

UNAPPROVED MINUTES - ANNUAL GENERAL MEETING - STRATA 2720 – OCT 25, 2018

Notice of the meeting was emailed or mailed to all owners on October 4, 2018. Council members: Roger Taylor, Ian Froese (proxy), Anita Walper (proxy), Gayle Chong, Joan McInnis, Shick Singh and Gilbert Gutfreund of Sutton Advantage Property Management.

- 1. CALL TO ORDER.** The meeting was called to order at 6:53 p.m.
- 2. CERTIFY PROXIES, CORPORATE REPRESENTATIVES, AND DETERMINE QUORUM**
Hampton Court - 9 proxies; 22 owners present - Votes: 31
Churchill Place - 7 proxies; 18 owners present - Votes: 25
Total Votes = 56 out of 108 = 51.85% Attendance. Quorum attained. Meeting can proceed.
- 3. ELECTION OF CHAIRMAN FOR MEETING.** Roger Taylor chaired the annual general meeting.
- 4. FILING PROOF OF NOTICE OF MEETING.** AGM information packages were emailed and or delivered October 4, 2018 on time in compliance with the Strata Property Act
- 5. APPROVAL OF AGENDA**
Motion: To approve the agenda as circulated.
Moved by CP204. Seconded by HC206. **Motion Carried.**
- 6. MINUTES FROM LAST AGM OR SGM**
Motion: To approve the AGM minutes held October 25, 2017, as distributed.
Moved by CP311. Seconded by CP303. **Motion Carried.**
- 7. UNFINISHED BUSINESS**
None
- 8. REPORTS FROM COUNCIL**
Depreciation Reports: Roger Taylor explained previous depreciation report writer and contractor no longer in existence. New depreciation report proposals will be sought in new fiscal year.
Aging Equipment: Comment was made that there were a number of aging components such as the elevators, mechanical, roof top make-up ventilators.
Building(s): Both buildings generally are in a good state of repair.
Dryer Vents: Dryer vents were replaced this year due to birds, nesting in vents.
Garage door opener will need some maintenance (and possible parts replaced) this upcoming year.
Fencing – As security and fencing was elevated to an emergency issue at the last Annual General Meeting, council wanted to have a special resolution included at this AGM, so all owners could have the opportunity to comment and vote on the resolution. Fencing panels have been installed. Contractor is due back soon to finish installing gates, paneling, and mesh. FOB reader installation to follow.
Council plans to improve security will additional lighting in front of Churchill Place and front door cameras.
- 9. RATIFY NEW RULES**
No new rules.
- 10. INSURANCE COVERAGE**
Insurance documents may be viewed at strata website: www.strata2720.com

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11. FINANCIAL STATEMENT

The fiscal year-end financial statement ending June 30, 2018 was reviewed and discussed in detail by Roger Taylor.

In reviewing the Income /Expense statement it was noted that revenues were on target as projected and that in reviewing (budget vs. actual) there were a number of operating expenses that varied over the course of the year.

Water & Sewer – rates increased this past year.

Hydro savings were realized this year due to the LED lights. Hydro rates are being investigated to discuss hydro rate charges being assessed against the strata corporation. This matter is on-going with B.C. Hydro.

Gas expense - savings were realized this year. Consumption was down this year.

Motion: To approve the 2018/2019 operating budget for the year ending June 30, 2019, as distributed.

Moved by HC409. Seconded by HC104. **Motion Carried** (Unanimously).

Note: A one-time adjustment will be assessed (for the difference in July to October strata fees).

12. NEW BUSINESS

The City of Victoria is currently drafting new bylaws to deal with short term rentals as it applies to Bed & Breakfast rentals. New regulations are being adopted and substantial penalties may apply.

Quotes will be sought and obtained to conduct a Building Envelope Condition Assessment (BECA) and a Depreciation Report (DP). Council will seek a qualified and experienced company.

As council had received numerous concerns regarding the smoking of marijuana in strata units and common property, Roger Taylor asked the owners (by a show of hands) how many were concerned about the issue to the level of wanting a smoking ban, or bylaw amendment. The inquiry was not intended to institute any bylaw change, but to understand where owners stood on the issue and whether any revisions may be necessary. There was not $\frac{3}{4}$ support for a smoking ban, but there were some concerns expressed regarding the odor of marijuana smoke as well as cultivation and a discussion about limiting the number of plants that could be grown within one's suite.

13. SPECIAL RESOLUTIONS

A. **Special Resolution SR20181026a (Fencing) – as distributed**

Moved by CP107. Seconded by HC112. **Resolution Passed.** Unanimously.

B. **Special Resolution SR20181026b (Depreciation Report) - amended**

Moved by CP411 to amend the Depreciation resolution to allow council to withdraw \$40,000.00 to be withdrawn from the Contingency Reserve Fund for a BECA and Depreciation Report, by June 2019.

Moved by CP411. Seconded by HC409. **Resolution Passed.** 53 in favor, 1 abstention.

C. **Special Resolution SR20181026c (Maintenance & Safety) – as distributed**

Moved by CP310. Seconded by HC101. **Resolution Passed.** Unanimously.

D. **Special Resolution SR20181026d (Security) – as distributed**

Moved by HC204. Seconded by CP311. **Resolution Passed.** Unanimously.

E. **Special Resolution SR20181026e (Electric Vehicle Charging) – as distributed**

Moved by CP311. Seconded by CP108. **Resolution Defeated.**

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14. ELECTION OF NEW STRATA COUNCIL

The current 2017/2018 executive council were retired from council.

The following members agreed to let their names stand for re-election:

HC417 (Roger Taylor), CP106 (Gayle Chong), HC106 (Anita Walper), and HC112 (Shick Singh).

The following members were nominated from the floor for the 2018/2019 council:

CP303 (Dane Philpott), CP204 (Janine Astleford), HC206 (Marco Taccarelli)

Moved by CP311 that the nominations be closed and that all members be appointed to council.

Seconded by CP212. Carried.

15. ADJOURNMENT

Meeting adjourned at 9:34 pm.

Moved by HC417. Carried.