

**Strata VR1591
1545 West 13th Avenue
Vancouver, B.C. V6J 2G5**

February 16, 2023

NOTICE

To Registered Owners Of Strata VR 1591
1545 West 13th Avenue, Vancouver, B.C.
Strata Lots 1-15, District Lot 526 Strata Plan VR1591

There was a special meeting of the members of the Strata Corporation for Strata Plan VR1591 Wednesday, February 15, 2023. This meeting was held by Zoom.

In order to vote on this on **Wednesday February 15, 2023**, there had to be a quorum present, which is 1/3 of the persons entitled to vote in person or by proxy. In our building a quorum is 5. **Ten owners were present in person or by proxy.**

In order to pass this resolution immediately on Wednesday February 15, 2023, 50% of the persons entitled to vote must be present in person or by proxy. This # is 8. If 50 % are present and a 3/4 vote is made the resolution will pass immediately accepting this special levy. 10 owners were present and the vote to make the changes was unanimous. Therefore the bylaw changes have passed.

The purpose of this meeting was to vote on **updating two existing Strata Bylaws to reflect existing current Strata legislation. The Strata Titles Act, (the original name for this body of law) was passed in 1969. Since then, many changes have occurred, including to the legislation regarding fines, which was updated in 2018. By changing our Bylaws now, we will have updated them to the current (2018) legislation.** The revisions are in **red** below:

Division 1 — Duties of Owners, Tenants, Occupants and Visitors

Use of property

3 (1:2) Smoking prohibited bylaw: *(Added by Special Meeting 6 Apr 2017)*

(a) No owner, family member, tenant, resident, guest, business invitee, or visitor shall smoke cigarettes, cigars, or any similar product whose use generates smoke anywhere within the boundaries of the complex. This prohibition shall include private units, enclosed common areas including the front lobby, hallways, corridors, stairwells, laundry room, and within 3 meters of the building.

(b) "Smoking" shall include the inhaling, exhaling, burning, or carrying of any lighted cigarette, cigar, or any similar product whose use generates smoke.

(c) "Business invitee" shall include but is not limited to any contractor, agent, household worker, or other person hired by the owner, tenant, or resident to provide a service or product to the owner, tenant, or resident.

(d) Any owner who sells his/her unit shall specifically disclose to all potential buyers and realtors that smoking is prohibited everywhere within the building, including the private units and within 3 meters of the building. Any owner who rents or otherwise allows someone other than the owner to reside within or occupy the unit shall disclose to all prospective residents prior to their residency or occupancy that smoking is prohibited within all said areas.

EXISTING LANGUAGE:

(e) Fine to be as follows: \$50 for the first offense, \$100 for the second offense.

NEW LANGUAGE:

(e) Fines to be determined as set out in Division 4: Enforcement of Bylaws and Rules.

Division 4 — Enforcement of Bylaws and Rules

EXISTING LANGUAGE:

Maximum fine

23 The strata corporation may fine an owner or tenant a maximum of

(a) \$50 for each contravention of a bylaw, and

(b) \$10 for each contravention of a rule.

NEW LANGUAGE:

Maximum fines

The maximum amount for the contravention of a bylaw or rule is,

(a) \$200 for each contravention of a bylaw, and

(b) \$50 for each contravention of a rule,

(c) in the case of a bylaw that prohibits or limits rental of a residential strata lot, \$500 for each contravention of the bylaw, and

(d) in the case of a bylaw that prohibits or limits use of all or part of a residential strata lot for remuneration as vacation, travel or temporary accommodation, \$1 000 for each contravention of the bylaw.

(23:2 Added by Special Meeting 28 Jan 2019)

23:2 Where an owner fails to pay strata fees or a special levy in accordance with bylaw, outstanding strata fees and/or special levy will be subject to an interest charge of 10% per annum, compounded annually until paid. In addition to interest, the owner will be subject to a fine of \$50.00 for each month the owner fails to make such payment. Each such monthly failure shall be deemed a separate and continuing contravention of bylaw.

An owner, who, after complying with bylaw permits a post-dated cheque or an automatic debit to be dishonoured will be subject to a fine of \$50.00 for each such contravention and an administration charge of \$25.00.

Continuing contravention

24 The maximum frequency that a strata corporation may set out in its bylaws for the imposition of a fine for a continuing contravention of a bylaw or rule is

(a) every 7 days, and

(b) in the case of a bylaw described in (d) (above), daily.

Dated February 16, 2023 and signed by

A handwritten signature in black ink, reading "Merry Meredith", is written over a horizontal line.

Merry Meredith

Member of Strata Council