Dover Condominiums SP 1983
ANNUAL GENERAL MEETING
MINUTES
March 15, 2017

Attendance:
Councilors: Steve Henderson, Sherrie Wang, Lloyd Unruh, Wayne Korb, Gary Ruffle, Al Sibley and Rob Boyle

-Quorum achieved with 51 lots – 34 present and 17 Proxies

Meeting called to order at 7:14 pm.

Proof of Meeting Notice
Moved by Lot 77 – Seconded by Lot 69 - carried
Unanimous

Declaration Proof of Insurance provided

Accept previous minutes
Moved by Lot 59 – Seconded by Lot 69 - carried
Unanimous

Agenda Amendment

Adding to agenda the acceptance of rules. Move-in and Move-out fees changed.

Motion to Accept the Rules
Moved by Lot 59 – Seconded by Lot 2 - carried
Unanimous

Council Reports
As attached to agenda. Paving will be done when the weather improves. Flooring is complete.

Action: Replacement of Bulletin Boards will be reviewed at a future council meeting in April 2017.

Discussed – roles and responsibilities of councilors, management of garbage bins.

Treasurer’s Reports
The 2016 Budget was adequate with a minor surplus that will be carried forward into 2017.
Budget proposal for fiscal year 2014
The 2016 Budget is proposed to have a 1.62% increase in strata fees. The budget was reviewed by Sherrie Wang the treasurer.

Motion to Accept Budget proposed for 2017 included in the AGM package
Moved by Lot 25 Seconded by Lot 16
Unanimous Acceptance

Financial Report – Gary Ruffle
The financial report presented by Gary Ruffle. Financial statements reviewed page by page. Reviewed contingency reserve funds to show how they are increasing.

Motion to proceed with the unaudited yearly financial statements.
Moved by 25 Seconded 59
Unanimous Acceptance

Motion to not proceed with a depreciation report.
Moved by 25 Seconded 59
Unanimous Acceptance

Motion to accept smoking prohibition bylaw

(1) An owner, tenant, occupant or visitor is prohibited from smoking in the following areas of the Strata Corporation:
   (a) in a strata lot;
   (b) on a patio, deck or balcony;
   (c) within three (3) metres of an exterior door, window or air intake; and,
   (d) on the interior common property, including but not limited to, foyers, hallways, elevators, stairs, electrical rooms, mechanical rooms, parking garages, storage locker areas, other · common rooms, and other interior common areas.

(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 vapors, marijuana smoking, crack cocaine smoking and other similar substances.

(3) Subject to the Human Rights Code, all persons, including but not limited to owners, tenants, occupants and visitors (collectively, "Residents" or individually a "Resident") must comply with this bylaw.
An owner is responsible to ensure that his or her occupants, tenants, visitors and invitees comply with this bylaw. A tenant is responsible to ensure that his or her occupants, visitors and invitees comply with this bylaw.

Moved by 59    Seconded 2

Yes 39    No 3

Accepted

Motion to restrict bicycle storage in common areas and limited common property.

A Resident or visitor, as the case may be, shall not leave, store or permit to be left or stored at any time:

(i) on the common property: bicycles, tricycles, children’s toys or play-things, or any other items likely to cause an unreasonable obstruction, restriction or hindrance to other owners, their visitors, licensees, invitees or workers, excluding designated common property bicycle parking areas or storage areas; and,

(ii) on a limited common property patio, balcony or deck: bicycles, tricycles, children’s toys or play-things or any other item visible from the exterior of the strata lot, excluding a barbeque, a reasonable number of potted plants and deck furniture which are permitted.

Moved by 16    Seconded 25

Yes 38    No 2

Accepted

Motion to proceed with the Lighting Project in the common areas up to $35,000

Moved by 70    Seconded 69

Yes 38    No 2

Accepted

Motion to proceed with the Painting Project for the interior common areas, up to $35,000

Moved by 69    Seconded 70

Yes 36    No 4

Accepted

Council dissolved

Election of New Council
There were 8 nominees accepted for strata council. A vote was held, and the following form the new strata council for 2016.

Sherrie Wang  
Al Sibley  
Wayne Korb  
Rob Boyle  
Lloyd Unruh  
Gary Ruffle  
Tania McGarrigle  

Motion to Adjourn  
Moved by 69  
Seconded 70  
Unanimous  

Meeting adjourned at 9:05 pm