

Unapproved Minutes - Special General Meeting - Strata Plan 2720 – March 23, 2006

The Special General Meeting of the owners of Strata Plan No. VIS 2720 (Hampton Court and Churchill Place) took place on Thursday, 23 March 2006, at the Royal Canadian Legion, 411 Gorge Road East, Victoria, BC.

Minutes taken by Wanda Farrant and prepared by Roger Taylor

1. Call to Order

- a. The meeting was called to order at 7:15PM. Will Carter of Baywood Property Management reported that there were 62 out of the 108 owners present in person or by proxy thus providing a quorum.
- b. Roger Taylor introduced the Strata Council. Present were Roger Taylor, Donna Bishop, Don Gorby, Anita Walper, Wanda Farrant, Carol Kronbauer, and Will Carter of Baywood Property Management.
- c. Roger Taylor, President, acted as Chair of the meeting.

2. Minutes of Previous General Meetings

- a. In the interest of keeping the meeting short, Roger asked for a motion from the floor to table the reading and approval of the last AGM minutes to the next AGM. The motion was moved by Nils Sjoberg (HC412), seconded by Kelly Morita (HC406) and passed unanimously.

3. New Business

- a. Roger reported on the December 17, 2005 flood in Churchill Place. The flood was caused by a separated joint in the fire suppression system. Six units in total were affected with the most damage to CP109. An insurance claim was made as the damage was estimated at \$50,000-\$60,000. Our insurance deductible for water damage is \$10,000 and our rates are not expected to increase due to this claim (according to Ralph Libby at Merit Town and Country Insurance Services Ltd.). The following questions and answers occurred:
 - i. Q: Was there going to be an inspection of all pipes?
A: No. The fire suppression pipes are in the walls and ceilings. The cost of such an inspection would be prohibitive. There will, however, be training sessions scheduled for council members and interested residents on how to shut off the water quickly to reduce the amount of water damage, should another pipe separate.
 - ii. Q: Are unit contents covered by strata insurance?
A: No, but original flooring installed by the developer is covered under strata insurance in such cases. However, if a unit's flooring is changed from the original, it is then covered under the owner's content insurance, not the strata's.
- b. Council requested a vote to approve Special Resolution SR20060323a as distributed: "Be it resolved that council is approved to pay insurance claim deductibles from the Contingency Reserve Fund."
There were 62 votes in favour, none opposed, no abstentions, so the special resolution was unanimously passed.
- c. Roger reported on council's plan to replace the first floor carpets in both buildings. The reasons for replacing the first floor only were:
 - i. The first floor is the highest traffic area and the carpets are in the worst shape.
 - ii. The carpets on the other floors still had some life.
 - iii. The contingency reserve fund would be completely used-up, if we replaced all carpets, leaving no contingency for unexpected costs.

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- d. The following questions and answers occurred:
 - i. Q: What about installing alternative flooring on the first floor (tile, etc), because it lasts longer?
A: Carpet is the most sound-proof. Installing tile would increase noise transfer to the nearby units, so council did not feel it was fair to the residents in those units.
 - ii. Q: How old are the carpets?
A: Thirteen years old. They are the original carpets.
 - iii. Q: How often are the carpets shampooed?
A: Two to four times a year.
 - iv. Q: Was there a plan to change the overall colour scheme of the walls and trim?
A: No. Not at this time.
 - v. Q: Is there a better deal, if we replace carpets on all floors at the same time?
A: The cost difference was 1-2%, but we would have no contingency and the carpets on the other floors still have some remaining life.
 - vi. Q: Would the new carpets match the future exterior of the building?
A: For the last 5 years, the annual inspection has indicated that our buildings' exteriors are "doing better than expected" with an estimated life expectancy of 5-7 years. Given the past pattern, Council is hopeful that our current building exterior would last at least 5 to 7 years and perhaps more. As we do not know what building colours may be available and chosen in the future, council has not planned such a colour match.
 - e. Council requested a vote to approve Special Resolution SR20060323b "Be it resolved that council is approved to use up to \$15,000 of Contingency Reserve funds for the replacement of first floor carpets in 545 Manchester and 520 Dunedin."
There were 58 votes in favour, 2 opposed, and 1 abstention, so the special resolution passed.
 - f. Roger reported on the balance of the reserve funds as of February 28, 2006:
 - i. Contingency Reserve Fund: \$71,332.78. After the above Special Resolutions were passed, the balance would be reduced to \$46,332.78.
 - ii. Building Envelope Reserve Fund: \$ 758,692.73.
 - g. Roger thanked the owners for making the time to come out to the meeting.
- 4. Adjournment**
- a. A motion to adjourn was made by Joan Mogg (CP402), seconded by Joseph Ujfalusi (HC215) and passed unanimously.