

Minutes of Strata Corporation VIS4577
Annual General Meeting
July 24th, 2018

The meeting was called to order by Bob Brown at 7:00 pm in the Gary Oaks room in the Parksville Community and Conference Centre at 132 East Jensen Ave, Parksville, BC with confirmation that there were 28 owners present and 13 proxies received for a total of 41 voters, enough for a quorum to conduct the meeting. Strata Secretary confirmed proof that the notice of meeting and supporting documents had been hand-delivered to Strata owners.

Motion to approve agenda

Moved by #16 Farrell Drive

Seconded by #356 Davis Avenue

Carried Unanimously

Minutes of Annual General Meeting 2017

It was noted that there were errors in the second paragraph of the second page of the Minutes of the Annual General Meeting 2017. The second sentence in that paragraph should read as follows: "The mandate of Strata VIS4577 is confined to Strata property in accordance with the surveyed boundaries: South – E & N Railway Right of Way; North – Hamilton Ave. except Shelly Park area bordering North property line of Unit #3 Farrell Drive; East – Butler Ave. Right of Way; and West – Shelly Creek Park." The last sentence in that paragraph should also read as follows: "The E & N Railway Right of Way and infrastructure are owned by the Island Corridor Foundation."

Motion to approve Minutes of Annual General Meeting 2017

Moved by #5 Farrell Drive

Seconded by #356 Davis Avenue

Carried Unanimously

Motion to approve Minutes of Special General Meeting 2018

Moved by #31 Farrell Drive

Seconded by #338 Davis Avenue

Carried Unanimously

Business arising from the minutes: Bylaws

At the Special General Meeting held Monday, March 12, 2018 the owners voted on the proposed changes to the existing Bylaws. Council met with Andreas Thomas, the lawyer who had worked with the Bylaw Review Committee, and informed him of the results of the Special General Meeting. Mr. Thomas advised Council to consolidate the newly approved Bylaws with the existing Bylaws, thereby creating a single and complete set of Bylaws which he would register with the Land Title Office. The work to consolidate the new bylaws with the old was done by Rae Davies, Secretary of the Strata, and checked and approved by Mr. Thomas, with technical rather than substantive comments.

Resolution: Resolved as a Special Resolution, that all existing Bylaws of Strata Corporation VIS 4577 be and are hereby repealed and the same are replaced by the Schedule of Bylaws appended hereto as "Annex 1".

Moved by #294 Smith Place

Seconded by #6 Farrell Drive

Carried Unanimously

Strata Maintenance Report:

Brian Heppell presented an overview of the Strata common infrastructure maintenance for last season. He also reviewed the different maintenance items which were carried out this past fiscal year, including sealing of cracks on the asphalt as required as well as the repair to the irrigation system on Farrell Drive.

Insurance Coverage:

Marjorie Picard, Treasurer, reviewed the Strata's current insurance coverage.

Treasurer's Report: Marjorie Picard presented the financial report for the fiscal year ending May 31, 2018.

Motion to approve the financial report for the 12 month period ended May 31, 2018

Moved by: #33 Farrell Drive

Seconded by: #6 Farrell Drive

Carried Unanimously

Designation of the 2017-2018 Operating Surplus:

The financial report for fiscal year 2016–2017 showed a \$3,127.00 shortfall and fiscal year 2017-2018 shows a surplus of \$14,400.00. From that surplus \$3,127.00 would go to eliminate the shortfall and the balance of \$11,273.00 would go to the Contingency Reserve Fund.

Resolution: Resolved that the 2017-2018 Operating Budget surplus be transferred to the Contingency Reserve Fund.

Moved by #6 Farrell Drive

Seconded by #294 Smith Place

Carried Unanimously

Motion to approve the proposed Operating Budget as presented for the fiscal year June 1, 2018 to May 31, 2019

Moved by: #295 Smith Place

Seconded by: #357 Davis Avenue

Carried Unanimously

New Business:

The Strata Corporation does not have as much information as is prudent about the location of the water, sewage and irrigation lines on the three streets of the Strata. Clearly having this information available would be invaluable in the event of any system leakage or failure. There

are local firms that could help resolve some of these issues and it is estimated the cost would be no more than \$5,000.00.

Resolution: Resolved that the sum of not more than \$5,000.00 from the Contingency Reserve Fund be set aside to do research on the location of the water, sewage and irrigation lines on Farrell Drive, Smith Place and Davis Avenue.

Moved by: #18 Farrell Drive

Seconded by: #16 Farrell Drive

Carried Unanimously

Election of Strata Council: There are two vacancies.

Two owners volunteered to join Council: Diana Matsuda and Dana Still.

The seven members of Council for 2018-2019 are:

Don Bower	5 Farrell Drive
Bob Brown	351 Davis Avenue
Rae Davies	346 Davis Avenue
Dave Johnson	25 Farrell Drive
Diana Matsuda	33 Farrell Drive
Marjorie Picard	340 Davis Avenue
Dana Still	6 Farrell Drive

Elected by acclamation.

General Discussion:

It was noted that the writing on the privacy signs which are posted at the bottom of Farrell Drive and at the end of Davis Avenue is not nearly visible enough and that thought should be given to replacing these signs.

It was also noted that, despite the posted speed limit, drivers continue to exceed the limit on the streets of the Strata and it was suggested that a notice/reminder be sent to Strata residents.

Strata owners expressed thanks to the ongoing Council members. Strata owners also thanked Brian Heppell for his service while on Council, his considerable efforts and his high level of service that were of benefit to all Strata residents. Lastly, Strata owners thanked Terry Zaleschuk for his ongoing efforts to maintain the property in and around the Strata.

The meeting was adjourned at 8:00 pm

Moved by #31 Farrell Drive

Seconded by # 356 Davis Avenue

Carried Unanimously