

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 September 8, 2022, 6:30pm, by Zoom, hosted by Joe Poole.

PRELIMINARIES

AGENDA: Financials Update, New Business: Completed and Ongoing Projects, Maintenance, and any New Business.

Strata VR 1591 Council Meeting, held by Zoom Meeting. Chair: Tom Heise
Proof of Notice of Meeting (email from JP to Strata Council, Sept 5/22).

PRESENT: Tom & Shirley Heise (201,202,205,206,302), Joe Poole (203), Surinder Mahal (204), Merry Meredith (304). Quorum is met (4 of 4 Strata Council Members)

AGENDA: Financials Update, New Business: Completed and Ongoing Projects, Maintenance, and any New Business.

Approve Agenda for meeting (1st SM, 2nd JP) No decisions outstanding.

NEW BUSINESS

1 FINANCIALS UPDATE

Current Account stands at \$25,555, and Contingency Fund stands at \$24,499.70. An email to Owners on Mar 22/22 from President T Heise gave an updated quote regarding electrical upgrade required by insurance broker, which put that project at \$15,232, and the previously approved cost for skylight replacement and east wall stucco work was \$4500 and \$1500 respectively. At that time, approval by email was given to take \$22000 from the Contingency Fund. (TH, SH, SM, JP, MM, SMc, + YES)
An email from June2/22: TH notified owners the east wall stucco work repair needed an additional \$3000 (final bill: \$6294) because another section of wall was discovered to need repair. Cost was taken out of Maintenance Budget. The building stucco is now in good repair, ready to receive paint either this year or next.

2 ELECTRICAL UPGRADE

Electrical panels, hallway, change to breakers–**Bill's Electric:** Having difficulty sourcing power distribution blocks, and looking for alternatives. Suggestion that we ask Insurance Co. for more time to complete project. (Approved, 1st JP, 2nd SM). Also, some scope has been added to the project, such as a ground wire needed from the main panel to the boiler, so that the estimated cost is \$25,000, of which we have paid \$9450, leaving a balance of \$15550 owing. Vote to take added cost from Contingency Fund, as Owners already have contributed by increased Strata Fees this year. And get an updated quote detailing additional costs. (Approved, 1st JP, 2nd SM).

3 MAINTENANCE

Stucco repairs have been completed. Plan was to get building painted this year, but electrical work costs mean we need to delay this until next year. TH and JP to get quote on primer coat, cost of which could possibly come out of Maintenance. Roof will be cleaned (TH, JP) and TH will arrange to get Carpets cleaned.

4 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).*

The suite owner has requested that the dog be allowed to stay to the end of the lease. Discussion was that a) this would set a precedent b) owner has access to Bylaws and should know them c) tenants signed Form K on occupancy of suite saying they had read Bylaws and would abide by them. Council Decision: Owner to convey to tenants: The dog to be removed from suite within 60 days, and upon proof the dog has been removed, the tenancy of suite to continue without any further encumbrances. Letter to be sent to Owner by T Heise. (Approved, 1st MM, 2nd SM).

5 FLOOR REPAIR NEEDED Owner of Suite #101 has allowed damage to subfloor around clawfoot tub. Floor needs to be repaired by owner, as he has acknowledged liability. Two letters have been sent to owner asking for an on-site meeting to review proposed subfloor repair. A further letter will be sent to owner. (Approved, 1st JP, 2nd SM)

NEXT MEETING: AGM 2023: Date to be announced

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