

**IMPORTANT INFORMATION** Please have this translated

重要資料 請找人為你翻譯

**RENSEIGNEMENTS IMPORTANTS** Prière de les faire traduire

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

**INFORMACIÓN IMPORTANTE** Busque alguien que lo traduzca

알려드립니다 이것을 번역해 주십시오

**CHỈ DẪN QUAN TRỌNG** Xin nhờ người dịch hộ

महती महत्वकी विषय बरबे विमे बेसे हिम एा सुनेका बरबारी

**NOTICE**  
**of the**  
**ANNUAL GENERAL MEETING**  
**of THE OWNERS,**  
**STATA PLAN VR255**  
**(VANIER COURT)**

**To be held on**  
**Monday, February 27, 2023**  
**commencing**  
**at 6:30pm**

**Registration and Proxy**  
**Certification commences at**  
**6:00 pm**

February 7, 2023

## **NOTICE OF THE ANNUAL GENERAL MEETING**

**TO:** ALL OWNERS, STRATA PLAN VR255 – VANIER COURT  
**DATE:** Monday, February 27, 2023  
**TIME:** 6:00pm REGISTRATION AND PROXY CERTIFICATION  
6:30pm CALL TO ORDER  
**PLACE:** Upper Garage - Vanier Court  
(please bring your own chair)

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On **Monday, February 27, 2023**, the Annual General Meeting of **The Owners, Strata Plan VR255 – Vanier Court** will be held. The purpose of this meeting is to consider the budget, consider eight  $\frac{3}{4}$  vote resolutions, six majority vote resolutions, and to elect a new Strata Council. Enclosed is the Agenda, all supporting documentation and a proxy form.

For this meeting to proceed, a quorum of one third of all Owners, entitled to vote, must be present in person or by proxy. This requirement will be covered through proxies and via teleconference. You are required to stay for the entire duration of the meeting to ensure accuracy of the voting, however, if you need to leave the meeting, you need to advise the chair/facilitator immediately the opportunity presents itself.

We look forward to being with you on Monday, February 27, 2023 at 6:30pm. Early registration from 6 pm onward is recommended especially for proxies.

Sincerely,

ASSOCIA BRITISH COLUMBIA, INC.  
Agent for The Owners, Strata Plan VR255



Andre Solorzano Community Manager  
A Licensed Strata Manager

# ANNUAL GENERAL MEETING AGENDA

THE OWNERS, STRATA PLAN VR255 – VANIER COURT  
Monday, February 27, 2023 at 06:30 pm

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1. REGISTRATION 6:00pm
2. CALL TO ORDER 6:30pm
3. QUORUM REPORT - Calling of the Roll & Certification of Proxies
4. PROOF OF NOTICE OF MEETING
5. ADOPTION OF THE AGENDA
6. APPROVAL OF PREVIOUS GENERAL MEETING MINUTES – March 1, 2022
7. ANNUAL REPORT ON INSURANCE (attached)
8. PRESIDENT'S REPORT
9. 2023 OPERATING BUDGET
10. Special Resolutions
  - 10.1 Resolution A - Majority Vote – Laundry Room Exclusive Use
  - 10.2 Resolution B - Majority Vote – Age 55+ Restriction
  - 10.3 Resolution C - Majority Vote - 2022 Surplus Transfer to CRF
  - 10.4 Resolution D - Majority Vote - Elevator Upgrading Reserve Transfer to CRF
  - 10.5 Resolution E -  $\frac{3}{4}$  Vote - Amend Bylaw 3(47) - minimum 6 mos tenancy required
  - 10.6 Resolution F -  $\frac{3}{4}$  Vote - Amend Bylaw 34(7) - moving in/out & delivery/removal fees for tenants
  - 10.7 Resolution G -  $\frac{3}{4}$  Vote – Roof Membrane Replacement Project
  - 10.8 Resolution H -  $\frac{3}{4}$  Vote – East Driveway Replacement Project
  - 10.9 Resolution I -  $\frac{3}{4}$  Vote – Hallway and Stairwell Carpet Replacement Project
  - 10.10 Resolution J -  $\frac{3}{4}$  Vote – Shut Off Valves for Lateral Domestic Water Pipes
11. ELECTION OF 2023 COUNCIL
12. TERMINATION OF MEETING

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MEETING OF NEWLY ELECTED COUNCIL MEMBERS

## THE IMPORTANCE OF UNIT OWNER'S PERSONAL INSURANCE

Some owners believe the Strata Corporation's insurance policy will protect their personal assets in the event of a loss; this is not the case.

Unit owners, whether living in the unit or as an investor, should always make sure their personal assets and liabilities are adequately protected by their own personal insurance policy.

A typical unit owner's policy provides a variety of coverage:

- **Personal Property:** In general terms, this coverage includes all the content items a unit owner brings into the unit or keeps in a storage locker on premises, such as furniture, electronics, clothing, etc. Most policies will also cover the personal property while it is temporarily off premises, on vacation for example.
- **Additional Living Expenses:** This coverage helps unit owners and their families deal with the extra expenses which can often result if the home is made unfit for occupancy due to an insured loss or damage, whether it is a fire or significant water damage due to no fault of their own, unit owners may have to move out while their unit is being repaired. In the case of an investment unit, this coverage helps pay the owner's rental income loss due to the tenant moving out.
- **Betterments & Improvements:** Many unit owners spend considerable money making the unit their own; old carpet is replaced with hardwood flooring, cabinets and counter tops are updated and fixtures modernized to the 21st century. The unit owner's personal insurance policy provides coverage for these items, which are specifically excluded from coverage under all Strata Corporations' insurance policies.
- **Strata Deductible Assessment:** The Strata Corporation may have a by-law in place to facilitate charging back the Strata deductible to the unit owner responsible for a loss or damage. In many cases the mere fact the damage originates in the unit is sufficient to make the assessment valid. The Strata Corporation property coverage deductible can be as low as \$250.00 and as high as \$100,000.00. Unit owners' personal policies cover this risk to a specific limit; owners need to make sure they are fully insured.
- **Personal Liability:** at home or pretty much anywhere in the world, unit owners' policies also provide comprehensive protection for claims against them for property damage and bodily injury.

**NOTE:** Each unit owner has specific insurance requirements that should be discussed with an insurance broker to ensure the right protection is in place.



BFL CANADA Risk and Insurance Services Inc.  
1177 West Hastings Street, Suite 200  
Vancouver, British Columbia, V6E 2K3

Tel.: 604-669-9600  
Fax: 604-683-9316  
Toll Free: 1-866-669-9602



**Strata  
PROTECT**

## SUMMARY OF COVERAGES

|                            |   |
|----------------------------|---|
| <b>Named Insured</b>       | The Owners, Strata Plan VR255, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners |
| <b>Project Name</b>        | VANIER COURT  |
| <b>Property Manager</b>    | Associa British Columbia, Inc.  |
| <b>Policy Period</b>       | April 30, 2022 to April 30, 2023  |
| <b>Policy Number</b>       | BFL04VR00255  |
| <b>Insured Location(s)</b> | 1355 Harwood Street, Vancouver, BC V6E 3W3  |

## INSURING AGREEMENT



### PROPERTY (Appraisal Date: April 30, 2022)

|  | DEDUCTIBLE              | LIMIT                    |
|--|-------------------------|--------------------------|
| All Property, Stated Amount Co-Insurance, Replacement Cost, Blanket By-Laws. |                         | \$16,784,000             |
| Property Extensions  |                         | Included                 |
| Lock & Key   | \$2,500                 | \$25,000                 |
| Additional Living Expenses - Per Unit  |                         | \$50,000                 |
| Additional Living Expenses - Annual Aggregate                                |                         | \$1,000,000              |
| Excess Property Extensions - Annually Aggregated                             |                         | Up to \$5,000,000        |
| - Excludes all damage arising from the peril of Earthquake                   |                         |                          |
| All Risks  | \$25,000                |                          |
| Sewer Backup   | \$25,000                |                          |
| Water Damage   | \$25,000                |                          |
| Earthquake (Annual Aggregate)  | 10% (minimum \$100,000) | 100% of the Policy Limit |
| Flood (Annual Aggregate)   | \$25,000                | 100% of the Policy Limit |
| Gross Rentals, 100% Co-Insurance, Indemnity Period (Months) : 12             | 24 Hour Waiting Period  | \$14,400                 |



### CRIME

|  | DEDUCTIBLE | LIMIT       |
|--|------------|-------------|
| Employee Dishonesty - Including Property Manager and Elected Officer Theft | Nil        | \$1,000,000 |
| Broad Form Money and Securities  | Nil        | \$10,000    |



### COMMERCIAL GENERAL LIABILITY

|  | DEDUCTIBLE | LIMIT        |
|--|------------|--------------|
| Bodily Injury & Property Damage  | \$1,000    | \$30,000,000 |
| Non-Owned Automobile   | \$1,000    | \$30,000,000 |
| Infectious Agent or Communicable Disease Exclusion - With Limited Exceptions |            |              |
| Total Pollution Exclusion  |            |              |



### CONDOMINIUM DIRECTORS & OFFICERS LIABILITY

|   | DEDUCTIBLE        | LIMIT        |
|---|-------------------|--------------|
| Claims Made Form - Including Property Manager | \$5,000 Retention | \$20,000,000 |
| Privacy Event Expenses                        | Nil               | \$50,000     |
| Cyber Liability                               | Nil               | \$50,000     |



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 1177 West Hastings Street, Suite 200  
 Vancouver, British Columbia, V6E 2K3

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 Fax: 604-683-9316  
 Toll Free: 1-866-669-9602

## INSURING AGREEMENT

### BLANKET GLASS - Includes Lobby Glass

|             | DEDUCTIBLE | LIMIT   |
|-------------|------------|---------|
| Residential | \$100      | Blanket |
| Commercial  | \$250      |         |
| Canopy      | \$1,000    |         |

### EQUIPMENT BREAKDOWN

|   | DEDUCTIBLE             | LIMIT        |
|---|------------------------|--------------|
| Standard Comprehensive Form including Production Machines and Electronic Equipment<br>- Deductible Waiver Endorsement with respect to losses exceeding \$25,000 | \$1,000                | \$16,784,000 |
| Extra Expense - 100% available in first month   | 24 Hour Waiting Period | \$1,000,000  |
| - Additional Living Expenses Endorsement - Per Unit   |                        | \$25,000     |
| - Additional Living Expenses Endorsement - Annual Aggregate   |                        | \$1,000,000  |
| Loss of Profits - Rents, Indemnity Period (Months): 12  | 24 Hour Waiting Period | \$14,400     |

### POLLUTION LIABILITY

|                        | DEDUCTIBLE | LIMIT       |
|------------------------|------------|-------------|
| Each Event             | \$25,000   | \$1,000,000 |
| Aggregate Policy Limit |            | \$5,000,000 |

### VOLUNTEER ACCIDENT

|                       | DEDUCTIBLE          | LIMIT       |
|-----------------------|---------------------|-------------|
| Maximum Limit of Loss | See Policy Wordings | \$1,000,000 |

### LEGAL EXPENSES

|                   | DEDUCTIBLE | LIMIT       |
|-------------------|------------|-------------|
| Each Event        | Nil        | \$1,000,000 |
| Annual Aggregate. |            | \$5,000,000 |

### TERRORISM

|                  | DEDUCTIBLE | LIMIT     |
|------------------|------------|-----------|
| Per Occurrence.  | \$1,000    | \$350,000 |
| Annual Aggregate |            | \$350,000 |

#### Loss Payable

All Registered Unit Owners &/or other Mortgagees as their interest may appear and as shown in the Land Registration District Office applicable to the said Property.

This record sheet is intended for reference only. Please refer to your polic(ies) for complete details.

**VANIER COURT  
ANNUAL GENERAL MEETING  
FEBRUARY 27, 2023  
PRESIDENT'S REPORT**

Thank you to all our residents for continuing to be respectful and conscientious of your neighbours. COVID-19 cases have decreased; however, everyone's daily life continues to be affected in many ways.

I would like to thank my fellow Council members for their work and perseverance, also members of the Communications, Gardening and Landscaping Committees.

A special thank you to Robert Makowichuk who stick handled the elevator implementation.

Thank you to those owners who organized Hallowe'en and the Front Lobby tree decorating party and those who later took down the decorations in 2023. Thank you to the owners who organized the Jazz Concert in August and the Blues Concert in September.

Many thanks to Marcel for all his work throughout the years and to those Owners who assist him. Thank you to Andre Solorzano, our Associa property manager.

Council has continued to work diligently on your behalf. Various projects (see below) were completed during the past year.

David Hood  
2022 Council President

**Projects**

- Council unanimously awarded the elevator modernization contract to West Coast ElevatorServices Ltd. and the electrical work contract to SASCO Contractors Ltd. in December 2021. Project commencement was delayed until late June 2022 and was completed in early September 2022.
- New and smaller shopping carts were purchased for the 'new' elevator.
- Council set the 2022-2023 Laundry Room Exclusive-Use annual fee at \$105.
- In 2021, McIntosh Perry was engaged to prepare a current Depreciation Report. Due to their other commitments, they submitted their report in April 2022.
- Front Lobby Newspaper Cabinet top was replaced and is now covered by tempered glass. The table was restored.
- The project to repair/replace the sliding door rollers was completed for those

owners who identified their doors as requiring attention.

- The interior walls, doors, and door frames were re-painted.
- Dura Properties was the successful bidder for painting the building's ceilings. Three (3) quotes were obtained.
- Council member, Tom Jensen, led the Resident Caretaker's annual review. Council approved their review and a 2022 performance bonus for Marcel.
- Council resolved not to run the east side roof-top hallway pressurization fan during the evening from September 15 to May 15 of each year due to chimney smoke in the east side hallways. Smoke in these hallways has been an issue since 1977 and has never been adequately resolved.
- Bill 44 – *Building and Strata Statutes Amendment Act, 2022* was enacted by the provincial Legislative Assembly which made our rental restriction bylaws unenforceable.
- Thank you to the Social Committee who organized the social events held in the front lobby and entry.
- Council approved the upgrading of the front entry system from a NSL (no subscriber line) to ADC (auto-dial controller) system which allows cell phones in addition to land lines phones to be used.



## Balance Sheet Report VR255 - Vanier Court

As of December 31, 2022

|   | <u>Balance<br/>Dec 31, 2022</u> | <u>Balance<br/>Dec 31, 2021</u> | <u>Change</u>      |
|---|---------------------------------|---------------------------------|--------------------|
| <b><u>Assets</u></b>                    |                                 |                                 |                    |
| <b>Operating Funds</b>                  |                                 |                                 |                    |
| 1000 - Bank - Operating Account         | 102,856.14                      | 84,516.76                       | 18,339.38          |
| 1220 - Petty Cash - Strata Administered | 500.00                          | 500.00                          | 0.00               |
| <b>Total Operating Funds</b>            | <b>103,356.14</b>               | <b>85,016.76</b>                | <b>18,339.38</b>   |
| <b>Reserve Funds</b>                    |                                 |                                 |                    |
| 1300 - HSBC CRF - 3002                  | 205,753.16                      | 110,273.65                      | 95,479.51          |
| 1451 - HSBC RSV - Recr Fac - 3004       | 720.83                          | 711.32                          | 9.51               |
| 1452 - HSBC RSV - Laundry - 3005        | 2,848.59                        | 2,579.95                        | 268.64             |
| 1454 - HSBC RSV - Elevator Upgrading    | 92,799.60                       | 275,258.86                      | (182,459.26)       |
| <b>Total Reserve Funds</b>              | <b>302,122.18</b>               | <b>388,823.78</b>               | <b>(86,701.60)</b> |
| <b>Accounts Receivable</b>              |                                 |                                 |                    |
| 1500 - Accounts Receivable              | (6,437.88)                      | (11,904.63)                     | 5,466.75           |
| <b>Total Accounts Receivable</b>        | <b>(6,437.88)</b>               | <b>(11,904.63)</b>              | <b>5,466.75</b>    |
| <b>Prepaid Expenses</b>                 |                                 |                                 |                    |
| 1600 - Prepaid Insurance                | 5,862.79                        | 5,708.31                        | 154.48             |
| <b>Total Prepaid Expenses</b>           | <b>5,862.79</b>                 | <b>5,708.31</b>                 | <b>154.48</b>      |
| <b>Association-Owned Units</b>          |                                 |                                 |                    |
| 1870 - Strata-Owned Unit                | 170,000.00                      | 170,000.00                      | 0.00               |
| <b>Total Association-Owned Units</b>    | <b>170,000.00</b>               | <b>170,000.00</b>               | <b>0.00</b>        |
| <b>Total Assets</b>                     | <b>574,903.23</b>               | <b>637,644.22</b>               | <b>(62,740.99)</b> |
| <b><u>Liabilities</u></b>               |                                 |                                 |                    |
| <b>Accounts Payable</b>                 |                                 |                                 |                    |
| 2045 - Contractor Holdback              | 1,336.13                        | 0.00                            | 0.00               |

## Balance Sheet Report VR255 - Vanier Court

As of December 31, 2022

|   | <u>Balance<br/>Dec 31, 2022</u> | <u>Balance<br/>Dec 31, 2021</u> | <u>Change</u>       |
|---|---------------------------------|---------------------------------|---------------------|
| <b><u>Liabilities</u></b>                       |                                 |                                 |                     |
| <b>Accounts Payable</b>                         |                                 |                                 |                     |
| 2055 - Payable-Other                            | 3,200.00                        | 3,200.00                        | 0.00                |
| <b>Total Accounts Payable</b>                   | <b>4,536.13</b>                 | <b>3,200.00</b>                 | <b>0.00</b>         |
| <b>Accrued Expenses</b>                         |                                 |                                 |                     |
| 2395 - Other Accrued Expenses                   | 40,344.68                       | 26,170.47                       | 14,174.21           |
| <b>Total Accrued Expenses</b>                   | <b>40,344.68</b>                | <b>26,170.47</b>                | <b>14,174.21</b>    |
| <b>Deposits Held</b>                            |                                 |                                 |                     |
| 2500 - Deposits Held - Refundable Moving Fee    | 2,600.00                        | 3,000.00                        | (400.00)            |
| <b>Total Deposits Held</b>                      | <b>2,600.00</b>                 | <b>3,000.00</b>                 | <b>(400.00)</b>     |
| <b>Prepaid Assessments</b>                      |                                 |                                 |                     |
| 2595 - Deferred Revenue                         | 937.57                          | 0.00                            | 937.57              |
| <b>Total Prepaid Assessments</b>                | <b>937.57</b>                   | <b>0.00</b>                     | <b>937.57</b>       |
| <b>Total Liabilities</b>                        | <b>48,418.38</b>                | <b>32,370.47</b>                | <b>16,047.91</b>    |
| <b><u>Owners' Equity</u></b>                    |                                 |                                 |                     |
| <b>Owners Equity - Prior Years</b>              |                                 |                                 |                     |
| 3000 - Operating Surplus/(Deficit) Prior Years  | 46,449.97                       | 20,936.82                       | 25,513.15           |
| 3005 - Prior Year Operating Surplus - Adjustmen | (20,994.36)                     | 0.00                            | (20,994.36)         |
| <b>Total Owners Equity - Prior Years</b>        | <b>25,455.61</b>                | <b>20,936.82</b>                | <b>4,518.79</b>     |
| <b>Capital Reserves</b>                         |                                 |                                 |                     |
| 3152 - Elevators Reserves                       | 91,463.47                       | 275,258.86                      | (183,795.39)        |
| 3194 - Laundry Reserves                         | 2,848.59                        | 2,579.95                        | 268.64              |
| 3238 - Amenity Reserves                         | 720.83                          | 711.32                          | 9.51                |
| <b>Total Capital Reserves</b>                   | <b>95,032.89</b>                | <b>278,550.13</b>               | <b>(183,517.24)</b> |

**Balance Sheet Report  
VR255 - Vanier Court**

As of December 31, 2022

|   | <u>Balance<br/>Dec 31, 2022</u> | <u>Balance<br/>Dec 31, 2021</u> | <u>Change</u>      |
|---|---------------------------------|---------------------------------|--------------------|
| <b><u>Owners' Equity</u></b>              |                                 |                                 |                    |
| <b>Contingency Reserve</b>                |                                 |                                 |                    |
| 3460 - Contingency Reserve Fund - General | 205,753.16                      | 110,273.65                      | 95,479.51          |
| <b>Total Contingency Reserve</b>          | <u>205,753.16</u>               | <u>110,273.65</u>               | <u>95,479.51</u>   |
| <b>Equity in Capital Assets</b>           |                                 |                                 |                    |
| 3550 - Equity in Capital Assets I         | 170,000.00                      | 170,000.00                      | 0.00               |
| <b>Total Equity in Capital Assets</b>     | <u>170,000.00</u>               | <u>170,000.00</u>               | <u>0.00</u>        |
| <b>Total Owners' Equity</b>               | <u>496,241.66</u>               | <u>579,760.60</u>               | <u>95,479.51</u>   |
| <br>                                      |                                 |                                 |                    |
| <b>Net Income / (Loss)</b>                | <u>30,243.19</u>                | <u>25,513.15</u>                | <u>4,730.04</u>    |
| <b>Total Liabilities and Equity</b>       | <u>574,903.23</u>               | <u>637,644.22</u>               | <u>(62,740.99)</u> |

2023 Preliminary Budget - December 2022 Financial Statements.xlsx

|   | 2022 Actual       | 2022 Annual Budget | Proposed 2023 Budget | % Budget Change |
|---|-------------------|--------------------|----------------------|-----------------|
| <b>Income</b>                             |                   |                    |                      |                 |
| <b>Assessment Income</b>                  |                   |                    |                      |                 |
| 4000 - Owners' Contributions              | 396,029.52        | 396,029.03         | 396,029.03           | 0%              |
| 4090 - Recovery - Hydro                   | 780.00            | 0.00               | 780.00               | 100%            |
| <b>Total Assessment Income</b>            | <b>396,809.52</b> | <b>396,029.03</b>  | <b>396,809.03</b>    | <b>0.2%</b>     |
| <b>User Fee Income</b>                    |                   |                    |                      |                 |
| 4225 - Fobs/Keys/Remotes Fees             | 240.00            | 0.00               | 0.00                 | 0%              |
| 4240 - Move-In & Out Fees                 | 800.00            | 0.00               | 0.00                 | 0%              |
| 4295 - Other User Income                  | 0.00              | 0.00               | 0.00                 | 0%              |
| <b>Total User Fee Income</b>              | <b>1,040.00</b>   | <b>0.00</b>        | <b>0.00</b>          | <b>0%</b>       |
| <b>Rental Income</b>                      |                   |                    |                      |                 |
| 4402 - Strata Unit Rental                 | 14,400.00         | 14,400.00          | 14,400.00            | 0%              |
| <b>Total Rental Income</b>                | <b>14,400.00</b>  | <b>14,400.00</b>   | <b>14,400.00</b>     | <b>0%</b>       |
| 4815 - Prior Year Surplus                 | 20,000.00         | 20,000.00          | 9,948.61             | -50%            |
| <b>Prior Year Surplus</b>                 | <b>20,000.00</b>  | <b>20,000.00</b>   | <b>9,948.61</b>      | <b>-50%</b>     |
| <b>Investment Income</b>                  |                   |                    |                      |                 |
| 4900 - Interest Income - Operating        | 1,571.34          | 0.00               | 1,600.00             | 0%              |
| <b>Total Investment Income</b>            | <b>1,571.34</b>   | <b>0.00</b>        | <b>1,600.00</b>      | <b>0%</b>       |
| <b>Total Income</b>                       | <b>433,820.86</b> | <b>430,429.03</b>  | <b>422,757.64</b>    | <b>-2%</b>      |
| <b>Expense</b>                            |                   |                    |                      |                 |
| <b>Administrative</b>                     |                   |                    |                      |                 |
| 5002 - Statutory Review of Trust Accounts | 577.50            | 600.00             | 600.00               | 0%              |
| 5015 - Bank Services                      | 279.00            | 300.00             | 300.00               | 0%              |
| 5105 - Depreciation Report                | 5,144.62          | 5,000.00           | 0.00                 | -100%           |
| 5115 - Web Site Maintenance               | 656.25            | 660.00             | 700.00               | 6%              |
| 5198 - Additional Services                | 1,019.77          | 1,000.00           | 1,200.00             | 20%             |
| <b>Total Administrative</b>               | <b>7,677.14</b>   | <b>7,560.00</b>    | <b>2,800.00</b>      | <b>-74%</b>     |
| <b>Communications</b>                     |                   |                    |                      |                 |
| 5210 - Postage/Printing & Copying         | 1,213.96          | 2,000.00           | 1,500.00             | -25%            |
| <b>Total Communications</b>               | <b>1,213.96</b>   | <b>2,000.00</b>    | <b>1,500.00</b>      | <b>-25%</b>     |
| <b>Payroll &amp; Benefits</b>             |                   |                    |                      |                 |
| 5316 - Caretaker Salaries                 | 63,007.55         | 61,238.00          | 63,958.68            | 4%              |
| 5330 - Health Benefits                    | 1,641.78          | 1,850.00           | 0.00                 | -100%           |
| 5390 - Worksafe BC                        | 227.24            | 325.00             | 273.06               | -16%            |
| 5399 - CPP/EI                             | 1,276.86          | 4,820.00           | 1,403.43             | -71%            |
| <b>Total Payroll &amp; Benefits</b>       | <b>66,153.43</b>  | <b>68,233.00</b>   | <b>65,635.17</b>     | <b>-182%</b>    |
| <b>Insurance</b>                          |                   |                    |                      |                 |
| 5400 - Insurance Premiums                 | 69,520.21         | 75,000.00          | 75,000.00            | 0%              |
| <b>Total Insurance</b>                    | <b>69,520.21</b>  | <b>75,000.00</b>   | <b>75,000.00</b>     | <b>0%</b>       |
| <b>Utilities</b>                          |                   |                    |                      |                 |
| 6000 - Electric Service                   | 30,634.56         | 32,000.00          | 32,000.00            | 0%              |
| 6005 - Gas Service                        | 32,654.20         | 32,000.00          | 34,000.00            | 6%              |
| 6025 - Water & Sewer Service              | 16,667.19         | 18,000.00          | 18,000.00            | 0%              |
| 6035 - Garbage and Recycling Service      | 4,934.97          | 6,500.00           | 6,000.00             | -8%             |

**2023 Preliminary Budget - December 2022 Financial Statements.xlsx**

|   | 2022 Actual       | 2022 Annual Budget | Proposed 2023 Budget | % Budget Change |
|---|-------------------|--------------------|----------------------|-----------------|
| <b>Total Utilities</b>                        | <b>84,890.92</b>  | <b>88,500.00</b>   | <b>90,000.00</b>     | <b>-1%</b>      |
| <b>Landscaping</b>                            |                   |                    |                      |                 |
| 6110 - Landscape Repair & Maintenance         | 778.13            | 1,000.00           | 1,000.00             | 0%              |
| 6199 - Grounds Improvement                    | 0.00              | 5,000.00           | 5,000.00             | 0%              |
| <b>Total Landscaping</b>                      | <b>778.13</b>     | <b>6,000.00</b>    | <b>6,000.00</b>      | <b>0%</b>       |
| <b>Contracted Services</b>                    |                   |                    |                      |                 |
| 6405 - Enterphone                             | 0.00              | 500.00             | 500.00               | 0%              |
| 6412 - Building Exterior Services             | 1,302.00          | 2,000.00           | 2,000.00             | 0%              |
| 6414 - Fire Monitoring & Protection           | 7,783.17          | 3,000.00           | 5,500.00             | 83%             |
| 6430 - Janitorial Services                    | 588.00            | 1,500.00           | 1,500.00             | 0%              |
| 6434 - Pest Control                           | 957.75            | 1,000.00           | 1,000.00             | 0%              |
| <b>Total Contracted Services</b>              | <b>10,630.92</b>  | <b>8,000.00</b>    | <b>10,500.00</b>     | <b>83%</b>      |
| <b>Repair &amp; Maintenance</b>               |                   |                    |                      |                 |
| 6500 - Balcony Repair & Maintenance           | 1,219.12          | 5,000.00           | 3,000.00             | -40%            |
| 6536 - Doors Repair & Maintenance             | 1,548.29          | 3,500.00           | 3,000.00             | -14%            |
| 6545 - Heating Repair & Maintenance           | 2,103.88          | 5,000.00           | 5,000.00             | 0%              |
| 6550 - Elevator Repair & Maintenance          | 3,176.13          | 3,500.00           | 2,500.00             | -29%            |
| 6600 - General Repair & Maintenance           | 8,101.65          | 18,000.00          | 10,000.00            | -44%            |
| 6695 - Plumbing Supplies/Repair & Maintenance | 6,658.51          | 5,000.00           | 10,000.00            | 100%            |
| 6794 - Improvements                           | 18,303.90         | 10,000.00          | 10,000.00            | 0%              |
| 6795 - Other Supplies/Repair & Maintenance    | 4,630.27          | 5,000.00           | 5,000.00             | 0%              |
| <b>Total Repair &amp; Maintenance</b>         | <b>45,741.75</b>  | <b>55,000.00</b>   | <b>48,500.00</b>     | <b>-27%</b>     |
| <b>Professional Services</b>                  |                   |                    |                      |                 |
| 7020 - Legal Services                         | 0.00              | 2,000.00           | 2,000.00             | 0%              |
| 7040 - Management Fees                        | 19,051.20         | 20,216.00          | 20,822.48            | 3%              |
| <b>Total Professional Services</b>            | <b>19,051.20</b>  | <b>22,216.00</b>   | <b>22,822.48</b>     | <b>3%</b>       |
| <b>Reserve Expenses</b>                       |                   |                    |                      |                 |
| 9834 - Contingency Reserve Fund               | 97,920.01         | 97,920.03          | 100,000.00           | 2%              |
| <b>Total Reserve Expenses</b>                 | <b>97,920.01</b>  | <b>97,920.03</b>   | <b>100,000.00</b>    | <b>2%</b>       |
| <b>Total Expense</b>                          | <b>403,577.67</b> | <b>430,429.03</b>  | <b>422,757.64</b>    | <b>-2%</b>      |
| <b>Surplus / (Deficit)</b>                    | <b>30,243.19</b>  | <b>0.00</b>        | <b>0.00</b>          | <b>0%</b>       |

**VANIER COURT  
STRATA PLAN VR 255  
PROPOSED NEW STRATA FEES 2023  
\$75,000 Insurance Premium**

|              |                |                  |                     |                                      | COLUMN A   | For Information Purposes Only |                  |                    |            |    |           |
|--------------|----------------|------------------|---------------------|--------------------------------------|------------|-------------------------------|------------------|--------------------|------------|----|-----------|
| Suite No.    | Strata Lot No. | Unit Entitlement | Current Strata Fees | NO CHANGE                            |            | Operating Fund Portion        | CRF Fund portion | April 2023 Payment |            |    |           |
|              |                |                  |                     | Approved Strata Fees January 1, 2022 |            |                               |                  |                    |            |    |           |
| 105          | 5              | 2481             | \$ 831.85           | \$                                   | 831.85     | \$                            | 621.80           | \$                 | 210.05     | \$ | 831.85    |
| 106          | 4              | 1565             | \$ 524.73           | \$                                   | 524.73     | \$                            | 392.23           | \$                 | 132.50     | \$ | 524.73    |
| 107          | 3              | 1572             | \$ 527.07           | \$                                   | 527.07     | \$                            | 393.98           | \$                 | 133.09     | \$ | 527.07    |
| 109          | 2              | 2294             | \$ 769.15           | \$                                   | 769.15     | \$                            | 574.94           | \$                 | 194.22     | \$ | 769.15    |
| 110          | 1              | 2645             | \$ 886.84           | \$                                   | 886.84     | \$                            | 662.90           | \$                 | 223.93     | \$ | 886.84    |
| 201          | 15             | 1531             | \$ 513.33           | \$                                   | 513.33     | \$                            | 383.71           | \$                 | 129.62     | \$ | 513.33    |
| 202          | 14             | 0                | \$ -                | \$                                   | -          | \$                            | -                | \$                 | -          | \$ | -         |
| 203          | 13             | 2487             | \$ 833.86           | \$                                   | 833.86     | \$                            | 623.31           | \$                 | 210.56     | \$ | 833.86    |
| 204          | 12             | 1754             | \$ 588.10           | \$                                   | 588.10     | \$                            | 439.60           | \$                 | 148.50     | \$ | 588.10    |
| 205          | 11             | 2481             | \$ 831.85           | \$                                   | 831.85     | \$                            | 621.80           | \$                 | 210.05     | \$ | 831.85    |
| 206          | 10             | 1565             | \$ 524.73           | \$                                   | 524.73     | \$                            | 392.23           | \$                 | 132.50     | \$ | 524.73    |
| 207          | 9              | 1572             | \$ 527.07           | \$                                   | 527.07     | \$                            | 393.98           | \$                 | 133.09     | \$ | 527.07    |
| 208          | 8              | 1589             | \$ 532.77           | \$                                   | 532.77     | \$                            | 398.24           | \$                 | 134.53     | \$ | 532.77    |
| 209          | 7              | 1565             | \$ 524.73           | \$                                   | 524.73     | \$                            | 392.23           | \$                 | 132.50     | \$ | 524.73    |
| 210          | 6              | 2490             | \$ 834.87           | \$                                   | 834.87     | \$                            | 624.06           | \$                 | 210.81     | \$ | 834.87    |
| 211          | 17             | 2427             | \$ 813.74           | \$                                   | 813.74     | \$                            | 608.27           | \$                 | 205.48     | \$ | 813.74    |
| 214          | 16             | 1589             | \$ 532.77           | \$                                   | 532.77     | \$                            | 398.24           | \$                 | 134.53     | \$ | 532.77    |
| 301          | 27             | 1531             | \$ 513.33           | \$                                   | 513.33     | \$                            | 383.71           | \$                 | 129.62     | \$ | 513.33    |
| 302          | 26             | 1570             | \$ 526.40           | \$                                   | 526.40     | \$                            | 393.48           | \$                 | 132.92     | \$ | 526.40    |
| 303          | 25             | 2487             | \$ 833.86           | \$                                   | 833.86     | \$                            | 623.31           | \$                 | 210.56     | \$ | 833.86    |
| 304          | 24             | 1754             | \$ 588.10           | \$                                   | 588.10     | \$                            | 439.60           | \$                 | 148.50     | \$ | 588.10    |
| 305          | 23             | 2481             | \$ 831.85           | \$                                   | 831.85     | \$                            | 621.80           | \$                 | 210.05     | \$ | 831.85    |
| 306          | 22             | 1565             | \$ 524.73           | \$                                   | 524.73     | \$                            | 392.23           | \$                 | 132.50     | \$ | 524.73    |
| 307          | 21             | 1572             | \$ 527.07           | \$                                   | 527.07     | \$                            | 393.98           | \$                 | 133.09     | \$ | 527.07    |
| 308          | 20             | 1589             | \$ 532.77           | \$                                   | 532.77     | \$                            | 398.24           | \$                 | 134.53     | \$ | 532.77    |
| 309          | 19             | 1565             | \$ 524.73           | \$                                   | 524.73     | \$                            | 392.23           | \$                 | 132.50     | \$ | 524.73    |
| 310          | 18             | 2490             | \$ 834.87           | \$                                   | 834.87     | \$                            | 624.06           | \$                 | 210.81     | \$ | 834.87    |
| 311          | 31             | 1754             | \$ 588.10           | \$                                   | 588.10     | \$                            | 439.60           | \$                 | 148.50     | \$ | 588.10    |
| 312          | 30             | 2490             | \$ 834.87           | \$                                   | 834.87     | \$                            | 624.06           | \$                 | 210.81     | \$ | 834.87    |
| 313          | 29             | 1570             | \$ 526.40           | \$                                   | 526.40     | \$                            | 393.48           | \$                 | 132.92     | \$ | 526.40    |
| 314          | 28             | 1589             | \$ 532.77           | \$                                   | 532.77     | \$                            | 398.24           | \$                 | 134.53     | \$ | 532.77    |
| 401          | 41             | 1531             | \$ 513.33           | \$                                   | 513.33     | \$                            | 383.71           | \$                 | 129.62     | \$ | 513.33    |
| 402          | 40             | 1570             | \$ 526.40           | \$                                   | 526.40     | \$                            | 393.48           | \$                 | 132.92     | \$ | 526.40    |
| 403          | 39             | 2487             | \$ 833.86           | \$                                   | 833.86     | \$                            | 623.31           | \$                 | 210.56     | \$ | 833.86    |
| 404          | 38             | 1754             | \$ 588.10           | \$                                   | 588.10     | \$                            | 439.60           | \$                 | 148.50     | \$ | 588.10    |
| 405          | 37             | 2481             | \$ 831.85           | \$                                   | 831.85     | \$                            | 621.80           | \$                 | 210.05     | \$ | 831.85    |
| 406          | 36             | 1565             | \$ 524.73           | \$                                   | 524.73     | \$                            | 392.23           | \$                 | 132.50     | \$ | 524.73    |
| 407          | 35             | 1572             | \$ 527.07           | \$                                   | 527.07     | \$                            | 393.98           | \$                 | 133.09     | \$ | 527.07    |
| 408          | 34             | 1589             | \$ 532.77           | \$                                   | 532.77     | \$                            | 398.24           | \$                 | 134.53     | \$ | 532.77    |
| 409          | 33             | 1565             | \$ 524.73           | \$                                   | 524.73     | \$                            | 392.23           | \$                 | 132.50     | \$ | 524.73    |
| 410          | 32             | 2490             | \$ 834.87           | \$                                   | 834.87     | \$                            | 624.06           | \$                 | 210.81     | \$ | 834.87    |
| 411          | 45             | 1754             | \$ 588.10           | \$                                   | 588.10     | \$                            | 439.60           | \$                 | 148.50     | \$ | 588.10    |
| 412          | 44             | 2490             | \$ 834.87           | \$                                   | 834.87     | \$                            | 624.06           | \$                 | 210.81     | \$ | 834.87    |
| 413          | 43             | 1570             | \$ 526.40           | \$                                   | 526.40     | \$                            | 393.48           | \$                 | 132.92     | \$ | 526.40    |
| 414          | 42             | 1589             | \$ 532.77           | \$                                   | 532.77     | \$                            | 398.24           | \$                 | 134.53     | \$ | 532.77    |
| 515          | 49             | 1565             | \$ 524.73           | \$                                   | 524.73     | \$                            | 392.23           | \$                 | 132.50     | \$ | 524.73    |
| 516          | 50             | 1758             | \$ 589.44           | \$                                   | 589.44     | \$                            | 440.60           | \$                 | 148.84     | \$ | 589.44    |
| 517          | 51             | 2540             | \$ 851.63           | \$                                   | 851.63     | \$                            | 636.59           | \$                 | 215.04     | \$ | 851.63    |
| 518          | 52             | 1835             | \$ 615.25           | \$                                   | 615.25     | \$                            | 459.90           | \$                 | 155.36     | \$ | 615.25    |
| 519          | 46             | 1811             | \$ 607.21           | \$                                   | 607.21     | \$                            | 453.88           | \$                 | 153.32     | \$ | 607.21    |
| 520          | 47             | 2540             | \$ 851.63           | \$                                   | 851.63     | \$                            | 636.59           | \$                 | 215.04     | \$ | 851.63    |
| 521          | 48             | 2760             | \$ 925.40           | \$                                   | 925.40     | \$                            | 691.73           | \$                 | 233.67     | \$ | 925.40    |
| <b>98430</b> |                |                  | \$ 33,002.42        | \$                                   | 33,002.42  | \$                            | 24,669.09        | \$                 | 8,333.33   | \$ | 33,002.42 |
|              |                |                  | \$ 396,029.03       | \$                                   | 396,029.03 | \$                            | 296,029.03       | \$                 | 100,000.00 |    |           |

## 2023 AGM RESOLUTIONS

\*\*\*\*\*

### **Resolution A – Majority Vote - Laundry Room – Exclusive Use**

**BE IT RESOLVED THAT**, by a majority vote of the Eligible Voters present in person or by proxy, the Owners, Strata Plan VR255:

1. re-affirm the designation of part of its common property on the building's second floor used as a laundry room for the exclusive use of one-bedroom strata lot owners who do not have in-suite laundry facilities,
2. continue to restrict the use of the common property laundry room to those one- bedroom owners without in-suite laundry facilities who enter a short-term exclusive use arrangement with the Strata Corporation and who also pay an annual usage fee,
3. authorize the Strata Council, as it deems necessary, to enter a short-term exclusive use arrangement(s) with those one-bedroom strata lot owners who do not have in-suite laundry facilities and authorizes the Strata Council to establish annually the amount of the usage fee for the use of the laundry room by those one-bedroom strata lot owners who do not have in-suite laundry facilities.

*[PLEASE NOTE: SPA 76 restricts Council to granting of exclusive use of common property for a period not greater than a year.]*

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### **Resolution B – Majority Vote – Age 55+ Restriction**

**BE IT RESOLVED THAT**, by majority vote of the Eligible Voters present in person or by proxy, the Owners of Strata Plan VR 255 direct Council to obtain legal advice regarding drafting a bylaw that requires one or more persons residing in a strata lot to have reached a specified age that is not less than 55 years and report back to the Eligible Voters at their next General Meeting.

*[PLEASE NOTE: A few owners asked about an Age 55+ Restriction so Council decided to ask the Eligible Voters at the AGM whether they want Council to pursue the matter.]*

\*\*\*\*\*

### **Resolution C – Majority Vote – 2022 Surplus Transfer**

**BE IT RESOLVED THAT**, by majority vote of the Eligible Voters present in person or by proxy, the Owners of Strata Plan VR 255 direct Council to transfer \$18,000 of the 2022 operating surplus be transferred to the Contingency Reserve Fund.

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### **Resolution D – Majority Vote – Elevator Upgrading Reserve Transfer to CRF**

**BE IT RESOLVED THAT**, by majority vote of the Eligible Voters present in person or by proxy, the Owners of Strata Plan VR 255 direct Council to transfer the remaining balance of the Elevator Upgrading Reserve to the Contingency Reserve Fund.

\*\*\*\*\*

### **Resolution E – ¾ Vote – Amend Bylaw 3 - require tenancies to be a minimum of 6 months**

**BE IT RESOLVED THAT**, by  $\frac{3}{4}$  vote of the Eligible Voters present in person or by proxy, the Owners of Strata Plan VR 255 amend Bylaw 3 with the following:

**3(47)** Owners shall not rent their strata lot for a period less than 6 consecutive months except when the tenancy agreement is terminated earlier than its expiry date, and or as permitted by resolution of Council in writing.

*[PLEASE NOTE: SPA 128(2) If an amendment to a bylaw is approved, an Amendment to Bylaws that sets out that amendment and is in the prescribed form must be filed in the land title office and, until that filing, the amendment has no effect.]*

\*\*\*\*\*

**Resolution F –  $\frac{3}{4}$  Vote – Amend Bylaw 34 - moving in/out and delivery/removal fees for tenants**

**BE IT RESOLVED THAT**, by  $\frac{3}{4}$  vote of the Eligible Voters present in person or by proxy, the Owners of Strata Plan VR 255 amend Bylaw 34 with the following:

**34(7)** Upon renting their strata lot pursuant to the Residential Tenancy Act, the owner shall be assessed a non-refundable \$500.00 fee by the strata corporation for each use of the common property and land that is a common asset by their tenant, occupant, or resident renting their strata lot upon moving in-out and or goods/furniture deliveries/removals to/from their rented strata lot by their tenants, occupants, or residents. Damages are recoverable from the owner.

*[PLEASE NOTE: SPA 128(2) If an amendment to a bylaw is approved, an Amendment to Bylaws that sets out that amendment and is in the prescribed form must be filed in the land title office and, until that filing, the amendment has no effect.]*

\*\*\*\*\*

**Resolution G –  $\frac{3}{4}$  Vote – Roof Membrane Replacement Project**

**BE IT RESOLVED THAT**, by a  $\frac{3}{4}$  vote of the Eligible Voters present in person or by proxy, the Owners, Strata Plan VR255 approve a roof membrane replacement project and direct Council to obtain the services of a roofing consultant/engineer to provide the project design, scope of work and cost estimate for a cost up to **FIFTEEN THOUSAND (\$15,000) DOLLARS** plus taxes and funded from the Contingency Reserve Fund; and to report back to the Eligible Voters at a subsequent General meeting.

*[The 2022 Depreciation Report recommends replacement of the roof membrane in 2024 and the skylights from 2024 onward.]*

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**Resolution H –  $\frac{3}{4}$  Vote – East Driveway Repair/Replacement**

**BE IT RESOLVED THAT**, by a  $\frac{3}{4}$  vote of the Eligible Voters present in person or by proxy, the Owners, Strata Plan VR255 approve the repair and or replacement of the concrete east driveway, and the project be funded up to **TWENTY THOUSAND (\$20,000) DOLLARS** from the Contingency Reserve Fund.

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**Resolution I –  $\frac{3}{4}$  Vote – Hallway and Stairwell Carpet Replacement Project**

**BE IT RESOLVED THAT**, by a  $\frac{3}{4}$  vote of the Eligible Voters present in person or by proxy, the Owners, Strata Plan VR255 approve the installation of the new carpeting and underlay in all the hallways and



stairwells, and the project be funded up to **SEVENTY THOUSAND (\$70,000) DOLLARS** from the Contingency Reserve Fund.

[The 2022 Depreciation Report recommends replacement of the stairwell carpets in 2025 and of the hallway carpets in 2027. Approximately it will cost \$25,000 for the stairwells and \$45,000 for the hallways.]

\*\*\*\*\*

**Resolution J – ¾ Vote – Shut Off Valves for Lateral Domestic Water Pipes**

**BE IT RESOLVED THAT**, by a ¾ vote of the Eligible Voters present in person or by proxy, the Owners, Strata Plan VR255 approve the installation of four (4) domestic hot and cold water supply 4” shut off valves on the second floor for each half of the building, and of two (2) domestic hot water return 1½” shut off valves on the 4<sup>th</sup> floor, as estimated by Pioneer Plumbing Heating and Cooling on February 18, 2022, and that the project be funded up to **FIFTEEN THOUSAND (\$15,000) DOLLARS** from the Contingency Reserve Fund.

[The building’s domestic water system has vertical shutoffs (risers) which were installed in 2008. It does not have any horizontal shut offs (laterals). When domestic water pipes require repair / replacement, the domestic water for the entire building has to be shut off and drained. These valves would only require half the building to be without water at a time.]

# ANNUAL GENERAL MEETING

## PROXY FORM

THE OWNERS, STRATA PLAN VR255 - VANIER COURT

MONDAY, FEBRUARY 27, 2023

I, (We) \_\_\_\_\_,  
being the registered Owner(s) or Eligible Tenants (strike out as required) of Strata Lot \_\_\_\_\_,  
Unit# \_\_\_\_\_ at **Strata Plan VR255 – Vanier Court**, hereby appoint:

\_\_\_\_\_  
(Print Proxy's name where required)

as my (our) proxy for me (us) and on my (our) behalf at the Annual General Meeting of the Owners to be held on Monday, February 27, 2023, in-person and at any adjournment thereof.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023

\_\_\_\_\_  
(Print Owner/s name who signed this form)

\_\_\_\_\_  
(Owner/s Signature on Above Line)

The below tallies are for the proxy holder's information only.

|   |                                    |                                  |                                  |
|---|------------------------------------|----------------------------------|----------------------------------|
| Majority Vote – Adoption of the Notice                      | <input type="checkbox"/> In favour | <input type="checkbox"/> Against | <input type="checkbox"/> Abstain |
| Majority Vote – Adoption of the Agenda                      | <input type="checkbox"/> In favour | <input type="checkbox"/> Against | <input type="checkbox"/> Abstain |
| Majority Vote – Approval of March 1, 2021 AGM Minutes       | <input type="checkbox"/> In favour | <input type="checkbox"/> Against | <input type="checkbox"/> Abstain |
| Majority Vote - Approve 2023 Operating Budget               | <input type="checkbox"/> In favour | <input type="checkbox"/> Against | <input type="checkbox"/> Abstain |
| Resolution A – Majority Vote – Laundry Room Exclusive Use   | <input type="checkbox"/> In favour | <input type="checkbox"/> Against | <input type="checkbox"/> Abstain |
| Resolution B – Majority Vote – Age 55+ Restriction          | <input type="checkbox"/> In favour | <input type="checkbox"/> Against | <input type="checkbox"/> Abstain |
| Resolution C – Majority Vote – 2022 Surplus Transfer to CRF | <input type="checkbox"/> In favour | <input type="checkbox"/> Against | <input type="checkbox"/> Abstain |

**PROXY FORM – Page 1 of 2 Pages**

|   |                                    |                                  |                                  |
|---|------------------------------------|----------------------------------|----------------------------------|
| Resolution D – Majority Vote – Elevator Upgrading Reserve Transfer to CRF | <input type="checkbox"/> In favour | <input type="checkbox"/> Against | <input type="checkbox"/> Abstain |
| Resolution E – ¾ Vote – Amend Bylaw 3                                     | <input type="checkbox"/> In favour | <input type="checkbox"/> Against | <input type="checkbox"/> Abstain |
| Resolution F – ¾ Vote – Amend Bylaw 34                                    | <input type="checkbox"/> In favour | <input type="checkbox"/> Against | <input type="checkbox"/> Abstain |
| Resolution G – ¾ Vote – Roof Membrane Replacement Project                 | <input type="checkbox"/> In favour | <input type="checkbox"/> Against | <input type="checkbox"/> Abstain |
| Resolution H – ¾ Vote – East Driveway Replacement Project                 | <input type="checkbox"/> In favour | <input type="checkbox"/> Against | <input type="checkbox"/> Abstain |
| Resolution I – ¾ Vote – Hallway and Stairwell Carpet Replacement Project  | <input type="checkbox"/> In favour | <input type="checkbox"/> Against | <input type="checkbox"/> Abstain |
| Resolution J – ¾ Vote – Shut Off Valves for Lateral Domestic Water Pipes  | <input type="checkbox"/> In favour | <input type="checkbox"/> Against | <input type="checkbox"/> Abstain |

|   |                              |                             |  |
|---|------------------------------|-----------------------------|--|
| Is Proxy Holder authorized to make and vote on amendments to the resolutions? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |  |
|---|------------------------------|-----------------------------|--|

**ELECTION OF STRATA COUNCIL (MAXIMUM 7 TO BE ELECTED)**

You may select a minimum 1 and a maximum 7 of all of the below listed candidates.

Note: Ballots with 8 or more names selected for Strata Council will be considered spoiled ballots and will not be counted.

**Candidates for Consideration for Election to the Strata Council:**

- Susan Spooner
- David Tiede
- Robert Makowichuk
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_