

MINUTES OF 2018 SPECIAL GENERAL MEETING

JOINT SECTION

DATE: June 1st, 2018

1. CALL TO ORDER

The meeting was called to order by Kate Britton at 1:15pm.

2. MEETING PROCEDURES:

- a) Introductions of the Strata Council and Management Team were completed by Terry Kerr.
- b) There were 66 Strata Lots represented in person when the meeting was called to order.
- c) There were 46 certified Proxies.
- d) A quorum was established with 112 registered Strata Lots and Certified Proxies present at the call to order.
- e) Terry Kerr was elected to chair the meeting with no objections.
- f) The Notice of Meeting Package was issued May 10th, 2018 in compliance with the Strata Property Act.
- g) Confirmation of Issuance of Voting Cards was verified.

3. APPROVE THE AGENDA:

- a) Motion to Adopt as distributed.
MOVED: SL2B SECONDED: PSOE
IN FAVOUR: all OPPOSED: 0 CARRIED

4. ADOPTION OF PREVIOUS MINUTES:

- a) Approve the Minutes of the Annual General Meeting held October 13, 2017.
- b) Motion to adopt as distributed.

MOVED: SL6C SECONDED: SL8A

DISCUSSION: a member of the ownership group asked why the letter presented by strata lot owner #18A at last year's AGM was not included in the minutes of that meeting. Council communicated that the letter presented was considered out of order; it was raised at the point the meeting termination was called. Also, correspondence, such as the letter was, has never been included in any General or Council meeting minutes and this practice will continue. Strata lot owner #18A was informed that the correspondence was put into the January Executive meeting for discussion and response. After the meeting a full response was sent to strata lot owner #18A. This item is closed and the minutes of that meeting were approved. If a Council member requests this item be included in a future Executive meeting they are welcome to add it to the Executive Agenda, prior to the meeting. On the motion to approve the last AGM minutes as presented, the vote was:

IN FAVOUR: 106 OPPOSED: 6 CARRIED

5. NEW BUSINESS:

- a) **RESOLUTION #1 – SEWAGE LIFT STATIONS AND WATER TREATMENT/STORAGE CRF AUTHORIZATION**

WHEREAS, pursuant to s. 72 of the *Strata Property Act* and the bylaws the Strata Corporation must maintain and repair common property including limited common property; and

WHEREAS, the Owners Strata Plan No. VIS2036 (the “Strata Corporation”) have been performing repairs on the water supply system, water treatment system, water storage system and sewage lift stations that supply all potable water for the corporation; and

WHEREAS, the Strata Council has received a report produced by Fyfe Well Water Services which outlined items still requiring attention to complete the required maintenance and repair to the water and sewage systems; and

WHEREAS, the Corporation has received an inspection report from VIHA which is also requesting items be actioned;

BE IT RESOLVED, by at least a majority vote cast by eligible voters who are present in person or by proxy at the time the vote is taken and who have not abstained approves an expenditure from the Contingency Reserve Fund not to exceed \$95,000 to see the items listed in the report completed by Fyfe Well Water Services as well as items detailed by VIHA; and

The passing of this resolution provides the Strata Council authorization to transfer funds out of the contingency reserve fund and enter into an agreement at their discretion with a contractor of their choosing to have the water systems of the Corporation repaired/replaced, what ever the case may be, based on the recommendations of the professionals which includes VIHA and Fyfe Well Water Services;

The passing of this resolution also authorizes the Strata Council to spend any unused funds of this resolution on any other item related to the water systems, pump systems, and other related components of the Corporation.

Moved by: SL2B

Seconded by: SL24D

Discussion: VIHA has deemed this work to be urgent and necessary. This project includes the pressure washing of the tanks, building of a fence surrounding the tanks, replacement of the butterfly valves, and the controller for the 200 block. Approval for these funds has already been passed by Council; this resolution is to transfer the approved funds from the CRF.

In Favour: 112

Opposed: 0

Carried

6. TERMINATION

This meeting was terminated by PSOE at 1:33pm.