

APPROVED MINUTES - ANNUAL GENERAL MEETING - STRATA 2720 – OCT 22, 2019

Notice of the meeting was emailed on September 27, 2019 or mailed to all owners on September 30, 2019. Council members were Roger Taylor, Anita Walper, Shick Singh, Dane Philpott, Marco Tacarelli, Gayle Chong and Gilbert Gutfreund of Sutton Advantage Property Management.

1. CALL TO ORDER: The meeting was called to order at 6:32 p.m.

2. CERTIFY PROXIES AND CORPORATE REPRESENTATIVES:

Hampton Court – 9 proxies; 25 owners present; Votes 34

Churchill Place – 8 proxies; 12 owners present; Votes 20

Total votes = 54 out of 108 = 50% attendance. Quorum attained, meeting can proceed.

3. ELECTION OF CHAIRMAN FOR MEETING: Roger Taylor chaired the general meeting.

4. FILING PROOF OF NOTICE OF MEETING: AGM information packages were emailed on September 27, 2019 and/or delivered September 30, 2019 on time in compliance with the Strata Property Act

5. MINUTES FROM LAST AGM OR SGM:

Motion: To approve the AGM minutes held October 25, 2018, as distributed.

Moved by CP209; seconded by HC410; motion carried.

6. UNFINISHED BUSINESS:

- a) Maintenance & Safety (including Retroactive SR20191022a – emergency repairs) Elevators needed more repairs, given their age. Delay in processing tasks this past year, given construction demands and not getting quotes in a timely manner. CP driveway light installation delayed – waiting for parts. SR20191022a – emergency repairs were for exterior and window repair to HC308/HC408 as well as the southwest corner of CP garage membrane to fix a water drip from the ceiling onto the garage level landing in the CP west stairwell. Motion moved by HC217, seconded by CP201, resolution passed, carried unanimously.
- b) Security (including Retroactive SR20191022b – security). Shick Singh gave an overview of the work done/yet to be done. HC east end door now in safe zone. Motion by HC217, seconded by HC114, motion carried.
- c) Insurance Claim/Renewal/Coverage. Insurance claim was made due to water escape from HC207. This has caused rates to increase. New deductible for water damage is \$15,000. All owners need to ensure their own unit insurance covers the new deductible amount. The strata's insurance policy is on the strata website (<http://www.strata2720.com>). Many hot water tanks are due for replacements by August 2020. Owners are reminded to check their tanks and get them replaced as needed. Potential insurance claim – motorcycle coming down the garage ramp met the gate at the bottom with no recall of the gate, rider was injured. Anita Walper call the gate company to test the gate for proper function, gate functioned normally. Council received a letter from the solicitor for the rider advising they were ready to proceed. No claim had been started at this time (15 months later). Depreciation report is not ready. A copy of the report will be posted to the strata website and notices will be emailed when it is available. Suncorp Valuations will be on site November 8, 2019, performing their inspections. Quotes for BECA have not yet been received. Quotes have been requested from Read Jones Christoffersen Ltd. As well as Morrison Herchfield.

7. CONSIDERING THE ACCOUNTS:

Budget vs. actual report for 2018/2019 – Roger went through the proposed budget.
Motion by HC409, seconded by HC410, motion approved.

8. NEW BUSINESS:

- (a) Proposed bylaw amendment (SR20191022c – fireplace maintenance). Requiring owners to have their gas fireplaces maintained every two years as a minimum. Industry recommends every year. Motion by HC204, seconded by HC105, motion passed, carried unanimously.
- (b) Special resolution (SR20191022d) maintenance, safety and insurance. Motion by HC104, seconded by HC405, motion passed.
- (c) Special resolution (SR20191022e) security – HC fencing. Motion by HC117, seconded by HC204, motion carried.
- (d) Special resolution (SR20191022f) electrical infrastructure – load assessment. This item relates to determining building capacity for EV charging stations. Motion by HC217, seconded by CP209, 50 in favour, 4 opposed CP102, CP303, CP409, HC207, motion passed.

9. SPECIAL RESOLUTIONS:

A. Special Resolution SR20191022a (Emergency Repairs - retroactive) – as distributed Moved by HC217, Seconded by CP201, Resolution passed. Carried unanimously.

B. Special Resolution SR20191022b (Security - retroactive) – as distributed Moved by HC217, Seconded by HC114, Resolution passed. Carried unanimously. C. Special Resolution SR20191022c (Bylaw – Fireplace Maintenance) – as distributed Moved by HC204, Seconded by HC405, Resolution passed. Carried unanimously. D. Special Resolution SR20191022d (Maintenance, Safety & Insurance) – as distributed Moved by HC104, Seconded by HC405, Resolution passed. Carried unanimously. E. Special Resolution SR20191022e (Security – HC Fencing) – as distributed Moved by HC117, Seconded by HC204, Resolution passed. Carried unanimously.

F. Special Resolution SR20091022f (Electrical Infrastructure – Load Assessment) Moved by HC217, seconded by CP209, 50 in favour and 4 opposed, motion passed.

10. ELECTION OF NEW STRATA COUNCIL:

The current 2018/2019 executive council were retired from council with the following members letting their names stand for re-election – CP106 (Gayle Chong), HC106 (Anita Walper), CP303 (Dane Philpott), HC206 (Marco Taccarelli). The following members were nominated from the floor for the 2019/2020 council: HC204 (Heidi Fowler), HC308 (Tyra Shupe), HC401 (Liam Nordby).

Moved by CP311 that the nominations be closed and that all members be appointed to council. Seconded by CP212. Carried. The following council members were assigned positions: Anita Walper – Council Chair, Gayle Chong – Treasurer and Tyra Shupe – Secretary. The remaining Council members will be assigned positions at the next strata council meeting.

11. Plumbing stack cleaning – Rather Be Plumbing
Duct cleaning – Purair.

12. ADJOURNMENT:

Meeting adjourned at 9:43 pm.