

**Minutes of Strata Corporation VIS 4577
Annual General Meeting
July 23, 2026**

The meeting was called to order by Don Bower, President, at 7:05 pm at The Parksville Community Centre, 223 Mills Street, Parksville, BC with confirmation that there were 29 Owners present and 6 proxies received for a total of 35 voters, enough for a quorum to conduct the meeting. The Strata Secretary confirmed proof that the notice of meeting and supporting documents had been delivered to Strata Owners within the time frame prescribed by the B.C. Strata Property Act, i.e. no later than 14 days prior to the date of the meeting.

Motion to approve agenda

Moved by #356 Davis Avenue

Seconded by #349 Davis Avenue

Carried Unanimously

Motion to approve Minutes of Annual General Meeting 2025

Moved by #351 Davis Avenue

Seconded by #356 Davis Avenue

Carried Unanimously

Old Business: None

Reports: Everything with regard to the infrastructure of the Strata is working as it should.

Insurance Coverage:

Sue Atha, Treasurer, reviewed the Strata's current insurance coverage.

Treasurer's Report:

Sue Atha presented the financial report for the fiscal year ending May 31, 2026.

Resolution 1. Adoption of the financial report for fiscal year 2025-2026.

Be it resolved by a majority vote by the Owners of Strata Corporation VIS 4577 to adopt the financial report prepared by Sabo, Jang & Co. Ltd. for fiscal year 2025-2026.

Moved by: #10 Farrell Drive

Seconded by: #287 Smith Place

Carried Unanimously

Preamble to Resolution 2: The financial report prepared by Sabo, Jang & Co. Ltd. for fiscal year 2025-2026 shows a surplus of \$10,081.57 with Accountant's year-end adjustments of \$4,271.73 for a final surplus of \$14,353.30 (see Explanation of Financial Statements for details).

Resolution 2. Designation of the 2025-2026 Operating Surplus.

Be it resolved by a majority vote by the Owners of Strata Corporation VIS 4577 that the Strata retain the surplus of \$14,353.30 as follows: \$4,353.30 in the Strata's Operating Fund and \$10,000.00 in the Contingency Savings Fund.

Moved by #23 Farrell Drive

Seconded by #14 Farrell Drive

Carried Unanimously

Preamble to Resolution 3: This proposed operating budget maintains the monthly Strata fees at \$117.00 and contains the Council-recommended contribution to the Strata's Contingency Reserve Fund of \$699.17 per month or \$8,390.04 per year, which continues the rate of contribution to the Contingency Reserve Fund which the Strata has maintained for the past several years.

Resolution 3. Approval of the proposed Operating Budget for fiscal year 2026-2027.

Be it resolved by a majority vote by the Owners of Strata Corporation VIS 4577 to adopt the proposed Operating Budget for fiscal year 2026-2027.

Moved by #294 Smith Place

Seconded by #10 Farrell Drive

Carried Unanimously

New Business: None

Election of Strata Council:

Don Bower has decided to step down and Council thanks him for his valued service during his tenure.

The following Owners have volunteered to stand for Council for 2026-2027.

The seven members of Council for 2026-2027 are:

Sue Atha	18 Farrell Drive
Mike Bratt	294 Smith Place
Rae Davies	346 Davis Avenue
Walter Scuccato	286 Smith Place
Dan Smith	21 Farrell Drive
Fred Smith	13 Farrell Drive
Jane Still	6 Farrell Drive

Elected by acclamation.

General Discussion:

Dan Smith, Vice-President of the Strata, gave a brief presentation on the Strata utilities survey information with respect to the placement of the water, electrical, sewer, gas and cable lines for each Strata lot and provided answers to various questions that were raised.

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The following tribute was made to Don Bower:

"Tonight is the last time Don will chair our AGM as he is stepping down from the Council. He has been a member of the Strata Council for 9 years with 7 of those years as President. That's a long time to dedicate your time as a volunteer.

During his time as President, the Strata had to deal with a number of issues: the break-in of the old mail boxes, replacement of the street lamps, removal of the trees on Farrell and various changes to the Bylaws, to name a few. At the helm, Don was able to guide the Strata through it all.

Don has been a mentor to those of us who have been on Council with him and he was always available to Owners to assist with their concerns, for the betterment of the Strata.

On behalf of all the Owners, thank you, Don, for your guidance and leadership. We appreciate the time and energy you dedicated to the Strata. We will miss you on Council but wish you a more relaxed retirement."

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The Owners also thanked the members of the Strata Council for their ongoing work on their behalf.

The meeting was adjourned at 7:40 pm

Moved by #21 Farrell Drive

Seconded by #356 Davis Avenue

Carried Unanimously

Meeting minutes prepared by the Strata Secretary and reviewed by all members of the Strata Council 2025-2026.