



November 19, 2021

## NOTICE

**TO: OWNERS – ABBOTSFORD PLACE LMS 375**  
**FROM: HOMELIFE ADVANTAGE REALTY LTD.**  
**RE: PAYMENT OF MONTHLY STRATA FEES**

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At the Annual General Meeting of the Owners of Abbotsford place LMS 375, the owners approved an operating budget, **which did result in an DECREASE in the monthly strata fees.** In keeping with the budget it is the responsibility of all owners to pay their portion of monthly fees on the first day of each month to meet the obligations of this budget, which commenced August 1<sup>st</sup>, 2021.

What does this mean ?

**Credit to your Strata fees:** Please see the attached Stat Fee Unit Entitlement Schedule for your new Monthly Strata Fees. Since the new budget is retro-active to August 1<sup>st</sup>, and because the monthly strata fees are less in the 2021-2022 fiscal year, there will be a retro-active credit applied to your December 1<sup>st</sup> 2021 Strata fee payment for the difference in strata fees for the months of August, September, October and November 2021. **The new fees will be charged Dec 1<sup>st</sup> 2021 – July 1<sup>st</sup> 2022', as per the approved budget.**

**AUTOMATIC WITHDRAWAL:** our preferred method of receiving payment is with the pre-authorized debit of funds directly from your bank account. If you are not already on this plan but would like to begin payment using this method, please contact our office for a PAD form and return it to our office, together with a VOID cheque, **no later than December 15th, 2021.** Your pre-authorized payments will then commence January 1<sup>st</sup> 2022.

**POST DATED CHEQUES** : If you pay by Pre-authorized withdrawal, you will need to ensure you have provided cheques to cover your new strata fees starting December 1<sup>st</sup>, 2021. Please make your cheques payable to: **ABBOTSFORD PLACE LMS 375 - (Unit # \_ \_ \_)** and forward them to: **101-45269 Keith Wilson Road, Chilliwack, BC V2R 5S1** as soon as possible.

If you have any questions regarding your account, please contact the bookkeeper at our office at 604-858-7368. All other inquiries should either be directed to the Strata Council or the undersigned in writing.

Sincerely,

Mike Weatherly  
Strata Property Manager  
**HOMELIFE ADVANTAGE REALTY LTD.**  
**PROPERTY MANAGEMENT DIVISION**  
Agent for the Owners LMS 375

STRATA CORPORATION LMS 375  
 Abbotsford Place  
 Approved Budget  
 August 1st 2021 - July 31st 2022

	Actual	Adopted Budget	Porposed Budget
	2020-2021	2020-2021	2021 - 2022
<b>INCOME</b>			
Strata Fees	\$ 685,808.68	\$ 685,808.71	\$ 569,108.50
SPECIAL LEVIES	\$ 237,402.99	\$ 283,735.63	
Laundry Income	\$ 6,742.10	\$ 12,000.00	\$ 6,500.00
Parking Rental Income	\$ 11,055.00	\$ 7,500.00	\$ 7,500.00
Storage Locker Income	\$ 775.00	\$ 1,000.00	\$ -
key fob income	\$ 455.00		
Unit #132 Suite	\$ 12,750.00	\$ 12,750.00	\$ 12,750.00
Unit #130 Suite	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00
Interest	\$ 615.69	\$ 1,000.00	\$ -
Move In Fees	\$ 1,800.00	\$ -	\$ -
Bylaw Fines Income	\$ 200.00		
Surplus From Retainings	\$ 14,738.50	\$ 14,738.50	
Previous Year's Surplus	\$ 26,431.92	\$ 26,431.92	\$ 50,000.00
<b>TOTALS</b>	\$ 1,013,174.88	\$ 1,059,364.76	\$ 660,258.50

**PROPOSED DISPERSEMENTS**

Office and Mangement			
INSURANCE	\$ 443,657.03	\$ 567,471.26	\$ 125,000.00
Strata Management Fees	\$ 29,967.00	\$ 26,460.00	\$ 33,000.00
Rental Management Fees	\$ 2,997.75	\$ 2,700.00	\$ 3,000.00
Administration	\$ 5,918.78	\$ 7,500.00	\$ 7,500.00
Bank Services Charges	\$ 153.02	\$ 100.00	\$ 165.00
State Review Fee	\$ 367.50	\$ 367.50	\$ 367.50
Records Starage Fee	\$ 126.00	\$ 126.00	\$ 126.00
Legal Fees	\$ 2,729.11	\$ 3,000.00	\$ 3,000.00
Telephone ( rental office )	\$ 1,714.97	\$ 2,500.00	\$ 2,500.00
<b>Total Expense</b>	\$ 487,631.16	\$ 610,224.76	\$ 174,658.50

Utilities and Services			
Electricty	\$ 33,849.69	\$ 35,000.00	\$ 35,000.00
Natural Gas	\$ 51,879.24	\$ 57,700.00	\$ 55,000.00
Water	\$ 31,312.62	\$ 30,000.00	\$ 32,500.00
Sewer	\$ 21,197.26	\$ 23,000.00	\$ 23,000.00
<b>Total Expense</b>	\$ 138,238.81	\$ 145,700.00	\$ 145,500.00

<b>Building Expenses</b>			
Refuse and Recycling	\$ 26,425.69	\$ 22,700.00	\$ 27,000.00
Elevator and Licence	\$ 10,776.45	\$ 12,000.00	\$ 12,000.00
Building Supervisor	\$ 31,108.45	\$ 30,240.00	\$ 32,000.00
Night Supervisor	\$ -	\$ 6,000.00	\$ 6,000.00
Janitorial	\$ 25,905.60	\$ 25,000.00	\$ 26,000.00
Landscape Contract	\$ 28,170.87	\$ 35,100.00	\$ 35,100.00
Landscape Improvements	\$ 215.88	\$ 500.00	\$ 500.00
Snow Removal	\$ 10,170.81	\$ 8,000.00	\$ 15,000.00
Power Washing Parkade	\$ 839.98	\$ 1,500.00	\$ 1,500.00
Depreciation Report	\$ 3,622.50	\$ 2,400.00	\$ -
Repairs & Maintenance	\$ 33,382.19	\$ 60,000.00	\$ 60,000.00
Upgrades aand Replacement	\$ 12,861.47	\$ 35,000.00	\$ 60,000.00
<b>Total Expenses</b>	<b>\$ 183,479.89</b>	<b>\$ 238,440.00</b>	<b>\$ 275,100.00</b>

<b>Total Expenses</b>	<b>\$ 809,349.86</b>	<b>\$ 994,364.76</b>	<b>\$ 595,258.50</b>
<b>Contingency Fund Allocatio</b>	<b>\$ 64,999.92</b>	<b>\$ 65,000.00</b>	<b>\$ 65,000.00</b>
<b>Total Proposed Disburseme</b>	<b>\$ 874,349.78</b>	<b>\$ 1,059,364.76</b>	<b>\$ 660,258.50</b>

Unit No.	Lot No.	Entitlement	Total Annual strata fees	Annual Opp Fund	Annual CRF	Monthly Opp Fund Fees	Monthly CRF Fees	Total Monthly Strata Fees
101	1	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
102	2	106	\$5,728.37	\$5,074.11	\$654.26	\$422.84	\$54.52	\$477.36
103	12	84	\$4,539.47	\$4,021.00	\$518.47	\$335.08	\$43.21	\$378.29
104	3	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
106	4	108	\$5,836.46	\$5,169.85	\$666.60	\$430.82	\$55.55	\$486.37
107	5	113	\$6,106.66	\$5,409.20	\$697.46	\$450.77	\$58.12	\$508.89
108	6	86	\$4,647.55	\$4,116.73	\$530.81	\$343.06	\$44.23	\$387.30
109	11	86	\$4,647.55	\$4,116.73	\$530.81	\$343.06	\$44.23	\$387.30
110	7	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
111	10	83	\$4,485.42	\$3,973.13	\$512.30	\$331.09	\$42.69	\$373.79
112	8	88	\$4,755.63	\$4,212.47	\$543.16	\$351.04	\$45.26	\$396.30
113	9	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
114	40	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
115	39	72	\$3,890.97	\$3,446.57	\$444.40	\$287.21	\$37.03	\$324.25
116	41	72	\$3,890.97	\$3,446.57	\$444.40	\$287.21	\$37.03	\$324.25
117	54	70	\$3,782.89	\$3,350.83	\$432.06	\$279.24	\$36.00	\$315.24
118	42	74	\$3,999.05	\$3,542.31	\$456.75	\$295.19	\$38.06	\$333.25
119	53	73	\$3,945.01	\$3,494.44	\$450.57	\$291.20	\$37.55	\$328.75
120	43	73	\$3,945.01	\$3,494.44	\$450.57	\$291.20	\$37.55	\$328.75
121	44	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
122	45	94	\$5,079.88	\$4,499.69	\$580.19	\$374.97	\$48.35	\$423.32
123	46	86	\$4,647.55	\$4,116.73	\$530.81	\$343.06	\$44.23	\$387.30
124	47	86	\$4,647.55	\$4,116.73	\$530.81	\$343.06	\$44.23	\$387.30
125	52	86	\$4,647.55	\$4,116.73	\$530.81	\$343.06	\$44.23	\$387.30
126	48	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
127	51	83	\$4,485.42	\$3,973.13	\$512.30	\$331.09	\$42.69	\$373.79
128	49	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
129	50	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
131	87	96	\$5,187.96	\$4,595.42	\$592.54	\$382.95	\$49.38	\$432.33
133	88	86	\$4,647.55	\$4,116.73	\$530.81	\$343.06	\$44.23	\$387.30
134	94	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
135	89	86	\$4,647.55	\$4,116.73	\$530.81	\$343.06	\$44.23	\$387.30
136	93	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
137	90	96	\$5,187.96	\$4,595.42	\$592.54	\$382.95	\$49.38	\$432.33
138	92	96	\$5,187.96	\$4,595.42	\$592.54	\$382.95	\$49.38	\$432.33
139	91	113	\$6,106.66	\$5,409.20	\$697.46	\$450.77	\$58.12	\$508.89
201	13	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
202	14	106	\$5,728.37	\$5,074.11	\$654.26	\$422.84	\$54.52	\$477.36
203	25	86	\$4,647.55	\$4,116.73	\$530.81	\$343.06	\$44.23	\$387.30
204	15	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
205	24	87	\$4,701.59	\$4,164.60	\$536.99	\$347.05	\$44.75	\$391.80

206	16	108	\$5,836.46	\$5,169.85	\$666.60	\$430.82	\$55.55	\$486.37
207	17	113	\$6,106.66	\$5,409.20	\$697.46	\$450.77	\$58.12	\$508.89
208	18	86	\$4,647.55	\$4,116.73	\$530.81	\$343.06	\$44.23	\$387.30
209	23	86	\$4,647.55	\$4,116.73	\$530.81	\$343.06	\$44.23	\$387.30
210	19	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
211	22	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
212	20	88	\$4,755.63	\$4,212.47	\$543.16	\$351.04	\$45.26	\$396.30
213	21	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
214	56	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
215	55	72	\$3,890.97	\$3,446.57	\$444.40	\$287.21	\$37.03	\$324.25
216	57	72	\$3,890.97	\$3,446.57	\$444.40	\$287.21	\$37.03	\$324.25
217	70	72	\$3,890.97	\$3,446.57	\$444.40	\$287.21	\$37.03	\$324.25
218	58	74	\$3,999.05	\$3,542.31	\$456.75	\$295.19	\$38.06	\$333.25
219	69	73	\$3,945.01	\$3,494.44	\$450.57	\$291.20	\$37.55	\$328.75
220	59	73	\$3,945.01	\$3,494.44	\$450.57	\$291.20	\$37.55	\$328.75
221	60	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
222	61	94	\$5,079.88	\$4,499.69	\$580.19	\$374.97	\$48.35	\$423.32
223	62	86	\$4,647.55	\$4,116.73	\$530.81	\$343.06	\$44.23	\$387.30
224	63	86	\$4,647.55	\$4,116.73	\$530.81	\$343.06	\$44.23	\$387.30
225	68	86	\$4,647.55	\$4,116.73	\$530.81	\$343.06	\$44.23	\$387.30
226	64	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
227	67	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
228	65	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
229	66	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
231	95	96	\$5,187.96	\$4,595.42	\$592.54	\$382.95	\$49.38	\$432.33
232	96	86	\$4,647.55	\$4,116.73	\$530.81	\$343.06	\$44.23	\$387.30
233	97	86	\$4,647.55	\$4,116.73	\$530.81	\$343.06	\$44.23	\$387.30
234	103	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
235	98	86	\$4,647.55	\$4,116.73	\$530.81	\$343.06	\$44.23	\$387.30
236	102	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
237	99	97	\$5,242.00	\$4,643.29	\$598.71	\$386.94	\$49.89	\$436.83
238	101	96	\$5,187.96	\$4,595.42	\$592.54	\$382.95	\$49.38	\$432.33
239	100	113	\$6,106.66	\$5,409.20	\$697.46	\$450.77	\$58.12	\$508.89
301	26	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
302	27	106	\$5,728.37	\$5,074.11	\$654.26	\$422.84	\$54.52	\$477.36
303	38	86	\$4,647.55	\$4,116.73	\$530.81	\$343.06	\$44.23	\$387.30
304	28	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
305	37	87	\$4,701.59	\$4,164.60	\$536.99	\$347.05	\$44.75	\$391.80
306	29	108	\$5,836.46	\$5,169.85	\$666.60	\$430.82	\$55.55	\$486.37
307	30	113	\$6,106.66	\$5,409.20	\$697.46	\$450.77	\$58.12	\$508.89
308	31	86	\$4,647.55	\$4,116.73	\$530.81	\$343.06	\$44.23	\$387.30
309	36	86	\$4,647.55	\$4,116.73	\$530.81	\$343.06	\$44.23	\$387.30
310	32	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
311	35	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
312	33	88	\$4,755.63	\$4,212.47	\$543.16	\$351.04	\$45.26	\$396.30
313	34	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
314	72	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79

<b>315</b>	71	72	\$3,890.97	\$3,446.57	\$444.40	\$287.21	\$37.03	\$324.25
<b>316</b>	73	72	\$3,890.97	\$3,446.57	\$444.40	\$287.21	\$37.03	\$324.25
<b>317</b>	86	72	\$3,890.97	\$3,446.57	\$444.40	\$287.21	\$37.03	\$324.25
<b>318</b>	74	74	\$3,999.05	\$3,542.31	\$456.75	\$295.19	\$38.06	\$333.25
<b>319</b>	85	73	\$3,945.01	\$3,494.44	\$450.57	\$291.20	\$37.55	\$328.75
<b>320</b>	75	73	\$3,945.01	\$3,494.44	\$450.57	\$291.20	\$37.55	\$328.75
<b>321</b>	76	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
<b>322</b>	77	94	\$5,079.88	\$4,499.69	\$580.19	\$374.97	\$48.35	\$423.32
<b>323</b>	78	86	\$4,647.55	\$4,116.73	\$530.81	\$343.06	\$44.23	\$387.30
<b>324</b>	79	86	\$4,647.55	\$4,116.73	\$530.81	\$343.06	\$44.23	\$387.30
<b>325</b>	84	86	\$4,647.55	\$4,116.73	\$530.81	\$343.06	\$44.23	\$387.30
<b>326</b>	80	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
<b>327</b>	83	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
<b>328</b>	81	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
<b>329</b>	82	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
<b>331</b>	104	96	\$5,187.96	\$4,595.42	\$592.54	\$382.95	\$49.38	\$432.33
<b>332</b>	105	86	\$4,647.55	\$4,116.73	\$530.81	\$343.06	\$44.23	\$387.30
<b>333</b>	106	86	\$4,647.55	\$4,116.73	\$530.81	\$343.06	\$44.23	\$387.30
<b>334</b>	112	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
<b>335</b>	107	86	\$4,647.55	\$4,116.73	\$530.81	\$343.06	\$44.23	\$387.30
<b>336</b>	111	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
<b>337</b>	108	97	\$5,242.00	\$4,643.29	\$598.71	\$386.94	\$49.89	\$436.83
<b>338</b>	110	96	\$5,187.96	\$4,595.42	\$592.54	\$382.95	\$49.38	\$432.33
<b>339</b>	109	113	\$6,106.66	\$5,409.20	\$697.46	\$450.77	\$58.12	\$508.89
<b>431</b>	113	121	\$6,538.99	\$5,792.15	\$746.84	\$482.68	\$62.24	\$544.92
<b>432</b>	114	86	\$4,647.55	\$4,116.73	\$530.81	\$343.06	\$44.23	\$387.30
<b>433</b>	120	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
<b>434</b>	115	86	\$4,647.55	\$4,116.73	\$530.81	\$343.06	\$44.23	\$387.30
<b>435</b>	119	85	\$4,593.51	\$4,068.87	\$524.64	\$339.07	\$43.72	\$382.79
<b>436</b>	116	97	\$5,242.00	\$4,643.29	\$598.71	\$386.94	\$49.89	\$436.83
<b>437</b>	118	96	\$5,187.96	\$4,595.42	\$592.54	\$382.95	\$49.38	\$432.33
<b>438</b>	117	118	\$6,376.87	\$5,648.54	\$728.33	\$470.71	\$60.69	\$531.41
<b>10531</b>			<b>\$569,108.50</b>	#####	<b>\$65,000.00</b>	<b>\$42,009.04</b>	<b>\$5,416.67</b>	<b>\$47,425.71</b>

**ATTENDANCE:**

42 Owners in attendance or by Proxy.

Michael Weatherly, HomeLife Advantage Realty Ltd. Property Management Division

**STRATA COUNCIL  
2021-2022**

**#326 President Neal Fraser**

**#13 Vice President Susan Campbell**

**#212 Treasurer Izabella Lauer**

**#314 Secretary Nicholas D'Amico**

**#431 Member Adam French**

**STRATA MANAGER**

*Michael Weatherly  
(604) 858-7368  
Fax: (604) 858-7380*

**HOMELIFE ADVANTAGE  
REALTY LTD.  
PROPERTY MANAGEMENT  
DIVISION**

*101-45269 Keith Wilson Road,  
Chilliwack, B.C. V2R 5S1  
Phone: (604) 858-7368  
[mweatherly@advantagepm.ca](mailto:mweatherly@advantagepm.ca)*

**(1) CALL TO ORDER**

The Strata Manager called the meeting to order at 7:05 p.m. The meeting was held electronically by zoom, following the current Fraser Health and CHOA regulations regarding meetings.

**(2) CALLING THE ROLL/CERTIFICATION OF PROXIES**

Prior to the start of this evening's meeting, the roll was called and the Strata Manager, in accordance with the requirements of the Strata Property Act, Section 56, certified all proxies. Also required by the Act, section 48 (2), is that a quorum, which consists of one-third of the Owners in good standing, be present either in person or by proxy, in order for the meeting to proceed. There were 120 Owners eligible of which \_42\_ Owners were represented: \_34\_ in person and \_8\_ via proxy. The quorum requirement for this evening's meeting was 40 and with \_42\_ Owners represented, the quorum requirement was met at the start of the scheduled meeting.

**(3) ELECT CHAIR**

It was then MOVED – UNIT \_326\_ that HomeLife Advantage Realty Ltd. Property Management Division chair the 2021 Annual General Meeting. SECONDED – UNIT \_118\_. The motion was

**CARRIED**

**(4) PROOF OF NOTICE**

Section 45(1) of the Strata Property Act states the Strata Corporation must give at least 20 days' notice of an Annual General Meeting, specifying the place, date, time and nature of the business. Section 61 (3) states a notice given by post is deemed to have been given 4 days after it has been mailed. The notices of this evening's meeting were emailed and hand delivered to each Owner's last known address on October 13<sup>th</sup>, 2021 which is in accordance with the time frame set out in the Act. Notices contained the Agenda, the proposed budget and corresponding fee schedules, Balance Sheet, Profit & Loss Budget Performance, a copy of the Insurance Summary, ¾ vote Resolutions, and a proxy voting form.

It was then MOVED – UNIT \_326\_ that the proof of notice be accepted. SECONDED – UNIT \_118\_. The motion was

**CARRIED**

**Abbotsford Place LMS 375****5) APPROVE AGENDA**

It was then MOVED – UNIT \_212\_ that the agenda for the 2021 Annual General Meeting be approved as distributed. SECONDED – UNIT \_114\_. The motion was **CARRIED**

**(6) ADOPTION OF PREVIOUS MINUTES**

The Owners reviewed the Minutes of the last Annual General Meeting, which was held November 10th, 2020 and with there being no errors or omissions, it was MOVED – UNIT \_118\_ that the Minutes be adopted as amended. SECONDED – UNIT \_212\_. The motion was **CARRIED**

- (7) **REPORTS:** the Year End Financial reports were reviewed and discussed. It was moved by Unit #131 and SECONDED by Unit #212 that the reports be accepted as presented. The motion was **CARRIED**

Please see the attached reports.

**(8) ANNUAL REPORT ON INSURANCE REVIEW**

Abbotsford Place LMS 375 is currently insured with Strata Guard / SeaFirst Insurance in the amount of \$29,961,000. The deductibles on the insurance policy are as follows:

All Property	\$50,000.00	Underground property	\$50,000.00
Sewer back up	\$50,000.00	Water Damage	\$50,000.00
Flood	\$50,000.00	Master key	\$250.00
Glass	\$250.00	Earthquake	10% Deductible with a minimum of \$100,000.00

**Annual Review of the Strata Insurance Coverage.** The Strata Manager explained that in accordance with section 149 of the Strata Property Act, the Strata Corporation is responsible to obtain the property insurance as required under section 149 (1), and also in accordance with section 154, there is an obligation imposed on the Strata Corporation to undertake an annual review of the Strata Corporation's insurance. This requires the Council to actively consider the existing strata insurance policy and assess whether the existing coverage is adequate for the Strata Corporation. As part of the annual assessment of the insurance Council must obtain coverage based upon "full replacement cost," and not market value. **Therefore, an independent insurance appraisal should be done annually** to ensure the Strata Corporation has adequate coverage, pursuant to section 149 (1) on the common property and common assets.

**Owner's Responsibility to Insure Personal Belongings and Improvements.** Owners were also advised that the Strata Corporation's policy insures the buildings inside and out as they were originally constructed to like kind and quality. Owners are therefore responsible to insure the personal items they bring into the strata lot, all personal effects and any betterment or improvements that may have been made to the strata lot over time. It is also recommended to have insurance coverage for the Strata Corporation's insurance deductible.

The Strata Corporation's insurance only covers the common property (buildings), carpeting etc., as per the original construction. Owners and residents of Strata properties must insure any improvements to these items (e.g. wallpapering, paneling, general up-grading etc.,) completed by the current Owner or the previous Owner as well as

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all personal effects and furniture, through personal Homeowner's coverage. Therefore, it is recommended that Owners and residents of Strata properties complete an inventory of their personal contents and belongings to ensure adequate insurance coverage. Most insurance agents will provide an inventory guide booklet to assist in the preparation of an inventory. Completion of an inventory is a very worthwhile exercise. It is also further recommended to take photographs or a video of your Strata Lot and to keep safe in another location along with your inventory list.

**Strata Insurance Coverage is "As Built."** The Strata Manager further explained since the Strata Corporation's insurance policy covers "as built" replacement, Strata owners that have upgraded their strata lots above what was provided by the builder should have any and all additional "upgrades" covered under their personal "condo insurance package." This would include such items as floor coverings, finishing of unfinished basement areas, etc. The owners were advised to also include in their personal insurance water escape and insurance deductible coverage in the event there is a water leak that originates within the strata unit that is an owner responsibility (such as a dishwasher leak).

"Fixtures" that are to be insured by the strata are defined as "items attached to a building, including floor and wall coverings and electrical and plumbing fixtures, but does not include, if they can be removed without damage to the building, refrigerators, stoves, dishwashers, microwaves, washers, dryers or other items." Please note that many strata's are providing the insurance coverage for some or all of these fixtures that are defined as being not included, as allowed for under section 152(b) of the Strata Property Act. This will usually depend on whether or not these fixtures came with the unit originally and a value for them has been included when determining the amount of "property" insurance coverage that the strata has obtained through an insurance appraisal.

**Water Claims and Claim Possibility Notification** Strata Property Owners were advised they should note any water leakage or seepage should be reported promptly to the Strata Manager/Strata Council, to ensure efforts are made to mitigate further damage and loss, and to ensure the Strata Corporation has an opportunity to make a claim with the insurance company. Such leaks/seepages, if not reported, become judged as repeated, ongoing leaks, and therefore may not be covered by the insurer. The Strata Corporation's insurance normally covers incidents of leakage, however not those of a continuing nature.

Please be advised that no matter what the cause of loss or damage, the Strata Corporation is not responsible for providing insurance coverage's on your personal property or any unit improvements and betterments that you as the Owner have made or acquired from the previous Owner(s) of your strata unit.

The cause of damage does not determine whose policy should initially provide coverage. Both the strata and the unit owner need to insure their own property. The Strata Property Act (section 149) dictates what "property" the strata corporation must insure. In short, they are required to insure the common property along with "fixtures" built or installed in a strata lot, if the fixtures are built or have been installed by the owner developer as part of the original construction on the strata lot.

Therefore, if you have damage to your personal belongings or unit improvements report it to your own Insurer. If your Insurer feels that someone else did something careless or negligent to cause the damage they will attempt to recover their claims costs and your deductible. How hard they will pursue recovery will depend on the amount of the claim.

**Motor Vehicle Insurance and Your Strata Corporation**

Many Owners and residents of Strata property are unaware that they must have adequate public liability insurance on any vehicle brought onto Strata Corporation property. This insurance is not to be confused with storage insurance which only protects the owner of the vehicle from fire and theft, etc. The Strata Corporation has the responsibility to protect the common property, common facilities and other assets of the Corporation for the benefit

***Abbotsford Place LMS 375***

of all Owners, hence the need for Third Party Liability insurance being carried on all vehicles that are not being driven on a regular basis.

Liability insurance is normally provided when a vehicle is insured for road use and evidence of this insurance is an up-to-date decal affixed to the rear license plate; where no decal is affixed, Owners must provide a copy of the third party liability insurance policy to the Strata Corporation.

**Third Party Liability Insurance**

It is very important for all unlicensed vehicles to carry Third Party Liability insurance in the event a vehicle was to cause damage to the common property and or bodily injury. IF the vehicle is not licensed and doesn't carry Third Party Liability the Strata Corporation is going to be held liable. If the damage or loss is serious enough and exceeds the Strata Corporation's policy limits the Strata Corporation runs the risk of placing the strata in a liability risk. Therefore, it is recommended that all unlicensed vehicles carry \$5,000,000 Third Party Liability insurance policy, as the difference from \$1,000,000 to \$5,000,000 is would be minimal. Not only will it protect the strata in the event they were to exceed the policy limits it is also beneficial if the strata insurance policy can subrogate against ICBC due to a property damage claim. This will prevent the claim from counting against the strata. A recent example was a car burning up and setting fire to the building and because the car was insured it allowed the strata to be fully compensated by ICBC therefore preventing a claim against the strata policy.

As an owner of a strata corporation I would be very concerned if there was an uninsured vehicle in my building, it puts the strata in a very risky position and by insuring all vehicles it takes that risk away, this is all part of risk management.

Where the Bylaws of the Strata Corporation do not specifically detail the Rules for motor vehicle insurance, the requirement for liability insurance is covered under the Strata Property Act, which forbids an Owner from causing a hazard to any other occupier. The insurance companies that provide coverage for the overall property losses due to fire, flood and earthquake, etc., do not calculate in their estimate of risks any uninsured vehicles which are presumed to be covered by ICBC. Thus, they may not pay out for any damage caused by an uninsured vehicle.

Owners and residents of Strata property must ensure that their vehicles have adequate liability insurance at all times or make arrangements for storage off the premises.

(9) It was moved by Unit #209 and SECONDED by Unit 236 that the Insurance report be accepted as presented. The motion was

**CARRIED**

**(10) RATIFICATION OF NEW RULES**

The Strata Manager advised that there were no new rules to ratify.

**(11) ADOPTION OF THE PROPOSED OPERATING BUDGET**

Section 103 of the Act, requires that the strata corporation prepare a budget for the coming fiscal year for approval by a resolution to be passed by a majority vote at each Annual General Meeting. The proposed Operating Budget has been drafted for the owners of to consider.

It was MOVED – UNIT 212 the 2021-2022 Proposed Operating Budget for the fiscal year, from August 1<sup>st</sup> , 2021 to July 31<sup>st</sup> , 2022, be adopted as presented. SECONDED – UNIT 314.

The motion was declared

**CARRIED**

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\*\*\*\*\* Please see the included Fee Notice to learn more about how to pay your Levies, and Strata Fees \*\*\*\*\*

(12) **ADOPTION OF Majority VOTE RESOLUTIONS:**

**Majority VOTE RESOLUTION – Operating Budget**

Be it resolved by a majority vote of the Owners of Abbotsford Place LMS 375 that the Proposed Annual Operating budget of \$660,258.50 be accepted as presented, and the monthly strata fees to be amended as per the included Unit Entitlement Schedule.

It was then MOVED – UNIT \_332\_ that Resolution “A” Option 1 be approved as presented. SECONDED – UNIT \_310\_. The motion was

**CARRIED**

(13) **ADOPTION OF ¾ VOTE RESOLUTIONS:**

**13.1 ¾ VOTE RESOLUTION “A” – Waive Depreciation Report Update**

BE IT RESOLVED BY a ¾ vote of The Owners of Abbotsford Place LMS 375 as per section 94 of the Strata Property Act that the requirement to update the current depreciation report be waived for the 2021 – 2022 fiscal year.

MOVED: \_\_118\_\_ 2nd: \_\_318\_\_ Vote: Accept: \_\_41\_\_ decline: \_\_\_\_\_ abstain: \_1\_\_

*The motion was*

**CARRIED**

**Abbotsford Place LMS 375****13.2 ¾ VOTE RESOLUTION “B” – Budget Surplus / Deficit of 2020 - 2021 Fiscal year****LAST YEARS SURPLUS / Deficit:**

Where as the Surplus in the operating budget for the fiscal year 2020- 2021 is \$138,825.67

AND WHEREAS: Section 105.2 of the Strata Property Act which states; Budget surpluses and deficits 105 (1) Subject to section 14, contributions to the operating fund which are not required to meet operating expenses accruing during the fiscal year to which the budget relates must be dealt with in one or more of the following ways, unless the strata corporation determines otherwise by a resolution passed by a ¾ vote at an annual or special general meeting:

- (a) transferred into the contingency reserve fund;
  - (b) carried forward as part of the operating fund, as a surplus;
  - (c) used to reduce the total contribution to the next fiscal year’s operating fund.
- (2) If operating expenses exceed the total contribution to the operating fund, the deficit must be eliminated during the next fiscal year.

Be it resolved by a ¾ vote of the Owners of Strata Plan LMS 375 that \$50,000 of the Surplus will be carried forward as revenue and used to offset the monthly strata fees ( see Approved Budget ), and the balance of \$88,825.67 be to be held in the operating accounts as retained earnings to ensure enough capital in the account when they are due.

MOVED: \_\_131\_\_ 2nd: \_\_236\_\_ Vote: Accept: \_\_41\_\_ decline: \_\_\_\_\_ abstain: \_\_1\_\_

*The motion was*

**CARRIED**

**13.3 ¾ VOTE RESOLUTION “ C” - Bylaw Electronic Meetings****DIVISION 5 - ANNUAL AND SPECIAL GENERAL MEETINGS**

**BE IT RESOLVED** by a ¾ vote of the owners of **Abbotsford Place LMS 375** , pursuant to section 128 of the Strata Property Act that the following bylaws be added to read:

**ELECTRONIC MEETINGS**

An Annual or Special General Meeting may be by Zoom, by telephone or any other electronic method if such method permits all persons hosting and or participating in the meeting to communicate with each other during the meeting.

Motion: \_\_131\_\_ 2nd: \_\_118\_\_ Vote: Approve \_\_\_\_41\_\_ oppose: \_\_\_\_\_ Abstain: \_\_1\_\_

*motion was*

**CARRIED**

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13.4

**¾ VOTE RESOLUTION “D” – Bylaw Amendment :****Division I Duties of Owners, Tenants, Occupants and Visitors**

**BE IT RESOLVED** by a ¾ vote of the owners of **Abbotsford Place LMS 375** , pursuant to section 128 of the Strata Property Act that the following bylaws be amended to read:

**DIVISION I****Duties of Owners, Tenants, Occupants and Visitors****1. Payment of strata fees**

An owner must pay strata fees on or before the first day of the month to which the strata fees relate. Failure to pay strata fees when they are due will result in a \$25 fine being assessed against the applicable owner for each month that they are not paid on time, in contravention to the Bylaw.

**2. Repair and maintenance of property by owner**

- (1) An owner must repair and maintain the owner's strata lot, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.
- (2) An owner who has the use of limited common property must repair and maintain it, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.

**3. Use of property**

- (1) An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that
  - (a) causes a nuisance or hazard to another person,
  - (b) causes unreasonable noise,
  - (c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,
  - (d) is illegal, or
  - (e) is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication or by the strata plan.
- (2) An owner, tenant, occupant or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets or those parts of a strata lot which the strata corporation must repair and maintain under these bylaws or insure under section 149 of the Act.
- (3) An owner, tenant, occupant or visitor must ensure that all animals are leashed or otherwise secured when on the common property or on land that is a common asset.
- (4) An owner, tenant, or occupant must not keep any pets on a strata lot other than one or more of the following:
  - (a) a reasonable number of fish or other small aquarium animals;
  - (b) a reasonable number of small caged mammals;
  - (c) up to 2 caged birds;

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- (d) no dogs and only one indoor spayed or neutered cat.

*(Amended September 13, 2002 Document #BT336285)*

- (5) An owner must comply with the following prior to the renting or leasing of a strata lot:

*(Registered September 24, 2003 Document #BV386928)*

- (a) the owner must give the tenant a copy of the registered Bylaws, and have them complete and sign a form K, which will be submitted to the council within 30 days of the commencement of the tenancy.

- (6) Owners and tenants moving into the building must:

- (a) give the strata corporation and the council a minimum of 72 hours' notice;
- (b) pay a move in fee of \$100 for each move of furniture and household items into the building;
- (c) pay a \$100 damage deposit to obtain the elevator lock off key prior to the move into or out of the building. The deposit will be retained if the elevator key is not returned;
- (d) the elevator lock off key must be used at all times while loading and unloading the elevator, and the elevator door must not be blocked open;
- (e) obtain: elevator pads prior to the move and ensure that elevator pads are installed prior to a move in/out and removed following the move; and
- (f) clean up any debris or litter left behind as a result of a move and vacuum the hallways and lobby. Owners will be charged for any additional clean up or repair costs resulting from the move.

*(Amended September 26, 2018 Document HC41423-01426414;1)*

- (7) An owner, tenant occupant or visitor must not smoke tobacco, marijuana, other chemicals or e-cigarettes: (a) in a strata lot; (b) on all interior common property (c) on all exterior common property (except in 2 “designated smoking areas “ designated by council in writing on the outside of the building.) (d) on all limited common property including balconies and patios.

- (8) An owner, tenant, occupant or visitor must not grow or cultivate marijuana plants within a strata lot, common property, or limited common property.

- (9) The maximum number of occupants in a strata lot is as follows:

- (a) 2 persons in a 1 bedroom strata lot;
- (b) 4 persons in a 2 bedroom strata lot; and
- (c) 6 persons in a 3 bedroom strata lot;

*(Amended September 25, 2019 Document HC51406 01515724;1)*

- (10) An owner, tenant, occupant or visitor may park in the loading zone for a maximum of 15 minutes for the purpose of loading and unloading only. The vehicle's 4 way flashers must be on at all times while the vehicle is parked in the loading zone.

*(Amended September 25, 2019 Document HC51406 01515724;1)*

**4. Inform Strata Corporation**

- (1) Within 2 weeks of becoming an owner, an owner must inform the strata corporation of the owner's name, strata lot number and mailing address outside the strata plan, if any.
- (2) On request by the strata corporation, a tenant must inform the strata corporation of his or her name.

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**5. *Obtain approval before altering a strata lot***

- (1) An owner must obtain the written approval of the strata corporation before making an alteration to a strata lot that involves any of the following:
  - (a) the structure of a building;
  - (b) the exterior of a building;
  - (c) chimneys, stairs, balconies or other things attached to the exterior of a building;
  - (d) doors, windows or skylights on the exterior of a building, or that front on the common property;

*(Amended - Strata Property Amendment Act 1999)*

  - (i) window or exterior door coverings that are visible from the exterior of a strata lot must be "white" or "off-white" in colour.

*(Registered November 1, 2011 Document #BB1997701)*
  - (e) fences, railings or similar structures that enclose a patio, balcony or yard;
  - (f) common property located within the boundaries of a strata lot;
  - (g) those parts of the strata lot which the strata corporation must insure under section 149 of the Act.
- (2) The strata corporation must not unreasonably withhold its approval under subsection (1), but may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.
- (3) This section does not apply to a strata lot in a bare land strata plan.

**6. *Obtain approval before altering common property***

- (1) An owner must obtain the written approval of the strata corporation before making an alteration to common property, including limited common property, or common assets.
- (2) The strata corporation may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.

**7. *Permit entry to strata lot***

- (1) An owner, tenant, occupant, or visitor must allow a person authorized by the strata corporation to enter the strata lot
  - (a) in an emergency, without notice, to ensure safety or prevent significant loss or damage, and
  - (b) at a reasonable time, on 48 hours' written notice, to inspect, repair or maintain common property, common assets and any portions of a strata lot that are the responsibility of the strata corporation to repair and maintain under these bylaws or insure under section 149 of the Act.

*(Amended - Strata Property Amendment Act 1999)*
- (2) The notice referred to in subsection (1) (b) must include the date and approximate time of entry, and the reason for entry.

Motion: \_131\_ 2<sup>nd</sup>: \_118\_ Vote: Approve: \_40\_ Oppose: \_1\_ Abstain: \_1\_

**The motion was**

**CARRIED**

***Abbotsford Place LMS 375***

13.5 ***¾ VOTE RESOLUTION “E” – Bylaw Amendment :Division 4 ENFORCEMENT AND RULES***

**BE IT RESOLVED** by a ¾ vote of the owners of **Abbotsford place LMS 375** , pursuant to section 128 of the Strata Property Act that the following bylaws be added to read:

**DIVISION 4  
ENFORCEMENT OF BYLAWS AND RULES**

5.1 MAXIMUM FINE

5.1.1 Except as otherwise provided in these bylaws, the Strata Corporation may fine an owner a maximum of;

- a) \$200.00 for the first contravention of a Bylaw
- b) \$200.00 for each additional contravention of a bylaw
- c) \$50.00 for each contravention of a rule.

5.1.2 The strata corporation may impose a fine on an owner for a continuing contravention of a bylaw or rule every 7 days

5.1.3 Each owner is responsible for payment, without invoice, of any money owing to the strata corporation as provided for in the Act or these bylaws. If the owner or fails to pay any money so owing within 15 days after the date such money becomes due, the owner will, after having been given written notice of the default and having been provided with a reasonable opportunity to answer the complaint (including a hearing, if requested), be assessed and pay a fine of \$10. If such default continues for a further 15 days, an additional fine of \$25 will be levied against and paid by the owner, as the case may be, and for each additional month default continues, an additional fine of \$25 will be levied against and paid by the owner.

Motion: \_\_216\_\_ 2<sup>nd</sup>:\_\_118\_\_ Vote: Approve: \_\_37\_\_ Oppose: \_\_3\_\_ Abstain: \_\_2\_\_

The motions was

**CARRIED**

***Abbotsford Place LMS 375***

**13.6 VOTE RESOLUTION “F” – Creating New Bylaw: Division 9 Insurance and Responsibility**

**BE IT RESOLVED** by a ¾ vote of the owners of **Abbotsford Place LMS 375** , pursuant to section 128 of the Strata Property Act that the following bylaws be added to read:

**DIVISION 9**

**32 INSURANCE AND RESPONSIBILITY**

32.1 An owner, tenant, occupant or visitor must not do, or omit to do, whether deliberately, accidentally or inadvertently, anything which may adversely affect the strata corporation’s insurance, including, not exhaustively, anything which may: (a) increase the rate of any premium applicable to or any deductible under the strata corporation’s insurance; (b) result in the cancellation or voiding of any policy of the strata corporation’s insurance; or (c) result in the loss of any insurance coverage that the strata corporation would ordinarily obtain.

32.2 An owner, tenant or occupant is responsible for obtaining insurance coverage to cover risks that are not covered by the insurance policies taken out by the strata corporation. Without limiting the foregoing, an owner is responsible for obtaining insurance coverage to pay any deductibles payable under the strata insurance for which the owner is responsible

32.3 If an owner is responsible for any loss or damage to a strata lot, common property, limited common property, or common assets, that owner must indemnify and save harmless the strata corporation from the expense of any maintenance, repair or replacement rendered necessary to the strata lot, common property, limited common property or common assets but only to the extent that such expense is not reimbursed from the proceeds received by operation of any strata insurance policy.

32.4 For clarity and without limiting the meaning of the word “responsible”, an owner is deemed to be responsible, for any of the following:

- (a) the owner is responsible for any loss or damage to the common property, limited common property, common assets or to any strata lot, and/ or personal injury or death, as the word “responsible” has been interpreted in the courts or a tribunal in connection with section 158(2) of the Act;
- (b) any loss or damage to the common property, limited common property, common assets or to any strata lot, and/ or personal injury or death, where the cause of such loss or damage is the result of an act, omission, negligence or carelessness of the owner, and/ or owner’s tenants, occupants, and visitors (including family members, employees, agents, contractors, guests or invitees); and
- (c) any loss or damage caused to the common property, limited common property, common assets or to any strata lot, and/ or personal injury or death, where the cause of such loss or damage originated within the owner’s strata lot or limited common property designated for the exclusive use of such owner’s strata lot, including, but not limited to, anything arising from any of the following:
  - (i) dishwasher;
  - (ii) refrigerator with ice/water dispensing capabilities;
  - (iii) garburator;
  - (iv) washing machine;
  - (v) toilets, sinks, bathtubs;
  - (vi) dedicated plumbing related pipes and fixtures, that solely service a strata lot;
  - (vii) fireplaces;

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- (viii) exhaust fans and humidifiers/dehumidifiers;
- (ix) anything introduced into the strata lot by a resident or visitor;
- (x) any alterations or additions to the strata lot, the limited common property or the common property made by the owner or by prior owner(s) of the strata lot;
- (xi) any pets residing in or visiting at the owner's strata lot;
- (xii) any person residing in or visiting at the owner's strata lot; and
- (xiii) barbecues or smokers.

32.5 For the purposes of these bylaws, an expense not covered by the strata insurance proceeds received by the strata corporation includes:

- (a) the costs of investigating the cause of any loss or damage, where the owner is responsible;
- (b) the costs of repairing the cause of any loss or damage, where the owner is responsible;
- (c) legal costs, on a full indemnity basis, incurred in relation to defending any claim against the strata corporation, and/or prosecuting any claim made against the owner; (d) any insurance deductible paid or payable by the strata corporation; and
- (d) the costs to repair the loss or damage, where no strata insurance policy operates or where the strata council decides not to make a claim on any strata insurance policy because no strata insurance policy would operate or because making a claim is not in the best interests of the strata corporation, as determined by the strata council acting reasonably. Where an insurance claim is not made because it would not be in the best interests of the strata corporation, the owner's liability under this bylaw 32.5(e) is limited to an amount equal to the insurance deductible that would have been paid or payable by the strata corporation had an insurance claim been made and accepted by the insurer

Motion: 112 2<sup>nd</sup>: 326 Vote: Approve: 38 Oppose: 1 Abstain: 3

The motion was

**CARRIED**

***Abbotsford Place LMS 375***

13.7      ***¾ VOTE RESOLUTION “G” – Creating New Bylaw: Legal Proceedings***

**BE IT RESOLVED** by a ¾ vote of the owners of **Abbotsford Place LMS 375** , pursuant to section 128 of the Strata Property Act that the following bylaws be added to read:

**DIVISION 10 LEGAL PROCEEDINGS**

**33.1 SMALL CLAIMS ACTIONS**

33.1.1 Notwithstanding any provisions of the Act, the strata corporation may proceed under the Small Claims Act (B.C.) against an owner or other person to collect money owing to the strata corporation including, but not limited to, money owing as a fine, without requiring authorization by a resolution passed by a ¾ vote.

Motion: \_314\_ 2<sup>nd</sup>: \_131\_ Vote: Approve: \_41\_ Oppose: \_\_\_\_\_ Abstain: \_1\_

The motion was

**CARRIED**

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**(14) ELECTION OF COUNCIL**

After thanking the Strata President and the present Council for their hard work and commitment, the Strata Manager explained that the Council is now deemed to have retired at the end of this meeting and that a new Council would be elected, consisting of between 3 and 7 members. The Strata Manager then asked for nominations or volunteers from the floor, and outgoing Council members were also asked if they would consider returning to Council.

In accordance with sections 25 & 28 of the Strata Property Act, it was explained the eligible voters present in person or by proxy at the meeting might be elected to Council. The following are considered to be eligible to serve as a Council member: a) Owners, including existing or past Council members; b) individuals representing corporate Owners, and c) a tenant who, under section 147 or 148, have been assigned a landlord's right to be elected to Council. At this point, the Chair dissolved the present Council and turned the meeting over to HomeLife Advantage Realty Ltd. Property Management Division for the election of the new Council. The following nominations and volunteers were received:

The Strata Property Act allows for the election of a minimum of 3 to a maximum of 7 people to serve on Council.

The Strata Manager called to the floor on successive occasions for any further nominations and/or volunteers. 5 volunteers stepped forward to nominate themselves for council:

As there were \_5\_ nominations for 7 positions, an election was held. The Strata Manager advised the following owners were elected as the 2021-2022 Strata Council:

#326	Neal Fraser	President
#131	Susan Campbell	Vice President
#212	Izabella Lauer	Treasurer
#314	Nicholas D'Amico	Secretary
#431	Adam French	Member at Large

**(15) NEW BUSINESS**

- It was discussed that the garbage lids are an issue. Council will be looking into a solution.

**(16) TERMINATION OF MEETING:**

The property manager thanked the attendees and the council for their hard work, and a positive meeting, and asked the newly elected council to stay after the adjournment of the meeting.

There being no further business, it was then MOVED – UNIT \_131\_ that the meeting be adjourned at 8:59 p.m., SECONDED – UNIT \_118\_. The motion was

**CARRIED**

**ANNUAL GENERAL MEETING MINUTES**

***Tuesday, November 16<sup>th</sup> , 2021***

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\*\*\* After the adjournment of the meeting, the property manager met with the council to elect positions.

Council Positions were assigned as follows:

#326	Neal Fraser	President
#131	Susan Campbell	Vice President
#212	Izabella Lauer	Treasurer
#314	Nicholas D'Amico	Secretary
#431	Adam French	Member at Large

Next council meeting was set December 15<sup>th</sup> at 7:00 via zoom.

Michael Weatherly  
Strata Property Manager

**Please be advised it is important to retain all copies of Council and General Meeting Minutes for a period of 2year**