



2023 SPECIAL GENERAL MEETING MINUTES

WEDNESDAY, JANUARY 25, 2023

LOCATION/TIME - 6:00PM RENEW CHURCH

Council: Anita Thompson, Bob Hyde Ashley Orton, Paul Dhaliwal & Debbie Thorburn

Strata Mgt: Jesse Train, Strata Manager

Regrets: Murray Hill

STRATA COUNCIL – 2022/2023

EXECUTIVES

Murray Hill - K405
Anita Thompson -W325
Bob Hyde - T102
Ashley Orton - T243
Paul Dhaliwal -T172
Debbie Thorburn -T188

COMMITTEE ASSIGNMENTS

President, Townhouses, Irrigation,
Treasurer, Secretary, Bring Forward, Minutes, Social Liaison
Vice President, Finance,
Landscape, Security& Privacy, Volunteers, Website
Clubhouse, RV Committee
Apartments

NON-COUNCIL ASSIGNMENT

Jack Devries -T303 Fish Pond

CARETAKERS

Don Kendall Hours: 7:00 AM-3:30 PM- weekdays
Valerie Morris Nights/Weekends, Monday, Thursday-Saturday 11:00 am to 1:00 pm
(604) 834-4578 chelseagardens1416@outlook.com

STRATA MANAGER: CROSSROADS

Strata Manager: Jesse Train jesse@crpm.ca

#215 - 7455 132ND STREET, SURREY, B.C. 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 .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, Council Vice President with a quorum being present called the meeting to order at 6:00 PM. The Strata Manager, Jesse Train from CrossRoads Management, was asked to facilitate the meeting from that point on.

78 Owners registered in person.
246 Owners represented by proxy.
324 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 Special General Meeting, the notices were distributed commencing door to door by volunteers and council members. This was completed on January 6, 2023. The packages were also posted to the Chelsea Today website and emailed to all Owners that have provided an email to the Strata. 42 packages had to be mailed to owners.

It was **MOVED** (W325) and **SECONDED** (T102) that adequate notice was given for this meeting.
CARRIED

(4) RESOLUTIONS – BYLAW AMENDMENTS REQUIRING APPROVAL OF 75% OR MORE

RESOLUTION ‘A’ – AGE RESTRICTION BYLAW – ¾ VOTE

Therefore, be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that the current Bylaw 36 be amended to read as follows

36. Age Restriction and Occupancy of Strata Lots

- (1) No person under the age of 55 years shall reside in a strata lot.
- (2) For the purposes of this bylaw, any person occupying a strata lot for more than 30 days (cumulatively or consecutively) in a calendar year shall be deemed to reside in the strata lot.
- (3) Notwithstanding subparagraphs (1) and (2) a person who is under 55 years of age and is:
 - (a) the spouse (as defined in Regulation 8.1(2) of the Act) of an owner or tenant who is 55 years of age or older; or

- (b) otherwise exempt under the Act; may also reside in the strata lot with a person over 55 and shall not be deemed to be in contravention of this bylaw.
- (4) The strata council may, upon request by an owner or tenant, extend in writing the period in subsection (2) in relation to a specific individual for up to 6 months.

MOVED by W325 **SECONDED** by T102
IN FAVOUR: 296 **NOT IN FAVOUR: 28** **ABSTAINED: 0** **CARRIED**

NOTE: The above resolution means the complex will be a 55 Plus community with no children as residents. This age restriction applies to anyone renting. Anyone currently residing under the age of 55 will be grandfathered.

RESOLUTION 'B' – OCCUPANCY BYLAW – ¾ VOTE

Therefore, be it resolved as a 3 / 4 vote of the Owners, LMS 1416, Chelsea Gardens, that a new bylaw be added that reads:

37. Maximum Occupants

- (1) Chelsea Gardens units are defined under the Strata Plan and Disclosure Statement and state a maximum of two (2) bedrooms throughout the Strata Corporation and each strata lot shall be subject to the following limits on the number of persons who may reside in the strata lot at any given time:
 - (a) no more than 2 persons in a one-bedroom strata lot;
 - (b) no more than 4 persons in a two-bedroom strata lot;

MOVED by W325 **SECONDED** by T102
IN FAVOUR: 318 **NOT IN FAVOUR: 5** **ABSTAINED: 1** **CARRIED**

RESOLUTION 'C' – SHORT-TERM ACCOMMODATIONS – ¾ VOTE

Therefore, be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that the current Bylaws 24, 25 and 35 be amended to read as follows:

24. Maximum Fine

- (1) The strata corporation may fine an owner or tenant a maximum of:
 - (a) except as otherwise set out below, a fine of up to \$200.00 for each contravention of a bylaw;
 - (b) \$1,000.00 per day for a contravention of Bylaw 38(a);
 - (c) \$50.00 for each contravention of a rule.

- (2) Fines levied by the strata corporation shall be due and owing along with the next installment of strata maintenance fees.

25. Continuing Contravention

- (1) Except in relation to Bylaw 38(a) (for which a fine may be imposed for each day), if an activity or lack of activity that constitutes a contravention of a bylaw or rule continues, without interruption, for longer than 7 days, a fine may be imposed every 7 days.

Bylaw 35 subsections (6) and (7) be repealed and replaced with the following bylaw:

38. Short-Term Accommodation

- (1) An owner, tenant or occupant must not:
 - (a) use or allow their strata lot (or any part of it) to be used for the purposes of providing temporary accommodation for the general public including, but not limited to:
 - (i) as vacation or travel accommodation;
 - (ii) any sort of paid short-term accommodation arrangement that is not a tenancy;
 - (iii) as a home exchange or other similar arrangement
 - (b) allow, permit, agree or otherwise grant a license to a person who ordinarily resides outside the strata corporation to occupy their strata lot while they are absent from the strata lot:
 - (i) in exchange for money; or
 - (ii) for a period for greater than 6 months

MOVED by W325

SECONDED by T102

IN FAVOUR: 308

NOT IN FAVOUR: 12

ABSTAINED: 4

CARRIED

RESOLUTION 'D' – BYLAW CONSOLIDATION – ¾ VOTE

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 Special General Meeting of **January 25, 2023** be incorporated into the existing set of bylaws that are on file at Land Titles and include the bylaw changes approved at the Special General Meeting 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 W325

SECONDED by T102

IN FAVOUR: 317

NOT IN FAVOUR: 5

ABSTAINED: 2

CARRIED

(5) TERMINATION OF MEETING

It was **MOVED** by T102 to terminate the meeting at 8:20 PM.

Jesse Train, Strata Manager