



Strata NES2402 Corp

Meeting Minutes of the 21th AGM Fiscal Year 2023-2024

Saturday March 25, 2023 9:30 am

Location: Live at The Peaks Amenities Building and Virtual - Zoom Conference Call

DRAFT

1. Call to Order: 9:45 AM

2. Call the Roll, Verify Proxies and Confirm Voting Method

38 owners registered, and 18 proxies confirmed.

Voting on meeting items is completed by a live show of hands and via Zoom polling.

3. Quorum: Quorum is established with 56 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 2, 2023.

5. Approval of Agenda

MOTION: That the agenda be approved as presented.

Moved by: W204 Seconded by: W303

Amendments/Changes:

For: 55 Against: 0 Abstain: 1

Results: Carried

6. Election of 2 scrutineers

MOTION: Approve scrutineers Mike Peacock W303 and Sandra Tubman W204

Moved by: W313 Seconded by: B111

Amendments/Changes:

For: 56 Against: Abstain: 0

Results: Carried

7. Approval of Minutes of Previous Annual Meeting -March 26, 2022

Motion: That the minutes of the March 26, 2022 Annual General meeting be approved as presented.

Moved by: P210 Seconded by: W110

Amendments/Changes:

For: 55 Against: 0 Abstain: 1

Results: Carried

8. Report from Council

a. Bylaw Infractions

Notes:

b. Building and Pool:repairs and updates

Notes:

c. Short term rental

Notes:

9. Report from Maintenance

Colin to report - see attached Power Point presented by Colin McGovern

- PDF Maintenance Presentation 2023 AGM

10. Financial Report

a. Acceptance of Audited Financial Statement as of January 31, 2023

MOTION: That the audited financial statements as of January 31, 2023 be approved as presented.

Moved by: W310 Seconded by: B111

Amendments/Changes:

For: 56 Against: 0 Abstain: 0

Results: Carried

b. Approval 2022-2023 expenditures from the Contingency Reserve Fund

MOTION: As per Section 96 of the Strata Property Act, to approve expenditures of up to \$159,089.00 out of the Contingency Reserve Fund related to expenditures established by the Board and the Maintenance Committee for FY2022-2023.

Moved by: B101 Seconded by: W303

Amendments/Changes: None

For: 56 Against: 0 Abstain: 0

Results: Carried

c. Motion to ask the upcoming Board to appoint the Auditors for fiscal year 2023/2024

MOTION: That the upcoming Board of Directors appoint the auditors for the preparation of the FY 2023-24 Financial Statements.

Moved by: B309 Seconded by: W204

Amendments/Changes:

For: 54 Against: 1 Abstain: 1

Results: Carried

d. Approval of Contingency Reserve Fund allocation for fiscal year 2023-2024

MOTION: As per Section 96 of the Strata Property Act, to approve expenditures of up to \$152,800.00 out of the Contingency Reserve Fund related to expenditures established by the Board and the Maintenance Committee for FY2023-2024.

Moved by: P213 Seconded by: P309

Amendments/Changes: None

For: 56 Against: 0 Abstain: 0

Results: Carried

11. 2023-2024 Budget

a. Acceptance of Draft Budget for 2023-2024

MOTION: That the 2023/2024 budget be approved in accordance with Section 103 & 105 of the Act.

Moved by: B101 Seconded by: B111

Amendments/Changes:

For: 55 Against: 0 Abstain: 0 *1 Online Owner left meeting

Results: Carried

b. Acceptance of Strata Fees for 2023-2024

MOTION: Motion to approve the Strata Fees for 2023/2024 as presented .

Moved by: P210 Seconded by: B310

Amendments/Changes:

For: 55 Against: 0 Abstain: 0 *1 Online Owner left meeting

Results: Carried

12. Report on Insurance

Insurance certificates and package was sent with the AGM package

13. New Business

a. Motion to approve the change in Bylaws for the Strata Plan NES2402

MOTION: Motion to approve the addition of the following by-laws.

i) STR maximum capacity policy of 2 adults per legal bedroom plus children

ii) Including the Village's STR policy of requiring 1 dedicated parking spot per 2 legal bedrooms and access to the required spot(s) Amendments/Changes:

Moved by: W204 Seconded by: W303

For: 51 Against: 3 Abstain: 2 *1 Online Owner returned to meeting
Results: Carried

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

MOTION: Motion to approve the amended Rules of Conduct with addition of rule below.

Amendment to presented Rules of Conduct of Strata Plan NES2402 as presented in the AGM package

12. Use of water guns, metal toys, water balloons, large inflatables and loungers are not permitted in the amenities building, pool, hot tubs and anywhere within the fenced area.

Changed to:

12. Use of water guns, metal toys, water balloons, large inflatable toys and loungers are not permitted in the amenities building, pool, hot tubs and anywhere within the fenced area.

- See attached for full Rules of Conduct of Strata Plan NES2402

Moved by: Seconded by:

Amendments/Changes:

For: 56 Against: 0 Abstain: 0 *1 Online Owner returned to meeting
Results:

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 10 2023

15. Establish number of directors for fiscal 2023-2024

MOTION: The number of Directors for 2023/2024 should be (7)

Moved by: B216 Seconded by: B101

Amendments/Changes: None

For: 55 Against: 0 Abstain: 0 *1 Online Owner left meeting

Results: Carried

16. Election of Strata Board Directors – 2023-2024

All Seven names were presented and elected without contest

1. Darwin Baker
2. Michael Preudhomme
3. Wayne Loustel
4. Linda Nickerson
5. John Boone
6. Sean Harris
7. Stephanie La-Coppola

Moved by: W313 Seconded by: W303

Amendments/Changes: None

For: 54 Against: 0 Abstain: 1

17. Adjournment Motion

Motion: To Adjourn the 2023/2024 AGM

Moved by: W204 Second: P210

Amendments/Changes: None

For: 55 Against: 0 Abstain: 0

Results: Carried

Meeting adjourned at 11:36 PM

Next Board:

- Management fees to be reviewed by Board for next year
- Rule/Bylaw for patio door and windows open
- Electricity usage in parkade (electric cars)
- Scope of work for management team (duties, responsibilities)