



Strata NES2402 Corp

Minutes of the 20th AGM Fiscal Year 2022-2023

Saturday March 26, 2022

Location: Virtual - Zoom Conference Call

Meeting Agenda

- 1. Call to Order: 9:36 AM**
- 2. Call the Roll, Verify Proxies and Confirm Voting Method**
38 owners registered, and 23 proxies confirmed.
Voting on meeting items to be completed via Zoom polling.
- 3. Quorum:** Quorum is established with 69 owners registered as either present or represented via signed proxy.
- 4. Filing of Proof of Meeting**
Notice of Meeting was sent out via email and by mail in the AGM information package to the owners of record on March 6, 2022.
- 5. Approval of Agenda**
MOTION: That the agenda be approved as presented.
Moved by: P106 Seconded by: W308
Amendments/Changes: None
For: 69 Against: 0 Abstain: 0
Results: Carried
- 6. Election of 2 scrutineers**
MOTION: Approve scrutineers Mike Peacock and Sandra Tubman
Moved by: P304 Seconded by: B310
Amendments/Changes: None
For: 69 Against: 0 Abstain: 0
Results: Carried
- 7. Approval of Minutes of Previous Annual Meeting – March 27, 2021**
MOTION: That the Minutes of the March 26, 2021

Special General Meeting be approved as presented. Amended by change to Page 12 of the 2021 Financials

Moved by: W303 Seconded by: ?308

Amendments/Changes: None

For: 69 Against: 0 Abstain: 0

Results: Carried

8. Report from Council

- a. Report on complaints reported to the Strata Board in the past year.
- b. Amenities Building and Pools: repairs, updates, and planned engineering study.
- c. Village bylaws regarding Short Term Rentals

9. Report from Maintenance and Landscaping

- a. Pool - Colin reported
- b. Garth L. P106 suggested Maintenance committee should wear safety vests for identification while doing inspections.

10. Financial Report

- a. **Acceptance of Audited Financial Statement as of January 31, 2022**

MOTION: That the audited financial statements as of January 31, 2022 be approved as presented.

Moved by: W203 Seconded by: B202

Amendments/Changes: None

For: 69 Against: 0 Abstain: 0

Results: Carried

- b. **Motion to approve 2021/2022 Expenditures from Contingency Reserve Fund**

MOTION: That the 2021/2022 Expenditures from Contingency Reserve Fund in the amount of \$76,007 be approved as presented in Statement of Contingency Reserve Fund as per section 96 of the Strata Property Act.

Moved by: P106 Seconded by: P305

Amendments/Changes: None

For: 69 Against: 0 Abstain: 0

Results: Carried

- c. **Motion to ask the upcoming Board to appoint the Auditors for fiscal year 2022/2023**

MOTION: That the upcoming Board of Directors appoint the auditors for the preparation of the FY 2022-23 Financial Statements.

Moved by: W110 Seconded by: P108

Amendments/Changes: None

For: 69 Against: 0 Abstain: 0

Results: Carried

d. **Approval of Contingency Reserve Fund allocation for fiscal year 2022-2023**

MOTION: As per Section 96 of the Strata Property Act, to approve expenditures of up to \$187,990 out of the Contingency Reserve Fund related to expenditures established by the Board and the Maintenance Committee for FY2022-2023.

Moved by: W303 Seconded by: P106

Amendments/Changes: None

For: 69 Against: 0 Abstain: 0

Results: Carried

11. 2022-2023 Budget

a. **Acceptance of Draft Budget for 2022-2023**

MOTION: That the 2022/2023 budget increase be approved in accordance with Section 103 & 105 of the Act.

Moved by: W203 Seconded by: W215

Amendments/Changes: None

For: 66 Against: 3 Abstain: 0

Results: Carried

b. **Acceptance of Strata Fees for 2022-2023**

MOTION: Motion to approve the changes to Strata Fees to align with Section 99 of the strata act and the unit entitlements registered with the land titles, Strata NES2402 Bylaw 31 (Operating expenses for types of strata lots) - Division 8.

Moved by: B202 Seconded by: W203

Amendments/Changes: None

For: 65 Against: 4 Abstain: 0

Results: Carried

12. Report on Insurance

Insurance certificates and package was sent with the AGM package

13. New Business

a. **Motion to approve the Bylaws as reviewed and amended by the Lawyers of Strata Plan NES2402**

MOTION: Motion to approve the Bylaws as reviewed and amended by the Lawyers

Moved by: P305 Seconded by: B101

Amendments/Changes: None

For: 69 Against: 0 Abstain: 0

Results: Carried

b. Motion to approve the Rules of Conduct of Strata Plan NES2402

MOTION: Motion to approve the Rules of Conduct

Moved by: P312 Seconded by: W110

Amendments/Changes: None

For: 69 Against: 0 Abstain: 0

Results: Carried

14. Election from the floor to elect an individual to chair the items 15 and 16 of this agenda.

Notice was sent to Owners asking for Board nominations prior to the notice sent March 6, 2022

15. Establish number of directors for fiscal 2020-2021

MOTION: The number of Directors for 2022/2023 should be (7)

Moved by: W215 Seconded by: W203

Amendments/Changes: None

For: 69 Against: 0 Abstain: 0

Results: Carried

16. Election of Strata Board Directors – 2022-2023

All Seven names were presented and elected without contest

David Bailey

Darwin Baker

Wayne Loustel

Linda Nickerson

John Boone

Kevin Garland

Michael Preudhomme

17. Adjournment Motion

Motion: To Adjourn the 2022/2023 AGM

Moved by: B209 Second: P301

Amendments/Changes: None

For: 69 Against: 0 Abstain: 0

Results: Carried

Meeting adjourned at 12:05 PM

Next Board:

- Electricity usage and ways to reduce usage
- Options for indoor hot tub