



# **NOTICE**

## **NEW STRATA FEES**

### **EFFECTIVE MARCH 1, 2019**

**At the Annual General Meeting held on Tuesday, February 12<sup>th</sup>, 2019, the Strata Corporation voted and APPROVED a new budget, which resulted in an increase in STRATA FEES.**

**Effect March 1, 2019, there are new strata fees as per the attached schedule (The last column "Strata Fees Payable March to December, 2019", shows the new strata fee for your suite).**

**If you are on the pre-authorized payment system the new fees will be withdrawn effective March 1, 2019. If you supply cheques to the Management Company, either post-dated or on a monthly basis, please make sure that you enter the new amount as per the attached Schedule.**

**Any questions please call Quay Pacific Property Management Ltd. At 604-685-8830 or email [vancouver@quaypacific.com](mailto:vancouver@quaypacific.com)**

*Your Strata Council*

STRATA PLAN BCS 3037 --- CENTREPOINT  
 APPROVED STRATA FEE  
 January 1, 2019 - December 31, 2019

Strata Lot Number	Civic		Unit Entitlement	Strata Fee + Shortfall March ~ Dec. 2018	Gas Fireplaces	New Strata Fee + Gas 201	Shortfall Jan. ~ Feb.	Strata Fee + Shortfall March ~ Dec. 2019
	Unit	Address						
1		4818 Hazel St.	106	355.42		369.69	28.53	372.54
2		4828 Hazel St.	97	325.24		338.30	26.11	340.91
3		4838 Hazel St.	97	325.24		338.30	26.11	340.91
4		4848 Hazel St.	97	325.24		338.30	26.11	340.91
5		4858 Hazel St.	97	325.24		338.30	26.11	340.91
6		4868 Hazel St.	105	352.07		366.20	28.26	369.03
7	206	4808 Hazel St	108	362.13		376.66	29.07	379.57
8	207	4808 Hazel St	99	331.95		345.27	26.65	347.94
9	208	4808 Hazel St	99	331.95		345.27	26.65	347.94
10	209	4808 Hazel St	99	331.95		345.27	26.65	347.94
11	210	4808 Hazel St	99	331.95		345.27	26.65	347.94
12	211	4808 Hazel St	107	358.78		373.18	28.80	376.06
13	212	4808 Hazel St	85	285.01		296.45	22.88	298.74
14	201	4808 Hazel St	59	197.83		205.77	15.88	207.36
15	202	4808 Hazel St	96	321.89		334.81	25.84	337.40
16	203	4808 Hazel St	56	187.77		195.31	15.07	196.81
17	205	4808 Hazel St	81	271.60		282.50	21.80	284.68
18	309	4808 Hazel St	85	285.01		296.45	22.88	298.74
19	301	4808 Hazel St	59	197.83		205.77	15.88	207.36
20	302	4808 Hazel St	96	321.89		334.81	25.84	337.40
21	303	4808 Hazel St	56	187.77		195.31	15.07	196.81
22 (now SL227)			0	-		-	-	-
23	509	4808 Hazel St	85	285.01		296.45	22.88	298.74
24	501	4808 Hazel St	59	197.83		205.77	15.88	207.36
25	502	4808 Hazel St	96	321.89		334.81	25.84	337.40
26	503	4808 Hazel St	56	187.77		195.31	15.07	196.81
27 (now SL228)			0	-		-	-	-
28	608	4808 Hazel St	85	285.01		296.45	22.88	298.74
29	609	4808 Hazel St	77	258.18		268.55	20.73	270.62
30	601	4808 Hazel St	59	197.83		205.77	15.88	207.36
31	602	4808 Hazel St	96	321.89		334.81	25.84	337.40
32	603	4808 Hazel St	56	187.77		195.31	15.07	196.81
33	605	4808 Hazel St	77	258.18		268.55	20.73	270.62
34	606	4808 Hazel St	111	372.19		387.13	29.88	390.11
35	707	4808 Hazel St	51	171.00		177.87	13.73	179.24
36	708	4808 Hazel St	82	274.95		285.99	22.07	288.19
37	709	4808 Hazel St	77	258.18		268.55	20.73	270.62
38	701	4808 Hazel St	59	197.83		205.77	15.88	207.36

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Strata Lot Number	Civic		Unit Entitlement	Strata Fee + Shortfall March ~ Dec. 2018	Gas Fireplaces	New Strata Fee + Gas 201	Shortfall Jan~Feb	Strata Fee + Shortfall March ~ Dec. 2019
	Unit	Address						
39	702	4808 Hazel St	96	321.89		334.81	25.84	337.40
40	703	4808 Hazel St	56	187.77		195.31	15.07	196.81
41	705	4808 Hazel St	77	258.18		268.55	20.73	270.62
42	706	4808 Hazel St	82	274.95		285.99	22.07	288.19
43	807	4808 Hazel St	51	171.00		177.87	13.73	179.24
44	808	4808 Hazel St	82	274.95		285.99	22.07	288.19
45	809	4808 Hazel St	77	258.18		268.55	20.73	270.62
46	801	4808 Hazel St	59	197.83		205.77	15.88	207.36
47	802	4808 Hazel St	96	321.89		334.81	25.84	337.40
48	803	4808 Hazel St	56	187.77		195.31	15.07	196.81
49	805	4808 Hazel St	77	258.18		268.55	20.73	270.62
50	806	4808 Hazel St	82	274.95		285.99	22.07	288.19
51	907	4808 Hazel St	51	171.00		177.87	13.73	179.24
52	908	4808 Hazel St	82	274.95		285.99	22.07	288.19
53	909	4808 Hazel St	77	258.18		268.55	20.73	270.62
54	901	4808 Hazel St	59	197.83		205.77	15.88	207.36
55	902	4808 Hazel St	96	321.89		334.81	25.84	337.40
56	903	4808 Hazel St	56	187.77		195.31	15.07	196.81
57	905	4808 Hazel St	77	258.18		268.55	20.73	270.62
58	906	4808 Hazel St	82	274.95		285.99	22.07	288.19
59	1007	4808 Hazel St	51	171.00		177.87	13.73	179.24
60	1008	4808 Hazel St	82	274.95		285.99	22.07	288.19
61	1009	4808 Hazel St	77	258.18		268.55	20.73	270.62
62	1001	4808 Hazel St	59	197.83		205.77	15.88	207.36
63	1002	4808 Hazel St	96	321.89		334.81	25.84	337.40
64	1003	4808 Hazel St	56	187.77		195.31	15.07	196.81
65	1005	4808 Hazel St	77	258.18		268.55	20.73	270.62
66	1006	4808 Hazel St	82	274.95		285.99	22.07	288.19
67	1107	4808 Hazel St	51	171.00		177.87	13.73	179.24
68	1108	4808 Hazel St	82	274.95		285.99	22.07	288.19
69	1109	4808 Hazel St	77	258.18		268.55	20.73	270.62
70	1101	4808 Hazel St	59	197.83		205.77	15.88	207.36
71	1102	4808 Hazel St	96	321.89		334.81	25.84	337.40
72	1103	4808 Hazel St	56	187.77		195.31	15.07	196.81
73	1105	4808 Hazel St	77	258.18		268.55	20.73	270.62
74	1106	4808 Hazel St	82	274.95		285.99	22.07	288.19
75	1207	4808 Hazel St	51	171.00		177.87	13.73	179.24
76	1208	4808 Hazel St	82	274.95		285.99	22.07	288.19
77	1209	4808 Hazel St	77	258.18		268.55	20.73	270.62

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	Unit	Address						
78	1201	4808 Hazel St	59	197.83		205.77	15.88	207.36
79	1202	4808 Hazel St	96	321.89		334.81	25.84	337.40
80	1203	4808 Hazel St	56	187.77		195.31	15.07	196.81
81	1205	4808 Hazel St	77	258.18		268.55	20.73	270.62
82	1206	4808 Hazel St	82	274.95		285.99	22.07	288.19
83	1507	4808 Hazel St	51	171.00		177.87	13.73	179.24
84	1508	4808 Hazel St	82	274.95		285.99	22.07	288.19
85	1509	4808 Hazel St	77	258.18		268.55	20.73	270.62
86	1501	4808 Hazel St	59	197.83		205.77	15.88	207.36
87	1502	4808 Hazel St	96	321.89		334.81	25.84	337.40
88	1503	4808 Hazel St	56	187.77		195.31	15.07	196.81
89	1505	4808 Hazel St	77	258.18		268.55	20.73	270.62
90	1506	4808 Hazel St	82	274.95		285.99	22.07	288.19
91	1607	4808 Hazel St	51	171.00		177.87	13.73	179.24
92	1608	4808 Hazel St	82	274.95		285.99	22.07	288.19
93	1609	4808 Hazel St	77	258.18		268.55	20.73	270.62
94	1601	4808 Hazel St	59	197.83		205.77	15.88	207.36
95	1602	4808 Hazel St	96	321.89		334.81	25.84	337.40
96	1603	4808 Hazel St	56	187.77		195.31	15.07	196.81
97	1605	4808 Hazel St	77	258.18		268.55	20.73	270.62
98	1606	4808 Hazel St	82	274.95		285.99	22.07	288.19
99	1707	4808 Hazel St	51	171.00		177.87	13.73	179.24
100	1708	4808 Hazel St	82	274.95		285.99	22.07	288.19
101	1709	4808 Hazel St	77	258.18		268.55	20.73	270.62
102	1701	4808 Hazel St	59	197.83		205.77	15.88	207.36
103	1702	4808 Hazel St	96	321.89		334.81	25.84	337.40
104	1703	4808 Hazel St	56	187.77		195.31	15.07	196.81
105	1705	4808 Hazel St	77	258.18		268.55	20.73	270.62
106	1706	4808 Hazel St	82	274.95		285.99	22.07	288.19
107	1807	4808 Hazel St	51	171.00		177.87	13.73	179.24
108	1808	4808 Hazel St	82	274.95		285.99	22.07	288.19
109	1809	4808 Hazel St	77	258.18		268.55	20.73	270.62
110	1801	4808 Hazel St	59	197.83		205.77	15.88	207.36
111	1802	4808 Hazel St	96	321.89		334.81	25.84	337.40
112	1803	4808 Hazel St	56	187.77		195.31	15.07	196.81
113	1805	4808 Hazel St	77	258.18		268.55	20.73	270.62
114	1806	4808 Hazel St	82	274.95		285.99	22.07	288.19
115	1907	4808 Hazel St	51	171.00		177.87	13.73	179.24
116	1908	4808 Hazel St	82	274.95		285.99	22.07	288.19

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	Unit	Address						
117	1909	4808 Hazel St	77	258.18		268.55	20.73	270.62
118	1901	4808 Hazel St	59	197.83		205.77	15.88	207.36
119	1902	4808 Hazel St	96	321.89		334.81	25.84	337.40
120	1903	4808 Hazel St	56	187.77		195.31	15.07	196.81
121	1905	4808 Hazel St	77	258.18		268.55	20.73	270.62
122	1906	4808 Hazel St	82	274.95		285.99	22.07	288.19
123	2007	4808 Hazel St	51	171.00		177.87	13.73	179.24
124	2008	4808 Hazel St	82	274.95		285.99	22.07	288.19
125	2009	4808 Hazel St	77	258.18		268.55	20.73	270.62
126	2001	4808 Hazel St	59	197.83		205.77	15.88	207.36
127	2002	4808 Hazel St	96	321.89		334.81	25.84	337.40
128	2003	4808 Hazel St	56	187.77		195.31	15.07	196.81
129	2005	4808 Hazel St	77	258.18		268.55	20.73	270.62
130	2006	4808 Hazel St	82	274.95		285.99	22.07	288.19
131	2107	4808 Hazel St	51	171.00		177.87	13.73	179.24
132	2108	4808 Hazel St	82	274.95		285.99	22.07	288.19
133	2109	4808 Hazel St	77	258.18		268.55	20.73	270.62
134	2101	4808 Hazel St	59	197.83		205.77	15.88	207.36
135	2102	4808 Hazel St	96	321.89		334.81	25.84	337.40
136	2103	4808 Hazel St	56	187.77		195.31	15.07	196.81
137	2105	4808 Hazel St	77	258.18		268.55	20.73	270.62
138	2106	4808 Hazel St	82	274.95		285.99	22.07	288.19
139	2207	4808 Hazel St	51	171.00		177.87	13.73	179.24
140	2208	4808 Hazel St	82	274.95		285.99	22.07	288.19
141	2209	4808 Hazel St	77	258.18		268.55	20.73	270.62
142	2201	4808 Hazel St	59	197.83		205.77	15.88	207.36
143	2202	4808 Hazel St	96	321.89		334.81	25.84	337.40
144	2203	4808 Hazel St	56	187.77		195.31	15.07	196.81
145	2205	4808 Hazel St	77	258.18		268.55	20.73	270.62
146	2206	4808 Hazel St	82	274.95		285.99	22.07	288.19
147	2307	4808 Hazel St	51	171.00		177.87	13.73	179.24
148	2308	4808 Hazel St	82	274.95		285.99	22.07	288.19
149	2309	4808 Hazel St	77	258.18		268.55	20.73	270.62
150	2301	4808 Hazel St	107	358.78		373.18	28.80	376.06
151	2303	4808 Hazel St	107	358.78		373.18	28.80	376.06
152	2305	4808 Hazel St	77	258.18		268.55	20.73	270.62
153	2306	4808 Hazel St	82	274.95		285.99	22.07	288.19
154	2407	4808 Hazel St	51	171.00		177.87	13.73	179.24
155	2408	4808 Hazel St	82	274.95		285.99	22.07	288.19

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	Unit	Address						
156	2409	4808 Hazel St	77	258.18		268.55	20.73	270.62
157	2401	4808 Hazel St	107	358.78		373.18	28.80	376.06
158	2403	4808 Hazel St	107	358.78		373.18	28.80	376.06
159	2405	4808 Hazel St	77	258.18		268.55	20.73	270.62
160	2406	4808 Hazel St	82	274.95		285.99	22.07	288.19
161	2507	4808 Hazel St	51	171.00		177.87	13.73	179.24
162	2508	4808 Hazel St	82	274.95		285.99	22.07	288.19
163	2509	4808 Hazel St	77	258.18		268.55	20.73	270.62
164	2501	4808 Hazel St	107	358.78		373.18	28.80	376.06
165	2503	4808 Hazel St	107	358.78		373.18	28.80	376.06
166	2505	4808 Hazel St	77	258.18		268.55	20.73	270.62
167	2506	4808 Hazel St	82	274.95		285.99	22.07	288.19
168	2607	4808 Hazel St	51	171.00		177.87	13.73	179.24
169	2608	4808 Hazel St	82	274.95		285.99	22.07	288.19
170	2609	4808 Hazel St	77	258.18		268.55	20.73	270.62
171	2601	4808 Hazel St	107	358.78		373.18	28.80	376.06
172	2603	4808 Hazel St	107	358.78		373.18	28.80	376.06
173	2605	4808 Hazel St	77	258.18		268.55	20.73	270.62
174	2606	4808 Hazel St	82	274.95		285.99	22.07	288.19
175	2707	4808 Hazel St	51	171.00		177.87	13.73	179.24
176	2708	4808 Hazel St	82	274.95		285.99	22.07	288.19
177	2709	4808 Hazel St	77	258.18		268.55	20.73	270.62
178	2701	4808 Hazel St	107	358.78		373.18	28.80	376.06
179	2703	4808 Hazel St	107	358.78		373.18	28.80	376.06
180	2705	4808 Hazel St	77	258.18		268.55	20.73	270.62
181	2706	4808 Hazel St	82	274.95		285.99	22.07	288.19
182	2807	4808 Hazel St	51	171.00		177.87	13.73	179.24
183	2808	4808 Hazel St	82	274.95		285.99	22.07	288.19
184	2809	4808 Hazel St	77	258.18		268.55	20.73	270.62
185	2801	4808 Hazel St	107	358.78		373.18	28.80	376.06
186	2803	4808 Hazel St	107	358.78		373.18	28.80	376.06
187	2805	4808 Hazel St	77	258.18		268.55	20.73	270.62
188	2806	4808 Hazel St	82	274.95		285.99	22.07	288.19
189	2907	4808 Hazel St	51	171.00		177.87	13.73	179.24
190	2908	4808 Hazel St	82	274.95		285.99	22.07	288.19
191	2909	4808 Hazel St	77	258.18		268.55	20.73	270.62
192	2901	4808 Hazel St	107	358.78		373.18	28.80	376.06
193	2903	4808 Hazel St	107	358.78		373.18	28.80	376.06
194	2905	4808 Hazel St	77	258.18		268.55	20.73	270.62

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	Unit	Address						
195	2906	4808 Hazel St	82	274.95		285.99	22.07	288.19
196	3007	4808 Hazel St	51	171.00		177.87	13.73	179.24
197	3008	4808 Hazel St	82	274.95		285.99	22.07	288.19
198	3009	4808 Hazel St	77	258.18		268.55	20.73	270.62
199	3001	4808 Hazel St	107	358.78		373.18	28.80	376.06
200	3003	4808 Hazel St	107	358.78		373.18	28.80	376.06
201	3005	4808 Hazel St	77	258.18		268.55	20.73	270.62
202	3006	4808 Hazel St	82	274.95		285.99	22.07	288.19
203	3107	4808 Hazel St	51	171.00		177.87	13.73	179.24
204	3108	4808 Hazel St	82	274.95		285.99	22.07	288.19
205	3109	4808 Hazel St	77	258.18		268.55	20.73	270.62
206	3101	4808 Hazel St	107	358.78		373.18	28.80	376.06
207	3103	4808 Hazel St	107	358.78		373.18	28.80	376.06
208	3105	4808 Hazel St	77	258.18		268.55	20.73	270.62
209	3106	4808 Hazel St	82	274.95		285.99	22.07	288.19
210	3207	4808 Hazel St	51	171.00		177.87	13.73	179.24
211	3208	4808 Hazel St	82	274.95		285.99	22.07	288.19
212	3209	4808 Hazel St	77	258.18		268.55	20.73	270.62
213	3201	4808 Hazel St	107	358.78		373.18	28.80	376.06
214	3203	4808 Hazel St	107	358.78		373.18	28.80	376.06
215	3205	4808 Hazel St	77	258.18		268.55	20.73	270.62
216	3206	4808 Hazel St	82	274.95		285.99	22.07	288.19
217	3308	4808 Hazel St	105	352.07		366.20	28.26	369.03
218	3309	4808 Hazel St	81	271.60		282.50	21.80	284.68
219	PH	4808 Hazel St	127	444.29	20.11	463.04	37.51	466.79
220	3305	4808 Hazel St	81	271.60		282.50	21.80	284.68
221	3306	4808 Hazel St	105	352.07		366.20	28.26	369.03
222	PH	4808 Hazel St	150	524.75	23.75	546.90	44.30	551.32
223	PH	4808 Hazel St	127	444.29	20.11	463.04	37.51	466.79
224	PH	4808 Hazel St	150	524.75	23.75	546.90	44.30	551.32
225	PH	4808 Hazel St	182	636.68	28.81	663.56	53.75	668.93
226	PH	4808 Hazel St	182	636.68	28.81	663.56	53.75	668.93
227	305	4808 Hazel St	98	328.60		341.79	26.38	344.43
228	505	4808 Hazel St	98	328.60		341.79	26.38	344.43
			18,176	61,078.15	145.34	63,391.09	4,916.56	64,028.09





**www.centrepointstrata.com**  
**THE OWNERS, STRATA PLAN BCS 3037**  
**MINUTES OF THE ANNUAL GENERAL MEETING**  
**TUESDAY, FEBRUARY 12, 2019**

The following are the Minutes of the Annual General Meeting, Strata Plan BCS 3037, held on Tuesday, February 12<sup>th</sup>, 2019, at 6:30 pm, at The Holiday Inn @ Station Square – Capilano Room, 4405 Central Blvd, Burnaby, BC V5H 4M3.

**A. CALL TO ORDER**

The Meeting was called to order at 7:00 pm by Nick Canosa, the Strata Council President.

The meeting was called for 6:30 pm; however, there was no quorum, but as provided for under the Strata Corporation by-law 45, after waiting for thirty minutes the meeting was competent to proceed, with the Owners present at 7:00 pm making up quorum. Management reported that there were forty-seven (47) Owners present and eligible to vote with nineteen (19) by proxy, and twenty-eight (28) in person, seventy-six (76) is required for quorum.

**B. CALLING OF THE ROLL & CERTIFICATION OF PROXIES**

The Council Members present were: Nick Canosa, Carlos Lau, Bruce Partridge, Jeff Leong and Raymond Lee, with regrets from Jason Wang. Management was represented by Geoffrey Rosen.

**C. DETERMINING THAT THERE IS QUORUM**

Under the Strata Property Act of B.C., one-third of the total votes must be present at the meeting, that being seventy-six (76). With only forty-seven (47) votes present and the Strata Corporation having waited one half an hour, as per the Strata Corporation by-laws, the meeting was declared competent to proceed.

**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 23<sup>rd</sup>, 2019.

**E. APPROVAL OF THE AGENDA**

Upon a MOTION duly made by #703 and seconded by #3401, 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 TUESDAY, FEBRUARY 13, 2018.**

Upon a MOTION duly made by #3403 and seconded #3401, it was RESOLVED that the Minutes of the Last Annual General Meeting held on Tuesday, February 13<sup>th</sup>, 2018, be APPROVED as distributed.

**G. APPROVAL OF THE BUDGET**

A MOTION was made by #3403 and seconded by #1206, that the proposed 2019 Budget be APPROVED as presented.

*Discussion:*

Management reported that the proposed budget includes a 4.50% increase in strata fees, and further explained that the increase in strata fees is to cover the projected \$10,000.00 increase in the building insurance, as well the Strata Council proposed an increase to the annual contribution, to the Contingency Reserve Fund of an additional \$20,000.00.

There being no further questions, the Chair called for a vote, all forty-seven (47) votes were in favour, meeting the 51% requirement, as per the Strata Property Act of BC; therefore, the budget was **APPROVED** unanimously.

**I. SPECIAL RESOLUTIONS**

The Chair read out the Resolution #1 as follows:

**ADDING ITEMS (17) AND (18) TO USE OF PROPERTY BYLAW**

- (17) The Strata Corporation does not permit the growth of marijuana plants in any Strata Lot, common property or limited common property of the Strata Corporation.
- (18) No Hydroponic Gardening is allowed in any Strata Lot, common property or limited common property of the Strata Corporation.

A MOTION was made by 3403 and seconded by #3302, that Special Resolution # 1 as having been read be **APPROVED**.

*Discussion:*

There was no discussion.

There being no discussion and upon a vote being called, all forty-seven (47) votes were in favour. Thirty-six (36) votes were required to pass a Special Resolution, as per the  $\frac{3}{4}$  vote requirement in the *Strata Property Act BC*; therefore, Special Resolution #1 **PASSED** unanimously.

The Chair read out the Resolution #2 as follows:

**NO SMOKING BYLAW #51 – AMENDED TO READ AS FOLLOWS**

**WHEREAS** the current wording of No Smoking Bylaw 51 reads as follows:

51. No smoking permitted in the common or limited common areas of the building (inclusive of balconies or decks).

**BE IT RESOLVED** to change the wording of Bylaw 51 to read as follows:

51. Smoking, vaping and smoking of marijuana are prohibited in the following areas:
- (a) in and on all interior limited common property and common property, including but not limited to hallways, elevators, parking garages, electrical and mechanical rooms, stairs, storage locker areas, amenity rooms, gym, party room, patios and balconies; and
  - (b) within six meters of a door, window or air intake.

A MOTION was made by #1107 and seconded by #3001 that Special Resolution # 2 as having been read be APPROVED.

***Discussion:***

There was no discussion.

There being no discussion and upon a vote being called, all forty-seven (47) votes were in favour. Thirty-six (36) votes are required to pass a Special Resolution, as per the  $\frac{3}{4}$  vote requirement in the *Strata Property Act BC*; therefore, Special Resolution #2 **PASSED** unanimously.

The Chair read out the Resolution #3 as follows:

**ADDING BYLAW 53 – SHORT TERM RENTAL RESTRICTION**

53. A strata lot must not be used for short-term accommodation purposes, including, but not limited to, a bed-and-breakfast, lodging house, hotel, motel, home exchange, time share, temporary housing, corporate housing, vacation rental or extended vacation rental, whether arranged through websites such as, but not limited to, Air BnB, VRBO, Premiere Executive Suites or through companies that advertise this type of accommodation. Without limiting the generality of the foregoing, a resident/Owner must not enter into a license or any form of written or verbal contract for the use of all or part of a strata lot for accommodation purposes for a time frame less than one month. Effective November 30, 2018, any breach of this bylaw is subject to a fine of up to \$1,000.00 per day, as per this bylaw and the Province of BC Legislation.

A MOTION was made by #1703 and seconded by #1606, that Special Resolution # 3, as having been read, be APPROVED.

***Discussion:***

There was no discussion.

There being no discussion and upon a vote being called, all forty-seven (47) votes were in favour. Thirty-six (36) votes are required to pass a Special Resolution, as per the  $\frac{3}{4}$  vote requirement in the *Strata Property Act BC*; therefore, Special Resolution #3 **PASSED** unanimously.

The Chair read out the Resolution #4 as follows:

**ADDING BYLAW # 54 - COMMON PROPERTY BYLAW**

**WHEREAS** it is advisable to update Strata Corporation bylaws from time to time in light of legal decisions coming out of the courts, Civil Rights Tribunal, and Human Rights Tribunal;

**BE IT RESOLVED THAT** that the Owners, Strata Plan BCS 3037 “Centrepont” adopt the following bylaw;

**54. - Common Property**

- (1) An owner is deemed to be responsible for any loss or damage caused to the common property, limited common property, and common assets or to any strata lot, where the cause of such loss or damage originated within the owner’s strata lot and the loss of damage is not covered by the strata corporation’s insurance policy.
- (2) An owner is also deemed to be responsible for any loss or damage to the common property, limited common property, common assets or to any strata lot, where the cause of such loss or damage is the result of an act, omission, negligence or carelessness of the owner, and/or the owner’s tenant(s) occupant(s), visitor(s) or pets and the loss of damage is not covered by the strata corporation’s insurance policy.
- (3) If any loss or damage deemed to be the responsibility of an owner under subsection (1) and/or (2) of this bylaw results in a claim against any insurance policy held by the strata corporation, the owner is strictly liable to reimburse the strata corporation for the full amount of any insurance deductible, any portion of insurance coverage declined and/ or any amount by which the loss or damage exceeds the strata corporation’s insurance coverage. The owner shall indemnify and save harmless the strata corporation for these amounts.
- (4) If any loss or damage deemed to be the responsibility of an owner under subsection (1) and/or (2) of this bylaw does not exceed the insurance deductible for an insurance policy held by the strata corporation, the owner is strictly liable and shall indemnify same save harmless the strata corporation for any resulting expense for maintenance, repair or replacement rendered necessary, which is the strata corporation’s responsibility to perform.
- (5) For the purposes of this bylaw any amount which an owner is responsible to pay the Strata Corporation shall be assessed against the owner’s strata lot and included in the statement of account for that strata lot.

A MOTION was made by # 3403 and seconded by #1107, that Special Resolution # 4 as having been read be APPROVED.

***Discussion:***

The Strata Council explained that this proposed by-law had been highly recommended by Clark Wilson, the Strata's legal retainer, as a result of a recent Civil Resolution Tribunal (CRT) ruling. In the ruling, the CRT dismissed a chargeback, despite being allowed under the Strata Property Act of BC, because there was not a Strata Corporation by-law addressing this issue.

There being no discussion and upon a vote being called, there were forty-six (46) votes in favour, one (1) opposed and no abstentions. Thirty-six (36) votes are required to pass a Special Resolution, as per the  $\frac{3}{4}$  vote requirement in the *Strata Property Act BC*; therefore, Special Resolution # 4 **PASSED**.

The Chair read out the Resolution #5 as follows:

**SPECIAL  $\frac{3}{4}$  VOTE RESOLUTION – ADDING BYLAW #55  
INSTALLATION OF ELECTRIC CAR CHARGING STATIONS BYLAW**

**WHEREAS:**

- A. The Strata Corporation wishes to provide for installation and use of electric vehicle charging stations and related equipment (“EV Charging Equipment”) on the common property and connected to the common property electrical service, to allow owners and occupants to charge electric vehicles at their own expense;
- B. In order to achieve this end, the Strata Corporation may consider the following approaches:
  - 1. installation of EV Charging Equipment on common property not designated for the exclusive use of any owner, by a third party service provider (“EV Service Provider”) for use by subscribers of the EV Service Provider;
  - 2. installation of EV Charging Equipment on common property reserved for the exclusive use of an owner by way of lease or limited common property designation, either by that owner or by an EV Service Provider for use of that owner;
- C. The Strata Corporation wishes to charge user fees to users of any EV Charging Equipment, such that all costs of installation and operation are borne by those users.
- D. amend the bylaws to introduce a user fee pursuant to section 110 of the *Strata Property Act* (the “Act”) and section 6.9 of the *Strata Property Regulations* in order to

RESOLVED as a  $\frac{3}{4}$  vote resolution that:

***Installation of EV Charging Equipment***

- 1. to the extent that the installation of EV Charging Equipment and use of EV Charging Stalls from time to time constitutes a significant change in use or appearance of the common property, such change is approved in accordance with section 71 of the Act;

*User Fees for Use of EV Charging Equipment*

2. the bylaws of the Strata Corporation are amended to add the following Bylaw #55:
55. If the Strata Corporation from time to time permits electric vehicle charging stations and related equipment (“EV Charging Equipment”) to be installed on the common property by an owner or by a third-party service provider (“EV Service Provider”) and connected to the common property electrical service:
    - (a) the Strata Corporation may restrict use of EV Charging Equipment to persons who have entered into agreements with the Strata Corporation and/or the relevant EV Service Provider to the satisfaction of the Strata Corporation, and who are current in the payment of User Fees levied in relation thereto in accordance with this bylaw;
    - (b) the Strata Corporation will charge users of EV Charging Equipment user fees (“User Fees”) from time to time to recover costs of electricity consumed by the EV Charging Equipment and other expenses related thereto, on either of the following bases:
      - (i) in the case of EV Charging Equipment installed on common property reserved for the exclusive use of an owner by way of lease or limited common property designation, either by that owner or by an EV Service Provider for use of that owner, fees calculated to recover from the relevant owner all costs and expenses related to that equipment;
      - (ii) in the case of EV Charging Equipment installed on common property not designated for the exclusive use of any owner, by an EV Service Provider for use by subscribers of the EV Service Provider, fees calculated to recover from all users of such equipment the aggregate of all costs and expenses related to that equipment;
      - (iii) in either case, User Fees levied against any user may comprise either or both of:
        - (A) amounts calculated on the basis of the user’s consumption of electricity as measured or estimated by metering equipment to the satisfaction of the Strata Corporation; and
        - (B) amounts calculated by allocating forecast or actual costs equally among users of all or some subset of the EV Charging Equipment, payable in periodic installments as specified and adjusted from time to time by the Strata Corporation.

A MOTION was made by #1607 and seconded by #1606, that Special Resolution #5 as having been read be APPROVED.

***Discussion:***

There was no further discussion.

There being no discussion and upon a vote being called, all forty-seven (47) votes were in favour. Thirty-six (36) votes are required to pass a Special Resolution, as per the  $\frac{3}{4}$  vote requirement in the *Strata Property Act BC*; therefore, Special Resolution # 5 PASSED unanimously.

The Chair read out the Resolution #6 as follows:

**INSTALLATION OF REPLACEMENT PROXIMITY READERS AND RF RECEIVERS**

**WHEREAS** the Strata Corporation is concerned with the safety of Owners and residents and the security of the building;

**BE IT RESOLVED** that the Owners of Strata Plan BCS 3037 “Centrepoint” hereby approve an expenditure of \$26,000.00 plus GST from the Strata Corporation’s contingency fund to cover the cost of installation of replacement Proximity Readers and RF Receivers.

A MOTION was made by #703 and seconded by #1206, that Special Resolution #6 as having been read be APPROVED.

***Discussion:***

The Owners present requested that the Strata Corporation swap all registered fobs on a one for one basis. The Strata Corporation approved the request.

There being no discussion and upon a vote being called, all forty-seven (47) votes were in favour. Thirty-six (36) votes are required to pass a Special Resolution, as per the  $\frac{3}{4}$  vote requirement in the *Strata Property Act BC*; therefore, Special Resolution #6 PASSED.

**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 for the building, 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 **\$25,000.00** 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 make sure 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 coverage. 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 Building's Insurance deductible.

## **K. ELECTION OF STRATA COUNCIL**

As required under the *Strata Property Act of BC*, the President announced that all of the 2018 Strata Council Members are resigning.

Management, on 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 2019 Strata Council.

Earl Joseph Leclere	Jeff Leong
Nick Canosa	Mehran (Michael) Shekohi
Raymond Lee	Mario Antonio Marin Pochat
Carlos Lau	Dawson Wu
Bruce Partridge	Ying Dong

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

The Strata Property Act of BC requires that a Strata Council be composed of at least three (3) members, but not more than seven (7).

With ten (10) Owners having been nominated, a secret ballot was conducted. After a count of the votes, the following Owners were elected to serve on the Strata Council:

Nick Canosa	Jeff Leong
Raymond Lee	Mehran (Michael) Shekohi
Carlos Lau	Earl Joseph Leclere
Bruce Partridge	

## **L. DISCUSSION**

- There was no discussion.

**M. ADJOURNMENT**

There being no further business to transact, upon a MOTION duly made it was resolved that the meeting would be adjourned at 8:16 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:



**Quay Pacific Property Management Ltd.  
& National Pacific Real Estates Services Inc.**

**885 Helmcken Street  
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www.centrepointstrata.com

**THE OWNERS, STRATA PLAN BCS 3037  
STRATA COUNCIL MEETING MINUTES  
TUESDAY, FEBRUARY 12, 2019**

The following are the Minutes of the Council Meeting, Strata Plan BCS 3037, held on Tuesday, February 12<sup>th</sup>, 2019 at The Holiday Inn @ Station Square – Capilano Room, 4405 Central Blvd, Burnaby, BC V5H 4M3.

**A. CALL TO ORDER**

The Meeting was called to order at 8:30 pm.

**B. CALLING OF THE ROLL**

The Strata Council Members present were Nick Canosa, Jeff Leong, Raymond Lee, Mehran (Michael) Shekahi, Carlos Lau, Earl Joseph Leclere and Bruce Partridge. Management was represented by Geoffrey Rosen.

**C. ELECTION OF STRATA COUNCIL EXECUTIVE**

As per the Strata Property Act of B.C. the Strata Council members having been elected to Council at an Annual General Meeting must elect from amongst themselves Strata Council Officers.

The following Strata Council Officers were elected;

President	Nick Canosa
Vice-President	Carlos Lau
Treasurer	Bruce Partridge
Secretary	Jeff Leong
Members at Large	Mehran (Michael) Shekahi, Earl Joseph Leclere and Raymond Lee

**E. NEXT MEETING**

The next meeting is on:

**Tuesday, March 12<sup>th</sup>, 2019  
at 6:00 pm  
in the Amenity Room.**

**F. ADJOURNMENT**

There being no further business to transact, upon a MOTION duly made, it was RESOLVED that the meeting would be adjourned at 8:25 pm.

**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 future reference, as replacement copies are subject to a fee.  
Minutes Prepared by:**

**Quay Pacific Property Management Ltd.  
& National Pacific Real Estates Services Inc.**

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