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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 le traduzca	알려드립니다 이것을 번역해 주십시오
CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ	सुबुधी नाठवली विरुध वरवे विजे वेळें तिम रा एसेंस वरदार

MEMORANDUM

TO: The Owners, Strata Plan EPS3084

DATE: June 05, 2023

FROM: Miroslav Babjarcik, Strata Manager

RE: ANNUAL GENERAL MEETING MINUTES

Attached are the minutes of the Annual General Meeting held on May 31, 2023. Please read and retain them for future reference.

STRATA FEES:

Please note Strata fees have increased retroactive with a catch-up schedule. P. 18 – 20

BYLAWS/RULES:

NEW BYLAW WAS PASSED. Please access **FSRConnect™** Association Documents for the current Bylaws/Rules.

NEW COUNCIL:

- *Bethany Brown*
- *Rick Chou*
- *Daniel Baranowski*
- *Katherine Peterson*
- *Aria Yousefi*
- *Bernice Kovacic*
- *Emily Kerr*

FSRConnect™ REGISTRATION

Sign up for the Resident Portal today to get access to the latest essential documents and information for your community. To register please visit here: <https://portal.connectresident.com/#/registration> and click on the 'Create Account' button. Having trouble? For assistance call our Care Center which is open 24/7 365 days a year with translation services available in 31 different languages. The Care Centre team can be reached at 833-710-6869.

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Enclosure

MB/jo

**MINUTES
ANNUAL GENERAL MEETING
THE OWNERS STRATA PLAN EPS3084
SEQUEL 138**

***Held on Wednesday, May 31, 2023
Meeting was held electronically***

Following registration that started at 5:30 p.m., certification of proxies and issuance of voting was completed.

QUORUM STATUS REPORT

Subject to the Bylaws, a quorum for a general meeting is eligible voters holding 1/3 of the Strata Corporation's votes, present in person or by proxy. As the Strata Corporation currently consists of 127.1 eligible votes, 42.4 eligible votes represent quorum in this instance. At the commencement of the meeting there were 33.1 eligible votes represented in person and 45.6 represented by proxy, for a total of 78.7 votes represented. The quorum requirements had been achieved and the meeting proceeded.

CALL TO ORDER & ELECTION OF CHAIRPERSON

The meeting was called to order at 6:07 p.m. by Council President, Bethany Brown, who acted as Chairperson in accordance with the Strata Plan Bylaws.

FirstService Residential BC Ltd. was represented by Miroslav Babjarcik who assisted with facilitating the Meeting electronically.

APPROVAL OF RULES OF PROCEDURE

Following the review of the procedure and rules of the meeting. It was moved and seconded to approve the Rules of the meeting.

73.3 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

PROOF OF NOTICE

It was noted that the Notice of Meeting, dated May 4, 2023, complied with the notice requirements of the *Strata Property Act* and that the most recently approved financial statements had been received.

APPROVAL OF AGENDA

It was moved and seconded to approve the Agenda as distributed with the Notice of Meeting.

73.3 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

APPROVAL OF GENERAL MEETING MINUTES

It was moved and seconded to approve the Minutes of the Special General Meeting held December, 14, 2022, as previously circulated.

69.3 IN FAVOUR, 0 OPPOSED, 2 ABSTAINED. **CARRIED.**

REPORT ON INSURANCE

This important Report on Insurance was discussed in detail with Owners and Strata Council. The Strata Manager on behalf of the Chairperson took the opportunity to advise those in attendance of the following information regarding strata lot ownership and other matters concerning the Strata Corporation, including the Strata's annual insurance renewal.

Strata Corporation Insurance and Coverages

The Strata Corporation's policy is designed to cover loss arising from fortuitous causes, subject to exclusions stated in the policy wordings, and the applicable deductible in the event of a claim. Please refer to the Insurance Summary included with your Notice of Meeting which outlines the Strata's insurance coverage's, applicable limits and deductibles.

Section 149 of the *Strata Property Act* requires the Strata Corporation to obtain and maintain property insurance on common property, common assets, buildings shown on the Strata Plan and fixtures built or installed by the owner developer as part of the original construction on the Strata lot. The property insurance must be on the basis of full replacement value and insure against all **major perils**, such as fire and water escape, as set out in the regulations of the Act, as well as any other perils specified in the bylaws. Your Strata Corporation's insurance policy is currently held with BFL Canada and is insured for a replacement value of \$24,417,000.00 based on information contained in the insurance appraisal performed by Normac.

Section 150 of the *Strata Property Act* requires the Strata Corporation to also obtain and maintain liability insurance to insure the strata corporation against liability for property damage and bodily injury.

Although optional under Section 151 of the *Strata Property Act*, all Strata Corporations managed by FirstService Residential BC Ltd. have errors and omissions insurance for council members against their liability and expenses for errors and omissions made in the exercise of their powers and performance of their duties as council members.

Please note the Strata Corporation's policy does NOT provide coverage for loss or damage to:

- Strata lot Owner's betterments and/or improvements to the strata lot
- Strata lot Owner's and/or Tenant's personal property
- Strata lot Owner's rental income loss (if applicable)

Note: While most Strata Insurance policies include Additional Living Expense coverage, this coverage is designed to help with unit owner's costs when they are displaced after a claim. The Strata's coverage is secondary and will be drawn upon after the unit owner's coverage is exhausted.

Insurance Coverage Recommendations

The Strata Manager on behalf of the Chairperson reminded all in attendance that it is strongly encouraged to obtain their own insurance coverage. While Owners should contact their personal broker, the following coverages are recommended as a guideline:

- **Personal property** such as furniture, jewellery and other belongings in the Strata lot or designated storage space.
- **Additional Living Expenses** incurred as a result of the insured premises being uninhabitable as a direct result of an insured loss or damage.
- Strata lot **Betterments and Improvements** completed at a Strata lot Owner's expense, such as upgraded flooring, fixtures etc.
- Owners should have coverage for any **Strata Deductible Assessments** in the event the Strata Corporation tries to recover the deductible portion of an insurance claim from an owner that is responsible for the loss or damage that gave rise to the claim. Please have your insurance broker review the current strata corporation bylaws.
- **Special Assessments** coverage which provides protection for the owner's share of levies for damage to the common property that may be charged back to the Owner for a variety of reasons. For example, all Owners should ensure they are covered for their portion of the Strata's **earthquake deductible**, which would be calculated based on a percentage of the replacement value and then split amongst Owner's by unit entitlement.
- **Personal Liability** protects for legal responsibility to others for claims arising from bodily injury, property damage and more.
- If the Strata Lot is rented, **Loss of Rental Income** incurred by a Strata lot Owner as a result of the insured premises being uninhabitable by the tenant as a result of an insured loss or damage.

Note: In a rental situation, there are three separate parties; therefore, there should be three separate insurance policies: Strata Corporation policy, Owner's policy and the Tenant's policy. The non-resident Owner should make sure their tenant clearly understands what is not covered under the Strata Corporation's policy (i.e. – personal contents).

A copy of the Strata Corporation's most recent insurance summary, policy and property appraisal can be found on FSRConnect™. <https://portal.connectresident.com/#/registration>

SIMPLE TIPS TO SAFEGUARD YOUR INVESTMENT

DOs inside your home:

- Know the location of the water line shut off valves for emergency shut off use.
- Check and replace hoses as required – washing machine, dishwasher, etc. Have a plumber make sure the check valves are working properly.

- Check the condition of the seals around your bathtub, toilet, faucet and shower heads; repair or replace caulking when necessary.
- When you leave on vacation, think about shutting off the water supply.
- Install a 4-inch lip sheet metal drain pan connecting to a floor drain underneath all in suite washer appliances.

DON'Ts inside your home:

- Do NOT hang clothes on sprinkler heads.
- Do NOT store contents and storage boxes within 24 inches of the ceiling or wall mounted sprinkler heads.
- Do NOT flush “stuff” in the toilets i.e., kitty litter, feminine products, etc.
- Do NOT leave your washing machine or dishwasher running in your absence.
- Do NOT use nails longer than 3/4 inches as it poses puncturing problems for hidden pipes. If you are using nails or drilling, be cautious of the piping inside the wall.

**CONSIDERATION OF MAJORITY VOTE RESOLUTION “A”
PROPOSED BUDGET**

Owners were referred to the proposed 2023/2024 Operating Budget, the schedule of strata fees and the accompanying notes explaining how the figures were prepared.

It was moved and seconded to bring the proposed operating budget(s) to the floor for discussion.

WHEREAS The Owners, Strata Plan EPS3084 have reviewed the proposed 2023/2024 Operating Budget

BE IT RESOLVED by a Majority Vote Resolution of The Owners, Strata Plan EPS3084, in person or by proxy at this General Meeting, approve the proposed 2023/2024 Operating Budget.

END OF RESOLUTION

After some discussion, the vote was called. The results were as follows:

67.5 IN FAVOUR, 5.8 OPPOSED, 2.0 ABSTAINED. **CARRIED.**

Please note Strata fees have increased retroactive with a catch-up schedule.

PAYMENT OPTIONS (MONTHLY STRATA FEES ONLY):

1. **Electronic Payment Portal (ClickPay):** Pay fees online through our partner, ClickPay. To register, simply go to our “make a payment” page on our website (<https://www.fsresidential.com/british-columbia/>) or on your Connect™ community homepage.

Connect™ “Make a Payment” Page:



2. **Owners Who Pay By Online Banking:** Owners will have to re-submit the strata fee amount for future months, as well as any retroactive payment if necessary, as per the attached fee schedule. Ensure to select “FirstService Residential BC (Strata)” when remitting payment.

NOTE: You will need your account number when submitting a payment via online banking. Your account number can be found in your Connect™ community portal account page.

3. **Owners Who Pay By Post-Dated Cheques:** Please send in 12 post-dated cheques payable to Strata Plan EPS3084, as well as any retroactive payment if necessary, as per the attached fee schedule.

If you have any questions regarding your account, please contact the Accounts Receivable Department at ar.bc@fsresidential.com.

CONSIDERATION OF 3/4 VOTE RESOLUTION "B" WAIVER OF DEPRECIATION REPORT (OR WAIVING UPDATE)

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution “B” reads as follows:

PREAMBLE Strata Council would like to ask the Ownership to vote in favour of waiving the requirement to obtain the depreciation report this year, due to other more pressing expenses, the depreciation report will be considered at the next AGM.

WHEREAS The Owners, Strata Plan EPS3084, wish eventually to obtain a Depreciation Report in accordance with Section 94 of the *Strata Property Act* [SBC 1998] and feel it would be most beneficial to defer commencement of the Depreciation Report for the time being;

BE IT RESOLVED by a 3/4 Vote Resolution of The Owners, Strata Plan EPS3084, in person or by proxy at this General Meeting that in accordance with Section 94(3) (a) of the *Strata Property Act* [SBC 1998] the requirement to obtain a Depreciation Report is hereby waived until the next Annual General Meeting.

END OF RESOLUTION

After some discussion, the vote was called. The results were as follows:

74.3 IN FAVOUR, 6 OPPOSED, 0 ABSTAINED. **CARRIED.**

**CONSIDERATION OF MAJORITY VOTE RESOLUTION "C"
DEPRECIATION REPORT (OR UPDATE)**

Resolution "C" was not voted as Resolution "B" has passed.

**CONSIDERATION OF 3/4 VOTE RESOLUTION "D"
APPROVAL OF SIGNIFICANT CHANGE IN THE APPEARANCE OF COMMON PROPERTY
– LOADING BAY GATE**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "D" reads as follows:

PREAMBLE As you are aware, our loading bay gate has been completely broken and requires replacement. The options for replacement (outlined below in detail) require a 3/4 vote from owners, and thus we must hold an SGM before we can move forward with the repair plan. Replacing the gate with the same construction will cost over \$100,000.00 and is not recommended by the Strata Council as the metal grate design is easy to penetrate by motivated individuals. This design poses a serious security risk even after our previous building manager fortified it with steel bars.

Instead, the Council would like to propose we change the current design from one large metal grate door, to two paneled doors. This change will cost less than half of the price to install, it will be cheaper to repair if needed in the future, and it will be far more secure. The paneled two door design is considered a major change to the building, and so we have prepared a Significant Change Resolution for this vote (attached). Please see pricing details below.

WHEREAS

- (A) The exterior facing gate of loading bay currently consists of a single gate;
- (B) The owners would like to change the single gate configuration to a double gate configuration, which change will also require the installation of a pillar to separate the two gates (the double gate configuration and pillar installation being collectively the "**Replacement Loading Bay Gate**"); and
- (C) The Replacement Loading Bay Gate is a significant change in the appearance of common property.

BE IT RESOLVED, by a 3/4 Vote of The Owners, Strata Plan EPS3084 pursuant to section 71 of the Act, that the significant change in the appearance of common property consisting of the Replacement of Loading Bay Gate be approved.

END OF RESOLUTION

After some discussion, the vote was called. The results were as follows:

78.3 IN FAVOUR, 2 OPPOSED, 0 ABSTAINED. **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "E"
LOADING BAY GATE REPLACEMENT (TWO GATES)
(SPECIAL EXPENDITURE FUNDED BY CONTINGENCY RESERVE FUND)**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "E" reads as follows:

PREAMBLE: The loading bay gate has been completely broken and requires replacement. There are two options for replacement, and both require a 3/4 Vote from Ownership, before the Strata Corporation can proceed. Replacing the loading bay gate with the same construction like would cost over \$100,000.00 and is not recommended by the Strata Council due to high cost.

Instead, the Council would like to propose the change from current design of one (1) large metal grate door to two (2) paneled doors. This change would cost less than half of the price to install, it will be cheaper to repair if needed in the future, and it will be far more secure.

WHEREAS The Owners, Strata Plan EPS3084, Sequel 138, wish to pay for the loading bay replacement with two gates;

BE IT RESOLVED by a 3/4 Vote resolution of The Owners, Strata Plan EPS3084, in person or by proxy at this General Meeting that a sum of money not exceeding \$46,809.00 be spent for the purpose of replacing the loading bay gates with two gates separated with the pillar, such expenditure to be charged against the Contingency Reserve Fund.

END OF RESOLUTION

After some discussion, the vote was called. The results were as follows:

78.3 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "F"
LOADING BAY GATE REPLACEMENT (SINGLE GATE)
(SPECIAL EXPENDITURE FUNDED BY BLENDED FUNDING FROM CONTINGENCY
RESERVE FUND AND SPECIAL LEVY)**

Resolution "F" was not voted as Resolution "E" has passed.

**CONSIDERATION OF 3/4 VOTE RESOLUTION "G"
OF THE OWNERS OF THE RESIDENTIAL STRATA LOTS OF
THE OWNERS, STRATA PLAN EPS3084
TO AMEND INSURANCE AND RESPONSIBILITY BYLAWS
(SECTION 128(1)(C) OF THE STRATA PROPERTY ACT)
(NOTE: THE AMENDMENTS CONTAINED IN THIS RESOLUTION WILL ONLY PASS IF THE
3/4 VOTE RESOLUTIONS
OF THE RESIDENTIAL OWNERS AND THE COMMERCIAL OWNERS**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "G" reads as follows:

PREAMBLE The current Strata Corporation's bylaws do not outline specific insurance responsibilities and chargeback recovery. In order to keep up with the legislative changes, the Strata Council proposes to adopt the following bylaws to be able to adequately recover costs to damages that are deemed Owner's responsibility and to outline the insurance responsibility of Owners and their property insurance.

BE IT RESOLVED by a 3/4 Vote of Owners of the residential strata lots of The Owners, Strata Plan EPS3084 (the "**Strata Corporation**") pursuant to section 128(1)(c) of the *Strata Property Act* that the Strata Corporation's bylaws be amended as follows:

- (a) the following be added as bylaw 27A. (to follow bylaw 27)

Bylaw and rule enforcement costs

27A.1 Except where specifically stated to be otherwise in these bylaws, any costs, including, not exhaustively, legal costs on a full indemnity basis, incurred by the strata corporation in enforcing the bylaws or rules of the strata corporation will be the responsibility of and will be recoverable from the person who may be fined for the contravention of a bylaw or rule under section 130 of the Act.

AND

- (b) bylaw 39 be deleted and replaced with the following:

Insurance and Responsibility

39.1 For the purposes of these bylaws, "**strata insurance**" means the insurance coverage obtained and maintained by the strata corporation pursuant to the Act and these bylaws.

39.2 An owner, tenant or occupant is responsible for obtaining insurance coverage to cover risks that are not covered by the strata insurance. Without limiting the foregoing, an owner is responsible for obtaining insurance coverage to pay any deductibles payable under the strata insurance for which the owner is responsible.

39.3 If an owner is responsible for any loss or damage to a strata lot, common property, limited common property, or common assets, that owner must indemnify and save harmless the strata corporation from the expense of any maintenance, repair or replacement rendered necessary to the strata lot, common property, limited common property or common assets but only to the extent that such expense is not reimbursed from the proceeds received by operation of any strata insurance policy.

39.4 For clarity and without limiting the meaning of the word "responsible", an owner is deemed to be responsible, under bylaw 39.3, where any of the following applies:

- (a) the owner is responsible for any loss or damage to the common property, limited common property, common assets or to any strata lot, and/ or personal injury or death, as the word "**responsible**" has been interpreted in the courts or a tribunal in connection with section 158(2) of the Act; or
- (b) any loss or damage to the common property, limited common property, common assets or to any strata lot, and/ or personal injury or death, where the cause of such loss or damage is the result of anything done by the owner, and/or owner's tenants, occupants, and visitors (including family members, employees, agents, contractors, guests or invitees) or arises from anything brought on to or left in or on common property by owner, and/or by any of the owner's tenants, occupants,

and visitors (including family members, employees, agents, contractors, guests or invitees); or

- (c) any loss or damage to the common property, limited common property, common assets or to any strata lot, and/ or personal injury or death, where the cause of such loss or damage is the result of anything act, omission, negligence or carelessness of the owner, and/or owner's tenants, occupants, and visitors (including family members, employees, agents, contractors, guests or invitees); or
- (d) any loss or damage caused to the common property, limited common property, common assets or to any strata lot, and/or personal injury or death, where the cause of such loss or damage originated within the owner's strata lot or limited common property designated for the exclusive use of such owner's strata lot, including, but not limited to, anything arising from any of the following:
 - (i) dishwasher;
 - (ii) refrigerator with ice/water dispensing capabilities;
 - (iii) garburator;
 - (iv) washing machine;
 - (v) toilets, sinks, bathtubs;
 - (vi) dedicated plumbing related pipes and fixtures, that solely service a strata lot and do not form part of the common property;
 - (vii) fireplaces;
 - (viii) exhaust fans and humidifiers/dehumidifiers;
 - (ix) anything introduced into the strata lot by a resident or visitor;
 - (x) any alterations, additions or repairs to the strata lot, the limited common property or the common property made by or on behalf of a current or past resident of the strata lot;
 - (xi) any pets residing in or visiting at the owner's strata lot;
 - (xii) any person residing in or visiting at the owner's strata lot; or
 - (xiii) barbecues or smokers.

39.5 For the purposes of these bylaws, an expense not covered by the strata-related policy proceeds received by the strata corporation or a separate section includes:

- (a) the costs of investigating the cause of any loss or damage, where the owner is responsible;
- (b) the costs of repairing the cause of any loss or damage, where the owner is responsible;
- (c) legal costs, on a full indemnity basis, incurred in relation to defending any claim against the strata corporation or a separate section, and/or prosecuting any claim made against the owner;
- (d) any insurance deductible paid or payable by the strata corporation; and
- (e) the costs to repair the loss or damage, where no strata-related policy insurance operates or where the strata council or the applicable separate section executive decides not to make a claim on any strata-related policy because no

strata-related policy would operate or because making a claim is not in the best interests of the strata corporation or the separate section, as determined by as applicable, the strata council or the separate section executive, acting reasonably. Where an insurance claim is not made because it would not be in the best interests of, as applicable, the strata corporation or the separate section, the owner's liability under this bylaw 39.5(e) is limited to an amount equal to the insurance deductible that would have been paid or payable by the strata corporation or the separate section had an insurance claim been made and accepted by the insurer.

An expense not covered by the strata-related policy proceeds received by, as applicable, the strata corporation or the separate section will be charged to the owner. For certainty, nothing in this bylaw 36 requires the strata corporation or a separate section to make a claim on any strata-related policy in order to charge an amount to the owner in accordance with bylaws 39.3, 39.4, and/or 39.5.

By adding Bylaw #27A and replacing Bylaw #39, all Bylaws are hereby re-numbered sequentially.

END OF RESOLUTION

After some discussion, the vote was called. The results were as follows:

15 IN FAVOUR, 43 OPPOSED, 3 ABSTAINED. **DEFEATED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "H"
OF THE OWNERS OF THE NON-RESIDENTIAL STRATA LOTS OF
THE OWNERS, STRATA PLAN EPS3084
TO AMEND INSURANCE AND RESPONSIBILITY BYLAWS
(SECTION 128(1)(C) OF THE *STRATA PROPERTY ACT*)
(NOTE: THE AMENDMENTS CONTAINED IN THIS RESOLUTION WILL ONLY PASS IF THE
3/4 VOTE RESOLUTIONS
OF THE RESIDENTIAL OWNERS AND THE COMMERCIAL OWNERS)**

Resolution "H" was not voted as Resolution "G" was defeated.

**CONSIDERATION OF 3/4 VOTE RESOLUTION "I"
OF THE OWNERS OF THE RESIDENTIAL STRATA LOTS OF
THE OWNERS, STRATA PLAN EPS3084
TO ADOPT BYLAW 4.6
(SECTION 128(1)(C) OF THE *STRATA PROPERTY ACT*)
(NOTE: THE AMENDMENTS CONTAINED IN THIS RESOLUTION WILL ONLY PASS IF THE
3/4 VOTE RESOLUTIONS
OF THE RESIDENTIAL OWNERS AND THE COMMERCIAL OWNERS)**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "I" reads as follows:

BE IT RESOLVED by a 3/4 Vote of Owners of The Residential Strata Lots of The Owners, Strata Plan EPS3084 (the "**Strata Corporation**") pursuant to section 128(1)(c) of the *Strata Property Act* that the Strata Corporation's bylaws by adopting the following as Bylaw 4.6:

4.6 *A resident or visitor must not use profane, abusive, racist or threatening language or engage in abusive, racist, or threatening behaviour while in a strata lot or on common property (including limited common property) or common assets of the strata corporation that is directed towards any of the following:*

- (a) *a resident or visitor of another strata lot;*
- (b) *a strata council member;*
- (c) *an employee or agent of the strata corporation, which includes, but is not limited to the strata corporation's property manager, caretaker, janitor, concierge, and building manager;*
- (iv) *a contractor retained by the strata corporation.*

Without limiting the generality of the foregoing, a resident or visitor must not use or engage in comments that are abusive, harassing or threatening directed towards any of the following persons set out above regarding that person's gender identity or expression.

By adding Bylaw #4.6, all Bylaws are hereby re-numbered sequentially.

END OF RESOLUTION

After some discussion, the vote was called. The results were as follows:

51 IN FAVOUR, 10 OPPOSED, 3 ABSTAINED. **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "J"
OF THE OWNERS OF THE NON-RESIDENTIAL STRATA LOTS OF
THE OWNERS, STRATA PLAN EPS3084
TO ADOPT BYLAW 4.6
(SECTION 128(1)(C) OF THE STRATA PROPERTY ACT)
(NOTE: THE AMENDMENTS CONTAINED IN THIS RESOLUTION WILL ONLY PASS IF THE
3/4 VOTE RESOLUTIONS
OF THE RESIDENTIAL OWNERS AND THE COMMERCIAL OWNERS)**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "J" reads as follows:

BE IT RESOLVED by a 3/4 Vote of Owners of the non-residential Strata Lots of The Owners, Strata Plan EPS3084 (the "**Strata Corporation**") pursuant to section 128(1)(c) of the *Strata Property Act* that the Strata Corporation's bylaws by adopting the following as bylaw 4.6:

4.6 *A resident or visitor must not use profane, abusive, racist or threatening language or engage in abusive, racist, or threatening behaviour while in a strata lot or on common property (including limited common property) or common assets of the strata corporation that is directed towards any of the following:*

- (a) *a resident or visitor of another strata lot;*
- (b) *a strata council member;*

- (c) *an employee or agent of the strata corporation, which includes, but is not limited to the strata corporation's property manager, caretaker, janitor, concierge, and building manager;*
- (iv) *a contractor retained by the strata corporation.*

Without limiting the generality of the foregoing, a resident or visitor must not use or engage in comments that are abusive, harassing or threatening directed towards any of the following persons set out above regarding that person's gender identity or expression.

By adding Bylaw #4.6, all Bylaws are hereby re-numbered sequentially.

END OF RESOLUTION

After some discussion, the vote was called. The results were as follows:

8.1 IN FAVOUR, 0 OPPOSED, 2.54 ABSTAINED. **CARRIED.**

CONSIDERATION OF MAJORITY VOTE RESOLUTION "K" OF THE OWNERS, STRATA PLAN EPS 3084 TO CANCEL RESOLUTION REGARDING BUILDING MANAGER TERMINATION

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "K" reads as follows:

WHEREAS at the Special General Meeting held on August 26, 2022, the owners approved the following resolution:

MAJORITY VOTE RESOLUTION "1" APPROVAL OF OWNERS TO TERMINATE BUILDING MANAGER

WHEREAS the Strata Council of EPS3084 recently voted to terminate the current Building Manager contract and replace it with one that cost more and included less available service hours without disclosing this fact at the AGM or distributing any minutes that described this, as required by the Strata Property Act.

AND WHEREAS the Building Manager position at Sequel was created five years ago to ease the workload of the Strata Manager and provide services to Owners outside of the 8:00 am – 4:00 pm weekdays only restriction of the Strata Management company. Most apartment buildings and Strata properties to consider their Building Manager an employee and provide typical benefits like sick days, paid vacation, medical/dental coverage, time off, overtime pay, and EI. At Sequel this position is considered an independent contractor so no benefits are afforded and the position comes with no job safety net in the event of termination, like eligibility for EI. And;

AND WHEREAS the threshold to remove a Strata Management company is a 3/4 Vote by eligible voters at an AGM or SGM, and to remove a Council member is a 2/3 Vote also at an AGM or SGM. By contrast the Building Manager contract can be terminated by only 2 votes at a Council meeting.

AND WHEREAS Owners must approve significant changes in service related to the building.

BE IT RESOLVED that with respect to the Building Manager position: a proposed change in service providers, or significant increase in price / reduction of service, must first be approved by a Majority Vote (50%+1) at a general meeting of the Owners.

BE IT RESOLVED that the building manager position be considered one of an employee and not a contractor, and that the position be severed from the duties of a building cleaner so the roles are distinct and termination of one role does not mean termination of the other.

END OF RESOLUTION

(the “Building Manager Termination Resolution”),

AND WHEREAS the Owners would like to cancel the Building Manager Termination Resolution;

BE IT RESOLVED by a majority vote of The Owners, Strata Plan EPS3084 that the Building Manager Termination Resolution be cancelled.

END OF RESOLUTION

After some discussion, the vote was called. The results were as follows:

65.4 IN FAVOUR, 12.59 OPPOSED, 0 ABSTAINED. **CARRIED.**

ELECTION OF COUNCIL

The Strata Manager on behalf of the Chairperson advised that under the Bylaws of the Strata Corporation the Council must consist of a minimum of 3 to a maximum of 7 members. Those persons elected to the Council at this meeting will hold office until the next Annual General Meeting.

The following persons agreed to stand for Council with thanks and appreciation from all Owners:

Bethany Brown
Rick Chou
Daniel Baranowski
Katherine Peterson
Katrina Zupcic
Selma Talby
Jayun McDowell
Aria Yousefi
Bernice Kovacic
Emily Kerr

All nominees were voted on individually. It was explained to ALL Owners prior to the voting that, only seven (7) nominees with the highest “**IN FAVOUR**” vote count will make it on Council. The votes were then taken with the following results:

Bethany Brown, 42.6 IN FAVOUR
Rick Chou, 57.6 IN FAVOUR
Daniel Baranowski, 57.6 IN FAVOUR
Katherine Peterson, 59.6 IN FAVOUR
Katrina Zupcic, 12 IN FAVOUR
Selma Talby, 18 IN FAVOUR
Jayun McDowell, 16.9 IN FAVOUR
Aria Yousefi, 36.6 IN FAVOUR
Bernice Kovacic, 58.6 IN FAVOUR
Emily Kerr, 35.6 IN FAVOUR

As a result, the following Owners will make up your EPS3084 Strata Council as declared elected:

Bethany Brown
Rick Chou
Daniel Baranowski
Katherine Peterson
Aria Yousefi
Bernice Kovacic
Emily Kerr

TERMINATION OF MEETING

There being no further business, it was moved to terminate the meeting at 8:18 p.m. **CARRIED.**

FirstService Residential BC Ltd.

M. Babjarcik

Miroslav Babjarcik
Strata Manager
Per the Owners
Strata Plan EPS3084

MB/jo

Email: info.bc@fsresidential.com
Customer Care Centre: 1.855.273.1967 (24 hours non-emergency)
604.683.8900 (24/7 emergencies)

www.fsresidential.com

Please keep a copy of these minutes for future reference, which will be required at the time of sale. A charge, as per the *Strata Property Act*, will be assessed for replacement copies.

FSRConnect™ REGISTRATION

Sign up for the Resident Portal today to get access to the latest essential documents and information for your community. To register please visit here: <https://portal.connectresident.com/#/registration> and click on the 'Create Account' button. Having trouble? For assistance call our Care Center which is open 24/7 365 days a year with translation services available in 31 different languages. The Care Centre team can be reached at 833-710-6869.

In our dedication to ever-greater operational excellence and best practices, FirstService Residential uses **FSRConnect™**, an integrated web-based solution created solely for the property management industry. This software incorporates scores of advanced features that streamline building level administration, operations and communications.

A website portal, extended from **FSRConnect™**, is provided to your Strata Corporation, **FREE OF CHARGE**. Residents have secured access to stay up to date with community news, events, their accounts, etc. The email distribution capabilities and housing of strata documents will save postage and copying costs for the building.

V3084 EPS3084 - Sequel 138
Approved Annual Budget
Apr 01, 2023 to Mar 31, 2024

<u>Account</u>	<u>Description</u>	<u>Approved</u> <u>2023/2024</u> <u>Budget</u> \$
	OPERATING FUND	
	ASSESSMENTS	
40000	Operating Fund Contribution	393,410
40030	Contingency Fund Contribution	39,341
TOTAL ASSESSMENTS		432,751
TOTAL REVENUE		432,751
	EXPENSES	
	ADMINISTRATIVE	
50840	Meeting Expenses Annual	2,000
52095	Photocopy & Postage	3,000
TOTAL ADMINISTRATIVE		5,000
	INSURANCE & TAXES	
53000	Insurance	81,200
TOTAL INSURANCE & TAXES		81,200
	PROFESSIONAL FEES	
55065	Accounting / Audit / Tax Filing	210
55235	Legal Fees	4,000
55570	Management Fees	33,500
TOTAL PROFESSIONAL FEES		37,710
	UTILITIES	
59000	Electricity	16,000
59300	Gas	600
59740	Garbage and Recycling	13,000
59800	Water Sewer	29,000
TOTAL UTILITIES		58,600

V3084 EPS3084 - Sequel 138
Approved Annual Budget
Apr 01, 2023 to Mar 31, 2024

<u>Account</u>	<u>Description</u>	<u>Approved 2023/2024 Budget</u> \$
	BUILDING & GROUNDS	
60220	Building Envelope	5,000
60535	Locks And Keys	3,000
61960	Landscaping Maintenance	1,500
63450	Window Cleaning	5,000
TOTAL BUILDING & GROUNDS		14,500
	MAINTENANCE & REPAIRS	
64115	Repair and Maintenance	80,000
64555	Enterphone	1,300
65900	Elevator Permit	300
65915	Elevator Maintenance	8,500
66530	Janitorial Services And Supplies	90,000
TOTAL REPAIR & MAINTENANCE		180,100
	SECURITY & MONITORING	
68030	Alarm Monitoring	1,300
68530	Fire System	15,000
TOTAL SECURITY & MONITORING		16,300
	OTHER EXPENSES	
76000	Contingency	39,341
TOTAL OTHER EXPENSE		39,341
TOTAL OPERATING EXPENSES		432,751
NET OPERATING INCOME/(LOSS)		-
	OPENING BALANCE	
30400	Operating Fund - Opening Balance	63,292
ENDING OPERATING FUND BALANCE		63,292

EPS 3084 - SEQUEL 138
Approved Strata Fee Schedule
Apr 01, 2023 to Mar 31, 2024

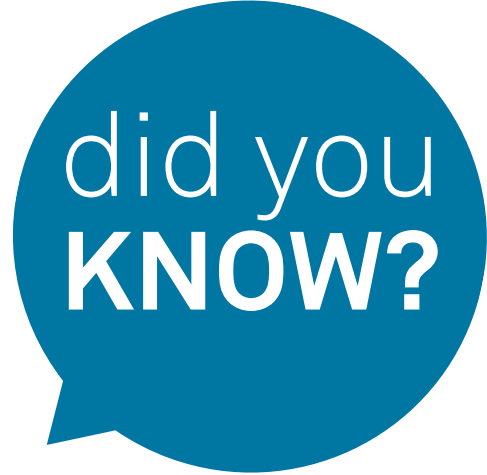
Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Fee Adjustment Apr/23-Jun/23 \$
1	201 - 138 East Hastings Street	63	372.95	37.30	410.25	391.35	56.70
2	202 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
3	203 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
4	204 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
5	205 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
6	206 - 138 East Hastings Street	40	236.79	23.68	260.47	248.48	35.97
7	207 - 138 East Hastings Street	40	236.79	23.68	260.47	248.48	35.97
8	208 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
9	209 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
10	210 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
11	211 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
12	212 - 138 East Hastings Street	45	266.39	26.64	293.03	279.54	40.47
13	213 - 138 East Hastings Street	45	266.39	26.64	293.03	279.54	40.47
14	214 - 138 East Hastings Street	42	248.63	24.86	273.50	260.90	37.80
15	215 - 138 East Hastings Street	42	248.63	24.86	273.50	260.90	37.80
16	216 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
17	217 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
18	218 - 138 East Hastings Street	42	248.63	24.86	273.50	260.90	37.80
19	219 - 138 East Hastings Street	42	248.63	24.86	273.50	260.90	37.80
20	220 - 138 East Hastings Street	43	254.55	25.46	280.01	267.11	38.70
21	301 - 138 East Hastings Street	63	372.95	37.30	410.25	391.35	56.70
22	302 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
23	303-320 138 East Hastings Street	749	4,433.97	443.40	4,877.37	4,652.72	673.95
24	401 - 138 East Hastings Street	63	372.95	37.30	410.25	391.35	56.70
25	402 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
26	403 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
27	404 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
28	405 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
29	406 - 138 East Hastings Street	40	236.79	23.68	260.47	248.48	35.97
30	407 - 138 East Hastings Street	40	236.79	23.68	260.47	248.48	35.97
31	408 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
32	409 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
33	410 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
34	411 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
35	412 - 138 East Hastings Street	45	266.39	26.64	293.03	279.54	40.47
36	413 - 138 East Hastings Street	45	266.39	26.64	293.03	279.54	40.47
37	414 - 138 East Hastings Street	42	248.63	24.86	273.50	260.90	37.80
38	415 - 138 East Hastings Street	42	248.63	24.86	273.50	260.90	37.80
39	416 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
40	417 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
41	418 - 138 East Hastings Street	42	248.63	24.86	273.50	260.90	37.80
42	419 - 138 East Hastings Street	42	248.63	24.86	273.50	260.90	37.80
43	420 - 138 East Hastings Street	43	254.55	25.46	280.01	267.11	38.70

EPS 3084 - SEQUEL 138
Approved Strata Fee Schedule
Apr 01, 2023 to Mar 31, 2024

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Fee Adjustment Apr/23-Jun/23 \$
44	501 - 138 East Hastings Street	63	372.95	37.30	410.25	391.35	56.70
45	502 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
46	503 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
47	504 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
48	505 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
49	506 - 138 East Hastings Street	40	236.79	23.68	260.47	248.48	35.97
50	507 - 138 East Hastings Street	40	236.79	23.68	260.47	248.48	35.97
51	508 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
52	509 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
53	510 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
54	511 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
55	512 - 138 East Hastings Street	45	266.39	26.64	293.03	279.54	40.47
56	513 - 138 East Hastings Street	65	384.79	38.48	423.27	403.77	58.50
57	514 - 138 East Hastings Street	42	248.63	24.86	273.50	260.90	37.80
58	515 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
59	516 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
60	517 - 138 East Hastings Street	42	248.63	24.86	273.50	260.90	37.80
61	518 - 138 East Hastings Street	42	248.63	24.86	273.50	260.90	37.80
62	519 - 138 East Hastings Street	43	254.55	25.46	280.01	267.11	38.70
63	601 - 138 East Hastings Street	64	378.87	37.89	416.76	397.56	57.60
64	602 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
65	603 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
66	604 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
67	605 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
68	606 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
69	607 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
70	608 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
71	609 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
72	610 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
73	611 - 138 East Hastings Street	67	396.63	39.66	436.29	416.20	60.27
74	612 - 138 East Hastings Street	65	384.79	38.48	423.27	403.77	58.50
75	613 - 138 East Hastings Street	42	248.63	24.86	273.50	260.90	37.80
76	614 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
77	615 - 138 East Hastings Street	41	242.71	24.27	266.99	254.69	36.90
78	616 - 138 East Hastings Street	42	248.63	24.86	273.50	260.90	37.80
79	617 - 138 East Hastings Street	42	248.63	24.86	273.50	260.90	37.80
80	618 - 138 East Hastings Street	43	254.55	25.46	280.01	267.11	38.70
81	134 East Hastings Street	258	1,527.32	152.73	1,680.06	1,602.67	232.17
82	136 East Hastings Street	98	580.15	58.01	638.16	608.77	88.17
83	140 East Hastings Street	76	449.91	44.99	494.90	472.11	68.37
84	142 East Hastings Street	88	520.95	52.09	573.04	546.65	79.17
85	144 East Hastings Street	91	538.71	53.87	592.58	565.28	81.90
86	146 East Hastings Street	77	455.83	45.58	501.41	478.32	69.27

EPS 3084 - SEQUEL 138
Approved Strata Fee Schedule
Apr 01, 2023 to Mar 31, 2024

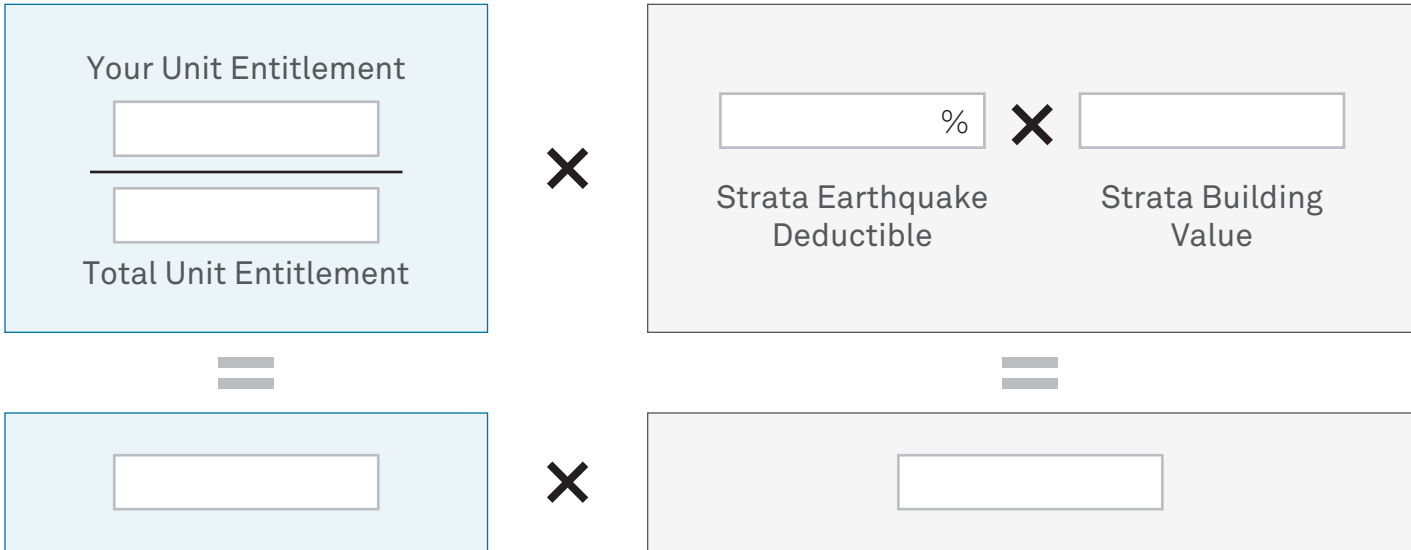
Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Fee Adjustment Apr/23-Jun/23 \$	
87	148 East Hastings Street	145	858.38	85.84	944.22	900.73	130.47	
88	138 East Hastings Street	168	994.54	99.45	1,093.99	1,043.60	151.17	
89	120 - 138 East Hastings Street	213	1,260.93	126.09	1,387.02	1,323.14	191.64	
90	110 - 138 East Hastings Street	105	621.58	62.16	683.74	652.25	94.47	
91	138 East Hastings Street	10	59.20	5.92	65.12	62.12	9.00	
			5,538	32,783.88	3,278.34	36,062.79	34,401.66	4,983.39
Total Annual Strata Fees (x 12 months) =			393,406.56	39,340.08	432,753.48	412,819.92		



Strata Earthquake Deductibles

Did you know, even though your building has earthquake coverage, you still need earthquake insurance under your own personal policy? This will protect your unit and contents, *and* provide funds to cover your special assessment toward the building’s earthquake deductible.

How much Earthquake Deductible Assessment do I need?



= \$ [] **Earthquake Deductible Assessment**

DISCLAIMER: All information provided by FS Insurance Brokers is advisory in nature. Any such information may not identify or contemplate all unsafe conditions; others may exist. FS Insurance Brokers does not imply, guarantee or warrant the safety of any of the client’s properties or operations or that the client or any such properties or operations are in compliance with all federal, provincial, or local laws, codes, statutes, ordinances, standards or recommendations. All decisions in connection with the implementation, if any, of any of FS Insurance Brokers’ advice or recommendations shall be the sole responsibility of, and made by, the client or other recipient of the information.

FIRSTSERVICE OFFERS CONVENIENCE!

Online/Telephone Banking

FirstService offers convenience! Our office has established electronic banking relationships with the major chartered banks and all participating credit unions in BC (i.e. Vancity, Coast Capital Savings, etc.) to make it easier for you to remit your Strata fees, special levies, etc.

Online/Electronic Banking:

1. Please email us at AR.BC@fsresidential.com for your Account Number to complete your online banking payment.
2. Go to your online banking website and select the bill payment option.
3. You will setup "FirstService Residential BC Ltd (Strata)" as the payee. (Ensure the word STRATA included)
 - Simply search "FirstService" and it will give you the options.
4. Enter your payment amount and payment date.

WHEN SHOULD I MAKE MY PAYMENTS?

It takes 1 to 3 business days for us to receive your payment depending on your financial institution. Please note it is the customer's responsibility to ensure that payments are received by FirstService Residential by the due date to avoid any late payment fines.