**Strata VR 1591, 1545 West 13th Avenue, Vancouver, B.C. V6J 2G5**

**May 4, 2023**

**Result of Vote for Approval sent April 27, 2023**

**(Special Meeting Waived)**

**NOTICE**

To Registered Owners Of Strata VR 1591

1545 West 13th Avenue, Vancouver, B.C.

Strata Lots 1-15, District Lot 526 Strata Plan VR1591

**There was an email sent to all members of the Strata Corporation for Strata Plan VR1591 on Thursday April 27, 2023, asking Owners to vote on a Request for Approval of Spending, either by return email or with a Zoom meeting, and to waive the need for three weeks notice of the vote, if they so approved.**

In order for there to be a valid vote, there had to be a quorum of votes, which is 1/3 of the persons entitled to vote in person or by proxy. In our building a quorum is 5**. All 11 owners (15 votes) responded with a vote by email, and all waived the necessity for 3 weeks notice.**

In order to pass this resolution immediately, 50% of the persons entitled to vote had to be present in person or by proxy. This # is 8.*If 50 % are present and a 3/4 vote is made the resolution will pass immediately accepting this special levy.* **11 owners (15 votes) were received by MM (Secretary) and the vote to approve the spending was unanimous. Therefore the Request for Approval of Spending passed.**

**Part of the funding is a 50% Assessment of Owners, which was thus also approved. The date by which the Assessment cheques are due to Shirley Heise, Bookkeeper, is May 31, 2023.** If you wish to leave a cheque for her in the box by the laundry room door, please let her know. I attach a copy of the Assessment list for each Strata suite.

***Below is a summary of the Request for Approval***

*Request For Approval To Spend Twenty-five Thousand, Seven Hundred and Twenty-five Dollars ( $ 25,725.00) to paint the exterior of the building. The project to be funded at 50% from the Contingency Fund, and 50% from a Special Assessment of Owners.*

*To receive approval for this spending, a meeting is generally required, with three weeks notice given of the meeting, and a three-quarter vote of approval needed to pass the spending, including the Special Assessment. As this project was approved in principal at the Strata AGM of February 15, 2023, we are hoping that we can waive the requirement for 21 days notice of a meeting, so that we can book dates with the paint crew as soon as possible. We instead seek your approval of this spending by email or a Zoom meeting to be set up at the earliest acceptable date to everyone. A three quarter vote will be upheld. Please let us know what is most acceptable to you.*

*In the past two months, Joe Poole and Tom Heise have been meeting with painting contractors and discussing quotes. Joe and Tom also reviewed other buildings that these companies have painted. Seven quotes from these contractors were submitted to Strata VR 1591, ranging from $ 19,000.00 to $ 60,000.00 and were reviewed by the Strata Council via email. The choice was narrowed to three: A Cut Above, at $24,500, Precision Painting, at $23,500, and Even Better Painting at $19,000. The recommendation of the Council is that we use A Cut Above Painting, whom we have used before. The quote from A Cut Above is attached to this email.*

*The total amount of the painting cost reflects the quoted cost from A Cut Above Painting, at $24,500.00, plus 5% GST, giving a total of $25,725.00. 50% of that would come from the Contingency Fund, at $12,862.50, and a matching amount, $12,862.54, would come from the Special Assessment from Owners. The amount for each Owner has been calculated by using the Unit Entitlement for each Strata Unit, and a table has been attached to this email as a Word document. The date by which the Special Assessment should be paid to Shirley Heise, bookkeeper for the Strata, is May 31, 2023.*

 Many thanks for your help in approving this project.

Merry Meredith

Secretary, Strata VR 1591