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**MINUTES OF 2018 SPECIAL GENERAL MEETING**  
**RESIDENTIAL SECTION**

**DATE:                      June 1<sup>st</sup>, 2018**

**1. CALL TO ORDER**

The meeting was called to order by Kate Britton at 1:35pm.

**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 38 certified Proxies.
- d) A quorum was established with 104 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 10<sup>th</sup>, 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.  
**MOVED: SL2B                      SECONDED: SL24D**  
**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: PSOE                      SECONDED: SL6C**  
**IN FAVOUR: 98                      OPPOSED: 6      CARRIED**

**5. NEW BUSINESS:**

a) **RESOLUTION #1 – ROOF REPLACEMENT 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 Corporation has started the systematic replacement of roofs based on condition; and

**WHEREAS**, 50% of the 600 block building has been completed with the remaining 50% being completed during the 2018 summer season, and as the contractor that is completing the 600 block roof has capacity to include the 500 Block roofing systems, including garages and skylights the Corporation would like to approve funds to see both these block completed this season;

**BE IT RESOLVED**, by at least a majority of the 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

out of the contingency reserve fund not to exceed \$65,000 to replace the roof, roof systems and any other roofing component either directly or indirectly related with the roofing system of the 500 block building.

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 roofing systems of the 500 block replaced;

The passing of this resolution also authorizes the Strata Council to spend any unused funds of this resolution on roofing systems of other units through the Corporation.

**Moved by: SL2B                      Seconded by: TRN**

**Discussion:** the 600 block roofing project is scheduled to be completed by the end of June. If the 500 block is approved, the contractor predicts it will be completed by the end of July or beginning of August.

**In Favour: all                      Opposed: 0                      Carried**

b) **RESOLUTION #2 – CAPITAL ASSET REPAIR AND/OR REPLACEMENT 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 Residential Section (the “Residential Section”) have been performing repairs to roof systems, decks and deck supports, building facades, painting and emergency work over the course of the last 36 months; and

**WHEREAS**, the Strata Executive would like to continue with the much-needed repairs and maintenance to the Capital Assets of the Residential Section;

**BE IT RESOLVED**, by at least  $\frac{3}{4}$  of the 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 Funds up to \$10,000 to continue to maintain repair and replace as needed the Capital Assets of the Residential Section.

**Moved by: PSOE                      Seconded by: SL2B**

**Discussion:** this resolution provides the Council authorization, should they require additional funds to complete projects.

**In Favour: all                      Opposed: 0                      Carried**

6. **TERMINATION**

This meeting was terminated by PSOE at 1:40pm.