

Notice of Extraordinary Meeting

An extraordinary meeting of the owners of Strata Plan VIS2720 (545 Manchester and 520 Dunedin) has been called. The details of the meeting are as follows:

Date/Time: **Monday December 10, 2001 @ 7:00pm**
Place: **Royal Canadian Legion – Pro Patria Branch**
411 Gorge Road East (Entrance on Dunedin)
Room: Auditorium

MEETING AGENDA

1. Approving minutes from the last general meeting to be tabled for next general meeting
2. Old Business (none)
3. New Business
 - a. Vote on bylaw changes necessary to bring the strata's current bylaws into alignment with the new Strata Property Act
 - b. Review current **pet bylaw**, discuss **current contentions**, and vote on changes to allow or disallow more than one pet and/or other types of pets.

The current bylaw reads:

*"An owner shall not keep any animals on his strata lot or the common property after notice in that behalf from the council, provided that the owners of a residential strata lot shall be permitted to keep **ONE DOG OR CAT** within his strata lot, provided the dog or cat **DOES NOT WEIGH MORE THAN 6.8 KILOGRAMS** and further provided that such dog or cat is carried by the owner in the common hallways and elevators and that, once outside the building, the owner keeps such dog or cat on a leash. The owner shall forthwith remove any excrement of such dog or cat. Any unruly dog or cat shall be removed after written notice by the council. This bylaw may not be amended except by unanimous resolution of the Owners."*

The pet bylaw is the only bylaw that will be open for discussion at this meeting, with the exception of changes required in 3a for Strata Property Act compliance.

4. Adjournment

ALL OWNERS are **strongly urged** to attend this meeting, especially if you have an opinion regarding changes to the pet bylaw.

If you are unable to attend, please make sure you give your proxy to someone that will be attending the meeting.

If you do not know who to give your proxy to, you can send it to Roger Taylor by:

Tel/Fax: (250) 383-9061

Council Mailbox (in building lobby)

Email: strata2720@shaw.ca

or

Snail-mail: #417-545 Manchester Road, Victoria, BC, V8T 5H6

Enclosure(s): Proxy Form, Notice of Lock Change

PROXY

I / We

Please PRINT Owner(s) Name(s)

being the registered Owner(s) of

Unit No. _____

545 Manchester 520 Dunedin

of Strata Plan VIS 2720

hereby appoint

Please PRINT the name of person to whom you are giving this proxy

as my/our proxy

to vote for me/us on my/our behalf

at the Extraordinary General Meeting

to be held on the 10th day of December, 2001

and any adjournment.

Signed this _____ day of _____, 2001

Signature (owner 1)

Signature (owner 2), if applicable

IMPORTANT NOTICE

To: All Owners & Residents
of 545 Manchester and 520 Dunedin

Subject: **Building Locks Changing & New Keys**

The building locks for 545 Manchester and 520 Dunedin are scheduled to be changed on Monday January 7, 2001.

NEW KEYS can be picked-up at:

Location: **Baywood Property Management (2019 Oak Bay Avenue)**
Date: **Starting December 3, 2001**
Hours: **Monday-Friday, 8:30am-12:00pm, 1:00pm-4:30pm**

Location: **Extraordinary General Meeting (at Royal Canadian Legion)**
Date: **Monday December 10, 2001**
Time: **6:45pm – 7:00pm**

Location: **Lobby of 545 Manchester and 520 Dunedin**
Date: **Monday December 17, 2001**
Time: **7:00pm – 9:00pm**

Location: **Lobby of 545 Manchester and 520 Dunedin**
Date: **Saturday January 5, 2002**
Time: **9:00am – 11:00am**

When picking-up your new keys, please make sure to bring:

- **PICTURE IDENTIFICATION and**
- **A CURRENT BUILDING KEY**

Cost: \$2.00/key

Should you require more information, please contact Roger Taylor at (250) 383-9061.