



2025 ANNUAL GENERAL MEETING MINUTES

TUESDAY, APRIL 22, 2025

LOCATION/TIME - 6:00PM RENEW CHURCH

Council: Mike Williams, Bob Hyde, Debbie Thorburn, Paul Kavanagh, Ron Plankeel, Ashley Orton,
Strata Management: Jesse Train, Strata Manager
Regrets: Paul Dhaliwal

STRATA COUNCIL – 2024 / 2025

EXECUTIVES

Bob Hyde - T102
Ashley Orton - T243
Mike Williams - T219
Paul Dhaliwal - T172
Debbie Thorburn - T188
Paul Kavanagh - T164
Ron Plankeel - T272

Non-Council Assignments:

Zenon Jalbert - T202
Marilyn Thomas - T168

COMMITTEE ASSIGNMENTS

President, Treasurer, Bring Forward
Vice President, Security & Privacy, Website
Townhouses, Secretary, Roofing, Ponds and Fountains
Clubhouse, Pest Control Committee
Condominiums, Social Committee Liaison, Minutes
Treasurer, Roofing, Emergency Response, Privacy
Landscaping, Irrigation, Roofing, Ponds & Fountains

Website Norm Reid - T302 Irrigation
RV Lot Terry Aguilon- K212 Roofing

CARETAKERS

Don Kendall Hours: 7:00 AM-3:30 PM- weekdays
Marie Orton -Weekends On Call, Office Monday, Thursday-Saturday 11:00 am to 1:00 pm
Emergency only : (604) 834-4578 Email: chelseagardens1416@outlook.com
NON-EMERGENCY CALLS - 604-501-0479

STRATA MANAGER: CROSSROADS

Strata Manager: JESSE TRAIN Email: jesse@crpm.ca

#215 - 7455 132nd Street, Surrey, BC V3W 1J8
Phone: **(778) 578-4445** Fax: (778) 578-4447

EMERGENCY CONTACT - 24 HOUR SERVICE (778) 578-4445

Calling afterhours for an emergency you will be asked to press "1".
This takes you to our afterhours 24/7 Call centre who will then contact the Strata Managers (or their back-up) at home or cell phone.

Owners are advised that they should retain their electronic or printed copies of the minutes for future use. Should an owner decide to sell, most prospective buyers will usually request two years' worth of minutes and, if you do not have them, there is a charge of \$0.25 per page from CrossRoads Management Ltd. for this service. Retaining the minutes will help you and/or the buyer avoid this charge. PDF copies can also be obtained from the Chelsea website: www.chelseatoday.org

(1) CALL TO ORDER

Bob Hyde, President, and a quorum being present called the meeting to order at 6:32 PM. The Strata Manager, Jesse Train from CrossRoads Management Ltd., was asked to facilitate the meeting from that point on.

145 Owners registered in person.
81 Owners represented by proxy.
226 Owners present/represented in total.

(2) CALLING THE ROLL / CERTIFICATION OF PROXIES

The roll was called, and all proxies certified by Jesse Train in accordance with the requirements of the Strata Property Act. The Act requires that a quorum consisting of one-third (132) of the Owners be present for the meeting to proceed. Jesse Train reported that a quorum was present.

(3) PROOF OF NOTICE / WAIVER OF NOTICE

Jesse Train advised that, as per the Strata Property Act and Regulations, appropriate notice must be given to all Owners either by mail to their last-known address or hand-delivered on-site. In the case of this Annual General Meeting, the notices were distributed commencing door to door by volunteers and council members. The remaining packages were sent back to Crossroads to be put in the mail. This was completed on April 3, 2025.

It was **MOVED** (T243), and **SECONDED** (T102) that adequate notice was given for this meeting.

IN FAVOUR: 226 NOT IN FAVOUR: 0 ABSTAINED: 0 CARRIED

(4) APPROVAL OF AGENDA

It was **MOVED** (T243), and **SECONDED** (T102) to approve the Agenda as presented.

IN FAVOUR: 226 NOT IN FAVOUR: 0 ABSTAINED: 0 CARRIED

(5) ADOPTION OF MINUTES: AGM – APRIL 23, 2024

It was **MOVED** (T243), and **SECONDED** (T102) to adopt the minutes of the AGM held April 23, 2024.

IN FAVOUR: 226 NOT IN FAVOUR: 0 ABSTAINED: 0 CARRIED

(6) REPORT FROM THE COUNCIL PRESIDENT

The big event this year has obviously been the townhouse roof replacements. This has to be the largest project that the strata has taken on. We'd all have to acknowledge that the Mack Kirk Roofing crew continues to be conscientious and hard working. Recognition to our project supervision from Phoenix Roof Consultants for ensuring quality continues throughout the project. The strata's volunteer Roofing Committee got this project rolling and is doing a great job keeping things running smoothly. Thank you to all the owners for paying their share of the levy and for resident's patience as the project comes to a successful close.

We rely on a core group of contractors to keep the physical and mechanical aspects of the strata running smoothly and to tend to emergencies. Thank you to employees Don, Val, David, and Scott for carrying out the day-to-day running of the complex. Thank you also to CrossRoads Management, our property manager, that oversees that we do things properly, offers advice, and provides solutions; particular thanks to Jesse Train for your dedication as our Strata Manager.

The volunteers of Chelsea Gardens would never fail to amaze an observer. There are so many residents that are more than ready to help improve the enjoyment and well-being of the strata and their neighbours. There are too many individuals, groups, and committees to acknowledge individually without fear of missing many, but on behalf of the residents and owners of Chelsea Gardens, thank you for what you do.

Special mention will be made of the outgoing volunteer council members Ashley Orton, Debbie Thorburn, Mike Williams, and Paul Kavanagh. On behalf of the rest of Council and the residents of Chelsea Gardens, thank you for your hard work, dedication, and integrity in handling the affairs that have come before Council. If you decide not to run again for Council, we wish you well. Paul is running again this year for Council; as for the other three, your consideration for possible reappearance on Council should always be welcome.

Input is welcome by Council from residents on how to improve our community. Council does not operate in isolation of the community it serves and values receiving this input and help.

On behalf of Council, thank you for your interest in our community,
Bob Hyde, Council President 2024-2025

(7) ELECTION OF STRATA COUNCIL

Jesse Train explained that the following Council Members are entering the second year of a two-year term and the positions are not up for election in accordance with Chelsea Garden's Bylaw #11.

Bob Hyde T102, Paul Dhaliwal T172 and Ron Plankeel T272

The following (listed alphabetically by first name) have been nominated to run for Council:

Paul Kavanagh T164, Marilyn Hunter T168 and Cathy Maxwell T166

All these candidates had submitted their bio papers indicating their willingness to stand for the election to council. This was included in the AGM package so Owners could have background information on each candidate.

Jesse Train mentioned nominations may also be made from the floor of the AGM and called for additional nominations. There were no nominations from the floor.

Jesse Train requested that the Council be voted in by acclamation with a show of voting cards. There were no objections requesting a secret ballot therefore, the elected 2025/2026 Strata Council is as follows:

2025-2026 COUNCIL

Bob Hyde	T102
Paul Dhaliwal	T172
Paul Kavanagh	T164
Ron Plankeel	T272
Marilyn Hunter	T168
Cathy Maxwell	T166

(8) ELECTION OF THE INVESTMENT COMMITTEE

The Investment Committee was appointed at last years AGM for a 3-year term and they are as follows:

Paul Kavanagh – T164

Barb Gregg – W420

Mary Lou Leslie– T109

(9) RATIFICATION OF RULES – SIMPLE MAJORITY VOTE (OVER 50%)

A Strata Council is permitted to pass rules during their term of office and these rules are valid and effective immediately upon passage. In order to remain valid, the rules passed by council must be brought forward to the next Annual General Meeting to be ratified by the owners and this requires a simple majority (more than 50%) vote. This year there were a few new rules passed by council and these are being brought forward for owner ratification.

It was **MOVED** by T243 and **SECONDED** by T102 to ratify the following rules:

RULES FOR RENTAL OF FIRESIDE LOUNGE

1) The Fireside Room and kitchen area are available to be rented by an owner or resident for their own personal exclusive use provided it is not required or booked for the Strata Council, or a recognized Chelsea Gardens club or user group. Bookings for the month of December, if NOT cancelled THIRTY days prior to the event, are NON-REFUNDABLE. The areas must not be used for commercial purposes. A rental fee, set annually in these rules, will be required to be paid, by the owner or resident, to the Strata Corporation at the time of booking. Should there be conflicts in bookings, the Strata Council can determine the priority.

2) The Resident will also be required to pay to the Strata Corporation, a refundable Damage Deposit of \$250.00 made payable to "THE OWNERS, STRATA PLAN LMS 1416" prior to taking possession of the booked premises. Should the booked premises be damaged or left unclean, the costs will be deducted from the deposit to repair and/or replace damaged and/or missing property, and/or for the cleaning of the premises. Should these costs exceed the amount of the deposit, the resident will be held responsible for the excess.

- 3) All Guests, for special functions, must vacate the premises by 11:00 PM; however, cleanup operations are permitted until 11:30 PM. Cleanup must be completed on the same day the event is held, including the removal of all food.
- 4) A maximum of forty (40) guests is permitted for each special function.
- 5) Smoking and Vaping is NOT permitted within the premises.
- 6) Animals are NOT permitted within the premises except for certified guide and service dogs.
- 7) The ovens in the kitchen area are to be used for warming of food only – no cooking is permitted. Chairs, tables and the coffee pot may be used. Glasses, dishes, serving plates and cutlery are available for rental at a cost of \$25.00 per event. These items must be cleaned and the dishwasher must be emptied and dishes/cutlery put away.
- 8) Parking is available in the visitor's spaces in the Recreation Centre parking area or outside the complex. Please note parking is not permitted on the roadways within the complex.
- 9) It is the sole responsibility of the resident to obtain any liquor licensing, as required by law.
- 10) It is the responsibility of the resident to ensure that guests stay in the rented area ONLY. This rental does not allow access to the upstairs area of the Fireside Room, the Pub, pool table, swimming pool or any recreational area other than the washrooms located outside of the Fireside Room. The doors to the pool deck may not be opened.
- 11) The resident is solely responsible for the actions of their guests and agrees that any guests acting contrary to Strata Bylaws, or Rules may be removed at the request of a representative of the Strata Corporation.
- 12) It is agreed and acknowledged that the renter take full responsibility for any cost incurred for damages or cleaning.
- 13) The Strata Corporation shall prepare and print a rental agreement, reflecting all these rules and the renter shall sign this agreement prior to the event.

IN FAVOUR: 226

NOT IN FAVOUR: 0

ABSTAINED: 0

CARRIED

4. USE OF THE RECREATION FACILITIES

ANYONE USING ANY OF THE FACILITIES AT CHELSEA GARDENS DOES SO AT THEIR OWN RISK. STRATA PLAN LMS-1416, CHELSEA GARDENS, DOES NOT ASSUME ANY LIABILITY IN THE CASE OF AN ACCIDENT OR INJURY.

a. General

- 1) Smoking and vaping are not permitted anywhere within the recreation building and the pool and spa areas.

- 2) Adult residents must accompany their guests and are responsible for their actions while in the recreation facility, pool and spa area.
- 3) Animals (pets) are not permitted in the recreation facility or on the pool deck except certified guide and service dogs.
- 4) No entry to the Recreation Building and the pool area will be permitted after 10:00 PM. unless authorized by Council for a special event.

b. Pool and Spa Area

All users of the pool and spa are expected to behave in a respectful manner. Council reserves the right to request that individuals in violation of the rules leave the pool and spa area and will consider imposing fines and or removing access privileges for repeat offenders. Residents should report suspected violations of these rules to the Caretaker or the Property Management company.

The following are the rules for the usage by owners/residents and guests accompanied by owners/residents, of the pool and spa. Chelsea Gardens is required by the Public Health Act to post certain rules in a visible location in the pool and spa areas.

- 1) Pool hours are 8:30 AM to 9:30 PM; every day during the season the pool is open.
- 2) Anyone under the age of 19 and accompanied by a resident are only allowed in the pool and the surrounding pool deck between the hours of 11:00 AM and 2:00 PM **everyday** and 5:00 PM to 6:00 PM **daily** (except on Fridays) during the season the pool is open. These are family swim times.
- 3) Spa hours are from 7:30 AM to 10:00 PM daily and restricted to owners and accompanied guests only.
- 4) All pool users must access or exit the pool area from the spa area or outside gates – absolutely no access through the Fireside lounge while wet.
- 5) A maximum of eight (8) guests per Strata unit are permitted during the family swim times during the pool season. A maximum of four (4) guests per Strata unit are permitted at all other times.
- 6) Only adults, 19 years of age or older, are permitted in the spa.
- 7) All users of the pool and spa must wear swimming attire that is regulatory in nature and designed for swimming such as:
 - a. Bathing suits
 - b. Swim trunks
 - c. Swim shirts that provide UV protection
 - d. Burkini or swim hijab including leggings and tunic
 - e. Rash guard

Appropriate swimwear allows the body to move freely, does not impede buoyancy and does not create an increased risk to the safety of the individual or other users of the pool or spa.

Attire for swimming must be clean, must not restrict movement or create a safety hazard, and cannot be clothing worn from the street or gym work-out into the pool.

Attire for swimming that is considered unacceptable includes, but is not limited to:

- a) Items designed for sexual/intimate purposes.
 - b) Undergarments not designed for swimming.
 - c) Clothing which absorbs water and becomes heavy such as jeans or sweatpants.
 - d) Attire with long/flowing fabric that may limit movement or cause a safety risk such as becoming entangled in the pool skimmers.
- 8) Due to health concerns, pool and spa users must take a cleansing shower at the recreation centre facilities before entering the pool or spa.
 - 9) No person shall enter the pool or spa who has an illness including open wounds, sores or bandages, head colds, is discharging from the ears or nose or has an eye infection.
 - 10) No person shall enter the pool or spa who is intoxicated.
 - 11) When required, only approved swim diapers are permitted in the pool.
 - 12) Contaminating or fouling the pool or spa is strictly prohibited.
 - 13) All users of the pool and spa are required to report any injuries or incidents of contaminating or fouling of the facilities to the Caretaker via email: (chelseagardens1416@outlook.com) or telephone: (604) 501-0479.
 - 14) No running, fighting or engaging in other conduct likely to cause an injury is permitted in the pool area.
 - 15) Diving or jumping into the pool or spa is not permitted.
 - 16) Food and beverages of any kind are not permitted in the pool or spa. Food and beverages are permitted on the swimming deck provided it is kept ten feet away from the pool/spa unless otherwise authorized by council for a special event.
 - 17) Glass containers of any kind are not permitted in the pool or spa area.
 - 18) Air mattresses and lounge chairs are not permitted in the pool or spa area. Small individual flotation devices and toys designed for pool use are acceptable.
 - 19) Residents must remove all their garbage, articles and other belongings that have been brought to the pool/spa upon leaving the area.
 - 20) Please keep noise down to a reasonable level.
 - 21) No perfumes or oil-based products are to be used by persons using the pool and spa. Sunscreen must be waterproof and limited in use due to the impact on pool chemistry.

IN FAVOUR: 226

NOT IN FAVOUR: 0

ABSTAINED: 0

CARRIED

(10) UPDATE ON INSURANCE

The Strata Manager informed the Owners of details of the Strata Corporation's insurance policy. The policy was renewed effective March 1, 2025.

The key strata deductibles that would be assessed to an owner would include:

- **All-Risks (\$25,000.00)**
- **Water Damage (\$50,000.00)**
- **Sewer back-up (\$50,000.00)**
- **Flood (\$50,000.00)**
- **Earthquake (15%)**

It was **MOVED** by T243 and **SECONDED** by T102 to approve the Insurance coverage for 2024-2025 year as distributed prior to this Annual General Meeting.

IN FAVOUR: 226 NOT IN FAVOUR: 0 ABSTAINED: 0 CARRIED

(11) APPROVAL OF THE 2024 - 2025 OPERATING RESULTS

It was **MOVED** by T243 and **SECONDED** by T102 to approve the operating results from the 2023-2024 fiscal year end as distributed prior to this Annual General Meeting.

IN FAVOUR: 226 NOT IN FAVOUR: 0 ABSTAINED: 0 CARRIED

(12) APPROVAL OF THE PROPOSED 2025 - 2026 OPERATING BUDGET

It was **MOVED** by T243 and **SECONDED** by T102 to approve the Operating Budget as distributed prior to this Annual General Meeting.

IN FAVOUR: 225 NOT IN FAVOUR: 1 ABSTAINED: 0 CARRIED

A copy of the new Strata Fees for each of the apartments and townhomes was attached to your AGM package and there is an approved increase for both apartments and the townhouses. To avoid extra printing costs the new fee schedules will be posted to the website and sent electronically to Owners' emails.

PAYMENT OF INCREASED FEES

Due to the timing of the AGM, and the fact that our fiscal year ends on February 29, 2025, the May 1, 2025 fee amount will be the new approved rate **plus the difference in fees for March and April** and June 1, 2025 will be the **new Strata fee for 2025-2026 as noted on the fee schedules.**

If an Owner is already on this Pre-Authorized Payment system, no further action is required.

Post-dated cheques, whereby an Owner submits to Crossroads Management twelve (12), post-dated cheques. These should be dated for the first of each month, commencing March 1, 2025, payable to **Strata Plan LMS 1416 – Unit #_____**. If you have already paid March and April of 2025, please forward only 10 cheques as well as one cheque for the difference in fees for the months of March and April. Cheques may be left in the “Property Manager” mailboxes in the clubhouse mailroom or the foyer of each apartment building for pick-up.

(13) RESOLUTIONS

RESOLUTION ‘A’ – 50% VOTE – PAINTING PROJECT – ALL TOWNHOMES, APARTMENTS, OUTBUILDINGS/FENCING 2025/2026 - \$700,000

Therefore, be it resolved as a Majority Vote of the Owners, LMS 1416, Chelsea Gardens, that authority be given to spend up to \$700,000 from the CRF to re-paint the townhouses, apartment buildings, perimeter fencing, and outbuildings at Chelsea Gardens.

MOVED by T243 **SECONDED** by T102

IN FAVOUR: 223 NOT IN FAVOUR: 3 ABSTAINED: 0 CARRIED

RESOLUTION ‘B’ - 3 / 4 VOTE – FRONT ENTRANCE AND EAST GATE STRUCTURAL AND ROOFING REPAIRS - \$145,000

Therefore, be it resolved as a 3 / 4 vote of the Owners, LMS 1416, Chelsea Gardens, that Council is hereby authorized to spend up to \$145,000.00 from the CRF on structural repairs on Front Entrance Archway, Front Entrance Gate Kiosk, Front Corner Sign and East Gate Kiosk.

MOVED by T243 **SECONDED** by T102

IN FAVOUR: 225 NOT IN FAVOUR: 1 ABSTAINED: 0 CARRIED

RESOLUTION ‘C’ - 3 / 4 VOTE – TOWNHOUSE CAPITAL PROJECTS REPAIRS - 2025

Therefore, be it resolved as a 3/4 Vote of the Owners, LMS 1416, Chelsea Gardens, that Council is hereby authorized to spend from the Contingency Reserve Fund up to \$50,000.00 to inspect, and where necessary, repair and caulk those townhouse units and replace spindles and do envelope repairs as required on a priority basis.

MOVED by T243 **SECONDED** by T102

IN FAVOUR: 226 NOT IN FAVOUR: 0 ABSTAINED: 0 CARRIED

RESOLUTION ‘D’ - 3 / 4 VOTE – PRIVACY FENCING - 2025

Therefore, be it resolved as a 3/4 Vote of the Owners, LMS 1416, Chelsea Gardens, that Council is hereby authorized to spend from the Contingency Reserve Fund up to \$25,000.00 in 2025 to inspect, and where necessary, replace failed privacy fences with a new horizontal style. As well as per Section 71 of the Strata Property Act permission to change the overall appearance of the common property from a lattice style fence to a horizontal privacy fence

MOVED by T243 **SECONDED** by T102

IN FAVOUR: 225 NOT IN FAVOUR: 1 ABSTAINED: 0 CARRIED

RESOLUTION 'E' - 3 / 4 VOTE – PRIORITY TREE REMEDIAL WORK FROM THE ARBORIST REPORT PUBLISHED IN 2024

Therefore, be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that Council is hereby authorized to spend up to \$15,000 from the Contingency Reserve Fund to remove and replace high risk trees throughout Chelsea Gardens.

MOVED by T243 **SECONDED** by T102

IN FAVOUR: 226 NOT IN FAVOUR: 0 ABSTAINED: 0 CARRIED

RESOLUTION 'F' - 3 / 4 VOTE – INSTALLATION OF SPEED BUMPS

Therefore, be it resolved by a 3/4 vote of the Owners, LMS1416 Chelsea Gardens, that Council is hereby authorized to spend up to \$3,500 to purchase and install 12 removable speed bumps throughout the Chelsea Gardens roadways. As well as per Section 71 of the Strata Property Act permission to make a significant change to the common property roadways.

MOVED by T243 **SECONDED** by T102

IN FAVOUR: 29 NOT IN FAVOUR: 197 ABSTAINED: 0 DEFEATED

RESOLUTION 'G' - 3 / 4 VOTE – BOILER/FURNACE REPLACEMENT VENTING

Therefore, be it resolved as a 3/4 Vote of the Owners, LMS 1416, Chelsea Gardens that the current bylaw that now reads:

3. Use Of Property

(16) Owners may apply to council for permission to install direct vent fireplaces to replace their existing "B" vent fireplaces provided that the building envelope is not compromised (although it may be penetrated). Plans and the location of the proposed venting must be approved in advance by the Strata Council who will make it a condition of approval that the installation is done by a professional contractor and that all City permits are obtained.

Be amended to now read:

(16) (a) Owners must apply to council for permission to install direct vent fireplaces to replace their existing "B" vent fireplaces or to install high efficiency furnace and water heater units provided that the building envelope is not compromised (although it may be penetrated). Plans and the location of the proposed venting must be approved in advance by the Strata Council who will make it a condition of approval that the installation is done by a professional contractor and that all City permits are obtained.

(b) If installing vent pipe through the existing B-vent the contractor is to use a Universal B vent Cap by Centrotherm or equivalent. If two penetrations are required that cannot be installed through this recommended universal B-vent cap or is double walled, then one should be installed through a Duraflo Thermoplastic Base Roof Flashing (p/n 55110xx depending on pipe size). This penetration must be kept a minimum of 8" away from the B vent flange. All roof work must be completed by Mack Kirk Roofing & Sheet Metal Ltd. while the shingles are under warranty and by a qualified roofing contractor once the warranty expires.

MOVED by T243 **SECONDED** by T102

IN FAVOUR: 226 NOT IN FAVOUR: 0 ABSTAINED: 0 CARRIED

RESOLUTION 'H' - 3 / 4 VOTE – INVESTIGATION COSTS

Therefore, be it resolved as a 3/4 vote of the Owners, LMS 1416, Chelsea Gardens, that the following bylaw be added as Bylaw 47.

It was **MOVED** by W227 and **SECONDED** by T109 to add the highlighted section below to the bylaw amendment.

47. Investigations and Chargebacks

- (1) Where the strata corporation takes steps, including hiring third parties, to determine (the "Investigation") one of the following:
- (a) the source of damage (including the presence of water or mold) or some other defect to a strata lot or the common property;
 - (b) the origin of a noise, odour or smoke;
 - (c) whether there has been a breach of a bylaw or rule;
 - (d) whether flooring was installed with adequate sound proofing;
 - (e) if an alteration was completed in accordance with the terms of its approval; or
 - (f) any other item or matter which the owner or tenant requests the strata to investigate;

it may charge any costs related to the Investigation back to the owner of a strata lot where:

- (i) in the case of (a), the source of the damage or defect originated from or was found within that owner's strata lot;
- (ii) in the case of (b), it is determined that the noise, odour or smoke

- originated in that owner's strata lot;
- (iii) in the case of (c), it is determined that the owner, tenant or occupant of the strata lot has breached a bylaw or rule;
 - (iv) in the case of (d), to:
 - (A) the strata lot with the flooring if it is determined that the flooring lacks adequate soundproofing;
 - (B) the complainant strata lot if it is determined that the flooring has adequate soundproofing;
 - (v) in the case of (e), where the alteration was done or which otherwise has the benefit of the alteration, if it was not completed in accordance with the terms of the approval or accepted construction practices at the time; or
 - (vi) in the case of (f), where it turns out there was no reasonable basis to make the request or it is something for which the strata corporation is not responsible to repair, maintain or otherwise deal with.
- (2) Where the strata corporation undertakes an Investigation pursuant to (1)(b) and (c) and determines that the complaint is:
- (a) unsubstantiated;
 - (b) frivolous; or
 - (c) baseless;

the strata corporation may charge any costs related to the Investigation back to the owner of a strata lot making the compliant. **The Strata will, before incurring any investigation costs, advise the parties involved the intent to do so.**

MOVED by T243 **SECONDED** by T102

IN FAVOUR: 226 NOT IN FAVOUR: 0 ABSTAINED: 0 CARRIED AS AEMNDED

RESOLUTION 'I' - 3 / 4 VOTE – LAND TITLES - 2025

Therefore, be it resolved as a 3/4 vote of the Owners, LMS 1416, Chelsea Gardens, that the bylaws that have been approved at the Annual General Meeting of April 22, 2025 be incorporated into the existing set of bylaws that are on file at land titles and include the bylaw changes approved at previous Annual General Meetings and that, following this consolidation into one complete set, that this set be filed with Land Titles and, in so doing, rescind and repeal all old sets of bylaws.

MOVED by T243 **SECONDED** by T102

IN FAVOUR: 226 NOT IN FAVOUR: 0 ABSTAINED: 0 CARRIED

(14) NEW BUSINESS

1. Additional speed signs should be investigated.
2. Condo Roofs should be further investigated to be completed sooner rather than later.

(15) TERMINATION OF MEETING

It was **MOVED** by T102 to terminate the meeting at 9:35 PM.

Jesse Train, Strata Agent