



**MINUTES OF THE STRATA COUNCIL MEETING
STRATA PLAN VIS6763 – BALANCE AT DOCKSIDE GREEN
HELD ELECTRONICALLY BY ZOOM, MAY 25, 2023**

PRESENT:

Jennifer Cooper	379 Tyee
Peter Durrant	379 Tyee
Joyce Elliott	379 Tyee
Alex Fyfe	373 Tyee
Chris Lawson	379 Tyee
Quinn Leitch	373 Tyee

ABSENT WITH REGRETS:

Tanya Howes	379 Tyee
Sam Hasham, Property Manager	

1. CALL TO ORDER

The meeting was called to order by Council President Chris Lawson at 5:00 PM.

2. CONFIRMATION OF QUORUM

The chair confirmed that there was a quorum with 6 of 7 council members present, enabling the meeting to proceed.

3. APPROVAL OF AGENDA

The meeting was convened to consider correspondence received from 12 owners representing 7 strata lots, all regarding the same topic, as well as the outcome of a subsequent meeting with 9 of the owners and 3 council members in attendance.

4. RESPONSIBILITY FOR MAINTENANCE OF THE ROOFTOP IRRIGATION SYSTEMS

Prior to this council meeting, correspondence was received from 12 owners representing 7 strata lots, regarding a letter sent to them by the council about decisions made at the council meeting on May 2, 2023.

Those decisions were:

- To communicate a legal opinion received by the council regarding the responsibility for maintenance of the rooftop irrigation systems,
- To include a resolution on the agenda of the July 17 AGM to amend the bylaws and make the owners of strata lots 89-93 and 167-171 responsible for the maintenance of the rooftop irrigation systems that normally occurs less frequently than once a year.

Subsequently, an informal meeting was held with 9 of the owners at their request. As a result of the meeting, the council decided not to include the resolution referenced above on the agenda of the July 17 AGM. Instead, the council decided to spend more time exploring how and if an arrangement where the strata would be responsible to conduct the maintenance, and the penthouse owners would be responsible to cover the cost, could be implemented.

The council also decided to re-confirm to the owners of strata lots 89-93 and 167-171 that according to the legal opinion referenced above, *“the penthouse owners are responsible for the*

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Ordered By: Tom Fraser of Royal LePage Coast Capital - Oak Bay on 2024/04/10
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Irrigation Maintenance that occurs annually or more frequently” as per the existing bylaws.

The following motion was made:

Motion: To not propose a resolution on the agenda of the July 17 AGM regarding responsibility for the rooftop irrigation systems. Instead, the council will further explore the matter in consultation with legal counsel and the penthouse owners, after the new council convenes in August 2023.

Moved: Jennifer Cooper

Seconded: Peter Durrant

Carried with 5 in favour, 1 abstention.

5. **DATE OF NEXT MEETING**

The next council meeting is scheduled for June 6, 2023.

6. **ADJOURNMENT**

The meeting was adjourned at 6:00 pm.

Current Residential Heating/ Water Utility Rates - Variable

Heat and Hot Water Energy Consumption: \$0.072/ kwh. Water Consumption: \$0.00170/ litre.

Rates are subject to change.