

**ANNUAL GENERAL MEETING of
Strata Plan VR 1591**

<https://www.leicester.ca/>

FYI: Quorum for Strata Council Meeting: 2 present, of the 4 members of the Strata Council for a meeting of the Council. Date Feb 25, 2026 7:00pm

Please note new email address for Tom: ntomheise@gmail.com

Quorum: 10 units represented, constituting quorum

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

Presentation of financial statements for 2025 fiscal year:

- Majority of expenses for repairs and maintenance was for rot around windows of Thea and Val's suites
- Majority of expenses for supplies was for purchasing new vacuum
- Thea proposes adding expense breakdown for future AGM's. Tessa 2nd. Tom will supply cost breakdown upon requests.
- Tom will provide copies of financial spreadsheet upon request
- CRA needs registration(completed)

Financial statements for 2025 fiscal year accepted (1st Tessa, 2nd Marisa)

2026 Proposed Budget:

- Main cost for office supplies this year will be ink cartridges
- Windows will be examined this year

2026 proposed budget accepted (1st Olivia, 2nd Merry)

BUSINESS ARISING:

- 1) **2026 depreciation report** needs to be completed. Tom has acquired quotes. Will be approx. \$2500. Is reflected in the proposed 2026 budget.
- 2) **Boiler:** went down twice in December. Recall on motherboards and have been replaced. Warranty on parts and labour costs were \$1300. Tom and Joe are in talks with the company on possible refund.
- 3) **Unfinished Buisness:**
 - a) **Front Lawn** - Joe tried the micro clover. Was semi-successful. He will try again this year.
 - b) **Exterior window cleaning** - was not completed last year. Will reasses next AGM.
 - c) **Power-washing sidewalks** - was not completed last year. Will be done this year. Adding power washing exterior of dumpster.
 - d) **Vacuum cleaner** - purchased.
 - e) **Roof Replacement** - 2-4 years

- f) **Rear parking lot** - clean up parking barriers. Will be done with power washing.
- g) **2026 Electrical Load Analysis** - Completed. Adequate power for the suites and operation of the building.
- h) **Upgrades for EV Charging Stations** - Will not do EV charging upgrade.
- i) **New Bylaws:**
 - i) **E-mobile devices:** Thea proposes we ban e-mobility devices temporarily until Canada releases official standards we can adopt. Not including medical mobility devices. Strata needs to decide on wording and needs to get dropped into the document with our bylaws. Merry proposed she will file the changes. Accepted (1st Olivia, 2nd Thea)
 - ii) **Move In/Move Out fee:** Will decided on wording to add a \$150 one time Move-In/Move-Out fee payable to Strata. Revisited and unanimously accepted.

4) **New Buisness:**

- a) **Individual Owners Insurance:** Tom proposes to make it manditory for owners to have their own insurance for a minimum of \$2 million and to provide proof upon request. Add to bylaws.
 - b) **Rental Insurance:** Olivia proposes all tenants are required to have rental insurance and must provide proof to the owner within 1 month of move-in. Add to bylaws.
 - c) **Owners** must provide updated copy of by-laws to tenants upon move-in.
 - d) Thea proposes a review of janitorial duties(cobwebs around building, baseboards cleaned, dirty fire doors ect). Thea will compile a list of duties that need to be completed and send it to Tom.
 - e) **Recycling Bins:** Thea proposes we reduce the number of recycling bins as we have many and she is unable to access her storage locker easily.
 - f) **Bike Inventory:** As an alternative, Thea proposes we do an inventory of the bikes in the bike room to remove any possibly abandoned bikes and move recycling into that room. Can we add some more bike storage to clean up the space adn make access to ladders/hoses easier.
 - g) **Laundry Servicing:** Marisa proposes we get the laundry machines serviced as the dryer fluctuates on reliability
 - h) **East Wall:** Tessa noticed that there is algae growing on teh east wall and there is a remaining patch that needs to be painted.
 - i) **Relocating Funds to Contingency:** Tom proposes we move approximately \$21,000 from the excess operating budget into the contingency fund. Accepted (1st Tessa, 2nd Thea)
 - j) **Strata Fees:** reminder to submit updated strata checks for Feb 2026-Jan 2027
- 5) **Election of Strata Council:** Tom will remain President. Surinder and Joe will remain on council. Marisa will be Secretary.

Meeting Adjourned.