



**UNAPPROVED MINUTES OF THE SPECIAL GENERAL MEETING
STRATA PLAN VIS6763 – BALANCE
HELD ON THURSDAY, FEBRUARY 23, 2023**

PLACE: Held by Electronic Meeting via ZOOM

PRESENT: In total, 49 owners were present in person or by proxy, as follows:

One or both owners in Person:

NAME	UNIT	SL	NAME	UNIT	SL
Jacqueline Simpson	GA2-373	5	Amy Gilchrist	101-379	7
Lorne Simpson			Jaime de Melo	202-379	18
Marilynn Winterbottom	109-373	102	Al Leblanc	203-379	19
W. Herbert Davies			Kathleen Stromkins	207-379	23
Nate Verran	202-373	111	Merle Wall	403-379	42
Caroline Thibault	305-373	113	Dan Pollock	506-379	45
Corey St. Luke			Griffin Ryall	507-379	46
Marilynn Winterbottom	307-373	115	Dale Anne Yakimchuk	508-379	47
W. Herbert Davies			John Edwards	606-379	54
Wilmar Fedirko	407-373	124	Jennifer Cooper	708-379	65
Dan Buffet	504-373	139	Michael Eeles	709-379	66
Dana Evans			Jenna Saffin	906-379	81
Alex Fyfe	507-373	133	Joyce Elliott	909-379	84
Anne Marie Fyfe			Pauline van den Camp	1001-379	93
Biljana Pusic	701-373	154	Wanda Hurren	1002-379	89
Dianna Killick	704-373	157	Christopher Williams	1004-379	91
Sidney Horovitz					
Charles Aram	801-373	163			
Heidi Aram					
Julie King	803-373	165			
Dan Buffet	902-373	170			
Dana Evans					
Barbara Bond	903-373	171			
Glenn Bond					
Laurie Sluchinski	905-373	168			
Thomas Sluchinski					
Chris Lawson	GA6-379	1			
Robert Banks					

By Proxy:

NAME	UNIT	SL	NAME	UNIT	SL
Harriet Lehnen	GA3-373	4	Jane Durrant	GA5-379	2
John Lehnen			Peter Durrant		
	104-373	97	Beverley Weber	306-379	27
Ariel Pettigrew			Christian Weber		

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Ordered By: Tom Fraser of Royal LePage Coast Capital - Oak Bay on 2024/04/10
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Quinn Leitch	110-373	103	Pramila Nariani	405-379	35
Duncan McAndrew	203-373	112	Prem Nariani		
Stephanie Lepsoe			Miriam Waldman	603-379	60
Pamela Hayer	304-373	121	Leah Fowler	701-379	67
Jane Chapman	409-373	126	Wendy Donawa		
John Chapman			Catherine Rideout	706-379	63
Deryl Ward	601-373	145	Stephen Huddart		
Haema Sivanesan			Rohit Pai	806-379	72
Tony Hill	802-373	164	Wheelhouse Holdings Ltd.	807-379	73
David Wilkie			Bill Lang (Rep)		
Julie Wilkie	804-373	166	Sandy Lang (Rep)		

PROLINE MANAGEMENT LTD.: Represented by Sam Hasham, Property Manager

1. Call to Order

The meeting was called to order at 5:03 pm.

2. Certify Proxies and Corporate Representatives and Issue Voting Cards

The chair reported that the proxies and voting cards had been certified.

3. Determine That There is a Quorum

With the new Balance bylaws passed, those in attendance at the meeting either in person or by proxy constitute quorum.

4. Elect a Person to Chair the Meeting, if Necessary

Chris Lawson, in his capacity as President of the Strata Corporation, chaired the meeting. However, due to his responsibilities managing the registration and electronic voting, the following motion was adopted:

Motion: That Sam Hasham be appointed facilitator for the meeting.

Moved: SL93

Seconded: SL133

Carried unanimously.

5. Present Proof of Notice of Meeting or Waiver of Notice

Management confirmed the Notice was issued more than 20 days in advance of the meeting, thereby satisfying the requirements of Notice under the *Strata Property Act*.

6. Approve the Agenda

Motion: Approve the agenda as presented.

Moved: SL46

Seconded: SL19

Carried unanimously.

7. Approve Minutes from the Last General Meeting

Motion: That the minutes of the Annual General Meeting held July 18, 2022, be approved as circulated.

Moved: SL133

Seconded: SL93

Carried unanimously.

Note: The votes on all resolutions contained in the meeting notice were conducted electronically after discussion of both resolutions. However, for simplicity, the results of the votes are incorporated in the discussion on each resolution below.

Prior to the electronic votes for resolutions #1-#3 taking place, the following motion was made:

Motion That the voting on the resolutions commence, and that the voting period shall remain open until the earlier of:

- Ballots have been received from all eligible voters, or,
- 15 minutes have elapsed from the time the ballots are distributed.

Despite the above, the chair may extend the voting period, if additional time is required to complete the voting process.

Moved: S93

Seconded: SL133

Motion CARRIED with all in favor.

Resolution #1 – ¾ Vote – Easement for Building Encroachment

Motion: BE IT RESOLVED BY A ¾ VOTE OF THE OWNERS – STRATA PLAN VIS 6763 THAT, pursuant to section 80 of the BC Strata Property Act:

1. The Owners approve the Easement for Building Encroachment which is dated for reference the 1st day of February 2023 and was included with the notice of this special general meeting.
2. The strata council of the strata corporation (the “Strata Council”) take all such actions as are required pursuant to the Land Title Act to execute the Easement for Building Encroachment.
3. That two members of the strata council are authorized to sign and execute the Form C Easement in accordance with this resolution.

Moved: SL93

Seconded: SL5

Discussion

An owner asked what would happen if there were a problem with the BOSA building foundation that affects the area in which the easement pertains to. Council indicated that the easement lays out the procedure and indemnifies Balance for any responsibility of cost.

Motion CARRIED with 49 in favour, 0 opposed and 0 abstentions.

Resolution #2 – ¾ Vote – Access Easement Pedestrian Access Ramp

Motion: BE IT RESOLVED BY A ¾ VOTE OF THE OWNERS – STRATA PLAN VIS 6763 THAT, pursuant to section 80 of the BC Strata Property Act:

1. The Owners approve the Easement for Access Easement Pedestrian Access Ramp which is dated for reference the 1st day of February 2023 and was included with the notice of this special general meeting.
2. The strata council of the strata corporation (the “Strata Council”) take all such actions as are required pursuant to the Land Title Act to execute the Access Easement Pedestrian Access Ramp.
3. That two members of the strata council are authorized to sign and execute the Form C Easement in accordance with this resolution.

Moved: SL111

Seconded: SL46

Motion CARRIED with 49 in favour, 0 opposed and 0 abstentions.

Resolution #3 – ¾ Vote – Replace Elevator Lighting

Motion: BE IT RESOLVED, AS A ¾ VOTE RESOLUTION OF THE OWNERS OF STRATA PLAN VIS 6763 THAT the Owners authorize a change in the appearance of the elevator lights, so the light is uniform in all 4 elevators, less bright (in lumens) than the existing lights in elevator 2 in 373 Tyee and brighter (in lumens) than the lights in all the others.

Moved: SL93

Seconded: SL91

Discussion

Owners discussed differing opinions including if the cost was worth the benefit to change the lighting and if the current lighting poses any safety or aesthetic concerns.

Motion DEFEATED with 17 in favour, 30 opposed and 2 abstentions.

8. Terminate the Meeting

There being no further discussion, the following motion was made to terminate the meeting:

Motion: Terminate the meeting at 5:57 PM.

Moved: SL23

Seconded: SL46

Carried.