

**Dover Condominiums SP 1983
ANNUAL GENERAL MEETING
MINUTES
February 24, 2021**

Council Members in attendance:

Gary Ruffle, Al Sibley, Wayne Korb, Anne Townes, Gary Crocker, and Tanyia McGarrigle

We have a quorum. The meeting is called to order at 7:00pm

Gary R. welcomed all owners and introduced all council members as well as announced that this is the first annual virtual AGM.

Proof of Meeting Notice Given

Moved by Lot 3 and Lot 42. Approved

Insurance

Gary R. explained the increase for strata property insurance and what the strata property act requires based on the value of the property. Declaration Proof of Insurance was provided in the AGM package. Motion for proof of insurance was approved.

Previous AGM Minutes

Motion to accept previous minutes. Moved by Lot 3, Lot 15 seconded.

Strata Rules

There are no changes to the current strata property rules.

Lot 33 inquired about the timeframe permitted for a move out. Council replied with a move out time allotted of 4 hours is included in the fee and after that, there is an additional charge to the owner.

Business from AGM 2020

The roof of 6715 completed in 2019 and the roof of 6711 was completed at the beginning of 2020.

Lot 81 asked if there was charge per unit for the roofing project. Gary R. replied that it was paid out of the contingency fund.

Council Reports

Gary R. shared that he is resigning as president and shared the value of our strata council.

Introduction of current strata council.

Gary Ruffle:	President
Wayne Korb:	Vice President
Al Sibley:	Vice President
Anne Townes:	Member-at-large
Gary Crocker:	Member-at-large
Tanyia McGarrigle:	Secretary

Treasure's Report

Operating:

Cash: \$14,274.76

Contingency:

Cash: \$24,651.05

GIC: \$80,000.00

Total: \$104,651.05

Grand Total: \$118,925.81

- All bills are current and up to date.
- 2 extra strata payments will be collected for the window project will begin on May 17, 2021 and October 15, 2021.

Budget and Financial Information

Gary R. reviewed and explained the budget and answered any questions from owners. The main changes of the financial statement are because of property insurance increase.

Administration Resolution

#1 Approval of changing bylaws to allow meetings to be electronic

Lot 18 asked if in person meetings could be possible due to the small number of owner's that attended this year's AGM.

Lot 80 asked if this resolution will always be virtual in the future and would like to see the decision to go back to the owners to decide over strata council.

Wayne K. replied that this resolution gives council the ability to make a legal decision if the AGM will be held virtually or in person.

Gary R. shared the legal description written by lawyer, Cora Wilson about the ability for council to make this decision.

Gary C. shared that council can rescind the decision for virtual meetings at the next AGM.

Lot 13 commented that strata council cannot rescind a bylaw without approval by the owners.

Vote: Yes: 33 No: 1

Approved

Financial Resolution

#1 Accept the Budget proposed for the fiscal year 2021-2022 included in the AGM mail-out Package.

Accept a 4% increase this year per each strata payment, appraisal review every three years.

Vote: Yes: 33 No: 0 1 Did not vote

Approved

#2 Accept council proposal that any surplus on the Strata fiscal year end financial statements for the operating account, after allowance for transfer to contingency reserve, be transferred to the Contingency Reserve prior to the next fiscal year end.

Vote: Yes: 33 No: 0 1 Did not vote

Approved

Capital Projects Resolution (Payment from Contingency Reserve)

#1 Proceed with capital project to attain a depreciation report

Gary R. shared the reasons that a report is not required based on the work done to upkeep strata property and how it can cause a depreciation of strata property value.

Wayne shared that future work and costs can vary with a depreciation report. Once a report is generated, a new report must be follow every 3 years. It is suggested that it is better to invest the money into future capital projects.

Lot 18 asked in regards to the 2 extra payments this year, if there would be a third next year and thanked council for omitting the extra payment in 2020.

Gary R. replied that at this time, it would only be 2 payments this year in 2021 and 2 payments next year in 2022. Al S. responded that that there would only be 2 payments per year for at least the next 5 years.

Lot 33 asked if having a depreciation report would make a financial difference of the insurance premiums.

Gary R. replied with it would not make any premium changes

Vote: Yes: 5 No: 29

Not Approved

#2 Approval of Emergency Expenditure Bylaw

Wayne K. explained that he was having to confront individuals that were trespassing on strata property by entering the building foyer, smoking, and leaving drug paraphernalia, etc. The interphone was moved to the outside with a kiosk built and outer doors are now the main entry point to strata property.

Lot 52 asked if there has been any incidents that have caused a safety issue.

Wayne K. answered that there has not been any incidents that anyone or the building has been involved in. The only matter that was a concern was that non-residents have been noted to be occupying the lobby before the new outer doors were installed in 2020.

Lot 58 commented that the door lock of 6711 needs to be looked at.

Vote: Yes: 33 No: 0 1 Did not vote

Approved

Questions/Comments

Lot 80 commented that strata council contact information needed to be addressed on the website so that it is clear on how council can be contacted by owner's/occupants when information is requested or in the event of an emergency.

Lot 40 suggested to have security signage posted at entrance points of strata property. Gary C. replied that there are signs posted on strata property.

Lloyd Unruh has been appointed the Sergeant of Arms.

Election of the New Strata Council:

Gary R. dissolved the council and the following were elected by acclamation:

Al Sibley, Wayne Korb, Anne Townes, Gary Crocker and Tanyia McGarrigle.

The following owner's were nominated to council:

- Gary R. nominated Rick De Groot
- Wayne Korb nominated Kim Bihari
- Ron Postey nominated Matthew Postey

Lot 80 asked if there can be 8 strata council members and Gary R. replied that the strata property act only allows 7 members.

Rick De Groot has withdrawn his consideration for strata council, but has offered to assist with future projects.

Nominations closed.

Meeting concluded at 8:19pm.