



October 20, 2023

FEE NOTICE

TO: OWNERS – Abbotsford Place LMS 375
FROM: HOMELIFE ADVANTAGE REALTY LTD.
RE: PAYMENT OF MONTHLY STRATA FEES / LEVY

Dear Owners,

At the Annual General Meeting of the Owners of Abbotsford Place LMS 375 held October 10th 2023, 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 1st, 2023.

Strata Fee Increase

Pre-Auth Payments: 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 November 15th, 2023.** Your pre-authorized payments will then commence December 1st 2023.

IF you already have Pre-Authorised payments set up with Homelife, your new Monthly fees will commence November 1st 2023.

Retro-Active Fees: The new fiscal year started August 1st 2023, with a new monthly Strata fee. A onetime additional payment will be withdrawn from your account to cover the retroactive difference in fees for the August 1st, September 1st and October 1st Strata fees on the **November 1st 2023 payment date.**

If you have questions regarding the strata fees or Levy, please contact the Property Manager through Power Strata or directly at mweatherly@advantagepm.ca

Thank you.

Sincerely,

Michael Weatherly
Strata Property Manager
HOMELIFE ADVANTAGE REALTY LTD
PROPERTY MANAGEMENT DIVISION
Agents for Strata Corp. LMS 375
cc. Council

STRATA CORPORATION LMS 375
Abbotsford Place
Approved Budget
August 1st 2022 - July 31st 2023

	Actual 2022-2023	Approved Budget 2023-2024	APPROVED Budget 2022-2023
INCOME	\$ 688,611.58	660,442.56	669,608.5
Strata Fees	\$ 585,661.76	\$ 618,292.56	\$ 585,729.60
SPECIAL LEVIES		\$ -	
Laundry Income	\$ 11,117.95	\$ 6,500.00	\$ 6,500.00
Parking Rental Income	\$ 12,780.00	\$ 7,500.00	\$ 7,500.00
Storage Locker Income	\$ 775.00	\$ 1,000.00	\$ -
key fob income	\$ 455.00		
Unit #132 Suite	\$ 11,985.99	\$ 12,750.00	\$ 12,750.00
Unit #130 Suite	\$ 13,721.85	\$ 14,400.00	\$ 14,400.00
Interest	\$ 4,845.07	\$ -	\$ -
Move In Fees	\$ 1,900.00	\$ -	\$ -
Bylaw Fines Income	\$ 2,600.00		
Surplus From Retainings	\$ 42,768.96		\$ 42,728.96
Previous Year's Surplus			
liens ' legal charge backs			
total additional income	\$ 102,949.82	\$ 42,150.00	\$ 41,150.00
AR Charge Backs			
TOTALS	\$ 688,611.58		\$ 649,608.50
PROPOSED DISPERSEMENTS			
Office and Management			
INSURANCE	\$ 94,840.50	\$ 105,000.00	\$ 100,000.00
Strata Management Fees	\$ 37,800.00	\$ 39,060.00	\$ 37,800.00
Power Strata	\$ 3,024.00	\$ 3,050.00	\$ 3,050.00
Rental Management Fees		\$ 3,000.00	\$ 3,000.00
Administration	\$ 1,211.29	\$ 2,200.00	\$ 3,000.00
Bank Services Charges	\$ 178.50	\$ 165.00	\$ 165.00
Strata Review Fee	\$ 367.50	\$ 367.50	\$ 367.50
Records Storage Fee	\$ -		\$ 126.00
Legal Fees		\$ 1,500.00	\$ 1,375.00
Telephone (rental office)	\$ 3,344.62	\$ 3,500.00	\$ 2,500.00
Total Expense	\$ 140,766.41	\$ 157,842.50	\$ 151,383.50
Utilities and Services			
Electricity	\$ 23,508.34	\$ 32,500.00	\$ 32,500.00
Natural Gas	\$ 69,927.72	\$ 75,000.00	\$ 80,000.00
Water	\$ 31,285.05	\$ 31,000.00	\$ 36,000.00
Sewer	\$ 24,956.56	\$ 27,500.00	\$ 30,000.00
Total Expense	\$ 149,677.67	\$ 166,000.00	\$ 178,500.00

Building Expenses			
Refuse and Recycling	\$ 35,579.08	\$ 25,000.00	\$ 27,000.00
Elevator and Licence	\$ 13,639.20	\$ 13,500.00	\$ 13,500.00
Building Supervisor	\$ 33,027.75	\$ 30,000.00	\$ 30,000.00
Night Supervisor	\$ 5,725.00	\$ 6,000.00	\$ 6,000.00
Janitorial	\$ 25,798.50	\$ 25,000.00	\$ 26,000.00
Landscape Contract	\$ 33,566.40	\$ 35,100.00	\$ 35,100.00
Landscape Improvements	\$ 402.52	\$ 500.00	\$ 500.00
Snow Removal	\$ 20,191.50	\$ 15,000.00	\$ 15,000.00
Power Washing Parkade		\$ 1,500.00	\$ 1,500.00
Depreciation Report	\$ -		\$ -
Repairs & Maintenance	\$ 116,644.36	\$ 60,000.00	\$ 60,000.00
Upgrades aand Replacements	\$ 47,315.15	\$ 60,000.00	\$ 60,000.00
building expenses other			
Total Expenses	\$ 331,889.46	\$ 271,600.00	\$ 274,600.00

Total Expenses	\$ 622,333.54	\$ 595,442.50	\$ 604,483.50
Contingency Fund Allocation	\$ 65,000.00	\$ 65,000.00	\$ 65,000.00
Regular CRF Fund		\$ 35,000.00	\$ 35,000.00
elevator replacements sub account in CRF		\$ 30,000.00	\$ 30,000.00
Total Proposed Disbursements	\$ 687,333.54	\$ 660,442.50	\$ 669,483.50

AGM 2023 Approved BUDGET ENTITLEMENT

Unit No.	Lot No.	Entitlemnt	Total Annual income	Annual Opp Fund	Annual CRF	Monthly Opp Fund Fees	Monthly CRF Fees	Total Monthly Strata Fees
101	1	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
102	2	106	\$6,647.70	\$5,569.17	\$654.27	\$464.10	\$54.52	\$518.62
103	12	84	\$5,267.99	\$4,413.30	\$518.48	\$367.78	\$43.21	\$410.98
104	3	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
106	4	108	\$6,773.13	\$5,674.25	\$666.61	\$472.85	\$55.55	\$528.40
107	5	113	\$7,086.70	\$5,936.94	\$697.48	\$494.75	\$58.12	\$552.87
108	6	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
109	11	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
110	7	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
111	10	83	\$5,205.27	\$4,360.76	\$512.30	\$363.40	\$42.69	\$406.09
112	8	88	\$5,518.84	\$4,623.46	\$543.17	\$385.29	\$45.26	\$430.55
113	9	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
114	40	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
115	39	72	\$4,515.42	\$3,782.83	\$444.41	\$315.24	\$37.03	\$352.27
116	41	72	\$4,515.42	\$3,782.83	\$444.41	\$315.24	\$37.03	\$352.27
117	54	70	\$4,389.99	\$3,677.75	\$432.06	\$306.48	\$36.01	\$342.48
118	42	74	\$4,640.85	\$3,887.91	\$456.75	\$323.99	\$38.06	\$362.06
119	53	73	\$4,578.13	\$3,835.37	\$450.58	\$319.61	\$37.55	\$357.16
120	43	73	\$4,578.13	\$3,835.37	\$450.58	\$319.61	\$37.55	\$357.16
121	44	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
122	45	94	\$5,895.13	\$4,938.70	\$580.20	\$411.56	\$48.35	\$459.91
123	46	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
124	47	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
125	52	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
126	48	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
127	51	83	\$5,205.27	\$4,360.76	\$512.30	\$363.40	\$42.69	\$406.09
128	49	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
129	50	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
131	87	96	\$6,020.56	\$5,043.77	\$592.55	\$420.31	\$49.38	\$469.69
133	88	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
134	94	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
135	89	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
136	93	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
137	90	96	\$6,020.56	\$5,043.77	\$592.55	\$420.31	\$49.38	\$469.69
138	92	96	\$6,020.56	\$5,043.77	\$592.55	\$420.31	\$49.38	\$469.69
139	91	113	\$7,086.70	\$5,936.94	\$697.48	\$494.75	\$58.12	\$552.87
201	13	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
202	14	106	\$6,647.70	\$5,569.17	\$654.27	\$464.10	\$54.52	\$518.62
203	25	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
204	15	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
205	24	87	\$5,456.13	\$4,570.92	\$536.99	\$380.91	\$44.75	\$425.66
206	16	108	\$6,773.13	\$5,674.25	\$666.61	\$472.85	\$55.55	\$528.40
207	17	113	\$7,086.70	\$5,936.94	\$697.48	\$494.75	\$58.12	\$552.87
208	18	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
209	23	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
210	19	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
211	22	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87

212	20	88	\$5,518.84	\$4,623.46	\$543.17	\$385.29	\$45.26	\$430.55
213	21	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
214	56	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
215	55	72	\$4,515.42	\$3,782.83	\$444.41	\$315.24	\$37.03	\$352.27
216	57	72	\$4,515.42	\$3,782.83	\$444.41	\$315.24	\$37.03	\$352.27
217	70	72	\$4,515.42	\$3,782.83	\$444.41	\$315.24	\$37.03	\$352.27
218	58	74	\$4,640.85	\$3,887.91	\$456.75	\$323.99	\$38.06	\$362.06
219	69	73	\$4,578.13	\$3,835.37	\$450.58	\$319.61	\$37.55	\$357.16
220	59	73	\$4,578.13	\$3,835.37	\$450.58	\$319.61	\$37.55	\$357.16
221	60	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
222	61	94	\$5,895.13	\$4,938.70	\$580.20	\$411.56	\$48.35	\$459.91
223	62	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
224	63	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
225	68	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
226	64	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
227	67	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
228	65	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
229	66	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
231	95	96	\$6,020.56	\$5,043.77	\$592.55	\$420.31	\$49.38	\$469.69
232	96	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
233	97	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
234	103	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
235	98	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
236	102	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
237	99	97	\$6,083.27	\$5,096.31	\$598.72	\$424.69	\$49.89	\$474.59
238	101	96	\$6,020.56	\$5,043.77	\$592.55	\$420.31	\$49.38	\$469.69
239	100	113	\$7,086.70	\$5,936.94	\$697.48	\$494.75	\$58.12	\$552.87
301	26	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
302	27	106	\$6,647.70	\$5,569.17	\$654.27	\$464.10	\$54.52	\$518.62
303	38	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
304	28	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
305	37	87	\$5,456.13	\$4,570.92	\$536.99	\$380.91	\$44.75	\$425.66
306	29	108	\$6,773.13	\$5,674.25	\$666.61	\$472.85	\$55.55	\$528.40
307	30	113	\$7,086.70	\$5,936.94	\$697.48	\$494.75	\$58.12	\$552.87
308	31	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
309	36	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
310	32	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
311	35	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
312	33	88	\$5,518.84	\$4,623.46	\$543.17	\$385.29	\$45.26	\$430.55
313	34	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
314	72	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
315	71	72	\$4,515.42	\$3,782.83	\$444.41	\$315.24	\$37.03	\$352.27
316	73	72	\$4,515.42	\$3,782.83	\$444.41	\$315.24	\$37.03	\$352.27
317	86	72	\$4,515.42	\$3,782.83	\$444.41	\$315.24	\$37.03	\$352.27
318	74	74	\$4,640.85	\$3,887.91	\$456.75	\$323.99	\$38.06	\$362.06
319	85	73	\$4,578.13	\$3,835.37	\$450.58	\$319.61	\$37.55	\$357.16
320	75	73	\$4,578.13	\$3,835.37	\$450.58	\$319.61	\$37.55	\$357.16
321	76	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
322	77	94	\$5,895.13	\$4,938.70	\$580.20	\$411.56	\$48.35	\$459.91
323	78	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
324	79	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
325	84	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
326	80	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
327	83	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
328	81	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87

329	82	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
331	104	96	\$6,020.56	\$5,043.77	\$592.55	\$420.31	\$49.38	\$469.69
332	105	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
333	106	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
334	112	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
335	107	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
336	111	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
337	108	97	\$6,083.27	\$5,096.31	\$598.72	\$424.69	\$49.89	\$474.59
338	110	96	\$6,020.56	\$5,043.77	\$592.55	\$420.31	\$49.38	\$469.69
339	109	113	\$7,086.70	\$5,936.94	\$697.48	\$494.75	\$58.12	\$552.87
431	113	121	\$7,588.41	\$6,357.26	\$746.85	\$529.77	\$62.24	\$592.01
432	114	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
433	120	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
434	115	86	\$5,393.42	\$4,518.38	\$530.82	\$376.53	\$44.24	\$420.77
435	119	85	\$5,330.70	\$4,465.84	\$524.65	\$372.15	\$43.72	\$415.87
436	116	97	\$6,083.27	\$5,096.31	\$598.72	\$424.69	\$49.89	\$474.59
437	118	96	\$6,020.56	\$5,043.77	\$592.55	\$420.31	\$49.38	\$469.69
438	117	118	\$7,400.27	\$6,199.64	\$728.34	\$516.64	\$60.69	\$577.33
		10531	\$660,442.50	\$553,291.50	\$65,001.00	\$46,107.63	\$5,416.67	\$51,524.38

RULES

Abbotsford Place

STRATA CORPORTAION LMS375

1.0 Patios:

What is allowed on the patio decks:

- Patio furniture meant for outdoor use
- One BBQ with one propane tank
- Flowers/plant - MUST have water catchment/saucer tray
- Umbrella -Appropriately sized, that does not impede on other residents. White/Cream/Light grey
- Bikes with wheel diameter less then 12 inches
- Decks to be kept in a neat and presentable manner

What is NOT allowed on patio decks:

- Hanging baskets or baskets/planters placed on patio rails or otherwise attached to the building structure.
- Inside furniture
- Recycling, boxes, toys, garbage, clutter of any kinds
- Lattices
- Absolutely NO Air-conditioning units hanging/sitting on windows sill

2.0 Window Coverings

- All window coverings must be "white" or "off-white" blinds or curtains that are designated "Window Coverings".
- Patio railing privacy screens must be white, and maintained (kept clean)
- Sunshade / patio blinds used to provide shade must be rolled up nightly and must not be used between November 1st – March 30th

3.0 Parkade:

- No clutter of any kind in parkade.
- No uninsured vehicles permitted in parkade. All vehicles must be insured and must be in good working order.
- Bicycles are ok provided they are secured
- No charging or maintaining battery level of plug in electric or hybrid vehicles, scooter and mopeds
- Strictly no use a strata power or hydro receptacles

4.0 Parking Rules

- 1) Parking is only permitted in a designated parking space.
- 2) Owners will be assigned one parking space.
- 3) An additional parking space may be obtained for a user fee of \$30/month payable monthly in advance.
- 4) Additional parking spaces will be allocated on a first come first serve basis. The council will maintain a waiting list of owners or tenants who wish to obtain an additional parking space.
- 5) An owner or tenant who is 60 days in arrears of the user fee for the use of an additional parking space must cease using the parking space and if the use continues, the vehicle will be towed.
- 6) Recreational vehicles, boats, and trailers may not be parked or stored on the common property without approval of the council.
- 7) The user of each parking space will be responsible for the cleaning of any oil/fluid spills on any common property parking space. Continuous oil spills will result in prohibition from parking on common property until the vehicle is repaired.
- 8) An owner, tenant, or occupant must not store unlicensed or uninsured vehicles on the common property.
- 9) An owner, tenant, or occupant storing a vehicle must provide proof of storage insurance to the strata corporation on the commencement date of the storage.
- 10) An owner, tenant or occupant, must not permit a vehicle to be parked or left unattended in a manner that interferes with parking spaces, access lanes or no parking zone.
- 11) Other than a vehicle, no items may be stored in a parking space.

5.0 Pets

- Visiting pets must be kept on leash at all times
- Abbotsford Place does not allow residents to keep dogs. Visiting dogs must not be kept in a Strata for more than 24 hours

Abbotsford Place LMS 375

ATTENDANCE:

26 Owners in attendance or by Proxy.

Michael Weatherly, HomeLife Advantage Realty Ltd. Property Management Division

**STRATA COUNCIL
2023-2024**

President / Treasurer
#326 Neal Fraser

Vice President
#127 Susan Campbell

Secretary
#101 Romel De Jesus Martinez
Vasquez Secretary

Members At Large
#220 Ashley Sutherland
#314 Nicholas D'Amico
#106 Havan Surat
#321 Monica Schaal

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

(1) CALL TO ORDER

The Strata Manager called the meeting to order at 7:23 p.m. The meeting was held electronically by zoom.

(2) CALLING THE ROLL/CERTIFICATION OF PROXIES

The Original date of the AGM was to be October 3rd. with 37 in attendance at that meeting present or by proxy quorum was not achieved. As per Division 4, Section 48 of the Strata Property Act the meeting was adjourned for seven days + 1 on October 10th, as October 9th was a holiday. 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 _26_ Owners were represented: _24_ in person and _2_ via proxy. The quorum requirement for this evening's meeting was 38 and with _26_ 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 26 attendees, having met the quorum requirements the meeting was started.

(3) ELECT CHAIR

It was then MOVED – UNIT _106_ that HomeLife Advantage Realty Ltd. Property Management Division chair the 2023 Annual General Meeting. SECONDED – UNIT _127_. 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 September 5th, and then the rescheduled notice was sent 10-3-2023 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 _332_ that the proof of notice be accepted. SECONDED – UNIT _134_. The motion was

CARRIED

Abbotsford Place LMS 375

5) APPROVE AGENDA

It was then MOVED – UNIT _127_ that the agenda for the 2023 Annual General Meeting be approved as distributed. SECONDED – UNIT _134_. The motion was **CARRIED**

(6) ADOPTION OF PREVIOUS MINUTES

The Owners reviewed the Minutes of the last Annual General Meeting, which was held January 11th 2023 and with there being no errors or omissions, it was MOVED – UNIT _326__ that the Minutes be adopted as amended. SECONDED – UNIT _134_. The motion was **CARRIED**

(7) REPORTS: the Year End Financial reports were reviewed and discussed. It was moved by Unit #127 and SECONDED by Unit #106 that the reports be accepted as presented.

A motion was made to complete the following changes in the financial reports:

- 2100 Boiler Levy 2017:
- apply line 2105 SL: Boiler Levy Fund:\$99,9998.67 to line 2110
- apply 2115 SL Boiler Levy Interest : \$1,892.63 to line 2110
- apply the above balances to line item 2110 SL Boiler Levy 2017 exp: -\$101,722..27
- eliminate the above line items
- the remaining balance of \$169.03 to be transferred to the Constringency Reserve Fun

A motion was made to complete the following changes:

- 2200 SL Patio Door Sliders Fund
- apply line 2205 SL Patio Door Sliders Fund:\$72,000.00 to line 2200
- apply 2210 SL Patio Door Sliders Interest : \$437.26 to line 2210
- apply the above balances to line item 2210 SL Patio Door Slider exp: -\$71,702.93
- eliminate the above line items
- the remaining balance of \$734.33 to be transferred to the Constringency Reserve Fun

M#326 2nd# 118

CARRIED

With the above changes noted, It was moved by Unit #127 and SECONDED by Unit #106 that the reports be accepted as presented

The motion was

CARRIED

Please see the attached reports.

Abbotsford Place LMS 375**(8) ANNUAL REPORT ON INSURANCE REVIEW**

Abbotsford Place LMS 375 is currently insured with SeaFirst Insurance in the amount of \$34,561,000.00. 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 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.

Abbotsford Place LMS 375

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 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.

Abbotsford Place LMS 375

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 #101 and SECONDED by Unit 326 that the Insurance report be accepted as presented. The motion was

CARRIED

(10) **RATIFICATION OF NEW RULES**

A motion was made to accept and approve the attached new set of rules for the Strata corporation as presented

The motion was: **M#101 2nd#134**

CARRIED

(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 101 the 2023-2024 Proposed Operating Budget for the fiscal year, from August 1st, 2023 to July 31st, 2024, be adopted as presented. SECONDED – UNIT 326.

The motion was declared

CARRIED

(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 \$660,442.50 be accepted as presented, and the monthly strata fees to be amended as per the included Unit Entitlement Schedule.

Moved: 127 2nd: 118 Vote: Accept: 26 decline: 0 abstain: 0

The motion was

CARRIED

Abbotsford Place LMS 375**(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 2023 – 2024 fiscal year.

MOTION TO AMMEND: **M# 101 2ND# 134**

CARRIED

MOVED: _314_ 2nd: _321_ Vote: Accept: __26__ decline: __0__ abstain: __0__

CARRIED

13.2 ¾ VOTE RESOLUTION “B” – Budget Surplus / Deficit of 2022 - 2023 Fiscal year**LAST YEARS SURPLUS / Deficit:**

Where as the Surplus in the operating budget for the fiscal year 2022- 2023 is \$7.04

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 \$7.04 be carried forward as retained earnings to be held in the operating fund to cover expenses as they arise.

MOVED: __321__ 2nd: _101_ Vote: Accept: __26__ decline: __0__ abstain: __0__

CARR

13.3 ¾ VOTE RESOLUTION “C” – Carpet Replacement

Whereas the carpets are in need of urgent replacement, and where as council has sought multiple quotes for the carpet replacement in all three buildings, and where as the council has selected a quote from Atlanta Flooring totaling \$111,938.39 plus HomeLife Special project Fees totaling \$3,459.00 (\$3,358.26 + gst) + a 10% contingency budget of \$11,193.89 totaling \$126,591.28

BE IT RESOLVED BY a ¾ vote of The Owners of Abbotsford Place LMS 375 that the carpet replacement by Atlanta Flooring be approved, and that a budget of \$126,591.38 be approved to fund the project. These funds will be taken as an expense from the Contingency Reserve Fund.

MOVED: _106_ 2nd: _127_ Vote: Accept: _26_ decline: _0_ abstain: _0_

CARRIED

Abbotsford Place LMS 375

13.4

¾ VOTE RESOLUTION “D” – Repainting 32850

Whereas the 32870 and 30 buildings have been repainted inside, and whereas the 32850 building still needs to be repainted, and whereas the estimated cost of the repainting is \$15,000,

BE IT RESOLVED BY a ¾ vote of The Owners of Abbotsford Place LMS 375 that the budget of \$15,000 for repainting of the inside of the 32850 building be approved to fund the project. These funds will be taken as an expense from the Upgrades and Replacements budget in the operating budget for 20223 – 2024.

MOVED: _127_ 2nd: _321_ Vote: Accept: _26_ decline: _0_ abstain: _0_

CARRIED

13.5

¾ VOTE RESOLUTION “E” –Bylaw Amendment: Spending Restrictions

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

20 SPENDING RESTRICTIONS

20.3 Council may approve a loan from the contingency reserve to fund the Strata insurance policy. Council will have the option to repay the loan in full, or by up to 12 equal monthly payments beginning the month following the start of the Strata Insurance Policy.

MOVED: _314_ 2nd: _101_ Vote: Accept: _26_ oppose: _0_ abstain: _0_

CARRIED

13.6

¾ VOTE RESOLUTION “F” – Bylaw Amendment: Move in – Move Out**BYLAW AMENDMENT RESOLUTION
OF THE OWNERS, STRATA PLAN LMS375**

WHEREAS the Owners, Strata Plan LMS375 (the "**Strata Corporation**"), pursuant to Division 2 of Part 7 of the *Strata Property Act* may amend the Bylaws of their Strata Corporation; and

WHEREAS the Owners wish to amend the Bylaws of their Strata Corporation to amend existing Bylaw 3.6(a) to require owners to provide 72 hours' advance notice to the Strata Council regarding intentions to move in or out of the building, and further, to set specific times in which move-ins or move-outs must take place.

THEREFORE BE IT RESOLVED as a three-quarter (3/4) Vote Resolution of the Owners of the Strata Corporation that the Bylaws of the Strata Corporation be amended as follows, such amendment to be effective upon the registration of an Amendment to the Bylaws in prescribed form at the Land Titles Office and any

Abbotsford Place LMS 375

numbering change(s) prior to registration be authorized to ensure continuity and consistency with the numbering of the existing bylaws:

Bylaw #3.6(a) is amended as follows:

3.6 Owners and tenants moving into the building must:

- (a) provide written notice to the Strata Corporation of all moving arrangements at least seventy-two (72) hours before the moving date. All moves must take place between 8:00 am and 8:00 pm. Failure to follow this bylaw may result in denial of access to the building and may be subject to a fine;

MOVED: 314 2nd: 101 Vote: Accept: 22 oppose: 4 abstain: 0

CARRIED

13.7

¾ VOTE RESOLUTION "G" – Bylaw Amendment: Move in – Move Out

**BYLAW AMENDMENT RESOLUTION
OF THE OWNERS, STRATA PLAN LMS375**

WHEREAS the Owners, Strata Plan LMS375 (the "**Strata Corporation**"), pursuant to Division 2 of Part 7 of the *Strata Property Act* may amend the Bylaws of their Strata Corporation; and

WHEREAS the Owners wish to amend the Bylaws of their Strata Corporation to add a new bylaw setting designated quiet hours for activity taking place on common property and in strata lots.

THEREFORE BE IT RESOLVED as a three-quarter (3/4) Vote Resolution of the Owners of the Strata Corporation that the Bylaws of the Strata Corporation be amended as follows, such amendment to be effective upon the registration of an Amendment to the Bylaws in prescribed form at the Land Titles Office and any numbering change(s) prior to registration be authorized to ensure continuity and consistency with the numbering of the existing bylaws:

Bylaw #3.11 is added as follows:

3.11 An owner, tenant, occupant, or visitor, must keep noise to a minimum:

- (a) while on common property (interior or exterior), between the hours of 9:00 pm and 7:00 am, and in any event always in compliance with the municipal noise bylaws and in observance of all owners' or tenants' right to quiet enjoyment of their strata lot; and
- (b) while in a strata lot, between the hours of 10:00 pm and 7:00 am, and in any event always in compliance with the municipal noise bylaws and in observance of all owners' or tenants' right to quiet enjoyment of their strata lot.

During the above noted quiet hours, owners, tenants, occupants or visitors may not engage in noisy, nuisance or disturbing activities, including but not limited to playing loud music, gathering and engaging in loud conversation, engaging in activities that result in excess noise (i.e., playing basketball, playing with motorized vehicles or toys that make noise, or other such activities.)

MOVED: 314 2nd: 106 Vote: Accept: 26 oppose: 0 abstain: 0

CARRIED

Abbotsford Place LMS 375**13.8 ¾ VOTE RESOLUTION “H” – Bylaw Amendment: Electric Vehicle Chargers**

WHEREAS the Owners, Strata Plan LMS375 (the "**Strata Corporation**"), pursuant to Division 2 of Part 7 of the *Strata Property Act* may amend the Bylaws of their Strata Corporation; and

WHEREAS the Owners wish to amend the Bylaws of their Strata Corporation to add a new bylaw setting rules and regulations in regard to the charging of electric vehicles on common property and with common property electrical outlets.

THEREFORE BE IT RESOLVED as a three-quarter (3/4) Vote Resolution of the Owners of the Strata Corporation that the Bylaws of the Strata Corporation be amended as follows, such amendment to be effective upon the registration of an Amendment to the Bylaws in prescribed form at the Land Titles Office and any numbering change(s) prior to registration be authorized to ensure continuity and consistency with the numbering of the existing bylaws:

Bylaw #3.12 is added as follows:

- 3.12 (a) Charging of Plugin Hybrid electric vehicles, scooters and other electric bicycles is strictly prohibited unless it is pre-approved by the Council.
- (b.) Approval of electric vehicle charging will be at the discretion of the council and based upon the capacity of the electrical services of the complex.
- (c) The Strata Corporation will charge to each EV User a user fee in the amount of \$75.00 per month for all plug in EV's as well as scooters and electric bicycles.

MOVED: 333 2nd: 106 Vote: Accept: 26 oppose: 0 abstain: 0

CARRIED

(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 7 nominations for 7 positions, an election was held. The Strata Manager advised the following owners were elected as the 2023-2024 Strata Council:

Abbotsford Place LMS 375

#101 Romel De Jesus Martinez Vasquez
#127 Susan Campbell
#326 Neal Fraser
#220 Ashley Sutherland
#314 Nicholas D'Amico
#106 Havan Surat
#321 Monica Schaal

(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 _210_ that the meeting be adjourned at 10:18 p.m.,
SECONDED – UNIT _127_.

The motion was

CARRIED

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

Council Positions were assigned as follows:

President / Treasurer
#326 Neal Fraser
Vice President
#127 Susan Campbell
Secretary
#101 Romel De Jesus Martinez
Vasquez Secretary
Members At Large
#220 Ashley Sutherland
#314 Nicholas D'Amico
#106 Havan Surat
#321 Monica Schaal

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 2years

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