

SPECIAL GENERAL MEETING

August 22, 2018

14 ROYAL AVENUE EAST – BCS 1676

LOCATION:

7:00 p.m. – Amenity
Room 14 Royal
Avenue East New
Westminster, B.C.

**STRATA COUNCIL
2018/2019**

PRESIDENT

Bob Logan - #305

TREASURER

Sherry Baker - #106

SECRETARY

Ken Young - #512

RECORDER

Christine Rowlands - #411

AT LARGE

Dave Brown - #104
John Verchomin - #414
Dustin Brisebois - #101

**FOR CONTACT INFORMATION
AND MINUTES PLEASE VISIT:**

www.14victoriahill.com

IMPORTANT INFORMATION Please have this translated

重要資料 請找人為你翻譯

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

알려드립니다 이것을 번역해 주십시오

CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

बहुत महत्वपूर्ण कृपया कबरे बिसे वेले रिष एा हुलेंबा करवाए

ATTENDANCE:

29 Owners registered and represented in person

6 Owners registered and represented by proxy

(Note: one unit present may have forgotten to
sign in.)

1. CALL TO ORDER

Bob Logan, Council President, called the meeting to order at 7:01 p.m.

2. CALLING OF THE ROLL & CERTIFICATION OF PROXIES

Prior to the start of this evening's meeting, the roll was called and in accordance with the requirements of the Strata Property Act, Section 56, all proxies were certified. Also required by the Act, Section 48.2 is that a quorum, which consists of one-third of the Owners in good standing, be present either in person or by proxy for the meeting to proceed. There are 72 strata lots, of which 72 were in good standing. One-third of 72 is 24. There were 29 Owners represented in person and six by proxy, and therefore a quorum was established.

3. PROOF OF NOTICE

Section 45 of the Strata Property Act states the Strata Corporation must give at least 14 days' notice of an Annual General Meeting, specifying the date, time, place and nature of the business. Section 68.1(3) states the notice given by post is deemed to have been given four days after it has been mailed. The notices of this evening's meeting mailed to each Owner's last-known address on or before August 6, 2018 which is in accordance with the timeframe set out in the Act. Notices contained the agenda, a description of the two special resolutions that are being voted on by the Owners and a proxy voting form. The Council President advised that proper notice had been given.

4. ADOPTION OF AGENDA

The agenda was reviewed, and it was moved and carried to adopt.

5. VOTE No.1

As outlined in the meeting package, there was a call for voting to use the contingency reserve fund to finance the supply and installation of an automatic mechanism to open the lobby entrance with a special FOB at a cost of \$4,777.60. This requires a three-quarter vote by the owners to pass. Ken Young answered questions about the project, and then voting was by secret ballot. Volunteers from suites #503 and #306 counted the results as follows:

Yes: 34

No: 2

By a 94% margin, the motion passed.

6. VOTE No. 2

As outlined in the meeting package, there was a call for voting to use the contingency reserve fund to finance the supply and installation of solar panels to augment our electricity needs at a cost of \$15,257. This requires a three-quarter vote by the owners to pass. Ken Young answered questions about the project, and then voting was by secret ballot. Volunteers from suites #503 and #306 counted the results as follows:

Yes: 31

No: 5

By an 86% margin, the motion passed.

7. GENERAL DISCUSSION AND NEW BUSINESS

Progress with existing projects and general building maintenance:

- The backup generator for the power outages should be installed by the end of September before the annual fire inspection. This is accounted for in our maintenance budget.
- Hall painting is progressing, although the LED lighting project and other repairs have taken priority, including fixing of irrigation system, water leaks from flat roof and fixing patios on 5th floor. It was noted that by doing these jobs in-house rather than contracting out, we save money that helps keeps strata fees stable.
- As more communication about the status and progress of building projects is desired, we will begin issuing strata newsletters in the fall. In the meantime, information about ongoing projects is also available in regular strata meeting minutes.

Requests for maintenance and repairs: to streamline requests, we will be developing a website form to standardize and track requests. Christine to work with Ken to develop the form.

Reminders:

- We just steam cleaned some of the hallway carpets with our new machine; residents are asked to take care to avoid stains – for example, don't let garbage drip when walking down the hallway.
- When replacing light bulbs, don't put LEDs in the closed fixtures in your unit (the round ones in hallways and bedrooms, for example), as they will overheat and burn out.
- Smoke detectors should be replaced within 10 years. If you need a new one, smoke detectors are available for purchase for \$55.

8. ADJOURNMENT

There being no further business, the special general meeting of strata BCS 1676 was officially adjourned at 8:30 p.m.

Submitted by Christine Rowlands.

Please be advised you should retain copies of Council and General Meeting Minutes for a period of 2 years. There will be a charge for copies.