

**MINUTES
SPECIAL GENERAL MEETING
THE OWNERS STRATA PLAN NW3119
QUEEN'S GATE**

***Held on Wednesday, November 22, 2017
Within The Lounge of Queen's Gate
8520/8560 General Currie Road, Richmond, BC***

The meeting was called to order at 7:00 p.m. by Peter Chan, Senior Regional Director, who in agreement with the Owners, acted as Chairperson for the meeting.

FirstService Residential BC Ltd. was represented by Peter Chan, Senior Regional Director, and May Le, Strata Manager. Also in attendance was Mario Iorio from MCR Mechanical.

QUORUM STATUS

Subject to the Bylaws, a quorum for a general meeting is eligible voters holding 1/3 of the Strata Corporation's votes, present in person or by proxy. As the Strata Corporation currently consists of 222 eligible voters, 74 represents quorum in this instance. At the commencement of the meeting there were 69 eligible voters in attendance and 66 represented by proxy for a total of 135 votes represented. The quorum requirements had been achieved and the meeting proceeded.

PROOF OF NOTICE

It was noted that the Notice of Meeting dated November 1, 2017 complied with the notice requirements of the *Strata Property Act*.

APPROVAL OF AGENDA

It was moved and seconded to amend the Agenda with the following:

1. 3/4 Vote Resolution "A" and "B" to be amended to Majority Vote Resolution "A" & "B", as these items are noted on the Depreciation Report and *The Strata Property Act* permits such expenditures as a Majority Vote.
2. To present the Resolution "B" Hot Water Boiler Replacement, before Resolution "A" Common Area and Adjoining Limited Common Property Deck Repairs, to accommodate the guest attendance from MCR Mechanical.

After some discussion, the vote was called on the amended agenda. The results were as follows:

125 IN FAVOUR, 10 OPPOSED, 0 ABSTAINED. **CARRIED.**

APPROVAL OF GENERAL MEETING MINUTES

It was moved and seconded to approve the Minutes of the Annual General Meeting held May 31, 2017 as previously circulated. **CARRIED.**

**CONSIDERATION OF MAJORITY VOTE RESOLUTION "B"
HOT WATER BOILER REPLACEMENT (8520/8560)**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution “B” reads as follows:

WHEREAS The Owners, Strata Plan NW 3119, Queen’s Gate wish to replace the current domestic hot water tanks;

BE IT RESOLVED by a majority vote resolution of The Owners, Strata Plan NW 3119, Queen’s Gate, in person or by proxy at this General Meeting, that a sum of money not exceeding \$50,000 be raised and spent for the purpose of replacing the current domestic hot water tanks with a boiler and storage tank system at 8520/8560 Buildings, such expenditure to be charged against the Contingency Reserve Fund.

The Chairperson handed the floor to Mario Iorio, the President of MCR Mechanical, to provide his recommendations and answer any questions Owners had relating to the new boiler and storage tank system.

The Owners thanked Mario for his attendance, and he then left the meeting at 8:09 p.m.

After discussion, it was moved and seconded to amend the resolution to read as “**two** boilers and storage tank system”.

(It was noted that there was a change in quorum to 137 votes in person or by proxy)

The vote was called. The results were as follows:

129 IN FAVOUR, 8 OPPOSED, 0 ABSTAINED. **CARRIED**

It was then moved and seconded to approve Resolution “B,” as amended.

The vote was called. The results were as follows:

105 IN FAVOUR, 32 OPPOSED, 0 ABSTAINED. **CARRIED**

**CONSIDERATION OF MAJORITY VOTE RESOLUTION "A"
COMMON AREA AND ADJOINING LIMITED COMMON PROPERTY DECK REPAIRS**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution “A” reads as follows:

WHEREAS The Owners, Strata Plan NW 3119, Queen’s Gate wish to conduct repairs to the common area and adjoining limited common property decks;

BE IT RESOLVED by a majority vote resolution of The Owners, Strata Plan NW 3119, Queen’s Gate, in person or by proxy at this General Meeting that a sum of money not exceeding \$100,000 be raised and spent for the purpose of the common area and adjoining limited common property deck repairs, such expenditure to be charged against the Contingency Reserve Fund.

The Chairperson handed the floor to the Council Vice-President, to provide information on the deck repairs, and to answer Owners’ questions.

After discussion, it was moved and seconded to amend the resolution to read as "common area and **all** limited common property deck repairs"

The vote was called. The results were as follows:

137 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

It was then moved and seconded to approve Resolution "A," as amended.

The vote was called. The results were as follows:

137 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "C"
BYLAW AMENDMENT**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "C" reads as follows:

WHEREAS The Owners, Strata Plan NW 3119, Queen's Gate, pursuant to Division 2 of Part 7 of the *Strata Property Act*, S.B.C. 1998, may amend the Bylaws of their Strata Corporation;

AND WHEREAS The Owners, Strata Plan NW 3119, Queen's Gate, wish to amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a 3/4 vote resolution of The Owners, Strata Plan NW 3119, in person or by proxy at this General Meeting that the Bylaws of their Strata Corporation be amended as follows, such amendment to be effective upon the filing of an Amendment to Bylaws in prescribed form in the Land Title Office

by *adding a new* Bylaw 44 (6) to read as follows:

44. "Moving

(6) *An Owner/Resident must pay a refundable damage deposit of five hundred dollars (\$500.00) for each move out. Any expenses incurred by the Strata Corporation attributable to the Owner/Resident and all fines levied will be deducted from the deposit."*

After some discussion, the vote was called. The results were as follows:

132 IN FAVOUR, 2 OPPOSED, 3 ABSTAINED. **CARRIED**

TERMINATION OF MEETING

There being no further business, it was moved to terminate the meeting at 9:00 p.m. **CARRIED.**

FirstService Residential BC Ltd.



May Le
Strata Manager
Per the Owners
Strata Plan NW3119

ML/db

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Please keep a copy of these minutes for future reference, which will be required at the time of sale. A charge, as per the *Strata Property Act*, will be assessed for replacement copies.

FSRConnect™ REGISTRATION

To benefit from **FSRConnect™** and help your Strata save money, please contact Connect Customer Care at connect.bc@fsresidential.com to further assist you in your registration process.