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THE OWNERS, STRATA PLAN BCS 3037
MINUTES OF THE ANNUAL GENERAL MEETING
THURSDAY, FEBRUARY 12, 2015

The following are the Minutes of the Annual General Meeting, Strata Plan BCS 3037, held on Thursday, February 12, 2015, at 6:30 pm, at The Holiday Inn @ Station Square – Capilano Room, Metrotown, Vancouver BC.

A. CALL TO ORDER

The Meeting was called to order at 7:00 pm by Carlos Lau, the President of the Strata Council. The meeting was called for 6:00pm, but with lack of quorum, under the Strata Corporation bylaws Section 45, which states; notwithstanding section 48 (3) of the Strata Property Act, if at the time appointed for an Annual or a Special General Meeting a quorum is not present, the meeting shall be terminated if the meeting was convened upon requisition of members, but in any other case, the meeting shall stand adjourned for 1/2 hour from the time appointed, at which time if a quorum is not present for the meeting, the eligible voters present in person or by proxy shall constitute a quorum.

B. CALLING OF THE ROLL & CERTIFICATION OF PROXIES

The Council Members present were: Jeff Leong, Carlos Lau, Raymond Lee and Nick Canosa. The Management Company was represented by Geoffrey Rosen.

C. DETERMINING THAT THERE IS QUORUM

Seventy-six (76) votes are required for a quorum (1/3 of the all Owners). As per the Strata Corporation's Bylaws section 45, the meeting was able to proceed after having waited the required 30 minutes and achieving quorum after the start of the meeting.

The Management Company reported that there were nineteen (19) proxies present eligible to vote, plus nine (9) Owners who had registered for a total of twenty-eight (28) votes.

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 January 14th, 2015.

E. APPROVAL OF THE AGENDA

Upon a MOTION duly made by Jeff Leong and seconded by Raymond Lee, 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, FEBRUARY 26, 2014.

Upon a MOTION duly made by Nick Canosa and seconded by Jeff Leong, it was RESOLVED that the Minutes of the Last Annual General Meeting held on Wednesday, February 26th, 2014, be APPROVED as distributed.

G. APPROVAL OF THE BUDGET 2015

A MOTION was made by Nick Canosa and seconded by Jeff Leong, that the Proposed 2015 Budget be APPROVED as presented.

Discussion

The Treasurer was absent from the meeting so the Management Company reviewed the budget and noted the primary increases for the Strata Fees are electricity, BC Hydro has announced a 10% increase, there has been increased gas consumption and the Strata Corporation will now have to pay for organic collection. Based on projections for insurance, the insurance will be going up. These are the primary areas for the increase in Strata Fees.

There being no further questions, the Chair called for a vote, all Owners present, including proxies voted in favour, with no abstentions and none opposed, thus the Budget was passed **UNANIMOUSLY**.

H. SPECIAL RESOLUTIONS

The Chair read out the Resolution #1 as follows:

SPECIAL RESOLUTION #1

**PREAPPROVAL OF UNDERLAY FOR HARDWOOD & HARD SURFACE FLOORS
BYLAW**

WHEREAS the Strata Corporation wants to ensure that only the approved flooring underlay is installed.

BE IT RESOLVED to add bylaw 6(19) The underlay for Hardwood and Hard Surface replacement in Strata Lots must be inspected by a representative of the Strata Corporation prior to its installation to ensure it conforms with bylaw 6(11). The Owner or their representative must make arrangements with the Strata Corporation prior to its installation for the inspection. Any Owner who installs or replaces underlay without it being inspected will be in contravention of

this bylaw and will be fined \$200.00 every 7 days until the underlay is inspected and confirmed that it conforms with bylaw 6(11)

Discussion

There was no discussion.

There being no questions, a vote was called, all Owners present, including proxies voted in favour, with no abstentions and none opposed, thus Special Resolution #1 was passed **UNANIMOUSLY**.

The Chair read out the Resolution #2 as follows:

SPECIAL RESOLUTION #2

REVISION OF PET BYLAW 4(4)

WHEREAS the number of dog and cat incidents related to damage to common property has increased significantly over the last year, the Strata Corporation is reducing the number of cats and/or dogs allowed in a strata lot to **one**.

BE IT RESOLVED to revise bylaw 4(4) to read as follows

- (4) An owner, tenant or occupant must not keep any pets on a strata lot other than one or more of the following:
 - (a) a reasonable number of fish or other small aquarium animals;
 - (b) a reasonable number of small caged mammals;
 - (c) up to 4 caged birds;
 - (d) dogs or cats, provided that the total number of dogs and/or cats does not exceed **one**.

BE IT FURTHER RESOLVED that this bylaw will come into force on April 1st, 2105. All pets must be registered by that date as per bylaw 4(6). Any pet not registered will be considered in violation of the Strata Corporation bylaws and the Strata Lot will be fined until it is registered. If a Strata Lot has two dogs and/or cats in it on or before April 1st, 2015 they will be grandfathered, until the departure or death of one of the dogs and/or cats. The number will remain at one, no replacement will be permitted.

Discussion

The Strata Corporation explained that pets are causing high wear and tear on the common areas and hope that reducing the number of animals will reduce wear and tear.

There being no questions, a vote was called, there were two (2) opposed, twenty-six (26) in favour, no abstentions. Twenty-two (22) were required as per the $\frac{3}{4}$ requirement in the *Strata Property Act BC*, therefore the Special Resolutions PASSED.

The Chair read out the Resolution #3 as follows:

SPECIAL RESOLUTIONS #3

USE OF SECURITY GATE BYLAW

WHEREAS the residents are using the parkade gates for access to the common area resulting in higher wear and tear on the gate.

BE IT RESOLVED that bylaw 47(15) be added as follows:

The security gates are for bicycles and vehicle access only. No pedestrian will use the parkade gates for access to the parkade common areas.

Discussion

Owners asked where you would be able to get keys for the gates if required, the Strata Corporation responded that they are available from the Caretaker.

There being no further questions a vote was called, there was one (1) opposed, twenty-seven (27) in favour, no abstentions. Twenty-two (22) were required as per the $\frac{3}{4}$ requirement in the *Strata Property Act BC*, therefore the Special Resolutions PASSED.

I. REPORT ON INSURANCE COVERAGE

The Management Company was asked to explain that under *the Strata Property Act*, it is required that the Certificate of Insurance, with the information on the insurance coverage be provided to all owners at the Annual General Meeting. The Certificate 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 **\$5,000.00** 'all loss' deductible, a water damage deductible of \$10,000.00 and flood damage deductible is \$25,000.00. The Strata's By-Laws require that an Owner becomes responsible for the deductible if there is an occurrence, which emanates from their suite.

Owners need to ensure that the Homeowners Insurance they have purchased covers all of the contents of their Strata Lot, including the walls, doors, appliances, etc., to ensure that if there is an Insurance loss in their Suite, they are fully covered. They should also encourage their tenants to purchase insurance cover. There have been instances in the Strata Corporation and other

buildings where Owners have purchased the incorrect Insurance coverage and as a result they were personally responsible for the repairs in their Suite as it did not exceed the Insurance deductible.

There was a question raised that the Strata Corporation should consider requiring tenants to show proof of insurance by passing a Bylaw at the next General meeting. This item will be taken under discussion for the next Strata Council meeting.

J. ELECTION OF STRATA COUNCIL

As required under the *Strata Property Act of BC*, the President announced that all of the 2014 Strata Council Members are resigning.

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

The following Owners were nominated for the 2015 Strata Council.

Jeff Leong	Nick Canosa
Carlos Lau	Raymond Lee
Jamie Ann Lew	Bruce Partridge
Arthur Huang	

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

With seven (7) Owners having been nominated, a secret ballot was conducted. After a count of the votes those nominated were elected to the 2015 Strata Council by acclamation;

K. ADJOURNMENT

There being no further business to transact, upon a MOTION duly made it was resolved that the meeting would be adjourned at 7:45 p.m.

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

**Monday March 9th, 2015
at 6:00 pm
in the Amenity 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:

National Pacific

885 Helmcken Street, Vancouver, B.C., V6Z 1B1

T: 604-685-8830 F: 604-685-1423

E: admin@nationalpacific.ca