



January 12, 2023

## 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 INCREASE 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>, 2022.

What does this mean ?

**RETRO-FEES:** Please see the attached Strata 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 increased in the 2022-2023 fiscal year, there will be a retro-active charge applied to your February 1<sup>st</sup> 2023 Strata fee payment for the difference in strata fees for the months of August, September, October, November, December 2022 and January 2023. **The new fees will be charged February 1<sup>st</sup> 2023 – July 1<sup>st</sup> 2023, 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 January 15th, 2023.** Your pre-authorized payments will then commence February 1<sup>st</sup> 2023.

If you have any questions regarding your account, please contact the bookkeeper via email at [@advantagepm.ca](mailto:@advantagepm.ca) or at our office at 604-858-7368. All other inquiries should either be directed to the Strata Council or the undersigned in writing.

Sincerely,

Strata Manager Name  
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 2022 - July 31st 2023

	Actual 2021-2022	Approved Budget 2021-2022	Approved Budget 2022-2023
<b>INCOME</b>	2021-2022	660258.5	2022-2023
Strata Fees	\$ 568,113.24	\$ 569,108.50	\$ 585,729.96
SPECIAL LEVIES	\$ 43,313.38	\$ -	
Laundry Income	\$ 10,912.28	\$ 6,500.00	\$ 6,500.00
Parking Rental Income	\$ 11,805.00	\$ 7,500.00	\$ 7,500.00
Storage Locker Income	\$ 775.00	\$ 1,000.00	\$ -
key fob income	\$ 455.00		
Unit #132 Suite	\$ 12,022.95	\$ 12,750.00	\$ 12,750.00
Unit #130 Suite	\$ 13,053.90	\$ 14,400.00	\$ 14,400.00
Interest	\$ 1,405.38	\$ -	\$ -
Move In Fees	\$ 3,200.00	\$ -	\$ -
Bylaw Fines Income	\$ 2,100.00		
Surplus From Retainings			\$ 42,728.96
Previous Year's Surplus	\$ 50,000.00	\$ 50,000.00	
AR Charge Backs			
<b>TOTALS</b>	\$ 719,162.00	\$ 661,258.50	\$ 669,608.50
<b>PROPOSED DISPERSEMENTS</b>			
Office and Mangement			
INSURANCE	\$ 90,504.47	\$ 125,000.00	\$ 100,000.00
Strata Management Fees	\$ 33,264.00	\$ 35,000.00	\$ 37,800.00
Power Strata			\$ 3,050.00
Rental Management Fees	\$ 2,997.75	\$ 2,700.00	\$ 3,000.00
Administration	\$ 3,007.13	\$ 7,500.00	\$ 3,000.00
Bank Services Charges	\$ 156.00	\$ 165.00	\$ 165.00
State Review Fee	\$ -	\$ 367.50	\$ 367.50
Records Storage Fee	\$ -	\$ 126.00	\$ 126.00
Legal Fees	\$ -	\$ 3,000.00	\$ 1,500.00
Telephone ( rental office )	\$ 2,672.98	\$ 2,500.00	\$ 2,500.00
<b>Total Expense</b>	\$ 132,602.33	\$ 176,358.50	\$ 151,508.50
<b>Utilities and Services</b>			
Electricity	\$ 30,940.13	\$ 35,000.00	\$ 32,500.00
<b>Natural Gas</b>	\$ 80,605.69	\$ 57,700.00	\$ 80,000.00
Water	\$ 35,863.03	\$ 32,500.00	\$ 36,000.00

Sewer	\$ 28,236.58	\$ 23,000.00	\$ 30,000.00
Total Expense	\$ 175,645.43	\$ 148,200.00	\$ 178,500.00
<b>Building Expenses</b>			
Refuse and Recycling	\$ 27,059.93	\$ 22,700.00	\$ 27,000.00
Elevator and Licence	\$ 13,450.78	\$ 12,000.00	\$ 13,500.00
Building Supervisor	\$ 25,544.61	\$ 30,240.00	\$ 30,000.00
Night Supervisor	\$ 5,102.50	\$ 6,000.00	\$ 6,000.00
Janitorial	\$ 29,030.40	\$ 25,000.00	\$ 26,000.00
Landscape Contract	\$ 38,915.94	\$ 35,100.00	\$ 35,100.00
Landscape Improvements	\$ 487.42	\$ 500.00	\$ 500.00
Snow Removal	\$ 25,233.93	\$ 8,000.00	\$ 15,000.00
Power Washing Parkade	\$ 1,139.07	\$ 1,500.00	\$ 1,500.00
Depreciation Report	\$ -	\$ 2,400.00	\$ -
Repairs & Maintenance	\$ 108,162.91	\$ 60,000.00	\$ 60,000.00
Upgrades aand Replacements	\$ 31,237.08	\$ 35,000.00	\$ 60,000.00
building expenses other	\$ 819.00		
Total Expenses	\$ 306,183.57	\$ 238,440.00	\$ 274,600.00
<b>Total Expenses</b>	\$ 614,431.33	\$ 562,998.50	\$ 604,608.50
<b>Contingency Fund Allocation</b>	\$ 65,000.00	\$ 65,000.00	\$ 65,000.00
Regular CRF Fund			\$ 35,000.00
elevator replacements sub account in CRF			\$ 30,000.00
<b>Total Proposed Disbursements</b>	<b>\$ 679,431.33</b>	<b>\$ 627,998.50</b>	<b>\$ 669,608.50</b>

## AGM 2022 LMS 375 Approved Budget Entitlement

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	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
102	2	106	\$6,739.96	\$5,241.42	\$654.26	\$436.78	\$54.52	\$491.31
103	12	84	\$5,341.10	\$4,153.57	\$518.47	\$346.13	\$43.21	\$389.34
104	3	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
106	4	108	\$6,867.13	\$5,340.31	\$666.60	\$445.03	\$55.55	\$500.58
107	5	113	\$7,185.05	\$5,587.55	\$697.46	\$465.63	\$58.12	\$523.75
108	6	86	\$5,468.27	\$4,252.47	\$530.81	\$354.37	\$44.23	\$398.61
109	11	86	\$5,468.27	\$4,252.47	\$530.81	\$354.37	\$44.23	\$398.61
110	7	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
111	10	83	\$5,277.51	\$4,104.13	\$512.30	\$342.01	\$42.69	\$384.70
112	8	88	\$5,595.44	\$4,351.36	\$543.16	\$362.61	\$45.26	\$407.88
113	9	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
114	40	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
115	39	72	\$4,578.08	\$3,560.21	\$444.40	\$296.68	\$37.03	\$333.72
116	41	72	\$4,578.08	\$3,560.21	\$444.40	\$296.68	\$37.03	\$333.72
117	54	70	\$4,450.92	\$3,461.31	\$432.06	\$288.44	\$36.00	\$324.45
118	42	74	\$4,705.25	\$3,659.10	\$456.75	\$304.93	\$38.06	\$342.99
119	53	73	\$4,641.67	\$3,609.65	\$450.57	\$300.80	\$37.55	\$338.35
120	43	73	\$4,641.67	\$3,609.65	\$450.57	\$300.80	\$37.55	\$338.35
121	44	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
122	45	94	\$5,976.94	\$4,648.05	\$580.19	\$387.34	\$48.35	\$435.69
123	46	86	\$5,468.27	\$4,252.47	\$530.81	\$354.37	\$44.23	\$398.61
124	47	86	\$5,468.27	\$4,252.47	\$530.81	\$354.37	\$44.23	\$398.61
125	52	86	\$5,468.27	\$4,252.47	\$530.81	\$354.37	\$44.23	\$398.61
126	48	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
127	51	83	\$5,277.51	\$4,104.13	\$512.30	\$342.01	\$42.69	\$384.70
128	49	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
129	50	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
131	87	96	\$6,104.11	\$4,746.94	\$592.54	\$395.58	\$49.38	\$444.96
133	88	86	\$5,468.27	\$4,252.47	\$530.81	\$354.37	\$44.23	\$398.61
134	94	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
135	89	86	\$5,468.27	\$4,252.47	\$530.81	\$354.37	\$44.23	\$398.61
136	93	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
137	90	96	\$6,104.11	\$4,746.94	\$592.54	\$395.58	\$49.38	\$444.96
138	92	96	\$6,104.11	\$4,746.94	\$592.54	\$395.58	\$49.38	\$444.96
139	91	113	\$7,185.05	\$5,587.55	\$697.46	\$465.63	\$58.12	\$523.75
201	13	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
202	14	106	\$6,739.96	\$5,241.42	\$654.26	\$436.78	\$54.52	\$491.31
203	25	86	\$5,468.27	\$4,252.47	\$530.81	\$354.37	\$44.23	\$398.61

204	15	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
205	24	87	\$5,531.85	\$4,301.92	\$536.99	\$358.49	\$44.75	\$403.24
206	16	108	\$6,867.13	\$5,340.31	\$666.60	\$445.03	\$55.55	\$500.58
207	17	113	\$7,185.05	\$5,587.55	\$697.46	\$465.63	\$58.12	\$523.75
208	18	86	\$5,468.27	\$4,252.47	\$530.81	\$354.37	\$44.23	\$398.61
209	23	86	\$5,468.27	\$4,252.47	\$530.81	\$354.37	\$44.23	\$398.61
210	19	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
211	22	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
212	20	88	\$5,595.44	\$4,351.36	\$543.16	\$362.61	\$45.26	\$407.88
213	21	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
214	56	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
215	55	72	\$4,578.08	\$3,560.21	\$444.40	\$296.68	\$37.03	\$333.72
216	57	72	\$4,578.08	\$3,560.21	\$444.40	\$296.68	\$37.03	\$333.72
217	70	72	\$4,578.08	\$3,560.21	\$444.40	\$296.68	\$37.03	\$333.72
218	58	74	\$4,705.25	\$3,659.10	\$456.75	\$304.93	\$38.06	\$342.99
219	69	73	\$4,641.67	\$3,609.65	\$450.57	\$300.80	\$37.55	\$338.35
220	59	73	\$4,641.67	\$3,609.65	\$450.57	\$300.80	\$37.55	\$338.35
221	60	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
222	61	94	\$5,976.94	\$4,648.05	\$580.19	\$387.34	\$48.35	\$435.69
223	62	86	\$5,468.27	\$4,252.47	\$530.81	\$354.37	\$44.23	\$398.61
224	63	86	\$5,468.27	\$4,252.47	\$530.81	\$354.37	\$44.23	\$398.61
225	68	86	\$5,468.27	\$4,252.47	\$530.81	\$354.37	\$44.23	\$398.61
226	64	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
227	67	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
228	65	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
229	66	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
231	95	96	\$6,104.11	\$4,746.94	\$592.54	\$395.58	\$49.38	\$444.96
232	96	86	\$5,468.27	\$4,252.47	\$530.81	\$354.37	\$44.23	\$398.61
233	97	86	\$5,468.27	\$4,252.47	\$530.81	\$354.37	\$44.23	\$398.61
234	103	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
235	98	86	\$5,468.27	\$4,252.47	\$530.81	\$354.37	\$44.23	\$398.61
236	102	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
237	99	97	\$6,167.70	\$4,796.39	\$598.71	\$399.70	\$49.89	\$449.59
238	101	96	\$6,104.11	\$4,746.94	\$592.54	\$395.58	\$49.38	\$444.96
239	100	113	\$7,185.05	\$5,587.55	\$697.46	\$465.63	\$58.12	\$523.75
301	26	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
302	27	106	\$6,739.96	\$5,241.42	\$654.26	\$436.78	\$54.52	\$491.31
303	38	86	\$5,468.27	\$4,252.47	\$530.81	\$354.37	\$44.23	\$398.61
304	28	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
305	37	87	\$5,531.85	\$4,301.92	\$536.99	\$358.49	\$44.75	\$403.24
306	29	108	\$6,867.13	\$5,340.31	\$666.60	\$445.03	\$55.55	\$500.58
307	30	113	\$7,185.05	\$5,587.55	\$697.46	\$465.63	\$58.12	\$523.75
308	31	86	\$5,468.27	\$4,252.47	\$530.81	\$354.37	\$44.23	\$398.61
309	36	86	\$5,468.27	\$4,252.47	\$530.81	\$354.37	\$44.23	\$398.61
310	32	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
311	35	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
312	33	88	\$5,595.44	\$4,351.36	\$543.16	\$362.61	\$45.26	\$407.88

313	34	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
314	72	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
315	71	72	\$4,578.08	\$3,560.21	\$444.40	\$296.68	\$37.03	\$333.72
316	73	72	\$4,578.08	\$3,560.21	\$444.40	\$296.68	\$37.03	\$333.72
317	86	72	\$4,578.08	\$3,560.21	\$444.40	\$296.68	\$37.03	\$333.72
318	74	74	\$4,705.25	\$3,659.10	\$456.75	\$304.93	\$38.06	\$342.99
319	85	73	\$4,641.67	\$3,609.65	\$450.57	\$300.80	\$37.55	\$338.35
320	75	73	\$4,641.67	\$3,609.65	\$450.57	\$300.80	\$37.55	\$338.35
321	76	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
322	77	94	\$5,976.94	\$4,648.05	\$580.19	\$387.34	\$48.35	\$435.69
323	78	86	\$5,468.27	\$4,252.47	\$530.81	\$354.37	\$44.23	\$398.61
324	79	86	\$5,468.27	\$4,252.47	\$530.81	\$354.37	\$44.23	\$398.61
325	84	86	\$5,468.27	\$4,252.47	\$530.81	\$354.37	\$44.23	\$398.61
326	80	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
327	83	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
328	81	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
329	82	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
331	104	96	\$6,104.11	\$4,746.94	\$592.54	\$395.58	\$49.38	\$444.96
332	105	86	\$5,468.27	\$4,252.47	\$530.81	\$354.37	\$44.23	\$398.61
333	106	86	\$5,468.27	\$4,252.47	\$530.81	\$354.37	\$44.23	\$398.61
334	112	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
335	107	86	\$5,468.27	\$4,252.47	\$530.81	\$354.37	\$44.23	\$398.61
336	111	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
337	108	97	\$6,167.70	\$4,796.39	\$598.71	\$399.70	\$49.89	\$449.59
338	110	96	\$6,104.11	\$4,746.94	\$592.54	\$395.58	\$49.38	\$444.96
339	109	113	\$7,185.05	\$5,587.55	\$697.46	\$465.63	\$58.12	\$523.75
431	113	121	\$7,693.73	\$5,983.12	\$746.84	\$498.59	\$62.24	\$560.83
432	114	86	\$5,468.27	\$4,252.47	\$530.81	\$354.37	\$44.23	\$398.61
433	120	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
434	115	86	\$5,468.27	\$4,252.47	\$530.81	\$354.37	\$44.23	\$398.61
435	119	85	\$5,404.68	\$4,203.02	\$524.64	\$350.25	\$43.72	\$393.97
436	116	97	\$6,167.70	\$4,796.39	\$598.71	\$399.70	\$49.89	\$449.59
437	118	96	\$6,104.11	\$4,746.94	\$592.54	\$395.58	\$49.38	\$444.96
438	117	118	\$7,502.97	\$5,834.78	\$728.33	\$486.23	\$60.69	\$546.93
10531			\$669,608.50	\$520,729.64	\$65,000.00	\$43,394.14	\$5,416.67	\$48,810.80

**Abbotsford Place LMS 375**

**ATTENDANCE:**

\_40\_ Owners in attendance or by Proxy.

Michael Weatherly, HomeLife Advantage Realty Ltd. Property Management Division

**STRATA COUNCIL  
2022-2023**

**#326 Neal Fraser  
President**

**#131 Susan Campbell  
Vice President**

**#212 Izabella Lauer  
Treasurer**

**#436 Kevin Clare  
Member At Large**

**#431 Adam French  
Member At Large**

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

**HOMELIFE ADVANTAGE  
REALTY LTD.  
PROPERTY MANAGEMENT  
DIVISION**  
8387 Young Road, Chilliwack, B.C.  
Phone: (604) 858-7368  
[mweatherly@advantagepm.ca](mailto:mweatherly@advantagepm.ca)

**(1) CALL TO ORDER**

The Strata Manager called the meeting to order at 7:45 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 118 Owners eligible of which \_40\_ Owners were represented: \_24\_ in person and \_16\_ via proxy. The quorum requirement for this evening's meeting was 38 and with \_40\_ Owners represented, the quorum requirement was not met at the start of the scheduled meeting. The meeting was adjourned for 30 mins. The roll call was then completed with 40 attendees, having met the quorum requirements the meeting was started.

**(3) ELECT CHAIR**

It was then MOVED – UNIT \_326\_ that HomeLife Advantage Realty Ltd. Property Management Division chair the 2022 Annual General Meeting. SECONDED – UNIT \_216\_. 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 December 17th, 2022 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 \_216\_ that the proof of notice be accepted. SECONDED – UNIT \_302\_. The motion was

**CARRIED**

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

It was then MOVED – UNIT \_216\_ that the agenda for the 2022 Annual General Meeting be approved as distributed. SECONDED – UNIT \_326\_. The motion was **CARRIED**

**(6) ADOPTION OF PREVIOUS MINUTES**

The Owners reviewed the Minutes of the last Annual General Meeting, which was held November 17th, 2021 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 #216 and SECONDED by Unit #336 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 \$32,400,000. 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

***Abbotsford Place LMS 375***

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 #216 and SECONDED by Unit 206 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 106 the 2022-2023 Proposed Operating Budget for the fiscal year, from August 1<sup>st</sup>, 2022 to July 31<sup>st</sup>, 2023, be adopted as presented. SECONDED – UNIT 131.

The motion was declared

**CARRIED**

**Abbotsford Place LMS 375****(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 \$669,608.50 be accepted as presented, and the monthly strata fees to be amended as per the included Unit Entitlement Schedule.

It was then MOVED – UNIT \_310\_ that Resolution “A” Option 1 be approved as presented. SECONDED – UNIT \_216\_. The motion was

Moved: \_336\_ 2nd: \_106\_ Vote: Accept: \_40\_ decline: \_\_\_\_ abstain: \_\_\_\_

*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 2022 – 2023 fiscal year.

MOVED: \_336\_ 2nd: \_106\_ Vote: Accept: \_39\_ decline: \_\_1\_\_ abstain: \_\_\_\_

*The motion was*

**CARRIED**

**13.2 ¾ VOTE RESOLUTION “B” – Budget Surplus / Deficit of 2021 - 2022 Fiscal year****LAST YEARS SURPLUS / Deficit:**

Where as the Surplus in the operating budget for the fiscal year 2021- 2022 is \$42,728.96

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 the surplus of \$42,728.96 be carried forward as retained earnings to be used to offset the increase in monthly strata fees .

MOVED: \_338\_ 2nd: \_118\_ Vote: Accept: \_\_40\_\_ decline: \_\_\_\_ abstain: \_\_\_\_

*The motion was*

**CARRIED**

***Abbotsford Place LMS 375***

**13.3      ¾ VOTE RESOLUTION “C” – 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:

**1      PAYMENT OF STRATA FEES**

**1.1 PAYMENT OF STRATA FEES AND SPECIAL LEVIES**

1.1.1 An owner must pay strata fees on or before the first day of the month to which the strata fees relate.

1.1.2 If an owner is late in paying his or her strata fees, the owner must pay to the strata corporation interest on the late payment in the amount of 10% per annum, compounded annually, and calculated on a monthly basis commencing from the date the payment was due and continuing until the last day of the month in which it is paid.

1.1.3 The strata corporation may, in its sole discretion and without a ¾ vote, in accordance with section 116 of the Act, register a certificate of lien against any strata lot whose owner is over three months in arrears of payment on his or her monthly strata fees, and shall, in accordance with section 117 of the Act, apply for judgment against any owner who is over six months in arrears of his or her monthly strata fees.

1.1.4 A special levy is due and payable on the date or dates noted in the resolution authorizing the special levy.

1.1.5 Where an owner fails to pay a special levy in accordance with bylaw 2.4, outstanding special levies will be subject to an interest charge of 10% per annum, compounded annually.

MOVED: \_\_206\_\_ 2nd: \_\_326\_\_ Vote: Accept: \_\_40\_\_ decline: \_\_\_\_\_ abstain: \_\_\_\_\_

motion was

**CARRIED**

**Abbotsford Place LMS 375****13.4      ¾ VOTE RESOLUTION "D" – Bylaw Amendment: Division 9 Miscellaneous**

**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 as below:

**34      SHORT TERM RENTALS**

34.1 The Short-Term Rental of a strata lot is strictly prohibited. An owner, tenant or occupant must not:

- (a) use or allow their strata lot (or any part of it) to be used for the purposes of providing temporary accommodation for the general public including, but not limited to:
  - (i) as vacation or travel accommodation;
  - (ii) any sort of paid short term accommodation arrangement or license to occupy.
  - (iii) as a room rental, home exchange or other similar arrangement (excluding the hosting of a single exchange student).
- (b) allow, permit, agree or otherwise grant, in exchange for money, a short-term license to a person who ordinarily resides outside the strata corporation to occupy their strata lot while that owner, tenant or occupant is absent from the strata lot
- (c) the strata corporation is entitled to impose a fine of up to \$1000 for a contravention of this bylaw.

34.2 Where an owner uses their Strata lot as a short-term rental in contravention of the bylaw set out in subsection 34.1, the strata corporation, in addition to any fines that may be levied pursuant to these bylaws, may take all necessary steps to terminate the Short term Rental, including, but not limited to, seeking a declaration or court injunction to enforce the bylaw. The strata corporation may recover from a contravening owner the reasonable legal and other costs incurred by the strata corporation to enforce the Short-Term Rental Restriction bylaw 34.1 against the contravening owner, in addition to any fines that may be levied against the contravening owner in accordance with these bylaws.

Motion: \_\_326\_\_ 2<sup>nd</sup>: \_\_118\_\_ Vote: Approve: \_\_39\_\_ Oppose: \_\_\_\_ Abstain: \_\_1\_\_

**The motion was**

**CARRIED**

***Abbotsford Place LMS 375***

**13.5 VOTE RESOLUTION “E” – Creating New Bylaw: Division 4 ENFORCEMENT OF BYLAWS AND RULES**

**BE IT RESOLVED** by a  $\frac{3}{4}$  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 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.
- d) \$1000 for each contravention of bylaw 34 “ Short Term Rentals “

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: \_\_326\_\_ 2<sup>nd</sup>:\_\_131\_\_ Vote: Approve:\_\_38\_\_ Oppose: \_\_\_\_\_ Abstain: \_\_2\_\_

The motions was

**CARRIED**

***Abbotsford Place LMS 375***

**13.6      ¾ VOTE RESOLUTION “F” – Bylaw Amendment: Division 9 Miscellaneous**

**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 as below:

**35    Electric Vehicle Charging**

35.1 Because the electrical system is in need of updating, and does not have enough capacity, the charging of Full EV and Hybrid Vehicles is prohibited.

Motion: \_\_336\_\_    2<sup>nd</sup>: \_\_332\_\_    Vote:    Approve: \_\_38\_\_    Oppose: \_\_1\_\_    Abstain: \_\_1\_\_

The motion was

**CARRIED**

**13.7      ¾ VOTE RESOLUTION “G” – 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 added to as below:

**DIVISION 1 - DUTIES OF OWNERS, TENANTS, OCCUPANTS AND VISITORS**

**3      USE OF PROPERTY**

3.6      Owners and tenants moving into the building must:

- a)      give the strata corporation and the council a minimum of 24 hours' notice; and all moves must be between the hours of 8:00 am – 8:00 pm.

A Motion was made to amend the resolution M: #326    2<sup>nd</sup>: #336

**Un-opposed**

Motion: \_\_326\_\_    2<sup>nd</sup>: \_\_336\_\_    Vote:    Approve: \_\_38\_\_    Oppose: \_\_\_\_    Abstain: \_\_2\_\_

The motion was

**CARRIED**

***Abbotsford Place LMS 375***

**(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 2022-2023 Strata Council:

#326 Neal Fraser  
#131 Susan Campbell  
#212 Izabella Lauer  
#436 Kevin Clare  
#431 Adam French

**(15) NEW BUSINESS**

- due to the length of the meeting no New Business was discussed.

**(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 326 that the meeting be adjourned at 9:39 p.m.,  
SECONDED – UNIT 131.

The motion was

**CARRIED**

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

**ANNUAL GENERAL MEETING MINUTES**

**Wednesday, January 11th 2023**

***Abbotsford Place LMS 375***

Council Positions were assigned as follows:

#326	Neal Fraser	President
#131	Susan Campbell	Vice President
#212	Izabella Lauer	Treasurer
#436	Kevin Clare	Member At Large
#431	Adam French	Member At Large

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**