,589.25

13. REVIEW OF THE 2024-2025 OPERATING BUDGET

BE IT RESOLVED by a majority vote of the Owners of Strata Plan NWS 2912 at the Annual General Meeting held on June 26, 2024, to approve the proposed budget in the amount of \$196,575.00 for the 2024-2025 fiscal year.

The proposed operating budget was reviewed by all in attendance, \$14,273.64 of the 2023-2024 operating surplus was brought forward to prevent having an increase in maintenance fees.

Of the \$14,273.64 surplus, brought forward \$ 13,104.00 was included in the budget for painting the walls and stairwells in the building.

Following considerable discussion, it was moved by Unit 110 and seconded by Unit 309 that **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 Operating Budget for 2024-2025 be accepted as presented.**

IN FAVOUR: 24| OPPOSED: 7 | ABSTENTIONS: 0

MOTION CARRIED

14. NEW BUSINESS

14.1 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.

Therefore, It was moved by Unit 309 and seconded by Unit 301 that **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 September 1, 2024.

Following considerable discussion, a secret ballot was provided, the results were as follows:

IN FAVOUR: 18| OPPOSED: 9 | ABSTENTIONS: 4

Of the 27 votes cast – 75% was required (21) The motion was

DEFEATED

15. ELECTION OF STRATA COUNCIL MEMBERS

The following owners were nominated:

Frank Del Bove Orlandi (206)	Thomas Mazurek (103)	Elaine Derocher (205)
Lisa Del Bove Orlandi (108)	Kim Reeves (209)	Denis Galandy (305)
Bernice Ruley (104)	Terri Zutter (110)	Dora Davies (203)
April Butler (306)	Diane Jones (106)	Munir Aisakae (105)
Sheila Springman (301)	Robin Abrey (303)	

There was a three way tie – between Kim Reeves; April Butler: and Diane Jones. April Butler and Diane Jones with drew their names. The three-way type was open for two seats on the strata council.

The following owners were declared elected.

Frank Del Bove Orlandi (206)	Thomas Mazurek (103)	Elaine Derocher (205)
Lisa Del Bove Orlandi (108)	Denis Galandy (305)	Kim Reeves (209)

16. TERMINATION OF THE MEETING

There being no further business President Frank Del Bove Orlandi terminated the meeting at 9:15.p.m.