THE OWNERS, STRATA PLAN EPS 2091
CEDAR PARK PLAZA
32059, 32083, 32095 Hillcrest Avenue, Abbotsford, BC V2T 1S3
32050/32070 Cedar Lane, Abbotsford, BC V2T 1T1

MINUTES OF THE ANNUAL GENERAL MEETING

Held on Monday, September 8th, 2025, at 6:00 p.m.
Online Meeting via Zoom

STRATA MANAGERS: Chris Wong, REMI Realty Inc.

*** * * IMPORTANT * * ***

Council wishes to remind all Owners that the Strata Corporation policy requires all communication to the Strata Council to be directed in writing to REMI Realty Inc. This will ensure that the correspondence can be dealt with officially by the Strata Council at a duly convened meeting. Communication can be emailed to your manager via the strata owner's portal or cedarpark@remirealty.ca

It is recommended that owners keep proper records including each copy of minutes provided, as it forms an important part of information for future sale or re-financing of your strata lot.

Please note Strata Maintenance Fees are due and payable on the first (1st) of each calendar month without invoice. Late payment is subject to interest charges and fine every month as per your Strata Property bylaw.

CALL TO ORDER

The meeting was called to order at 6:01 p.m.

VERIFY QUORUM AND PROXIES

A total of thirty-five (35) owners, twenty-one (21) in person and fourteen (14) by proxy were confirmed, which constituted a quorum.

ELECT A PERSON TO CHAIR THE MEETING (SPA s. 19)

It was **MOVED/SECONDED** to approve to have the Strata Council President, Mr. Firoze Shaik chair the meeting along with the Strata Manager to help facilitate the meeting.

35 in Favour, 0 Opposed, 0 Abstain, MOTION CARRIED

PROOF OF THE NOTICE OF MEETING (SPA s. 61.3)

The Notice for the Annual General Meeting was mailed to all owners on August 19, 2025, in accordance with the *Strata Property Act Section 61 (3) where the Annual General Meeting Notice mailed to the Owners 20 days before meeting date would be deemed to be received by the Owners*. All owners present were asked if they had received the notice for the Annual General Meeting. All owners confirmed they had received the notice to proceed with the meeting.

APPROVAL OF THE AGENDA

A motion was called to approve the Agenda of the Meeting. It was **MOVED/SECONDED** to adopt the agenda as circulated.

35 in Favour, 0 Opposed, 0 Abstain, MOTION CARRIED

APPROVAL OF THE LAST ANNUAL GENERAL MEETING MINUTES

A motion was called to adopt the previous Annual General Meeting minutes from September 17, 2024. It was **MOVED/SECONDED** to review the previous Annual General Meeting minutes.

There being no amendment, it was called to adopt the Annual General Meeting minutes as circulated.

35 in Favour, 0 Opposed, 0 Abstain, MOTION CARRIED

REPORT ON INSURANCE COVERAGE

A copy of the strata corporation's insurance policy describing the limitation and the coverage was included with the Notice of Annual General Meeting. Please retain the insurance policy for future reference, sale of your property, mortgage purposes or re-financing.

All Owners should note that the insurance coverage is for replacement cost.

Owners were advised to review the Strata Corporation insurance policy with their insurance broker and to purchase additional coverage such as leasehold improvements, personal contents and assets, betterment, personal liability, and loss of rent if applicable. More importantly, owners were encouraged to take out special deductible insurance in the event the owner is responsible for a claim and must repay the strata corporation's insurance deductible.

Owners are further advised that the Strata Corporation may, according to the *Strata Property Act*, recover the deductible portion of insurance coverage from an owner should the owner be responsible for a loss or damage that causes the claim.

APPROVAL OF THE OPERATING BUDGET FOR 2025/2026 (Majority Vote)

The year-end financials and proposed budget were presented to the Owners. The Strata Manager reviewed the previous year's expenses and account balances. The Strata Manager confirmed that there was a proposed increase of 24% to the Strata Fees with the intention of improving security and conducting capital improvements such as installing fencing and gates.

During discussion, an owner proposed an amendment to remove the security line item from the budget. The Chairperson confirmed that the proposed amendment was a significant change from the proposed budget as presented in the Annual General Meeting notice, and as such, the amendment was not put forward.

After discussion, the proposed budget as presented was **MOVED/SECONDED** and **DEFEATED**

0 in Favour, 31 Opposed, 4 Abstain, MOTION DEFEATED

The Strata Manager explained that as the budget was defeated, a Special General Meeting will need to be held within 30 days of the date of this Annual General Meeting to propose a new operating budget.

RESOLUTION No. 1 – ¾ Vote Resolution – Change of Common Property Appearance – Exterior Siding

WHEREAS: The Strata Council has observed ongoing issues with damage to the exterior siding of the buildings, primarily due to vandalism and unauthorized access, resulting in repeated and costly repairs;

WHEREAS: The Strata Council recommends the installation of a more durable material to reduce maintenance costs and enhance the protection of the building exteriors;

BE IT RESOLVED by a ¾ vote of the Owners, Strata Plan EPS 2091 - Cedar Park Plaza, that the Strata Corporation approves the replacement or reinforcement of the existing exterior siding with metal siding or cladding, or other comparable durable material, as determined suitable by the Strata Council, to prevent further damage and reduce ongoing maintenance expenses.

It was **MOVED/SECONDED** to approve the resolution as presented.

Discussion:
The Strata Council discussed the ongoing issues of unauthorized people damaging the side of the building and would like to investigate ways of installing stronger material. After further review, the Ownership voted on the resolution, with the results being:

7 in Favour, 26 Opposed, 2 Abstain, MOTION DEFEATED

RESOLUTION No. 2 – ¾ Vote Resolution – Change of Common Property Appearance – Fencing and Gates

WHEREAS: The Strata Council has identified ongoing concerns related to unauthorized individuals accessing the property, loitering on common areas, and causing damage to the buildings;

WHEREAS: The Strata Council recommends the installation of fencing and gates around the property as a long-term solution to enhance security and prevent further incidents;

BE IT RESOLVED by a ¾ vote of the Owners, Strata Plan EPS 2091 - Cedar Park Plaza, that the Strata Corporation approves the installation of fencing and access-controlled gates on common property, in locations and materials to be determined by the Strata Council, with the intent of improving site security and reducing unauthorized access.

It was **MOVED/SECONDED** to approve the resolution as presented.

Discussion:
The Strata Council explained the intent of this resolution was to prevent unauthorized persons entering the common property. After further review, the Ownership voted on the resolution, with the results being:

4 in Favour, 31 Opposed, 0 Abstain, MOTION DEFEATED

RESOLUTION No. 3 – ¾ Vote Resolution – Bylaw Additions

BE IT RESOLVED, by a ¾ vote of The Owners, Strata Plan EPS 2091 that the owners approve adding the following bylaw:

3. Use of Property
(5) A Resident or visitor must not feed birds, rodents or other wild animals from any strata lot, limited common property, common property or land that is a common asset. No bird feeders of any kind are permitted to be kept on balconies, strata lots, common property or land that is a common asset.

It was **MOVED/SECONDED** to approve the resolution as presented.

Discussion:
The Strata Council discussed the recent issues of increased pets and animals coming onto the property and wish to pass the bylaws. After further review, the Ownership voted on the resolution, with the results being:

There being no further questions, It was **MOVED/SECONDED** and **DEFEATED**.

8 in Favour, 27 Opposed, 0 Abstain, MOTION DEFEATED

ELECTION OF MEMBERS OF STRATA COUNCIL

As per the *Strata Property Act*, Strata Council members must be elected at each Annual General Meeting. The Strata Manager thanked and appreciated the contribution from the previous Strata Council members. Under the Strata Bylaws, the Strata Council must have at least 3 and not more than 7 members.

The following Owners were nominated and received majority vote approval for Strata Council election:

Raja Masih – **SL 12**
Navneet Dhingra – **SL 7**
Jagmeet Singh – **SL 22**
Amandeep Nagpal – **SL 37**

The elected Council members also elect the officer positions as follows:

Raja Masih – **President**
Navneet Dhingra – **Vice President**
Jagmeet Singh – **Treasurer**
Amandeep Nagpal – **Secretary**

TERMINATION

As there was no further business, it was **MOVED/SECONDED** to terminate the meeting at 7:06 p.m.

35 in Favour, 0 Opposed, 0 Abstain, MOTION CARRIED

REMI Realty Inc.
Agent for the Owners, Strata Plan **EPS 2091**

Chris Wong
Strata Manager
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