

Special General Meeting – April 12, 2002

The Owners, Strata Plan VIS 5801



Dear Owners:

The 2022 SGM for the Lighthouse Landing Estates strata corporation is scheduled for Tuesday April 12, 2022 and will be held at the Bowser Legion Hall in Bowser.

Registration begins:	1845 hrs to 1900 hrs.
Special General Meeting begins:	1900 hrs.
Our lawyer will join us via Zoom:	1930 hrs to 2030 hrs.

Due to the Covid-19 restrictions being lifted slightly, there are some new protocols.

- No pens will be available. Please bring your own in the event one is required for voting or note-taking purposes.
- Wearing face masks will be optional.
- Hand sanitizer will be available at the registration desk.

Please review in detail the SGM package provided in advance to ensure the meeting runs as efficiently and effectively as possible.

Owners must present themselves to the Registration Table to be issued the Voting Cards.

If you are an Owner but are unable to attend, please remember to complete and sign the PROXY SHEET(S) provided at the end of this package so that your proxy may legally vote on your behalf. Remind your Proxy that they must have their signed Proxy certified at the Registration Table near the entrance before a Voting Card is provided. Your Proxy is required by law to bring photo identification with them.

Questions before the SGM may be directed to our Chair, Gillian Taccogna by telephone (250-947-5354) or by electronic mail at chair@vis5801.ca no later than April 6, 2022. Council will take the opportunity to research any questions and respond to you before or at the SGM.

Additions to the Agenda require the signatures of six (6) owners and must be sent to the Secretary no later than April 6, 2022.

Hope to see you at the meeting!

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2. AGENDA

April 12, 2002 at the Bowser Legion Hall

Registration opens at 18:45 hours

Meeting starts at 19:00 hours

- A. Call to Order & Establish Chair**
MOTION: to recognize the strata council chair as Chair of the SGM.
- B. Call the Roll; Certify Proxies; Issue Voting Cards and Voting Method; Establish Quorum**
- C. Filing Proof of Notice of Meeting** (Secretary)
- D. Approval of Agenda** (Chair)
MOTION: to adopt the agenda of this Special General Meeting as circulated.
- E. Bylaw Revision Discussion** with lawyer via Zoom
- F. Special Resolutions and Rules**
 - F.1. Request for funding from the Contingency Reserve Fund
 - F.2. Ratification of change to the Rules in keeping with our FireSmart philosophy.
 - F.3. Ratification of change to the Rules to further define the Aesthetic Standards Rule.
 - F.4. Ratification of changes to Rules to streamline the colour scheme for fencing.
 - F.5. Ratification of changes to Rules to add Hot Tub Rules.
 - F.6. Alteration and Indemnity Agreement for Unit #8
 - F.7. Alteration and Indemnity Agreement for Unit #16
 - F.8. Alteration and Indemnity Agreement for Unit #23
 - F.9. Alteration and Indemnity Agreement for Unit #29
 - F.10. Alteration and Indemnity Agreement for Unit #29
- G. Adjournment**

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3. PROOF OF NOTICE

I certify that I did provide a Notice of a Special General Meeting to The Owners, Strata Plan VIS 5801 by email notification and web page posting on March 22, 2022 before 23:59 hours.

The Notice contained:

1. A description of the matters that would be voted upon including the proposed wording of all resolutions. This includes the resolutions that require $\frac{3}{4}$ vote or unanimous vote.
2. The Most recent Request and Undertaking applications
3. An order of business in the form of an Agenda.

I therefore certify that this Notice was provided to The Owners, Strata Plan VIS 5801, in accordance with Section 45 of the Strata Property Act of BC.

(original signed)

Emma Williams, Secretary
VIS 5801

15-5300 Gainsberg Road
Bowser, BC V0R 1G0

4. Proposed New Bylaws

Please see separate PDF

5. Request for funding from the Contingency Reserve Fund

F.1. Request for funding from the Contingency Reserve Fund

BE IT RESOLVED by a $\frac{3}{4}$ vote that The Owners, Strata Plan VIS 5801 approve the spending up to \$13,000 from the Contingency Reserve Fund for repairs to Unit 5's deck.

Council would like to take money from the Contingency Reserve Fund to pay for repairs to Unit 5's deck. We have 13 vinyl decks to maintain, which are starting to show their age and are either currently in need of repair or will be in the coming years. We are hoping to repair one deck a year instead of coming into a situation where we would have to do five at once at a larger expense, which could run into the same time the roofs need doing. Nobody offered discount for doing multiple decks at the same time.

Unit 6's deck was done a few years ago. Unit 5's deck is badly worn and is leaking causing structural damage. We did some maintenance on it last year, but until the leaking deck is repaired damage will continue. Unit 4 will be next as its seams are lifting.

We have received quotes from \$9,000 to \$12,000 per deck vinyl replacement, therefore Council is budgeting a maximum \$13,000 per deck. Quotes include removal of old decking and re-railing, new 60mm or 68 mm vinyl, depending on company, and 15-year warranty.

We are asking for approval at this special meeting because we would like to have work done in August or September and there is a 4 to 5 month waiting list to book any of these companies and they all require 50% up front to get our name on the list.

6. Ratification of Rule changes

F.2. Ratification of change to the Rules in keeping with our FireSmart philosophy.

BE IT RESOLVED by a majority vote that The Owners, Strata Plan VIS 5801 approve the following addition to the Rules:

- All new or replacement fencing panels and gates within 1.8 metres of a structure must be constructed of metal.

F.3. Ratification of change to the Rules to further define the Aesthetic Standards Rule.

BE IT RESOLVED by a majority vote that The Owners, Strata Plan VIS 5801 approve the following amendment to the Rules:

- All Fences must be constructed with square wood lattice in a pattern of horizontal squares (not diamond pattern), except for the fencing within 1.8 metres of a structure, which must be metal.
- Gates must be constructed using either square wood lattice in a pattern of horizontal squares panels or black metal.

F.4. Ratification of changes to Rules to streamline the colour scheme for fencing.

BE IT RESOLVED by a majority vote that The Owners, Strata Plan VIS 5801 approve the following amendment to remove the following fence colours from the Aesthetic Standards Rule:

- Mahogany from all components.
- Khaki Brown from posts, post caps, cap rails and pergolas.
- Night Train from lattice.

F.5. Ratification of changes to Rules to add Hot Tub Rules.

BE IT RESOLVED by a majority vote that The Owners, Strata Plan VIS 5801 approve the following addition to the Hot Tub Rules:

- A Resident or visitor must not place or use a hot tub on common property.
- Hot tubs placed on limited common property must be screened from view of neighbours and securely locked when not in use.

7. Request and Undertaking Applications

F.6. Alteration and Indemnity Agreement for Unit #8

BE IT RESOLVED by a $\frac{3}{4}$ vote that The Owners, Strata Plan VIS 5801 approve the Indemnity and Alteration Agreement submitted by Unit #8 to place a hot tub on their limited common property at the front of their unit and screen it with a lattice fence as per the submitted drawing.

F.7. Alteration and Indemnity Agreement for Unit #16

BE IT RESOLVED by a $\frac{3}{4}$ vote that The Owners, Strata Plan VIS 5801 approve the Indemnity and Alteration Agreement submitted by Unit #16 to convert the land adjacent to their rear patio and along the side of their unit into limited common property for their hot tub as per the submitted drawing.

F.8. Alteration and Indemnity Agreement for Unit #23

BE IT RESOLVED by a $\frac{3}{4}$ vote that The Owners, Strata Plan VIS 5801 approve the Indemnity and Alteration Agreement submitted by Unit #23 to install a heat pump at the front of their unit as per the submitted drawing.

F.9. Alteration and Indemnity Agreement for Unit #29

BE IT RESOLVED by a $\frac{3}{4}$ vote that The Owners, Strata Plan VIS 5801 approve the Indemnity and Alteration Agreement submitted by Unit #29 to install a fence adjacent to their unit as per the submitted drawing.

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F.10. Alteration and Indemnity Agreement for Unit #29

BE IT RESOLVED by a $\frac{3}{4}$ vote that The Owners, Strata Plan VIS 5801 approve the Indemnity and Alteration Agreement submitted by Unit #29 to install a heat pump at the rear of their unit as per the submitted drawing.

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8. PROXY SHEET

I, _____, the undersigned OWNER of Strata Lot _____ of The Owners, Strata Plan VIS 5801 registered at Victoria, British Columbia, hereby appoint:

(Name of Proxy Appointee): _____ as Proxy of the undersigned to attend, act and vote for the undersigned at the Special General Meeting of The Owners, Strata Plan VIS 5801 to be held at Bowser Legion Hall in Bowser on Tuesday, April 12, 2022, with registration from 6:45 to 7:00 p.m., and Call to Order at 7:00 p.m.

(Limitations of Proxy, if any): _____

F.1. Request for funding from the Contingency Reserve Fund

BE IT RESOLVED by a $\frac{3}{4}$ vote that The Owners, Strata Plan VIS 5801 approve the spending up to \$13,000 from the Contingency Reserve Fund for repairs to Unit 5's deck.

Resolution F.1. In Favour _____ Against _____ Abstain _____

F.2. Ratification of change to the Rules in keeping with our FireSmart philosophy.

BE IT RESOLVED by a majority vote that The Owners, Strata Plan VIS 5801 approve the following addition to the Rules:

- All new or replacement fencing panels and gates within 1.8 metres of a structure must be constructed of metal.

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Resolution F.7. In Favour _____ Against _____ Abstain _____

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F.8. Alteration and Indemnity Agreement for Unit #23

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Resolution F.8. In Favour _____ Against _____ Abstain _____

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BE IT RESOLVED by a $\frac{3}{4}$ vote that The Owners, Strata Plan VIS 5801 approve the Indemnity and Alteration Agreement submitted by Unit #29 to install a fence adjacent to their unit as per the submitted drawing.

Resolution F.9. In Favour _____ Against _____ Abstain _____

F.10. Alteration and Indemnity Agreement for Unit #29

BE IT RESOLVED by a $\frac{3}{4}$ vote that The Owners, Strata Plan VIS 5801 approve the Indemnity and Alteration Agreement submitted by Unit #29 to install a heat pump at the rear of their unit as per the submitted drawing.

Resolution F.10. In Favour _____ Against _____ Abstain _____

SIGNED AT: _____ this _____ day of _____ YEAR _____

Owner's Signature: _____