

**IMPORTANT INFORMATION** Please have this translated

重要資料 請找人為你翻譯

**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

ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਵਿਰਧਾ ਵਰਕੇ ਵਿਸੇ ਵੇਲੇ ਇਸ ਦਾ ਉਲੱਥਾ ਵਰਵਾਓ

**MINUTES OF THE RESTRICTED PROXY SPECIAL GENERAL MEETING OF THE OWNERS, STRATA PLAN BCS 1961 – THE TIDES, HELD WEDNESDAY, JUNE 17, 2020**

In Attendance: 64 strata lots represented by proxy.  
64 strata lots represented in total.

Strata Manager: Susan Russell The Wynford Group

**1. CERTIFICATION OF PROXIES**

The Strata Manager advised that the Proxies were certified to be correct, a Quorum was established and the meeting was duly constituted to proceed.

**2. CALL TO ORDER**

The Special General Meeting was called to order at 7:00 p.m. by Council President Dave Hetherington

**3. ELECTION OF CHAIRPERSON**

An election of a chairperson for the meeting was not necessary as the council president was in attendance.

**4. FILING OF PROOF OF NOTICE OF MEETING**

The strata manager confirmed that the Notice of the Special General Meeting was mailed to all Owners of record on May 26, 2020, as required by the *Strata Property Act*.

**5. APPROVAL OF THE AGENDA**

It was **MOVED / SECONDED** (#406-300 / #411-300) to approve the agenda, as presented. **CARRIED**

**6. APPROVAL OF PREVIOUS GENERAL MEETING MINUTES**

It was **MOVED / SECONDED** (#303-400 / #113-300) to approve the minutes of the Annual General Meeting held on February 26, 2020. **CARRIED**

**7. APPROVAL OF 3/4 VOTE RESOLUTION #1 – SPECIAL LEVY – INSURANCE PREMIUM**

It was **MOVED / SECONDED** (#406-300/ #113-300) to approve 3/4 vote resolution #1.

**PREAMBLE:** *As many of you are aware having watched the news, Strata Corporations are entering uncharted territory with the current insurance market.*

*Over the past year, there have been numerous challenges within the insurance industry on the placement of insurance for strata corporations.*

*There are currently a limited number of insurers who will provide insurance for strata corporations in BC,*

*and more recently, several insurers have either reduced or withdrawn their capacity. As the number of insurers has decreased and the amount of capacity offered by the remaining insurers tightens, insurers are becoming very firm on their terms and minimum requirements, which is leading to increased premiums and deductibles.*

*As of March 31, 2020, The Tides' insurance was renewed with BFL Canada. Please note that the renewal and terms from BFL are in no way related to the current concerns with COVID-19.*

*To ensure the property maintains insurance, there was no other option for the Strata Council but to accept the terms; in accordance with the Strata Property Act Section 149 (4), the strata corporation must insure the property on the basis of full replacement value.*

149. Property insurance required for strata corporation

- (4) The property insurance must*
  - (a) be on the basis of full replacement value, and*
  - (b) insure against major perils, as set out in the regulations, and any other perils specified in the bylaws.*

*The renewal terms accepted has a premium of \$350,540 (up from last year's premium of \$117,882); the Strata Council has approved to finance the premium with BFL Canada at 0%.*

*The amount in the Operating Budget for insurance is \$142,000 and the balance owing is \$208,540.*

**WHEREAS** *the Strata Corporation's insurance has been renewed and the premium amount is higher than the \$142,000 allocated for insurance in the Strata Corporation's Operating Budget;*

**BE IT THEREFORE RESOLVED** *as a 3/4 vote resolution of the Owners, Strata Plan BCS 1961, The Tides (the "Strata Corporation"), that a sum of money not exceeding \$208,540.00 (including tax and all related expenses), be raised and spent for the purpose of paying the increased insurance premium, such expenditure to be funded and expensed as follows:*

- a) \$104,270.00 by way of special levy upon the registered owners in proportion to unit entitlement of their respective strata lots, for the amount shown opposite the strata lot on Schedule "A" attached hereto; funds raised by way of special levy will be utilized first; and*
- b) up to \$104,270.00 to be funded from the Contingency Reserve Fund (which was originally allocated to the Fencing Project that was approved at the February 26, 2020 Annual General Meeting and subject to being utilized based on the outcome of the insurance premium).*

*Interest earned on funds raised pursuant to this resolution will be allocated to the Special Levy Fund.*

*This special levy of \$104,270.00, shall be assessed on June 17, 2020 (date of general meeting or any adjournment thereof), and shall become due and payable in full immediately on the passing of this resolution by the registered owners on title as at the end of that day. Any owner who wishes to sell, convey or transfer his / her title, or remortgage, must pay the special levy in full before a "Form F – Certificate of Full Payment" can be issued pursuant to Section 115 of the Strata Property Act.*

**As a matter of financial convenience only, the Owners may pay this special levy over a period of six (6) months, such payments to be made in six (6) equal amounts due on July 1, 2020, August 1, 2020, September 1, 2020, October 1, 2020, November 1, 2020 and December 1, 2020. Notwithstanding the foregoing, this special levy is not considered an "installment" levy as contemplated by Section 108(3) (e) of the Strata Property Act, and Section 109 of the Strata Property Act therefore does not apply.**

*Any owner who fails to make any payment(s) in accordance with this resolution may be assessed a fine per the Strata Corporation Bylaws, and/or interest at a rate of up to 10% per annum compounded annually and charged on a monthly basis. Sections 116, 117 and 118 of the Strata Property Act shall be applicable where an owner fails to make the required payment as authorized by the passing of this 3/4 vote.*

The vote was called to approve 3/4 vote resolution #1, as presented, and the Motion was **CARRIED (57 in favour, 6 opposed, 1 abstention)**.

8. **MEETING TERMINATION**

There being no further business to discuss, it was **MOVED / SECONDED** to terminate the Special General Meeting at 7:20 p.m. **CARRIED**

**ATTENTION – LEGAL RECORD**

Please keep these minutes as a permanent legal record of your strata corporation's business. Replacement of minutes will be at the owner's expense and not the strata corporation's.

**WYNFORD OFFICE HOURS & CONTACT INFORMATION**

<b>Office Hours:</b>	Monday to Friday (except for statutory holidays) 9:00 am to 5:00 pm		
<b>General Office:</b>	p: 604 261 0285	f: 604 261 9279	e: property@wynford.com
<b>Website:</b>	wynford.com		
<b>Accounts Receivable:</b>	p: 604 261 0285	press "3"	e: ar@wynford.com
<b>After-hour Emergencies:</b>	p: 604 261 0285	press "1" for <u>emergencies only</u> outside of office hours	

Attachment: Special Levy – Schedule "A"

These Minutes have been reviewed and edited by Council prior to distribution.

**STRATA PLAN BCS 1961 - THE TIDES  
SPECIAL GENERAL MEETING - JUNE 17, 2020  
APPROVED SPECIAL LEVY - 3/4 RESOLUTION #1  
SCHEDULE "A"**

**Total Special Levy**                     \$104,270.00  
**Total Aggregate**                     14,158

Strata Lot	Unit Address	Unit Entitlement	Common Area %	Special Levy Due June 17, 2020	Or 6 Equal Payments Due Jul 1, Aug 1, Sep 1, Oct 1, Nov 1 & Dec 1, 2020
1	101-500 Klahanie Drive	84	0.00593304	\$618.64	\$103.11
2	104-500 Klahanie Drive	87	0.00614494	640.73	106.79
3	105-500 Klahanie Drive	93	0.00656872	684.92	114.15
4	106-500 Klahanie Drive	115	0.00812262	846.95	141.16
5	107-500 Klahanie Drive	80	0.00565052	589.18	98.20
6	108-500 Klahanie Drive	80	0.00565052	589.18	98.20
7	109-500 Klahanie Drive	93	0.00656872	684.92	114.15
8	110-500 Klahanie Drive	80	0.00565052	589.18	98.20
9	111-500 Klahanie Drive	93	0.00656872	684.92	114.15
10	113-500 Klahanie Drive	95	0.00670999	699.65	116.61
11	114-500 Klahanie Drive	93	0.00656872	684.92	114.15
12	201-500 Klahanie Drive	83	0.00586241	611.27	101.88
13	202-500 Klahanie Drive	70	0.00494420	515.53	85.92
14	203-500 Klahanie Drive	71	0.00501483	522.90	87.15
15	204-500 Klahanie Drive	87	0.00614494	640.73	106.79
16	205-500 Klahanie Drive	93	0.00656872	684.92	114.15
17	206-500 Klahanie Drive	115	0.00812262	846.95	141.16
18	207-500 Klahanie Drive	80	0.00565052	589.18	98.20
19	208-500 Klahanie Drive	80	0.00565052	589.18	98.20
20	209-500 Klahanie Drive	93	0.00656872	684.92	114.15
21	210-500 Klahanie Drive	80	0.00565052	589.18	98.20
22	211-500 Klahanie Drive	96	0.00678062	707.02	117.84
23	213-500 Klahanie Drive	95	0.00670999	699.65	116.61
24	214-500 Klahanie Drive	93	0.00656872	684.92	114.15
25	301-500 Klahanie Drive	83	0.00586241	611.27	101.88
26	302-500 Klahanie Drive	70	0.00494420	515.53	85.92
27	303-500 Klahanie Drive	71	0.00501483	522.90	87.15
28	304-500 Klahanie Drive	87	0.00614494	640.73	106.79
29	305-500 Klahanie Drive	93	0.00656872	684.92	114.15
30	306-500 Klahanie Drive	115	0.00812262	846.95	141.16
31	307-500 Klahanie Drive	80	0.00565052	589.18	98.20
32	308-500 Klahanie Drive	80	0.00565052	589.18	98.20
33	309-500 Klahanie Drive	93	0.00656872	684.92	114.15
34	310-500 Klahanie Drive	80	0.00565052	589.18	98.20
35	311-500 Klahanie Drive	80	0.00565052	589.18	98.20
36	312-500 Klahanie Drive	65	0.00459104	478.71	79.79
37	313-500 Klahanie Drive	95	0.00670999	699.65	116.61
38	314-500 Klahanie Drive	93	0.00656872	684.92	114.15
39	401-500 Klahanie Drive	84	0.00593304	618.64	103.11
40	402-500 Klahanie Drive	70	0.00494420	515.53	85.92
41	403-500 Klahanie Drive	71	0.00501483	522.90	87.15
42	404-500 Klahanie Drive	87	0.00614494	640.73	106.79
43	405-500 Klahanie Drive	93	0.00656872	684.92	114.15

**STRATA PLAN BCS 1961 - THE TIDES**  
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**SCHEDULE "A"**

**Total Special Levy**                     \$104,270.00  
**Total Aggregate**                     14,158

Strata Lot	Unit Address	Unit Entitlement	Common Area %	Special Levy Due June 17, 2020	Or 6 Equal Payments Due Jul 1, Aug 1, Sep 1, Oct 1, Nov 1 & Dec 1, 2020
44	406-500 Klahanie Drive	115	0.00812262	846.95	141.16
45	407-500 Klahanie Drive	80	0.00565052	589.18	98.20
46	408-500 Klahanie Drive	80	0.00565052	589.18	98.20
47	409-500 Klahanie Drive	93	0.00656872	684.92	114.15
48	410-500 Klahanie Drive	80	0.00565052	589.18	98.20
49	411-500 Klahanie Drive	80	0.00565052	589.18	98.20
50	412-500 Klahanie Drive	64	0.00452041	471.34	78.56
51	413-500 Klahanie Drive	95	0.00670999	699.65	116.61
52	414-500 Klahanie Drive	93	0.00656872	684.92	114.15
53	101-400 Klahanie Drive	84	0.00593304	618.64	103.11
54	102-400 Klahanie Drive	87	0.00614494	640.73	106.79
55	103-400 Klahanie Drive	107	0.00755756	788.03	131.34
56	104-400 Klahanie Drive	80	0.00565052	589.18	98.20
57	105-400 Klahanie Drive	80	0.00565052	589.18	98.20
58	106-400 Klahanie Drive	80	0.00565052	589.18	98.20
59	107-400 Klahanie Drive	113	0.00798135	832.22	138.70
60	108-400 Klahanie Drive	80	0.00565052	589.18	98.20
61	109-400 Klahanie Drive	80	0.00565052	589.18	98.20
62	110-400 Klahanie Drive	70	0.00494420	515.53	85.92
63	111-400 Klahanie Drive	71	0.00501483	522.90	87.15
64	113-400 Klahanie Drive	93	0.00656872	684.92	114.15
65	114-400 Klahanie Drive	111	0.00784009	817.49	136.25
66	115-400 Klahanie Drive	87	0.00614494	640.73	106.79
67	201-400 Klahanie Drive	84	0.00593304	618.64	103.11
68	202-400 Klahanie Drive	87	0.00614494	640.73	106.79
69	203-400 Klahanie Drive	107	0.00755756	788.03	131.34
70	204-400 Klahanie Drive	80	0.00565052	589.18	98.20
71	205-400 Klahanie Drive	80	0.00565052	589.18	98.20
72	206-400 Klahanie Drive	80	0.00565052	589.18	98.20
73	207-400 Klahanie Drive	113	0.00798135	832.22	138.70
74	208-400 Klahanie Drive	80	0.00565052	589.18	98.20
75	209-400 Klahanie Drive	80	0.00565052	589.18	98.20
76	210-400 Klahanie Drive	70	0.00494420	515.53	85.92
77	211-400 Klahanie Drive	71	0.00501483	522.90	87.15
78	213-400 Klahanie Drive	96	0.00678062	707.02	117.84
79	214-400 Klahanie Drive	111	0.00784009	817.49	136.25
80	215-400 Klahanie Drive	87	0.00614494	640.73	106.79
81	301-400 Klahanie Drive	84	0.00593304	618.64	103.11
82	302-400 Klahanie Drive	87	0.00614494	640.73	106.79
83	303-400 Klahanie Drive	107	0.00755756	788.03	131.34
84	304-400 Klahanie Drive	80	0.00565052	589.18	98.20
85	305-400 Klahanie Drive	80	0.00565052	589.18	98.20
86	306-400 Klahanie Drive	80	0.00565052	589.18	98.20

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**Total Special Levy**                     \$104,270.00  
**Total Aggregate**                     14,158

Strata Lot	Unit Address	Unit Entitlement	Common Area %	Special Levy Due June 17, 2020	Or 6 Equal Payments Due Jul 1, Aug 1, Sep 1, Oct 1, Nov 1 & Dec 1, 2020
87	307-400 Klahanie Drive	114	0.00805198	839.58	139.93
88	308-400 Klahanie Drive	80	0.00565052	589.18	98.20
89	309-400 Klahanie Drive	80	0.00565052	589.18	98.20
90	310-400 Klahanie Drive	70	0.00494420	515.53	85.92
91	311-400 Klahanie Drive	71	0.00501483	522.90	87.15
92	312-400 Klahanie Drive	64	0.00452041	471.34	78.56
93	313-400 Klahanie Drive	80	0.00565052	589.18	98.20
94	314-400 Klahanie Drive	111	0.00784009	817.49	136.25
95	315-400 Klahanie Drive	87	0.00614494	640.73	106.79
96	401-400 Klahanie Drive	84	0.00593304	618.64	103.11
97	402-400 Klahanie Drive	87	0.00614494	640.73	106.79
98	403-400 Klahanie Drive	107	0.00755756	788.03	131.34
99	404-400 Klahanie Drive	80	0.00565052	589.18	98.20
100	405-400 Klahanie Drive	80	0.00565052	589.18	98.20
101	406-400 Klahanie Drive	80	0.00565052	589.18	98.20
102	407-400 Klahanie Drive	113	0.00798135	832.22	138.70
103	408-400 Klahanie Drive	80	0.00565052	589.18	98.20
104	409-400 Klahanie Drive	80	0.00565052	589.18	98.20
105	410-400 Klahanie Drive	70	0.00494420	515.53	85.92
106	411-400 Klahanie Drive	71	0.00501483	522.90	87.15
107	412-400 Klahanie Drive	64	0.00452041	471.34	78.56
108	413-400 Klahanie Drive	80	0.00565052	589.18	98.20
109	414-400 Klahanie Drive	111	0.00784009	817.49	136.25
110	415-400 Klahanie Drive	87	0.00614494	640.73	106.79
111	101-300 Klahanie Drive	87	0.00614494	640.73	106.79
112	102-300 Klahanie Drive	80	0.00565052	589.18	98.20
113	103-300 Klahanie Drive	108	0.00762820	795.39	132.57
114	104-300 Klahanie Drive	87	0.00614494	640.73	106.79
115	105-300 Klahanie Drive	80	0.00565052	589.18	98.20
116	106-300 Klahanie Drive	93	0.00656872	684.92	114.15
117	107-300 Klahanie Drive	93	0.00656872	684.92	114.15
118	108-300 Klahanie Drive	71	0.00501483	522.90	87.15
119	109-300 Klahanie Drive	71	0.00501483	522.90	87.15
120	110-300 Klahanie Drive	93	0.00656872	684.92	114.15
121	112-300 Klahanie Drive	93	0.00656872	684.92	114.15
122	113-300 Klahanie Drive	93	0.00656872	684.92	114.15
123	114-300 Klahanie Drive	83	0.00586241	611.27	101.88
124	201-300 Klahanie Drive	87	0.00614494	640.73	106.79
125	202-300 Klahanie Drive	80	0.00565052	589.18	98.20
126	203-300 Klahanie Drive	107	0.00755756	788.03	131.34
127	204-300 Klahanie Drive	87	0.00614494	640.73	106.79
128	205-300 Klahanie Drive	80	0.00565052	589.18	98.20
129	206-300 Klahanie Drive	93	0.00656872	684.92	114.15

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**Total Special Levy**                     \$104,270.00  
**Total Aggregate**                     14,158

Strata Lot	Unit Address	Unit Entitlement	Common Area %	Special Levy Due June 17, 2020	Or 6 Equal Payments Due Jul 1, Aug 1, Sep 1, Oct 1, Nov 1 & Dec 1, 2020
130	207-300 Klahanie Drive	93	0.00656872	684.92	114.15
131	208-300 Klahanie Drive	71	0.00501483	522.90	87.15
132	209-300 Klahanie Drive	71	0.00501483	522.90	87.15
133	210-300 Klahanie Drive	96	0.00678062	707.02	117.84
134	212-300 Klahanie Drive	93	0.00656872	684.92	114.15
135	213-300 Klahanie Drive	93	0.00656872	684.92	114.15
136	214-300 Klahanie Drive	83	0.00586241	611.27	101.88
137	301-300 Klahanie Drive	87	0.00614494	640.73	106.79
138	302-300 Klahanie Drive	80	0.00565052	589.18	98.20
139	303-300 Klahanie Drive	108	0.00762820	795.39	132.57
140	304-300 Klahanie Drive	87	0.00614494	640.73	106.79
141	305-300 Klahanie Drive	80	0.00565052	589.18	98.20
142	306-300 Klahanie Drive	93	0.00656872	684.92	114.15
143	307-300 Klahanie Drive	100	0.00706314	736.47	122.75
144	308-300 Klahanie Drive	71	0.00501483	522.90	87.15
145	309-300 Klahanie Drive	71	0.00501483	522.90	87.15
146	310-300 Klahanie Drive	80	0.00565052	589.18	98.20
147	311-300 Klahanie Drive	64	0.00452041	471.34	78.56
148	312-300 Klahanie Drive	100	0.00706314	736.47	122.75
149	313-300 Klahanie Drive	93	0.00656872	684.92	114.15
150	314-300 Klahanie Drive	83	0.00586241	611.27	101.88
151	401-300 Klahanie Drive	87	0.00614494	640.73	106.79
152	402-300 Klahanie Drive	80	0.00565052	589.18	98.20
153	403-300 Klahanie Drive	108	0.00762820	795.39	132.57
154	404-300 Klahanie Drive	87	0.00614494	640.73	106.79
155	405-300 Klahanie Drive	80	0.00565052	589.18	98.20
156	406-300 Klahanie Drive	94	0.00663936	692.29	115.38
157	407-300 Klahanie Drive	100	0.00706314	736.47	122.75
158	408-300 Klahanie Drive	71	0.00501483	522.90	87.15
159	409-300 Klahanie Drive	71	0.00501483	522.90	87.15
160	410-300 Klahanie Drive	80	0.00565052	589.18	98.20
161	411-300 Klahanie Drive	64	0.00452041	471.34	78.56
162	412-300 Klahanie Drive	100	0.00706314	736.47	122.75
163	413-300 Klahanie Drive	93	0.00656872	684.92	114.15
164	414-300 Klahanie Drive	83	0.00586241	611.27	101.88
		14,158	100%	\$104,270.03	\$17,378.34