

# Notice of Special General Meeting

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A special general meeting of The Owners of Strata Plan VIS2720 (545 Manchester and 520 Dunedin) has been scheduled as follows:

Date: **Thursday March 23, 2005**  
Time: **7:00pm**  
Place: Royal Canadian Legion – Pro Patria Branch  
411 Gorge Road East (Entrance on Dunedin)  
Room: Auditorium

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## MEETING AGENDA

- Registration of owners, certification of proxies, issuing of voting cards (7:00pm)
  - Meeting called to order (7:15pm)
  - Approving/disposing of previous minutes
    - Tabled for next meeting
  - Old Business and Reports from council/committees
    - N/A
  - New Business
    - Insurance claim - Water damage to Churchill Place first floor from water escape.
    - Special Resolution SR20060323a (payment of insurance deductible from contingency reserve fund.)
    - Special Resolution SR20060323b (Approving up to \$15,000 from contingency reserve be used towards first floor carpet replacement in Hampton Court and Churchill Place.)
  - Adjournment
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The purpose of this meeting is solely for the purpose of informing owners of the water escape/damage to Churchill Place and approving the two special resolutions.

It is very difficult to get quorum for special meetings, so if you are not able to attend the meeting, please provide your proxy to someone who will be attending the meeting. If you do not know anyone attending the meeting, you can mail, fax or email your proxy to:

Roger Taylor  
#417-545 Manchester Rd  
Victoria, BC, V8T 5H6  
Tel/Fax: (250) 383-9061  
Email: [strata2720@shaw.ca](mailto:strata2720@shaw.ca)

Please note: In order to vote at the meeting, an owner must be paid-up in strata fees and any other monies owed to the Strata Corporation, at the time of the meeting. Please contact Baywood Property Management at (250) 592-5852 no later March 20, 2006 to confirm the status of your strata account.

Attachments to be included with mail-out to owners:

- Proxy
- Special Resolutions SR20060323a and SR20060323b

# PROXY

I/We

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being the registered owner(s) of

Unit No. \_\_\_\_\_

q 545 Manchester q 520 Dunedin

of Strata Plan VIS 2720

hereby appoint

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as my/our proxy to vote for me/us on my/our behalf

at the

**Special General Meeting**

to be held on the

**23<sup>rd</sup>** day of **March, 2006**

or any adjournment.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2006

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Signature (owner 1)

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Signature (owner 2), if applicable

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Signature (owner 3), if applicable

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Signature (owner 4), if applicable

## **Special Resolutions**

Proposed Special Resolutions to be voted on at the Special General Meeting of the Owners of Strata Plan VIS2720 to take place on the 23<sup>rd</sup> of March, 2006 (or any adjournment).

### **Special Resolution SR20050323a:**

**Be it resolved that council is approved to pay insurance claim deductibles from the Contingency Reserve Fund.**

### **Special Resolution: SR20050323b:**

**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.**

Comments regarding Special Resolution SR20050323a :

On December 17, 2005, a joint in the fire sprinkler pipes separated on the first floor of Churchill Place, affecting six units. Given the amount of damage, an insurance claim was filed. Our insurance deductible for flood is \$10,000.

Comments regarding Special Resolution SR20050323b :

As outlined in our replacement reserve timeline at the last Annual General Meeting, some carpet replacement was planned for 2005/2006. Given the condition of our carpets and current operating budget, council recommends replacing only the first floor carpets only at this time, as they are the most worn and highest traffic area. Given the estimates received, council does not expect the cost to exceed \$15,000.