

The Owners, Strata Plan 1969

Special General Meeting
September 23, 2015
7:00 PM

MINUTES

1. The certification of proxies and issue of voting cards was completed as owners arrived to attend the meeting.
2. 14 owners and 3 proxies were present. A quorum was declared.
3. Notice of meeting was circulated to the owners two weeks prior to the meeting.
4. M/S Shirley McCormack/ Kathy Meredith that the agenda be approved.

CARRIED

5. Treasurer Eileen Curtis reported that all expense categories in the Operating Fund to the end of August were on budget. The balance of the Contingency Reserve Fund sits at \$40,007. All expenditures to date were on budget with the exception of the street lighting which will be dealt with later in the agenda.
6. New Business

A metal walk-in passage gate, at the cost of \$1700 plus tax, is to be installed in the west fence at the location of the current wooden gate.

Moved: Grant Wiley, Seconded: Richard Cristofoli. CARRIED

Following discussion the council was instructed to install a solid metal gate painted the color of the fence. It is to be double keyed similar to the front entrance walk-in passage gate.

Formula for 3/4 vote						
Total # of votes in the Strata Corp.	Quorum: 1/3 of total votes in the Strata Corp	# of votes present in person or proxy	# of votes for or against the resolution	# of votes in favor of the resolution	3/4 vote passed?	Did persons voting in favor hold less than 50% of Strata Corp votes
33	11	17	15 for 2 against	15	Yes	Yes Hold 1 wk.

The current planting in the landscaped area surrounding the clubhouse be removed and replaced with low shrubs and bushes such as heathers and lavenders. The cost for removal and clean-up is not to exceed \$2750.00 including taxes. Moved: Gordon Charles, Seconded: Shirley McCormick
DEFEATED

Following discussion the first motion was amended as follows:

Moved: Lynda Beaman, Seconded: Kathy Meredith the motion be amended to read "The current planting in the landscaped area surrounding the clubhouse be removed. The cost for removal and clean-up is not to exceed \$2750.00 including taxes. CARRIED

Formula for 3/4 vote						
Total # of votes in the Strata Corp.	Quorum: 1/3 of total votes in the Strata Corp	# of votes present in person or proxy	# of votes for or against the resolution	# of votes in favor of the resolution	3/4 vote passed?	Did persons voting in favor hold less than 50% of Strata Corp votes
33	11	17	17	17	Yes	NO

The Owners approve the over-expenditure of \$375 for the installation of the LED Street Lighting. Moved: Eileen Curtis, Seconded: Frank Fraser.

Formula for 3/4 vote						
Total # of votes in the Strata Corp.	Quorum: 1/3 of total votes in the Strata Corp	# of votes present in person or proxy	# of votes for or against the resolution	# of votes in favor of the resolution	3/4 vote passed?	Did persons voting in favor hold less than 50% of Strata Corp votes
33	11	17	17	17	Yes	NO

7. A brief update on the break-in that occurred on Sept. 21 was given. Owners are asked to keep their cars locked when parked outside. Owners were also reminded that it is a good practice to stop and let the gate close when entering the complex.
8. A concern was raised about the number of residents and visitors speeding. Owners were reminded to keep speed low as the streets are narrow.
9. Pasta night will be held October 14.
10. John Meredith moved the Adjournment of the meeting.