

**Dover Condominiums SP 1983  
ANNUAL GENERAL MEETING  
MINUTES  
February 28, 2022**

**Council Members in attendance:**

Wayne Korb, Gary Crocker, Anne Townes, Kim Bihari, Matthew Postey and Tanya McGarrigle

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

Wayne welcomed all owners and introduced all council members as well as announced that this is the second annual virtual AGM.

- Jean Tonski has been appointed the Sergeant of Arms.

**Proof of Meeting Notice Given**

Moved by Lot 36 and Lot 80. Approved.

**Insurance**

Wayne 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. Lot 37.

Seconded by

Lot 15.

**Previous AGM Minutes**

Motion to accept previous minutes. Moved by Lot 15, seconded by Lot 72.

## **Strata Rules**

There are no changes to the current strata property rules.

## **Business from AGM 2021**

The roof of 6715 completed in 2020 and the roof of 6711 was completed at the beginning of 2021.

## **Introduction of current strata council.**

Wayne Korb:	President
Gary Crocker:	Vice President
Al Sibley:	Treasurer
Anne Townes:	Member-at-large
Kim Bihari :	Member-at-large
Matthey Postey:	Member-at-large
Tanyia McGarrigle:	Secretary

## **Treasurer's Report**

- All bills are current and up to date
- 2 extra payments for the window project will be withdrawn on May 15, 2022 and October 15, 2022.

**February 28, 2022**

**Operating:**

Cash: \$9,178.99

**Contingency:**

Cash: \$57,069.05 GIC \$80,200.00 Total: \$137,269.05

**Grand Total: \$146,448.04**

**WINDOWS REPLACEMENT PROJECT:**

Cash \$1,576.50

GIC \$45,000.00

Total: **\$46,576.50**

**Reminder:**

**The EXTRA Strata Fee Payment for the Window Project will be collected through the Pre-authorized Debit (PAD) on MAY 15, 2022 and OCTOBER 15, 2022.**

**This EXTRA payment will be the same amount as the monthly Strata Fees collected the 1st of each month.**

**Budget and Financial Information**

Wayne reviewed and explained the budget and answered questions from owners.

Administration resolution for strata meetings to be able to be electronic, was updated in January 2022, changes in government requirements.

**Administration #1** - to update the bylaws to allow for the AGM and strata meetings to be held for electronic communication devices.

- Motion poll 22 yes/7 no. Bylaw update – Motion approved.

### **Budget 2022-2023 – Financial Resolution**

**#1** Accept a 4% increase this year per each strata payment.

- Motion poll 22 yes/8 no. Motion passed. Strata fee increase approved at 4%.

**#2** Resolution to transfer any surplus to the contingency reserve account versus leaving it in the operating account.

- Motion poll 26 yes/4 no. Motion passed. Any surplus will be added to the contingency fund.

### **Capital Project #1 – Depreciation Report**

- Motion poll 7 yes/23 no. Depreciation Report – Motion defeated.

### **Capital Project #2 - Proceed with the capital project to replace the gable on both buildings**

- Motion poll 28 yes/2 no. Gable Repair – Motion approved.

### **Capital Project #3 - Approval of power washing both strata buildings**

- Vote: Motion poll 28 yes/2 no  
Power Washing – Motion approved.

## Questions/Comments

- Lot 33 asked who the administrative manager is for strata property. Inquired if repairs were assessed by a depreciation report. Suggested a depreciation report.

Wayne explained that any repairs are completed by a licensed contractor and how much depreciation reports can cost. He advised that a depreciation report is not recommended.

- Lot 51 pointed out the notation of an administrative manager and Wayne explained that the onsite maintenance person has some managerial duties to ensure that strata property is maintained.
- Lot 80 asking about what the issue with the gables are and how the extreme heat garbage added key to prevent non-residents accessing the garbage compound.

Wayne explained that the issue with the gable wood had shown water penetration and was shown being compromised and needed repair.

- Lot 80 asked questions regarding the insurance and funding transfer.
- Lot 22 stated that the garbage compound has an odor and suggested to regularly change out of the bins. Explained that he inquired to GFL that the company would change out the garbage bins at no cost.
- Lot 52 asked how to review the monthly strata minutes.

It was answered that the monthly minutes can be viewed on the website at [sp1983.org](http://sp1983.org)

- Lot 37 suggested that we move ahead with the meeting by following the agenda.

- Lot 18 indicated that there was a 2021 surplus and why the strata fees are being increased.

Wayne explained in detail the value of increasing the strata fees by 4% to ensure the running of the strata property. Lot 51 challenged the figures.

- Motion to accept the treasurer's report:
  - **Motion withdrawn by Lot 37.**

Questions were presented about the repairs for the gables. Anne, Wayne, and Gary were able to provide adequate information on the potential plans for the details of the repair process. The funds would be withdrawn from the contingency fund.

- Lot 51 asked if the front of the building and ground floor units would be power washed.

Wayne replied that medium pressure would be used and ground floor units are not power washed. Gary informed that the building power washing will be paid by the contingency fund as per the project #3 resolution.

Anne indicated that moss removal around strata property and painting of the parking lot will need to be done.

- Lot 33 asked if the parking lot and garbage area can be power washed.

This request to have the parking lot and garbage area power washed will be reviewed.

- Lot 51 thanked Wayne for some unit assistance. They explained that they had a camera inspection by Roto-Rooter. Bellies in sewer pipes are when sewage backs up and creates issues for the ground floor. The question was asked as to who would be responsible for the invoice if it is not the fault of the unit.

This question will be reviewed and posted in the upcoming March 2022 minutes.

- Lot 22 requested an opinion board for strata owners to supply input for strata property foliage recommendations and suggestions for beautifying the property etc.

There is currently a cork board in the recreation room, but due to current Covid-19 public health recommendations, the recreation room is closed for use. Strata will advise owners when it becomes available.

- Lot 18 recommended for owners to check the date of their hot water tanks to ensure that they are not outdated. Please check with your insurance company as there are different policies that each company requires and if not followed, could void your insurance if there is a water leak.
- Lot 18 asked what type of pressure power washing is being done and whether there is any concern of water seeping through the building.

Wayne replied that there is no concern.

## **Election of the New Strata Council**

Wayne K. dissolved the current council and the following new council members were elected:

Wayne Korb, Gary Crocker, Al Sibley, Anne Townes, Kim Bihari, Matthew Postey, and Tanyia McGarrigle

- Motion to reinstate the council by Lot 80

Nominations closed.

Meeting adjourned at 9:17 pm.