

SPECIAL GENERAL MEETING MINUTES

VICTORIA VILLA STRATA NES 46

June 27th, 2009

Realty Executives Cranbrook Agencies Real Estate

911 Baker Street

Attendance R. Kielpinski, (1); L. Miles (1); S. Stockwood (2); J. Hellewell, (1); T. Routley (1); J. Mitchell (3); F. Teyke (1); K Barron (2), R. Cameron by phone (1)
Votes in room 13.

Proxies Presented G. Gray (5); N. Berry (1); D Birdstone (1), C. Harrison (1); G. McCarthy (8); D. Loewen (1) A Flores Santillana (1)
Proxy's recorded and accepted: 18
Votes 31 out of 50 - quorum established

Staff Sharron Billey

Called to Order by Strata Manager Sharron Billey at 1:10pm

Approval of Agenda with addition of Fire Department Report Carried

FIRE DEPARTMENT REPORT: New provincial fire requirements has put all strata's under scrutiny of the local Cranbrook Fire Department They have determined that for the minimum provincial standard to be met we were required to have exterior flashing lights to notify our security people and our own workers that our fire alarm system was in failure. If the lights are not flashing – all is good. That work has been completed and it was an order from the Cranbrook Fire Department. Cost for the equipment, permits and installation is \$3,562.76. This was not something we could say we would not do – it is either you do what the Fire Department requires or they issue an official order. We simply did the work.

Sharron gave a history of what work has been accomplished over the last few years to get to where we are today. Several years ago the council of the day had approved several capital projects that has left only one remaining; from those approved instructions: replacement of carpets. Completed has been, painting hallways, painting the outside of the buildings, and levelling steps and walkways

Management needed guidance to move forward now because we now have some major repairs needed on the parking lot and we are only able to do what has been approved by a previous AGM or have a second SGM to reset priorities which is why we are here today with the 3 items on the agenda that keep getting brought up to management without management having any ability to move forward without specific direction from the strata owners.

After much discussion on all three priorities a vote was taken on each priority in order and the following has been established:

- 1) **CARPET REPLACEMENT**; Re-approved carpet replacement with the successful bidder – Sutherlands (Benjamin Moore)
- 2) **PARKING LOT**; Approved parking lot repair/painting up to a value of \$5,000 which will give about a 5 year window to plan for building a capital budget for surface replacement.
- 3) **WINDOW REPLACEMENT**; Failed.

Motion to Adjourn: Moved by Jim Mitchell, Second by L Miles, Carried. Meeting closed at 2:48 pm.