

**STRATA PLAN NW2050, CYPRESS POINT,  
SPECIAL GENERAL MEETING  
THURSDAY, JANUARY 16, 2025 AT 7:00 PM  
RICHMOND, B.C. V6Y 1Z3**

In Attendance at the start of the meeting:      43 Strata lots represented in the Meeting:  
   18 Strata lots represented by proxy  
   61 Total Strata Lots

1. CALL TO ORDER:

The meeting was called to order at 7:00 PM by Council President, Gordon Farrell.

2. CERTIFICATION OF PROXIES

Audrey Montero advised 18 proxies had been certified.

3. NOTICE OF QUORUM

The requirement of the NW2050 By-Laws state that one third (35) of the persons entitled to vote (106) in person or by proxy constitutes a quorum. We had 43 owners at the beginning of the Meeting and 18 by proxy for a total of 61 owners eligible to vote, which was a quorum. An owner joined the meeting at 7:19 PM bringing the total present to 62.

4. PROOF OF NOTICE OF MEETING OR WAIVER

Notice of this meeting was sent out on December 20, 2024 to the last known address of each owner. Sent by electronic email to 30 owners, and 76 hand delivered, thereby giving owners the required notice as per Section 45 Strata Property Act.

5. INTRODUCTION OF HEAD TABLE

The Council President, Gordon Farrell, introduced the Head Table. Daryl Foster, Strata Advisor, Ted Neef Phoenix Roof Consultant, Audrey Montero, Administrator, were in attendance.

5.1 Motion to elect Daryl Foster to chair the Special General Meeting.

Moved: SL103

Seconded: SL70

Motion was carried

5.2 Motion to approve the Agenda

Moved: SL42

Second: SL27

Motion was carried unanimously. None opposed.

**STRATA PLAN NW2050, CYPRESS POINT,  
ANNUAL GENERAL MEETING  
TUESDAY, NOVEMBER 28, 2023 AT 7:00 PM  
RICHMOND, B.C. V6Y 1Z3**

6. RULES OF ORDER

At the Special General Meeting, we follow established rules of order to ensure a fair and organized process. During the meeting, each attendee receives a voting card to participate in decision-making. For each agenda item, a motion requires a mover and a seconder before it is put to a vote. All comments and discussions should be directed to the Chair, rather than engaging in side discussions among attendees. It is important to remember that this is an owners Special General Meeting, and as a group, owners have the ability to make decisions or amend proposals through a majority vote, allowing flexibility to adapt as needed.

Moved: SL36

Second: SL44

Motion was carried unanimously. None opposed.

7. APPROVAL OF MONDAY, SEPTEMBER 23, 2024, SPECIAL GENERAL MEETING MINUTES

Motion: To approve the Special General Meeting Minutes September 23, 2024.

Moved: SL27

Second: SL75

Motion was carried. None opposed.

8. DIALOG:

During the Special General Meeting, owners had the opportunity to ask Mr. Neef a variety of questions regarding the roof replacement project. Topics included the proposed procedures, the materials to be used, warranty details, and various technical aspects of the project. Owners also inquired about the project timeline and what they should expect during the construction period. It was encouraging to see owners take an active role by thoughtfully considering their concerns and asking important questions before casting their votes. Ted provided clear and thorough responses, addressing all questions and ensuring everyone had a better understanding of the project.

9. SPECIAL RESOLUTION

a. RESOLUTION A

**BE IT RESOLVED BY A  $\frac{3}{4}$  VOTE RESOLUTION THAT:**

The Owners of Strata Plan NW2050 approve replacing the roofs on Buildings A, B, and C for an amount not to exceed \$1,781,026.96 as laid out below:

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- 1 By way the Roof Replacement Special Levy in the amount of \$581,026.96 due and payable on March 31, 2025 and for convenience, the payment can be split into two equal payments the first due on March 31, 2025 and the final payment due on May 31, 2025. If an owner's payment is in arrears on April 1, 2025 the arrears process for at least half will come into effect as laid out in Bylaws 2.2 and 2.3, 10% interest per year compounded annually will be charged.
- 2 The Roof Replacement Special Levy funds will be utilized first. To complete the Roof Replacement Project, with an additional amount of \$1,200,000 is to be funded from the Contingency Reserve Fund (CRF), Exterior Building Fund, and Future Remediation Fund.

Moved: SL70

Seconded: SL96

Motion was carried by majority votes

12. Termination –

The Special General Meeting was terminated at 7:46 pm It was moved by (SL44).