**Strata Plan VR 1591**

[**https://www.leicester.ca/**](https://www.leicester.ca/)

*FYI: Quorum for a Strata Council Meeting: 2 present, of the 4 members of the Strata Council for a meeting of the Council. DATE:* March 18, 2025 7:00pm

**Notice of Meeting Waiver:**  Unanimously approved

**Quorum:** 11 units represented, constituting quorum

**Approval of Prior AGM Minutes:** (1st Surinder,2nd Merry) - Unanimously approved

**BUSINESS ARISING:**

1. **2025 Strata Fees** – Originally circulated Budget for 2025 proposed a decrease in strata fees. After discussion, it was moved by Mariam and seconded by Merry that the fees be maintained at the same level as was provided for in the 2024 Budget. Unanimously approved.
2. **Unfinished Business**:
   1. **Front lawn** – Reseeding of front lawn was unsuccessful, as the acidity from our linden trees kills grass. Tom tried putting clover on the boulevard. Next try clover on remaining lawn after power raking.
   2. **Exterior window cleaning** – Tom to obtain quotes.
   3. **Power-washing sidewalks** – Gummy buildup from linden trees. Decision to do it ourselves.
   4. **Vacuum cleaner purchased**.
   5. **Roof Replacement** - 3-5 Year Roof replacement with chimney spurging. Quotes for $50-65,000 received.
   6. **Rear parking lot repair** - Completed.
3. **New Business:**
   1. **2026 Electrical Load Analysis** – This is a relatively new city requirement of all strata properties. After discussion, it was moved by Merry and seconded by Joe that quotes be obtained to have the analysis completed this year. Mike to provide contractor references from other properties they own. Unanimously approved.
   2. **Upgrades for EV Charging Stations** – Tom and Joe did extensive research into this matter. Estimated cost for electrical upgrades were as much as $250,000 for just the six parking spaces behind building. It was decided not to proceed with this project.
   3. **Annual Depreciation Report** – A new report will be required by end of 2026. It was decided we will use the existing document for this year.
   4. **Approve Budget for 2025:** After discussion, it was moved by Mike and seconded by Tom that the proposed 2025 Budget be approved. Unanimously approved.
   5. **Proposed New Bylaws**: (All unanimously approved)
      1. To allow for Zoom or other virtual strata meetings (1st Surinder, 2nd Tessa)
      2. To introduce a new “Move In” fee of $150.00 (1st Surinder, 2nd Tessa) to the strata prior to occupancy of any unit. Such fee will not relieve an owner or tenant to repay any damages in excess of this fee. Any damages in excess of $150.00 that are not paid by tenant will be the owner’s responsibility to pay.
      3. To introduce new rules regulating the use of electric vehicles in the building (1st Merry, 2nd Tessa)
      4. To introduce a new $50.00/month special addition to the Capital Reserve Fund (1st Surinder, 2nd Tessa)
4. **Election of Strata Council:**
   1. Tom, Mike and Surinder all agreed to return as council members for the next year. Joe officially stepped down, but will remain as an “at large” member for another year.

After discussion, it was moved by Tom and seconded by Tessa that the above persons be approved for the next council year. Unanimously approved.

1. **Meeting Adjourned.**