

**Strata VR1591
1545 West 13th Avenue
Vancouver, B.C. V6J 2G5**

**RESULT OF SPECIAL MEETING
January 28, 2019**

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 a special meeting of the members of the Strata Corporation for Strata Plan VR1591 on Monday, January 28, 2019. This meeting was held in the Laundry Room, 1545 West 13th Avenue, Vancouver, B.C. at 7:00 p.m.

In order to vote on this on **Monday, January 28, 2019**, there needed to be a quorum present, which is 1/3 of the persons entitled to vote in person or by proxy. In our building a quorum is 5.

If only a quorum is present and a 3/4 vote is made, the resolution will be passed in one week unless 25% of the persons entitled to vote in person or by proxy demand another special general meeting to reconsider.

In order to pass this resolution immediately on Monday, January 28, 2019, 50% of the persons entitled to vote must 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.

There were owners present representing 9 votes, and 2 owners present by proxy, therefore we had a quorum, and enough voters to pass the changes immediately.

The purpose of this meeting was to vote on **revising the Duties of Owners & Enforcement of Bylaws by adding language that allows the Strata to levy fines and interest when owners fail to meet their obligations to pay.** These requirements are present in many other BC Strata Bylaws. The revisions made are in **red** below:

Division 1 — Duties of Owners, Tenants, Occupants and Visitors

Payment of strata fees and special levies *(Section amended by Special Meeting 28 Jan 2019)*

1 An owner must pay strata fees on or before the first day of the month to which the strata fees relate. **An owner must pay any special levies approved by Strata Council by the approved date. Where an owner fails to pay strata fees or a special levy in accordance with bylaw, fines and/or interest will be charged as noted in Division 4 Enforcement of Bylaws and Rules: (23:2)**

Division 4 — Enforcement of Bylaws and Rules

Maximum fine

23 The strata corporation may fine an owner or tenant a maximum of

- (a) \$50 for each contravention of a bylaw, and
- (b) \$10 for each contravention of a rule.

(23:2 Added by Special Meeting 28 Jan 2019)

23:2 Where an owner fails to pay strata fees or a special levy in accordance with bylaw, outstanding strata fees and/or special levy will be subject to an interest charge of 10% per annum, compounded annually until paid. In addition to interest, the owner will be subject to a fine of \$50.00 for each month the owner fails to make such payment. Each such monthly failure shall be deemed a separate and continuing contravention of bylaw.

An owner, who, after complying with bylaw permits a post-dated cheque or an automatic debit to be dishonoured will be subject to a fine of \$50.00 for each such contravention and an administration charge of \$25.00.

Continuing contravention

24 If an activity or lack of activity that constitutes a contravention of a bylaw or rule continues, without interruption, for longer than 7 days, a fine may be imposed every 7 days.

Dated January 29, 2019 and signed by

A handwritten signature in black ink, reading "Merry Meredith", is written over a horizontal line.

Merry Meredith

Member of Strata Council