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THE OWNERS, STRATA PLAN BCS 3037
MINUTES OF THE ANNUAL GENERAL MEETING
WEDNESDAY, FEBRUARY 22, 2012

A. CALL TO ORDER

The Meeting was called to order at 7:00 pm by Paul Wehr the Vice President of the Strata Council. The meeting was called for 6:30pm, but with lack of quorum, under the Strata Corporation bylaws (Section 45) after waiting for thirty minutes, the meeting can proceed with the Owners present.

B. CALLING OF THE ROLL & CERTIFICATION OF PROXIES

The Council Members present were: Paul Wehr, Damien Chan, Mike Michl, Carlos Lau, Anita Chan, Nick Canosa with regrets from Tim Li. The Management Company was represented by Tiit Pikksalu and Geoffrey Rosen.

C. DETERMINING THAT THERE IS QUORUM

The Management Company reported that there were thirteen (13) proxies present eligible to vote, plus sixteen (16) Owners who had registered for a total of twenty-nine (29) votes. Seventy-six (76) votes are required for a quorum (1/3 of the all Owners), as per the Strata Corporation's bylaws, the meeting was able to proceed after having waited the required 30 minutes.

D. PROOF OF NOTICE OF MEETING

In compliance with *the Strata Property Act of BC*, which states that twenty (20) clear days notice must be given to all Owners eligible to vote, the Management Company confirms that the notices had been sent out to all Owners, to comply with *the Act*, on February 2, 2012.

E. APPROVAL OF THE AGENDA

Upon a MOTION duly made by Mike Michl and seconded by Nick Canosa, it was RESOLVED that the Agenda as distributed, be APPROVED for use at the Annual General Meeting.

F. APPROVAL OF THE MINUTES OF THE LAST ANNUAL GENERAL MEETING HELD ON WEDNESDAY, DECEMBER 13th, 2010.

Upon a MOTION duly made by Mike Michl and seconded by Nick Canosa, it was RESOLVED that the Minutes of the Last Annual General Meeting held on Monday, December 13th, 2010, be APPROVED as distributed.

G. TREASURER'S REPORT/BUDGET APPROVAL

PRESIDENTS REPORTS

Report from Council

Projects Completed

- Bike Storage cage area
- Additional Exercise Equipment (Treadmill)
- New padding for elevator
- Lighting upgrade/motion sensors in Garbage room
- Concrete floor painting for garbage room area and front entrance
- Lobby area renovations (removing wood panels, installing ceiling fans)
- Wall painting for elevator lobbies from lobby to P5 & exterior walls at front entrance to Hazel parkade entrance walls
- Steel kick plates installations at most doors
- Exercise room TV audio transmitter upgrade
- Repair to the parkade concrete flooring at P5/P6

Ongoing Projects

- Amenity room furniture addition
- Steam room to shower upgrades
- Additional exercise equipment (spinning bike machine)

The Strata Corporation, at present, is not involved in negotiations, nor looking to having a Rogers Cellular Tower built on top of the building.

BUDGET 2012

A MOTION was made by Mick Michl and seconded by Nick Canosa, to RESOLVE that the Proposed 2012 Budget be APPROVED as presented, with a zero percent Strata Fees increase.

Mick Michl, the Treasurer, reviewed the Proposed Budget for the 2012 Fiscal year and noted that the Strata Corporation had run a surplus of \$74,600.21 over last year, which resulted in the Strata Corporation not needing to increase Strata Fees. The increases in the upcoming year primarily had to do with gas costs, which had been noted in the previous set of Strata Council Meeting Minutes. The Strata Corporation is going to undertake several Capital Projects in the upcoming year. The Contingency Fund as of December 31, 2011 had \$172,868.61, which represents an increase of almost \$72,000.00 over the prior Fiscal year.

Mike Michl also noted that the Strata Corporation is very diligent in monitoring its costs, always getting at least three quotes for all major Capital projects.

There being no further questions, the Chair called for a vote, with there being no opposing votes, and no abstentions, the Budget was passed unanimously.

H. SPECIAL RESOLUTIONS

The Invitation Package contained eleven (11) Special Resolutions and it was suggested and upon a MOTION duly made by Damien Chan and seconded by Carlos Lau that all the Special Resolutions should be voted as a single package of motions for a more expeditious and efficient handling.

SPECIAL RESOLUTION #1 AMENDMENT TO USE OF PROPERTY BYLAW #34

WHEREAS the Strata Corporation is concerned about water running off the edge of balconies when plants are watered, causing water to land on balconies below and potentially damaging other Strata Owners property.

BE IT RESOLVED to add Bylaw #34(q) Use of Property as Follows:

All plants and pots on balconies are required to have drip trays beneath them.

SPECIAL RESOLUTION #2 AMENDMENT TO BYLAW #36 - PARKING

BE IT RESOLVED to add Bylaw #36(7), Parking as follows:

BYLAW 36 (7)

No gasoline containers may be stored in a parking stall, whether it be on the ground in a vehicle, in a boat or in a trailer.

**SPECIAL RESOLUTION #3
AMENDMENT TO BYLAW #37 - MOVE IN/MOVE OUT**

BE IT RESOLVED to amend bylaw #37 to read as follows:

There will be a \$250 nonrefundable move-in fee to be paid in cash only (receipt provided by the caretaker) each time a new resident moves into the building (owner or renter) that must be paid at the time of booking the elevator. There is no move-out fee.

BE IT FURTHER RESOLVED to add Bylaw #37(12)

If a Resident is delivering furniture into or out of their suite, they must book the delivery with the Resident Manager with 24 hours notice to ensure that the elevator pads are installed in the elevators. The Strata Corporation may charge a \$50.00 furniture delivery fee if Security is required during the delivery, as determined by the Resident Manager. Only elevators with pads may be used for furniture delivery.

**SPECIAL RESOLUTION #4
DELETE BYLAW 38(1) (b) – RENTALS**

BE IT RESOLVED that bylaw 38(1) (b), be deleted:

Owners who did not submit a "Form K -Notice of Tenant's Responsibilities" before this bylaw was passed must submit the notice within 14 days of his bylaw being passed. A fine of 200.00 shall be levied against the strata lot every 7 days until the signed Form K is delivered to the strata corporation.

**SPECIAL RESOLUTION #5
DELETE BYLAW 47(6) - RENTALS**

BE IT RESOLVED that bylaw 47.6, be deleted:

Washrooms: If the washroom facilities in the Exercise Room are being used in conjunction with the Amenity Room, a resident must use their key fob to open the door and ensure that any guest(s) using the washroom facilities are able to leave the Exercise Room safely.

**SPECIAL RESOLUTION #6
ADDITION TO BYLAW#47 - SECURITY**

BE IT RESOLVED to add Bylaw 47(12) - Video Surveillance and Access Control System:

WHEREAS the Owners at Strata Plan BCS3037 “CENTREPOINT” are concerned about personal safety and security of people living in CENTREPOINT and in order to protect personal and common property, the Strata Corporation has installed a video surveillance and an access control system:

BE IT RESOLVED that the Owners of Strata Plan BCS3037 “CENTREPOINT” hereby acknowledge and authorize the operation of the system.

**SPECIAL RESOLUTION #7
ADDITION TO BYLAW#47 - SECURITY**

BE IT RESOLVED to add Bylaw 47(13) Fob transfers:

When a FOB is sold between Owners the following procedure must be followed. A letter must be submitted by the Owner of the FOB, to the Resident Manager or the Management Company requesting approval for the sale of the FOB. There is a \$25.00 activation fee and FOB must be deactivated prior to sale by Owner.

**SPECIAL RESOLUTION #8
ADDITION TO BYLAW#47 - SECURITY**

BE IT RESOLVED to add Bylaw 47(14) as follows:

Owners must submit an annual Security Audit form to the Strata Corporation. The Strata Corporation will give notice of the Audit. The Audit must be fully completed by the Owner of the Strata Lot. Fobs not reported on the Audit will be deleted from the Security System and the reactivation of the Fobs will be \$25.00 per FOB.

**SPECIAL RESOLUTION #9
Rule#2 Visitor Parking**

BE IT RESOLVED that Rule #2 Visitor Parking be replaced with the following Rule as follows:

REVISE RULE 2: Visitor Parking

1. Visitor parking stalls are for the exclusive use of visitors of residents at The Strata. No owners/residents may use the visitors parking area at any time. Violators will be fined.
2. The laminated visitor parking permits can be obtained from the caretaker’s office between the hours of 8:30am to 4:30pm. These permits must be visibly displayed on the dash of the visitor's vehicle. The visitor lot will be monitored regularly, with license plate numbers recorded. It is the responsibility of each resident to supply their visitor with a parking permit. A maximum of 2 parking permits per strata lot can be displayed at any one time.
3. Lost parking permits will be taken out of the registry and replacement permits will be available to the Owner for \$75.00.

4. Visitors parking in the visitor lot do so at their own risk and must abide by any and all regulations that apply to the parking stalls in general.
5. Resident owners are responsible for any damage caused to the common property by their visitors.
6. Vehicles in violation of these rules will be towed at the liability and expense of the vehicle owner.
7. No commercial vehicles are permitted to park in the visitors parking area overnight.
8. Any owner and or tenant parking in visitor's parking is subject to immediate towing. Only VISITORS are allowed to park in parking stalls marked as visitor's parking. Any owner or tenant or their guest who abuses the visitor parking area or the rules governing the visitor parking area could lose their visitor parking privileges.

**SPECIAL RESOLUTION #10
Rule#5 Amenity Room**

WHEREAS Rule 5 subsection #25 is inconsistent with the remainder of the rule regarding the damage deposit, this amendment will make the bylaw consistent.

BE IT RESOLVED to amend Rule #5 subsection #25 as follows:

25. After the end-of-event inspection, the decision as to whether to return the \$200.00 deposit refund, in whole or in part, or whether the levying of any additional assessment is necessary, will be at the discretion of the Resident Caretaker and/or the Strata Council. Damage and the ultimate repairs will be at the sole discretion of the Strata Council.

**SPECIAL RESOLUTION #11
Rule#6 Patio Deck Rules**

WHEREAS there is an issue with Owners not keeping their patios in a tidy manner. The concern is that weeds not be allowed to grow through the spaces between the concrete tiles, the weeds could damage the patio membrane, which would be a significant cost to repair.

BE IT RESOLVED that the following ADDITIONS be made to Rule #6 Patio Deck Rules as follows:

RULE #6.7(n)

Owners are responsible for removing weeds and algae growing on their patio, as this may damage the membrane. If Owners do not attend to the removal of weeds and algae, the cost associated with the cleaning and repairs will be billed back to the Strata Lot.

RULE #6.7(o)

No plants or trees that grow to over eight (8) feet in a planter on a patio, are allowed to be installed by an Owner on limited common property or common property.

RULE #6.7(p)

Owners/Residents/Tenants/Visitors are not allowed to plant any trees or vegetation in common building planters.

Discussion

An Owner had a question regarding two bylaws, the first was Special Resolution #4 regarding deletion of the section, the Owner wanted to clarify why it was being deleted. The Strata Corporation responded that this is simply a tidying up of the Bylaws and that Owners must under the Strata Property Act of BC submit Form K for their tenants within fourteen days of occupancy.

The second question was with regards to Special Resolution #5 Rentals, the Strata Corporation responded that the Bylaw 47(6) made no sense as, as there is a washroom in the amenity room and therefore why would anyone be using the washrooms on the mezzanine floor if they were renting out the amenity room, so this was simply just housekeeping.

There being no further questions, the Chair called for a vote, with twenty seven (27) votes in favour, two opposed, with twenty two required under the Strata Property Act of BC, being $\frac{3}{4}$ of those present, all the Special Resolutions pass.

I. REPORT ON INSURANCE COVERAGE

The Management Company was asked to explain that under *the Strata Property Act*, it is required that the Memorandum of Insurance, and the information on the insurance coverage be provided to all owners at the Annual General Meeting. The Certificate of Insurance was included with the Invitation to the AGM so that all owners can provide a copy of this to their insurance broker or insurance carrier to make sure that their condominium insurer is aware of the deductibles and the amounts insured, to allow for proper insurance protection to be carried by owners.

The building's insurance policy is written on a replacement basis, providing full replacement coverage for perils including earthquake. All owners should be aware that the policy covers only what was originally built by the Developer/Builder and any upgrades or replacements, for such items as flooring, kitchen or bathroom cupboards and/or counters, etc. are not covered under this insurance policy and must be covered under the owner's own condominium coverage.

Owners must also be aware that the Strata's Policy carries a \$2,500.00 deductible and the water and flood damage deductible is now \$10,000. The Strata's By-Laws require that an Owner becomes responsible for the deductible if there is an occurrence, which emanates from their suite.

J. ELECTION OF STRATA COUNCIL

As required under the *Strata Property Act of BC*, the Vice President, Paul Wehr, announced that all of the 2011 Strata Council Members are resigning.

The following Owners were nominated for the 2012 Strata Council.

Damien Chan
Mike Michl
Nick Canosa
Carlos Lau
Paul Wehr
Tim Li
Witold (Vic) Samon

There being no further nominees put forward, a MOTION was made to cease the nomination.

With seven (7) Owners having been nominated, there was no requirement for a vote, and the seven (7) Nominees were elected by acclamation as the 2012 Strata Council.

The Owners thanked the volunteer Council Members, as there is a significant amount of volunteer time required to serve on the Strata Council. Thanks for their many hours of conscientious effort as volunteers, running the affairs of the Strata Corporation in a very efficient and economical manner

I. ADJOURNMENT

There being no further business to transact, upon a MOTION duly made it was resolved that the meeting would be adjourned at 7:25 p.m.

The Newly Elected Council decided that the **First Strata Council Meeting** would be held on:

Thursday, April 5th, 2012
@ 6:00 pm
in the Amenities Room

The Strata Property Act of B.C. requires a vendor to provide purchasers with copies of Minutes.
Please retain these Minutes provided to you, for further reference; replacement copies will be subject to payment of a fee.

Minutes prepared by:
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