

MINUTES OF THE ANNUAL GENERAL MEETING STRATA PLAN LMS280 "CHATEAU COMOX" HELD ON OCTOBER 28, 2024 IN THE MEETING ROOM OF CHATEAU COMOX

A. CALL TO ORDER

The meeting was called to order by the President of the Strata Council and the Chairperson for the AGM at 7:00 P.M.

B. CALL OF THE ROLL AND CERTIFICATION OF THE PROXIES.

The attendance register confirmed at the time of the beginning of the meeting that there were 13 eligible voters in attendance and 7 represented by proxy. 14th eligible voter entered the meeting and registered at 7:15 PM.

The quorum requirements were achieved, and the meeting proceeded / continued.

C. PROOF OF NOTICE. OF MEETING AND ACKNOWLEDGEMENT OF THE RECEIPT OF THE FINANCIAL STATEMENTS

It was moved and second that the notice of the meeting dated September 27, 2024 complied with all appropriate notice requirements in compliance with the bylaws of the strata corporation, and the Strata Property Act, and also that the financial statements have been received.

There being no discussion, the question was called, the chair then declared the

Motion carried.

D. MINUTES OF THE ANNUAL GENERAL MEETING HELD ON OCTOBER 23, 2023

It was moved and seconded to approve the minutes of the Annual General Meeting of the general ownership held on October 23, 2023

There being no discussion, the question was called, and the chair then declared the

Motion carried

E. ACKNOWLEDGEMENT OF RECEIPT OF CERTIFICATE OF INSURANCE COVERAGE

The summary of coverage of strata insurance was included in the AGM agenda package as required by the bylaws of the Strata Corporation, and the Strata Property Act.

It was then strongly recommended as has been in the past for each unit owner to have unit insurance for any betterments and / or deductible coverage.

F. APPROVAL OF THE PROPOSED ANNUAL OPERATING BUDGET, 2024/25

This was delayed until the meeting dealt with resolutions C and D, which have financial implications, and if changed, would impact the proposed Annual Operating Budget.

At the time of discussion, it was moved and seconded to increase the line item for gardening by \$1000 to the total amount of \$3500 to accommodate the possible need of hiring a professional arborist.

Motion carried with 20 in favour. [one owner was absent from the meeting]

When the approval of the Annual Operating Budget 2024/25 was called, the **Motion carried** with 21 in favour

G. RESOLUTION A: BYLAW AMENDMENTS

Resolution A voted on with the results of 17 in favour and 3 against. **Motion carried**

H. RESOLUTION B: PRIVATE GAS CONSUMPTION FOR STOVES

Resolution B voted on with the results of 20 in favour. **Motion carried.**

I. RESOLUTION C: DESIGN PHASE PARKADE MEMBRANE LEVY

There was discussion on whether voting in approval of the levy would mean that design work and tendering for full project would start in the new fiscal year, and that was confirmed. The project will be revisited by owners once the tenders are in. The option of delay was also discussed, as well as the fact that eventually the membrane would need to be replaced and would likely cost more in the future. Quotes for the design phase was also discussed.

Resolution C voted on with results 16 in favour, 3 against and 2 abstentions.

Motion Carried

J. RESOLUTION D: LEVY AND CRF EXPENSE FOR SELECTED WINDOW REPAIRS AND THE ELECTRICAL SUMMARY REPORT

There was discussion about dividing the proposed expenditure of \$30,000 between Levy for \$15,000 and a charge to the CRF for \$15,000. There was a discussion on the need for window replacements due to the selection of inappropriate windows by the developer. It was noted that an Electrical Summary Report is now required. Getting more quotes was discussed.

Resolution D: voted on with results 18 in favour, 3 against.

Motion Carried

K. RESOLUTION E: TO TERMINATE THE PROPERTY MANAGEMENT CONTRACT WITH STERLING MANAGEMENT SERVICES

There was discussion regarding reasons for terminating this contract due to the company's, lack of staff and failure to provide contracted services since the departure of Chateau Comox' Property Manager from Sterling's employ. Discussion continued re: options and costs of other Property Management firms as well as the initial vetting of 5 firms.

Resolution E: voted on with 21 in favour.

Motion carried

L. ELECTION OF COUNCIL FOR 2024/25

Six owners were nominated, seconded and asked re-willingness to stand for council. All agreed.

Election was by ballot for 5 Members for Strata Council

Results:

- 1] Don Davidson SL 6
- 2] Eddy Leite SL 7
- 3] John Rose SL 15
- 4] Kevin Wice SL18
- 5] Laurie Ford SL 8

A brief meeting was then held of the newly elected Strata Council members to elect council officers. The following council members were elected to the following officer positions:

- 1] Don Davidson SL 6. Vice President
- 2] Eddy Leite SL 7 Member at large
- 3] John Rose SL 15 Member at large
- 4] Kevin Wice SL18 President / Treasurer
- 5] Laurie Ford SL 8 Secretary

M. GENERAL DISCUSSION

The owner of Strata lot 3 raised the ongoing issue of repair of a faulty window frame and leakage in a bedroom. Frustration was expressed at how long this was taking. All acknowledge need to move forward with us.

Considerable discussion followed on the issue of aluminum frames in contrast to more up-to-date technology in vinyl frames. At issue is the difference in appearance and what that means to the building as a whole. It was expressed that the Strata Corporation needs to be clear and consistent on how it manages this for the building in view of possible special requests from other owners, and to adhere to the dicta of the Strata Property Act.

Other observations were that the issue appears to be bigger than just the window, and that there seems to be a need to open the wall to see if there is water ingress.

The latest estimate for the window repair was in the order of \$5000.

It was agreed that an owner would provide side-by-side photographs of an aluminum window frame and a vinyl window frame.

The new Strata Council will expedite the needed repairs with possibility of a Special General Meeting within a month to gain owner approval re cost, scope of work and type of window frame used.

N. ADJOURNMENT of the Annual General Meeting was at 8:20 pm.