



HOMELIFE
ADVANTAGE
REALTY LIMITED

NW2912 “MAYFAIR GARDENS” ANNUAL GENERAL MEETING NOTICE JUNE 19, 2025 at 6:30 PM

May 29, 2025

Mayfair Gardens Owners:

Please find enclosed the notice for the Annual General Meeting, to be held Thursday, June 19, 2025, 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) 2025-2026 Operating Budget
- 2) To elect a strata council.

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.

Sincerely,

HOMELIFE ADVANTAGE LTD.

Maxine Campbell - Licensed Strata Manager

Head Office: 8387 Young Road
Chilliwack, B.C. V2P 4N8

Branch Office: 360 – 3033 Immel Street
Abbotsford, B.C. V2S 6S2

Branch Office: 302 – 44561 Skylark Road
Chilliwack, B.C. V2R 6J6

Business 604-858-7368 | Toll Free: 1-877-858-7368 | Fax: 604-858-7380

ANNUAL GENERAL MEETING
STRATA CORPORATION NW2912 “MAYFAIR GARDENS”
JUNE 19, 2025
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 Minutes of the Special General Meeting held April 10, 2025.
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 2024-2025 Financial Statements.
13. Approve the 2025-2026 Operating Budget in accordance with Section 103 of the Act. An increase in maintenance fees is being proposed.

Therefore, Be It Resolved by a majority vote of the Owners of Mayfair Gardens Strata Corporation NW 2912 represented in person or by proxy that the proposed Operating Budget for 2025-2026 be accepted as presented.

14. New Business

Permission to borrow money from the Contingency Reserve Fund to pay for Insurance.

Be It Resolved by a $\frac{3}{4}$ vote of the Owners of Strata Corporation NWS2912 that the Strata Corporation be permitted to borrow the funding required to pay for their annual insurance premium from the Contingency Reserve Fund and repay this money back to the Contingency Reserve Fund over the next twelve months. (Example: Policy Renews April 1, 2025 and expires April 1, 2026 – The monthly payments will commence on April 1, 2025, with the final payment on that year's policy to be paid in full by March 1, 2026.

15. Election of council members – a majority vote (51%) of those in attendance is required in accordance with Section 25 of the Act, to be elected to serve on the strata council.

16. Termination of the Meeting.

Date: April 1, 2025

This Is To Certify To: The Owners of Strata Plan NWS2912 - 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:

Name of Insured: The Owners of Strata Plan NWS2912 - Mayfair Gardens
 Insured Location(s): 33401 Mayfair Avenue, Abbotsford, BC V2S 6Z2
 Policy #: LPC2100029

Term: April 1, 2025 to April 1, 2026
 12:01 am Standard time at the mailing address of the named insured

Certificate Effective Date: April 1, 2025

Additional Insured: c/o Homelife Advantage Central Valley, as Property Manager and only arising out of the operations of the Named Insured

Additional Information: This Summary of Coverages 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 a Special Mortgage Clause attached.

Property

COVERAGE	DEDUCTIBLE	LIMIT AMOUNT
All Property - All Risk, Stated Amount Co-Insurance, Replacement Cost	\$10,000	\$11,547,000
Water	\$25,000	Included
Sewer Back Up	\$25,000	Included
Flood	\$50,000	Included
Earthquake	10% min \$100,000	Included
Crime	Nil	\$10,000

E&OE

It's all good.

SUMMARY OF COVERAGES

Liability

COVERAGE	DEDUCTIBLE	LIMIT AMOUNT
Commercial General Liability – per occurrence	\$2,500	\$5,000,000
Bodily Injury & Property Damage Liability (Per Occurrence)	\$2,500	\$5,000,000
Products & Completed Operations (Aggregate)	\$2,500	\$5,000,000
Personal Injury Liability (Per Occurrence)	\$2,500	\$5,000,000
Directors & Officers Liability – per occurrence/ aggregate	\$2,500	\$2,000,000
Volunteer Accident	Nil	\$100,000
Pollution Liability	\$2,500	\$1,000,000

Other Coverage

COVERAGE	DEDUCTIBLE	LIMIT AMOUNT
Equipment Breakdown	\$1,000	Included
Legal Expense	Nil	\$200,000 per claim \$1,000,000 aggregate
Glass	\$25 per window	\$10,000 aggregate
Excess Additional Living Expenses		\$5,000 per strata unit \$50,000 per occurrence \$250,000 Aggregate

Subject to Insurer's Policy wordings, deductibles, conditions, and exclusions.

Subject to Statutory Conditions of the Province of BC and The Strata Act of British Columbia.

Subject to Standard IBC Mortgage Clause.

This Policy contains a clause(s) which may limit the amount payable.

This certificate is issued as a matter of information only and does not confer any rights on the holder and imposes no liability on the insurer.

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.



AT Schill, President
Schill Insurance Brokers Ltd.

E&OE

It's all good.

Mayfair Gardens Earthquake deductible April 1. 2025 - April 1, 2026				
	Strata Lot	Unit Entitlement	Unit Entitlement %	Earthquake Deductible
101	1	105	0.027985075	\$ 32,314.37
102	2	105	0.027985075	\$ 32,314.37
103	3	99	0.026385928	\$ 30,467.83
104	4	98	0.026119403	\$ 30,160.07
105	5	111	0.029584222	\$ 34,160.90
106	6	121	0.032249467	\$ 37,238.46
107	7	93	0.02478678	\$ 28,621.30
108	8	108	0.028784648	\$ 33,237.63
109	9	98	0.026119403	\$ 30,160.07
110	10	93	0.02478678	\$ 28,621.30
111	11	94	0.025053305	\$ 28,929.05
112	12	105	0.027985075	\$ 32,314.37
201	13	117	0.031183369	\$ 36,007.44
202	14	105	0.027985075	\$ 32,314.37
203	15	99	0.026385928	\$ 30,467.83
204	16	98	0.026119403	\$ 30,160.07
205	17	111	0.029584222	\$ 34,160.90
206	18	121	0.032249467	\$ 37,238.46
207	19	93	0.02478678	\$ 28,621.30
208	20	108	0.028784648	\$ 33,237.63
209	21	98	0.026119403	\$ 30,160.07
210	22	93	0.02478678	\$ 28,621.30
211	23	94	0.025053305	\$ 28,929.05
212	24	124	0.033049041	\$ 38,161.73
301	25	117	0.031183369	\$ 36,007.44
302	26	105	0.027985075	\$ 32,314.37
303	27	99	0.026385928	\$ 30,467.83
304	28	98	0.026119403	\$ 30,160.07
305	29	111	0.029584222	\$ 34,160.90
306	30	121	0.032249467	\$ 37,238.46
307	31	93	0.02478678	\$ 28,621.30
308	32	108	0.028784648	\$ 33,237.63
309	33	98	0.026119403	\$ 30,160.07
310	34	93	0.02478678	\$ 28,621.30
311	35	94	0.025053305	\$ 28,929.05
312	36	124	0.033049041	\$ 38,161.73
TOTAL		3752		\$ 1,154,700.00

STRATA CORPORATION NWS 2912
MAYFAIR GARDENS
BALANCE SHEET
AS AT APRIL 30, 2025
(Unaudited)

ASSETS			
CURRENT ASSETS:		2025	2024
	Prospera Operating	\$ 30,526.81	\$ 28,289.51
	Prospera - Contingency Reserve Fund	211,230.21	250,146.89
	Petty Cash	350.00	350.00
	Levy - Repay Deficit - 2023 AGM	-	259.42
	Accounts Receivable	9,800.48	1,126.95
	Prepaid Insurance	28,924.00	33,592.08
	Accounts Receivable - BC Hydro	3,000.00	-
	Prepaid Installments to Hytec	-	4,322.32
	Prepaid CRF Contribution	-	1,156.17
TOTAL CURRENT ASSETS		<u>\$ 283,831.50</u>	<u>\$ 319,243.34</u>
LIABILITIES AND EQUITY	Total Current Assets		
CURRENT LIABILITIES:			
	Accounts Payable	39,057.43	2,389.71
	Accrued Liabilities Water & Sewer	981.17	2,000.01
	Accrued Appraisal	1,000.00	-
	Accrued Social Fund	78.90	112.90
	Accrued Fund for Depreciation Report	1,808.19	1,808.19
	Due to CRF - Insurance	-	34,838.00
	Due to Operating from CRF	(6,064.86)	-
	Due to Special Levy -from Operating	-	255.51
	Due to CRF - Insurance	<u>\$ 36,860.83</u>	<u>\$ 41,404.32</u>
EQUITY			
	Contingency Reserve Fund	\$ 182,887.15	\$ 271,169.76
	Due to Operating From CRF - Boiler	\$ 6,064.86	\$ -
	Interest	23,725.43	12,658.96
	Due from OP for insurance and repayment	-	(34,838.00)
	Contingency Fund Over Ontribution	(1,447.23)	1,156.17
	Contingency Reserve Fund	<u>\$ 211,230.21</u>	<u>\$ 250,146.89</u>
	Levy to repay the deficit AGM 2023	-	731.11
	Borrow funds until Special Levy is repaid	1,447.23	-
	Retained Earnings from Previous Years	9,371.02	6,169.22
	Previous Years Adjustment	-	(797.55)
	Net Surplus/ (Deficit 2023)	<u>24,922.21</u>	<u>21,589.35</u>
TOTAL EQUITY		<u>\$ 246,970.67</u>	<u>\$ 277,839.02</u>
TOTAL LIABILITIES AND EQUITY		<u>\$ 283,831.50</u>	<u>\$ 319,243.34</u>

STRATA CORPORATION NW 2912			
PROPOSED OPERATING BUDGET MAY 1, 2025 - APRIL 30, 2026			
	ACTUAL YEAREND 2024- 2025	APPROVED OPERATING BUDGET 2024- 2025	PROPOSED OPERATING BUDGET 2025- 2026
INCOME			
Owners Contributions	\$ 196,578.00	\$ 196,575.00	\$ 217,483.50
Interest Income & Other Income	2,112.95	-	-
Other Income	150.00	-	-
Key FOB Income	300.00	-	-
Bylaw Violation Fines	1,018.74	-	-
Prior Year' s Surplus brought forward	14,273.64	14,273.64	12,000.00
Total Income	\$ 214,433.33	\$210,848.64	\$229,483.50
OPERATING EXPENSES			
Insurance	\$ 33,592.08	\$ 32,000.00	\$ 32,000.00
Appraisal	1,000.00	1,000.00	-
Strata Management	14,724.98	14,725.00	15,608.50
Admin - Postage & Photocopying	1,086.47	2,000.00	1,500.00
Legal & Professional Fee	309.82	1,000.00	1,000.00
T2 Tax Filing & Review of Books	393.75	375.00	475.00
Bank Charges	156.00	250.00	200.00
WorkSafe BC	45.65	150.00	100.00
Total General Expenses	\$ 51,308.75	\$ 51,500.00	\$ 50,883.50
Building Expenses			
Repairs & Maintenance	\$ 31,334.56	\$ 30,000.00	\$ 35,000.00
Painting	-	13,104.00	-
Mechanical Maintenance	4,756.85	7,500.00	7,500.00
Elevator Maintenance	3,971.10	4,000.00	4,200.00
Janitorial	6,505.00	7,000.00	7,000.00
Pest Control	1,139.25	600.00	1,200.00
Fire Safety	3,924.22	3,000.00	7,000.00
Electrical Planning Report	1,987.50	-	-
Hytec Water System	12,966.96	8,644.64	13,000.00
Depreciation Report	-	-	7,000.00
Total Building Expenses	\$ 66,585.44	\$ 73,848.64	\$ 81,900.00

Grounds Maintenance			
Landscaping Contract	\$ 13,581.75	\$ 12,500.00	\$ 15,000.00
Landscaping Improvements	374.30	1,000.00	1,000.00
Arborist	-	-	3,000.00
Snow Removal	2,698.50	4,000.00	4,000.00
Total Grounds Maintenance	\$ 16,654.55	\$ 17,500.00	\$ 23,000.00
Utilities			
Electricity (BC Hydro)	\$ 5,128.83	\$ 6,500.00	\$ 6,500.00
Natural Gas (Fortis)	18,934.91	26,000.00	24,000.00
Water & Sewer	4,231.38	8,500.00	8,500.00
Waste Removal	2,839.72	3,500.00	3,500.00
Telephone & Internet & Enterphone	1,117.77	1,000.00	1,200.00
Total Utilities	\$ 32,252.61	\$ 45,500.00	\$ 43,700.00
TOTAL OPERATING EXPENSES	\$ 166,801.35	\$ 188,348.64	\$ 199,483.50
Contribution to CRF			
Contingency Reserve Fund	\$ 22,500.00	\$ 22,500.00	\$ 30,000.00
Total Operating Revenue	\$ 189,301.35	\$ 210,848.64	\$ 229,483.50
Prior year's expense	\$ 209.44		
Surplus/Deficit	\$ 24,922.21	\$ -	\$ -

MAYFAIR GARDENS
UNIT ENTITLEMENT CALCULATION
PROPOSED OPERATING BUDGET MAY 1, 2025 - APRIL 30, 2026

STRATA			Previous Year's	Proposed	PROPOSED	
LOT	UNIT	UNIT	Operating	Increase	MONTHLY	
NUMBER	NUMBER	ENTITLEMENT	Budget	In Strata Fees	STRATA	
			\$217,483.50	\$196,575.00	FEES	
1	101	105	\$6,086.29	\$458.43	\$48.76	\$507.19
2	102	105	\$6,086.29	\$458.43	\$48.76	\$507.19
3	103	99	\$5,738.50	\$432.23	\$45.97	\$478.21
4	104	98	\$5,680.54	\$427.87	\$45.51	\$473.38
5	105	111	\$6,434.08	\$484.63	\$51.55	\$536.17
6	106	121	\$7,013.73	\$528.29	\$56.19	\$584.48
7	107	93	\$5,390.72	\$406.04	\$43.19	\$449.23
8	108	108	\$6,260.19	\$471.53	\$50.15	\$521.68
9	109	98	\$5,680.54	\$427.87	\$45.51	\$473.38
10	110	93	\$5,390.72	\$406.04	\$43.19	\$449.23
11	111	94	\$5,448.68	\$410.40	\$43.65	\$454.06
12	112	105	\$6,086.29	\$458.43	\$48.76	\$507.19
13	201	117	\$6,781.87	\$510.82	\$54.33	\$565.16
14	202	105	\$6,086.29	\$458.43	\$48.76	\$507.19
15	203	99	\$5,738.50	\$432.23	\$45.97	\$478.21
16	204	98	\$5,680.54	\$427.87	\$45.51	\$473.38
17	205	111	\$6,434.08	\$484.63	\$51.55	\$536.17
18	206	121	\$7,013.73	\$528.29	\$56.19	\$584.48
19	207	93	\$5,390.72	\$406.04	\$43.19	\$449.23
20	208	108	\$6,260.19	\$471.53	\$50.15	\$521.68
21	209	98	\$5,680.54	\$427.87	\$45.51	\$473.38
22	210	93	\$5,390.72	\$406.04	\$43.19	\$449.23
23	211	94	\$5,448.68	\$410.40	\$43.65	\$454.06
24	212	124	\$7,187.62	\$541.38	\$57.58	\$598.97
25	301	117	\$6,781.87	\$510.82	\$54.33	\$565.16
26	302	105	\$6,086.29	\$458.43	\$48.76	\$507.19
27	303	99	\$5,738.50	\$432.23	\$45.97	\$478.21
28	304	98	\$5,680.54	\$427.87	\$45.51	\$473.38
29	305	111	\$6,434.08	\$484.63	\$51.55	\$536.17
30	306	121	\$7,013.73	\$528.29	\$56.19	\$584.48
31	307	93	\$5,390.72	\$406.04	\$43.19	\$449.23
32	308	108	\$6,260.19	\$471.53	\$50.15	\$521.68
33	309	98	\$5,680.54	\$427.87	\$45.51	\$473.38
34	310	93	\$5,390.72	\$406.04	\$43.19	\$449.23
35	311	94	\$5,448.68	\$410.40	\$43.65	\$454.06
36	312	124	\$7,187.62	\$541.38	\$57.58	\$598.97
		3752	\$217,483.50	\$16,381.25	\$1,742.38	\$18,123.63

STRATA CORPORATION NW2912 - "MAYFAIR GARDENS"

JUNE 19, 2025

STRATA PLAN NW2912 "MAYFAIR GARDENS"
ANNUAL GENERAL MEETING – JUNE 19, 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.*
- *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 19, 2025.**

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

Signature of Owner:

Date: _____