

Annual General Meeting Minutes

Date: January 20, 2022

Registration: 5:45 p.m.

Time: 6:30 p.m.

Place: Zoom Video Conference

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- 1. Calling the roll, certify proxies and issue voting card for each strata lot represented;** the meeting was called to order at 7:01 pm.
 - 2. Determining that there is a quorum;** (voters holding at least 1/3 of the strata corporation's votes, present in person or by proxy); the roll call confirmed that 31 strata lots of Strata Plan EPS 5669 were represented, 31 in person. It was established that the members present constituted a quorum.
 - 3. Elect a chair for the meeting;** moved by B103 and seconded by B213, a motion to elect Brown Bros representative Andrew Arnold to chair the meeting was put forward. All in favour, **motion carried.**
 - 4. Proof of notice of meeting;** a declaration signed by Andrew Arnold, Brown Bros. Property Manager was presented as proof of notice having been filed for the meeting.
 - 5. Approval of Agenda;** moved by B103 and seconded by B213 that the agenda be approved as circulated, all in favour, **motion carried.**
 - 6. Approval of last Annual General Meeting Minutes held January 28, 2021;** Moved by B103 and seconded by B213 that the Annual General Meeting Minutes of January 28, 2021 be approved, all in favour, **motion carried.**
 - 7. Unfinished Business (if any);** none.
 - 8. Council Reports;** Council noted that the installation of the heat pumps will void the building warranty.
 - 9. Ratify any new rules made by the strata corporation under section 125 of the Act;**
9.1 Resolution 1 – Approve rules as attached;
RESOLVED AS A MAJORITY VOTE of the owners of Strata Plan EPS 5669 represented in person or by proxy that the attached set of rules be approved.

Moved by B103 and seconded by B213 that Resolution 1 be approved as presented, all against, **motion defeated.**
 - 10. Report on Insurance coverage in accordance with Section 154 of the Strata Property Act;** the current insurance coverage was included in the AGM Notice. Owners are encouraged to take a copy of the Strata Corporation insurance summary to their own insurance provider to ensure that they have full coverage. A full summary can be found on the Thetis Lakeside Community Website. Please contact Brown Bros. via email at info@brownbros.com if you require login assistance

11. Considering the Accounts;

11.1 Resolution 2 – Addressing the Operating Deficit

RESOLVED AS A MAJORITY VOTE of the owners of Strata Plan EPS 5669 represented in person or by proxy that the operating deficit of \$698.13 be offset through the accumulated operating surplus.

Moved by B103 and seconded by B213 that Resolution 2 be approved as presented, all in favour, **motion carried.**

11.2 Resolution 3 – Approval of Proposed Budget

RESOLVED AS A MAJORITY VOTE of the owners of Strata Plan EPS 5669 represented in person or by proxy that the proposed budget for 2021/2022 fiscal year be approved as presented.

Moved by B103 and seconded by B213 that the budget be approved as presented, all in favour, **motion carried.**

12. New Business;

12.1 Resolution 4 – Depreciation Report

Resolved as a 3/4 vote of the owners of Strata Plan EPS 5669 represented in person or by proxy that the owners empower the Strata Council to spend an amount not to exceed \$7,500.00 from the Contingency Reserve fund for the purpose of obtaining a Depreciation Report as required by the Strata Property Act.

Moved by B103 and seconded by B213 that Resolution 4 be approved as presented, all against, **motion defeated.**

In the event Resolution 4 fails Owners will vote on Resolution 5

12.2 Resolution 5 – Defer Depreciation Report

Resolved as a 3/4 vote of the owners of Strata Plan EPS 5669 represented in person or by proxy that the owners vote against obtaining a Depreciation Report pursuant to Section 94 of The Strata Property Act.

Moved by B103 and seconded by B213 that Resolution 5 be approved as presented, all in favour, **motion carried.**

12.3 Resolution 6 – Bylaw Addition – Smoking Bylaw

Resolved as a 3/4 vote of the owners of Strata Plan EPS 5669 represented in person or by proxy that the Strata Corporation adopt the following bylaw:

Smoking Prohibition Bylaw

- 36** (1) No smoking is allowed:
- (a) in strata lots and the interior common property, including but not limited to in hallways, elevators, parking garages, electrical and mechanical rooms, stairs, storage locker areas;

- (b) on limited common property;
- (c) on patios or balconies; and
- (d) on exterior common property within 8 meters (26 feet) of a door, window or air Intake.

- (2) "Smoking" for the purposes of this bylaw, means releasing into the air gases, particles, or vapors as a result of combustion, electrical ignition or vaporization, when the apparent or usual purpose of the combustion, electrical ignition or vaporization is human inhalation of the by-products, except when the combusting or vaporizing material contains no tobacco or nicotine and the purpose of inhalation is solely olfactory, such as, for example, smoke from incense. The term "Smoking" includes, but is not limited to, tobacco smoking, smoking using electronic cigarettes or vaporizers, marijuana or cannabis smoking, and crack cocaine smoking.
- (3) All persons, including but not limited to owners, tenants, occupants and visitors must comply with this bylaw. Owners and tenants must ensure that this bylaw is not violated by their visitors or anyone else they let into the complex.

Moved by B104 and seconded by B403 that the bylaw be amended to remove "in strata lots" from 36(1)a. 3 in favour, 25 against, 3 abstentions, **motion defeated.**

Moved by B104 and seconded by B403 that the bylaw be amended to remove 36(1)(c) which reads "on patios or balconies" 12 in favour, 19 against, **motion defeated.**

Moved by B103 and seconded by B213 that Resolution 6 be approved as presented, 21 in favour, 7 against, 3 abstentions, **motion carried.**

13. Election of New Strata Council; Caleb Shortt, Christa Castillo, Tim Panagrot, Christina Lech, Charlize Teo and Samuel Workman agreed to stand for Council; no further nominations were forthcoming. Approved by majority vote that the 2021/2022 Council for Strata Plan EPS 5669 is Caleb Shortt, Christa Castillo, Tim Panagrot, Christina Lech, Charlize Teo and Samuel Workman.

14. Termination;