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THE OWNERS, STRATA PLAN BCS 3037
MINUTES OF THE ANNUAL GENERAL MEETING
TUESDAY, FEBRUARY 14, 2017

The following are the Minutes of the Annual General Meeting, Strata Plan BCS 3037, held on Tuesday, February 14, 2017, 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, Raymond Lee, Bruce Partridge and Arthur Huang, with regrets from Jaime-Ann Lew, and Carlos Lau. 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 thirteen (13) proxies present eligible to vote, plus fifteen (15) 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 24th, 2017.

E. APPROVAL OF THE AGENDA

Upon a MOTION duly made by #1909 and seconded by #1708, it was RESOLVED that the Agenda as amended, be APPROVED for use at the Annual General Meeting. There was a request to add an item discussing Caretaker accessibility to the agenda. The request was made just before the budget.

F. APPROVAL OF THE MINUTES OF THE LAST ANNUAL GENERAL MEETING HELD ON TUESDAY, FEBRUARY 16, 2016.

Upon a MOTION duly made by # 1909 and seconded by #309, it was RESOLVED that the Minutes of the Last Annual General Meeting held on Tuesday, February 16th, 2016, be APPROVED as distributed.

G. CARETAKER ACCESSIBILITY

Discussion

The Owners present brought up a number of concerns about the Resident Manager's accessibility if he's not in the office during the week. The Owners asked the Strata Corporation, in the upcoming year, to investigate alternative methods to reach the Resident Manager especially for arranging Move In/Move Out bookings.

There was a suggestion that the Resident Manager carry a second cell phone for additional accessibility because the Resident Manager's cell phone is primarily used for after hour emergency calls and dealing with vendors.

There was a feeling that the Strata Corporation is continually modifying the Bylaws of the Strata Corporation, and the Owners present were not certain why it appeared to be this way. The Strata Council and Management explained that as the building evolves, and issues arise Bylaws need to be added or to be revised to deal with specific circumstances to ensure owner clarity.

H. APPROVAL OF THE BUDGET

A MOTION was made by # 3403 and seconded by # 1909, that the Proposed 2017 Budget be APPROVED as presented.

Discussion

Management presented the budget to the Owners, and asked if there were any specific questions. An owner asked if the Strata Corporation did actually earn approximately \$32,000 in Strata Corporation Bylaw infractions. The Strata Council explained that there were ongoing violations at the building that the Strata Corporation issues Bylaw violations. It was also explained that the fines do help keep the Strata Fees down.

There was a suggestion that Strata Corporation investigate removing the glass deductible and possibly lowering the liability portion of the insurance. The Strata Corporation said that it would take it under advisement. Often the glass that is broken and replaced under the glass policy are large panes of glass that can cost between \$1,000.00 to \$2,000.00 per pane therefore, the \$100 deductible more than makes up for the cost difference.

There were questions about the cost overruns in mechanical and in security. It was explained that the Strata Corporation estimates what the upcoming costs will be for mechanical and plumbing expenses. If they are expected expense, it would be budgeted as a capital expense, and the Strata Corporation then spends money in order to maintain the mechanical and plumbing systems to ensure that there is hot and cold water for the residents. The 2016 budget security line item included \$13,000 for a new DVR that was approved by the Owners in the previous year's AGM. There were also a number of repairs to locks around the building and the purchasing of additional FOBs for resale to residents, which accounted for the overage.

There being no further questions, the Chair called for a vote, twenty-eight (28) votes were in favour, with no abstentions and zero (0) opposed, thus the Budget passed, meeting the 51% requirement.

I. SPECIAL RESOLUTIONS

The Chair read out the Resolution #1 as follows:

SPECIAL RESOLUTION #1 AMENDING BYLAW # 41 – BICYCLE STORAGE

Old Bylaw Bicycle Storage

41. Bicycles are not permitted in elevators, hallways or any other indoor common areas except the designated bike storage rooms as shown on the strata plan. No bicycles are to be kept on patios, balconies or terraces; instead they shall be stored within the bike lockers. All bicycles must enter or exit the building by way of the vehicle entry to the parking garage only.

New Bylaw Bicycle Storage and Transport:

41. Bicycles are not permitted in elevators, hallways or any other indoor common areas except the designated bike storage rooms as shown on the strata plan. No bicycles are to be kept on patios, balconies or terraces; instead they shall be stored within the bike or storage lockers. All bicycles must enter or exit the building by way of the vehicle entry to the parking garage only. An owner may request exemption to this bylaw for the purpose of bicycle transport to and from their unit. Transport must occur through the parkade, not the main entrance. The Strata Corporation may request a damage and cleaning deposit as part of an exemption approval. Rules for bicycle transportation, including cleanliness of

bicycle and elevator etiquette, may also be established by the Strata Council as conditions of an exemption.

A MOTION was made by # 3103 and seconded by # 1909, that Special Resolution # 1 as having been read be APPROVED.

Discussion

Management explained that this Bylaw amendment was specifically asked for by a resident, and agreed upon by the Strata Council so it was presented to the Owners at this AGM.

There was no discussion.

There being no further questions, a vote was called, and twenty-eight (28) were in favour, with no abstentions and zero (0) opposed. Twenty-one (21) 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
ADDING BYLAW # 52
PARKADE CLEANING**

WHEREAS the Owners of Strata Plan BCS 3037” Centrepoin” clean the parkade which requires all vehicles to be removed from the parkade to ensure proper cleaning:

BE IT RESOLVED that all vehicles must be removed from the parkade within one (1) hour of the posted start of parkade washing. Any vehicles not removed within this time frame will be towed without notice at the Owner’s expense. One (1) months` notice will be provided to the Owners prior to the parkade cleaning, both electronically and notices posted at the building.

A MOTION was made by # 3403 and seconded by # 309, that Special Resolution # 2 as having been read be APPROVED.

Discussion

The Owners present discussed that they agree in principle, but they would like the Strata Corporation to develop an annual schedule so that the residents know the approximate times of major maintenance issues.

Management explained that one of the major issues is residents ignoring the notices and not moving their vehicles, which results in the parkade not being properly cleaned.

An AMENDMENT was moved by #3205 seconded by #1909 that it will be six (6) weeks’ notice rather than one month. No opposition, PASSED.

There being no further questions, a vote was called, twenty-four (24) in favour with four (4) opposed, no abstentions. Twenty-one (21) 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 CLAUSE (13) TO BYLAW # 37 - MOVE IN/MOVE OUT

WHEREAS there has been an on-going issue with tenants arriving at the building and not knowing the location of the Resident Manager's office and unaware of any of the Move procedure bylaws;

BE IT RESOLVED that Clause (13) be added to Bylaw 37, as outlined below:

37. (13) An Owner, Owner's representative, or agent must accompany a tenant to the Resident Manager's to book the tenants move-in.

A MOTION was made by # 3403 and seconded by # 1909, that Special Resolution # 3 as having been read be APPROVED.

Discussion

The Strata Council explained that there is an issue where Owners are sending tenants to the building who don't know anything about the Strata Corporation Bylaws, and that it is creating a conflict regarding the move-in fees, deposits, and following proper booking procedures.

There was concern that because of Resident Manager availability outside of his office hours that this Bylaw could be quite punitive and result in more fines and problems.

There being no further questions, a vote was called, with twenty (20) in favour with eight (8) opposed, no abstentions. Twenty-one (21) were required as per the $\frac{3}{4}$ requirement in the *Strata Property Act BC*, therefore Special Resolution # 3 FAILED TO PASSED.

The Chair read out the Resolution #4 as follows:

SPECIAL RESOLUTION #4

ADDING CLAUSE (14) TO BYLAW # 37 - MOVE IN/MOVE OUT

WHEREAS as the building only has 2 elevators and residents are trying to leave for work first thing in the morning, and in order to provide better elevator accessibility to residents, the Strata Council is proposing the existing Strata Council rule be converted into a Bylaw.

BE IT RESOLVED that Clause (14) be added to Bylaw 37, as outlined below:

37. (14) No moves are allowed between the hours of 7:00am and 9:30am weekdays.

A MOTION was made by # 1909 and seconded by # 3403, that Special Resolution # 4 as having been read be APPROVED.

Discussion

Management explained that this Bylaw was requested by the Owners at the last general meeting, and that it had passed as a Council rule for the year. The Owners questioned if there actually had been issues, and The Strata Council explained, that in the past year, there had been at least twelve instances where this had occurred.

There is a concern that due to the insufficient elevator capacity in the building. There have been instances that people had to walk down thirty floors with their children to take the children to school.

The Strata Council felt that was not a reasonable thing in the morning, so they are barring moves during the week between 7:00am to 9:30am.

There being no questions a vote was called, there were twenty-seven (27) in favour, with one (1) opposed and no abstentions. Twenty-one (21) 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:

**SPECIAL RESOLUTION #5
ADDING CLAUSE (3) TO BYLAW # 38 - RENTALS**

WHEREAS in order to ensure the Strata Corporation knows who is in the building in the event of an emergency or security incident, the Strata Corporation wants to know who is residing in Strata lots.

BE IT RESOLVED that Clause (3) be added to Bylaw 38, as outlined below:

38. (3) Owners must inform the Strata Corporation of any occupant, who has taken up residency within their strata lots, who is not the registered Owner of the Strata Lot.

A MOTION was made by # 1909 and seconded by # 1708, that Special Resolution # 5 as having been read be APPROVED.

Discussion

There was a significant discussion amongst the Owners present around this issue, and asked for clarification. The Strata Council explained that there had been issues where residents had moved into suites and not inform the Strata Corporation, and they have been relatives or house sitters. However, from a security and safety perspective the Strata Corporation had no idea who they

were or that they were residing in the suite, which has resulted in Bylaw violations imposed on Strata Lots because no information was provided.

There was a lengthy conversation eventually leading to the Bylaw being tabled to the next General Meeting with a request that the Bylaw be revised in order to ensure that it is clearer.

J. 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.

K. ELECTION OF STRATA COUNCIL

As required under the *Strata Property Act of BC*, the President announced that all of the 2016 Strata Council Members are resigning.

Management, on the behalf of the Owners, thanked the Council Members for their service over the past year, as there is a significant amount of volunteer time required to serve on the Strata Council; and 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 2017 Strata Council.

Jeff Leong	Nick Canosa
Carlos Lau	Raymond Lee
Kevin Lam	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 acclimation.

L. DISCUSSION

One of the Owners feels that the Strata Corporation should impose a rental restriction bylaw, and had hoped that the Strata Council would put forward to the Owners such a Bylaw at this Annual General Meeting.

The Strata Council said that they had a number of conversations on the matter, but they didn't feel such a Bylaw would pass, because it would have a $\frac{3}{4}$ requirement to pass. So, they did not put it on the agenda, also the last time that it was proposed in 2009, it failed to pass. There was a discussion on what the Bylaw might look like. It would restrict the number of rentals to a certain percentage of the building's Strata Lots. All of the existing Owners would be grandfathered in and be exempt until the suite was sold, and then the new Strata Lot Owner would be subject to the rental restriction.

An Owner raised a concern regarding the unit above them not complying with the Bylaw governing the flooring underlay. Management asked the Owner to send an email to Management and that they would check Centrepont's file to see whether the Owner had complied with the Bylaw.

Noise issues between Strata Lots are an ongoing issue in the building. Often noise can reverberate from one floor to several floors below. It is very hard to track, and often the Strata Corporation does not typically issue Bylaw violations, but tries to have residents communicate with one another in order to resolve what is causing the noise issue.

The washer hose replacement project that was funded in budget year 2016 will be undertaken in the spring of 2017, as there is a concern that the hoses on all of the washers in the building are beginning to wear out and could result in serious water loss if they're not replaced.

Reminder to Residents: Please watch out for notices requiring access for the water hose replacement.
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M. ADJOURNMENT

There being no further business to transact, upon a MOTION duly made it was resolved that the meeting would be adjourned at 9:03p.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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