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THE OWNERS, STRATA PLAN BCS 3037
MINUTES OF THE ANNUAL GENERAL MEETING
TUESDAY, FEBRUARY 16, 2016

The following are the Minutes of the Annual General Meeting, Strata Plan BCS 3037, held on Tuesday, February 16, 2016, 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 Nick Canosa, the President of the Strata Council. The meeting was called for 6:30pm, 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: Nick Canosa, Jeff Leong, Carlos Lau, Raymond Lee, Jamie-Ann Lew, Bruce Partridge and Arthur Huang. The Management 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 reported that there were twenty-three (23) proxies present eligible to vote, plus twenty (20) Owners who had registered for a total of forty-three (43) 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 25th, 2016.

E. APPROVAL OF THE AGENDA

Upon a MOTION duly made by #603 and seconded by #2503, 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 THURSDAY, FEBRUARY 12, 2015.

Upon a MOTION duly made by # 309 and seconded by #603, it was RESOLVED that the Minutes of the Last Annual General Meeting held on Thursday, February 12th, 2015, be APPROVED as distributed.

G. APPROVAL OF THE BUDGET 2016

A MOTION was made by # 3403 and seconded by # 309, that the Proposed 2016 Budget be APPROVED as presented.

Discussion

Management reviewed the proposed budget with the Owners. There were a number of questions raised as to why the mechanical was over budget and the fire systems. Management explained that there were several unforeseen expenses that occurred that had to be paid.

The annual budget incorporated an approximately 4.5% increase in Strata Fees, the increase in Strata Fees went primarily to deal with increasing contingency contribution and putting money into the budget to allow the Strata Corporation to do a fixture hose replacement program, as discussed in previous Strata Council minutes.

There being no further questions, the Chair called for a vote, forty (40) votes were in favour, with no abstentions and three (3) proxies opposed, thus the Budget passed, meeting the 51% requirement.

H. SPECIAL RESOLUTIONS

The Chair read out the Resolution #1 as follows:

SPECIAL RESOLUTION #1

ADDITIONS TO BYLAW 36 - PARKING

8. The laminated visitor parking permits (available at the caretaker's office) may be used for visits up to 5 (five) days within a one month period. Visitor parking permits can be obtained from the caretaker 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.

9. Visitor parking permits for periods of greater than 5 (five) consecutive days must be requested in writing, to the Strata Council. Based on demand, these longer term requests may be accepted or denied. A maximum of 2 parking permits per strata lot can be displayed at any one time (excluding any long term passes).

A MOTION was made by # 1708 and seconded by # 309, that Special Resolution # 1 as having been read be APPROVED.

Discussion

The Strata Corporation felt that it was important to clarify the usage of the visitor parking and that if Owners do need long term parking, there are long term parking spots that can be rented for \$50.00 per month.

There was a general discussion about the usage of the spots and the Strata Corporation explained that there must be control or there will be no visitor spots for anyone to use, as it would result in Owners parking there and cars being towed.

There being no further questions, a vote was called, and forty (40) votes were in favour, with no abstentions and three (3) proxies opposed. Thirty-two (32) were required as per the $\frac{3}{4}$ requirement in the ***Strata Property Act BC***, therefore Special Resolution #1 PASSED.

The Chair read out the Resolution #2 as follows:

SPECIAL RESOLUTION #2

REVISION OF ITEM (12) UNDER BYLAW 37 – MOVE-IN/MOVE-OUT

- 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 hour 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. Any delivery of furniture and items of that nature, exceeding one hour will result in a \$50.00 fine.

A MOTION was made by # 3403 and seconded by # 3308, that Special Resolution # 2 as having been read be APPROVED.

Discussion

The Strata Corporation felt that it was important to establish a guideline if an Owners furniture move took longer than 1 hour that there should be at least a \$50.00 fee. The main item is that if Owners do not inform the Strata Corporation then there could be damage to the elevator because the pads have not been installed which would result in a very costly expense to the Owner.

There were a number of Owners who asked for more clarification and the Strata Corporation explained that the Bylaw ensures that the elevators use is properly monitored, that the elevator pads are installed and that the Resident Manager can make a subjective call as to the requirement, but ultimately they will schedule and allow Owners to use the elevators around the elevators usage.

Management reported that there are up to thirty (30) moves in the building per month and as a result the pads are normally up, however the pads must be up for any furniture being moved in the elevators to prevent them from being damaged.

There being no further questions, a vote was called, there were two (2) proxies opposed, forty-one (41) in favour, no abstentions. Thirty-two (32) were required as per the $\frac{3}{4}$ requirement in the *Strata Property Act BC*, therefore Special Resolution # 2 PASSED.

The Chair read out the Resolution #3 as follows:

SPECIAL RESOLUTION #3

ADDING BYLAW # 51 NO PET BYLAW

WHEREAS the Strata Corporation has over the years experienced numerous incidents regarding pets in the building;

BE IT RESOLVED that the Strata Corporation will have a restriction of no dogs and cats in the building effective after the registration of this bylaw. Existing dogs and cats as registered will be grandfathered; once a pet passes away it cannot be replaced.

The Strata Corporation reported that due to the number of opposed proxies that had been received, Special Resolution # 3 was withdrawn as there was no point in voting on a motion that would automatically be defeated when it was voted on.

The Chair read out the Resolution #4 as follows:

SPECIAL RESOLUTION #4

NO SMOKING BYLAW #52

BE IT RESOLVED that there will be no smoking permitted in the common or limited common areas of the building (inclusive of balconies or decks).

A MOTION was made by # 1708 and seconded by # 605, that Special Resolution # 4 as having been read be APPROVED.

There being no questions a vote was called, there were thirty-eight (38) in favour, there were five (5) opposed and no abstentions. Thirty-two (32) were required as per the $\frac{3}{4}$ requirement in the *Strata Property Act BC*, therefore Special Resolution # 4 PASSED.

The Chair read out the Resolution #5 as follows:

CONTINGENCY FUNDING FOR

MEMBRANE / CONCRETE REPAIRS ON BALCONY EYEBROWS

BE IT RESOLVED that the Owners of Strata Corporation BCS 3037 “Centrepont”, hereby approve up to \$100,000.00 to be taken from the Strata Corporation’s Contingency Funds to do membrane and concrete repairs on the balcony eyebrows throughout the building.

A MOTION was made by # 3403 and seconded by # 1708, that Special Resolution # 5 as having been read be APPROVED.

Discussion

The Chair, Nick Canosa, explained that there is some re-bar that is becoming exposed on some balconies on the south face of the building. This is potentially an issue for the structural integrity of the balconies in the long term. The cost to repair and prevent long term damage is significantly less expensive that waiting in the long run, therefore the Strata Corporation felt that it was important to move and get the repairs done rather than waiting for more significant damage.

The Strata Corporation also noted that they had received five (5) different quotes for the project of varying range and that the Strata Corporation will investigate and choose the best vendor for the project.

There being no further questions, a vote was called, there was two (1) vote opposed, forty-two (42) in favour, no abstentions. Thirty-two (32) were required as per the $\frac{3}{4}$ requirement in the *Strata Property Act BC*, therefore Special Resolution # 5 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.

J. ELECTION OF STRATA COUNCIL

As required under the *Strata Property Act of BC*, the President announced that all of the 2015 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 2016 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) nominees and seven (7) Council openings, the Strata Council was elected 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 8:19 p.m.

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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