

**Strata Plan VR 1591**  
**Strata 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** 3:30pm Saturday Nov 26, 2022, held by Zoom, hosted by MM

**AGENDA: Business Arising: Bylaw Infraction, Ongoing Projects, Maintenance, and any New Business.**

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**Strata VR 1591 Council Meeting, held by Zoom Meeting.** Chair: Tom Heise  
Proof of Notice of Meeting (email from MM to Strata Council, Nov 23/22).

**PRESENT:** Tom Heise (201,202,205,206,302), Joe Poole (203) Merry Meredith (304), & HVD (305). Quorum is met (3 of 4 Strata Council Members)

Approve Agenda for meeting (1<sup>st</sup>, 2<sup>nd</sup> CARRIED) No decisions outstanding.

**BUSINESS ARISING**

**1. CONTRAVENTION OF BYLAW 4:4 Allowable Pets Within Suites**

Owner of #305 has rented suite to tenant with a dog, which contravenes our Bylaw on p.3: 4: (4) *An owner, tenant or occupant must not keep any pets on a strata lot other than one or more of the following:(a) a reasonable number of fish or other small aquarium animals;(b) a reasonable number of small caged animals;(c) up to 2 caged birds;(d) a reasonable number of cats. (Amended by Special Meeting 2 October 2001).* Discussion: HVD, owner Suite #305, invited to attend Strata Council meeting. HDV spoke, Council members spoke, general Q & A to discuss issue. **Decision:** Strata Council will meet again shortly, draft written reply to HDV regarding Bylaw infraction. (1<sup>st</sup>, 2<sup>nd</sup> CARRIED)(HDV left meeting at 4:15pm.)

**2. ELECTRICAL UPGRADE**

TH and JP met with electrical contractor to review details of installation. Power was then off in suites Fri Nov 25<sup>th</sup> until 6pm, and tests were done Sat Nov 26<sup>th</sup> morning to ensure all suites power ok. Distribution panel upgrades finished. Second power outage will occur at a later date to install Main Switch Panel upgrade. Owners and tenants will be given notice of this second outage. **Decision:** TH to be paid for time/supervision of electrical upgrades. (1<sup>st</sup>, 2<sup>nd</sup> CARRIED)

**3. INSURANCE UPDATE**

Our insurance in 2022 has been handled incrementally instead of annually, because we have been attempting to upgrade parts of the building electrical supply to meet insurance requirements, but have been dealing with serious supply chain issues in getting this done. TH has obtained insurance extension to Jan 28/2023, as the Main Switch Panel that the contractor fabricated was not properly certified by the fabricator and had to be reordered and rebuilt. Commendation from Strata Council to TH & JP for time & effort they have put into this project over a period of 8 months.

**4. ANNUAL FIRE ALARM SYSTEM INSPECTION**

Annual Fire Alarm System Inspection Nov 24<sup>th</sup> completed. Advance Fire and Safety charged \$431 (Bartec was \$1500 last year) plus provided tags & report. **Decision:**

TH to be paid for time/supervision of Fire Alarm inspection. (1<sup>st</sup>, 2<sup>nd</sup> CARRIED)

## **MAINTENANCE**

Boiler Inspection  
Roof cleaning  
Raking leaves  
Carpet cleaning

## **NEW BUSINESS**

None.

Adjourned 5pm, Saturday Nov 26, 2022.

**NEXT MEETING:** TBD re: Bylaw Infraction.

## **Order of Business for an Annual General Meeting**

- certify proxies • quorum? • elect chair • proof of Notice of Meeting
- approve agenda • approve minutes of last annual or special general meeting • deal with unfinished business
- receive reports and decisions since last annual general meeting • ratify any new rules made by strata corporation • report on insurance coverage • review financial statement from previous year
- approve budget for coming year • deal with new business • elect a strata council • terminate meeting