

Strata Plan VR 1591
Strata Annual General Council Meeting

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

Password for owner info only: contact Merry Meredith

FYI: Quorum for a Strata Council Meeting: 2 present, of the 4 members of the Strata Council for a meeting of the Council. For list of agenda items and order for Annual General Meeting, see below.

DATE Saturday February 13, 2021, 7:00pm, by PROXY.

PRELIMINARIES

Emails sent to request Maintenance Cheques to Shirley Heise by Jan 31/21 (MM)

Two weeks notice given for AGM (Jan 30/21 MM)

AGENDA (below) to be discussed at AGM. Please send proxies with your vote on agenda items. Proxies to cover:

AGENDA: Financials 2020, Budget 2021, Insurance, Elect officers, then Old Business, New Business: Capital Project for 2021, Maintenance, and any New Business from Owners.

Welcome to Strata VR 1591 AGM 2021, to be held by proxy.

Approve Minutes from Jan 16, 2020. (attached)

Proof of Notice of Meeting (email from MM).

Approve Agenda for meeting

AGENDA: Financials 2020, Budget 2021, Insurance, Elect officers, then Old Business, New Business: Capital Project for 2021, Maintenance, and Miscellaneous.

No decisions outstanding.

Please welcome new owner, Cynthia Harper.

ANNUAL GENERAL BUSINESS

- 1 Approve FINANCIAL STATEMENTS** for the year ended December 31st, 2020.
Discussion: Financial Position: Contingency Fund has grown by \$1,135 to \$53,776.
No contribution made to Fund at end of 2020. Revenues: Coinomatic up by \$190.
Expenditures: Appraisal Fee (3 yr program) we pay once, but budget over 3 years.
Insurance was up \$1419 from 2019. Electricity down \$922 from 2019.
Repair/Maintenance \$5364 overspent in 2020, but this was non-annual repair, approved at the AGM Jan. 16/20 so could have been from the Contingency Fund.
Also remember that Repair/Maintenance was \$6900 underspent in 2019, and that money was put into the Contingency Fund. Bank balance \$16,076 with Contingency Reserve Fund of \$53,776.

- 2 Approve BUDGET FOR the year** ending December 31st, 2021. Accounting fee same at \$2400. Insurance quote is \$13,510, above Budget by \$1500. We are seeking other quotes, but Strata Insurance costs are escalating. Still, think no maintenance increase needed.
MM sent out notice that Maintenance Fee cheques for Feb 1/21-Jan1/22 due to SH by Jan 31, 2021.

3 INSURANCE 2020 & APPRAISAL PROGRAM

Insurance quote is \$13,510, above Budget by \$1500. more quotes have been requested before insurance due February 28, but note that Strata insurance costs have increased enormously in the last few years. Building appraisal (Valuations West, 1st of 3 years) in at \$2,904,000, up \$162,000. **Motion to approve** insurance as budgeted, or with \$1500 increase if necessary, & continue appraisal program.

4 **Vote for STRATA OFFICIALS, one year term**

Tom Heise, President; Surinder Mahal, Vice-President; Merry Meredith, Secretary; Joe Poole, Council Member. Members have agreed to stand for 2021.

Quorum would be 2 persons for legal meeting.

OLD BUSINESS

1 CAPITAL PROJECT ITEMS COMPLETED 2020:

- a) WINDOW, #102, also Flashing, #204: DONE
- b) Metalwork on building front roof, scraped, repainted: DONE
- c) Wall east side, all window sills repainted: DONE (\$7800)

MAINTENANCE COMPLETED:

DRAINS, CLEANOUT: Sinks/toilets etc. cleared as needed.(TH)

FIRE SAFETY INSPECTION (Smoke alarms, etc.) System OK. Company returning to replace some sensors that are date sensitive.

NEW BUSINESS

1 **APPROVE Accomplishing CAPITAL PROJECT 2021:**

- a) REPLACE rain trough at back of building, and install commercial size downpipes
- b) STUCCO repair, Northeast corner
- c) PAINT rest of building (TH to get quotes, about \$10,000)
- d) Skylight, 3rd floor: needs repair/ reframing. (Approved AGM 2020) (TH quotes)
- e) Gates to be scraped & repainted, possible "auto closers" installed (quotes JP: more complex: will take more review)

REGULAR MAINTENANCE:

CARPET CLEANING

POWER WASHING (Annual) & WINDOW WASH: TH to arrange: Spring

ANNUAL BOILER INSPECTION: DONE 2020, and leak fixed. Do again in Fall.

FRONT LAWN RESEEDDED or shade grass put down, & trim hedges (TH)

FENCE, West side, needs more work. (TH)

COINAMATIC: Newer machines allow you to reload card on site. (TH to research)

TILE BACK CEMENT STOOP: Put tile on cement step \$500 to retile, 45 sq ft, non-skid. (Approved 2014) TH to coordinate.

2 **SEND details of any New Business from Strata Owners to Tom Heise, & cc MM.**

NEXT MEETING: Capital Project for 2021: May 2021(date TBA).

Agenda: QUOTES