

STRATA PLAN EPS1945C – REMIX COMMERCIAL SECTION**TIME & LOCATION:**

at 6:30 p.m.
at 732 Marine Drive
North Vancouver, BC

**EXECUTIVE COUNCIL
2025-26**

Rose Nazeri
Ben Lean
Paul Rodrigues
Negar Nazemi

Portal address

<https://eps1945c.strataportal.ca>

SECTION MANAGER

Simon Wang

METROWEST BUILDING SERVICES

315 – 515 W Pender Street
VANCOUVER, B.C. V6B 6H5
Phone: 604.681.2296 (24 hrs /7 days)
Fax: 604.681.2297
email: info@metrowestbs.com

PRESENT:

8 (Eight) strata lots were represented in person and 2 (two) were represented by proxy, totalling 14.43 votes, or

9 strata lots were represented in person or by proxy in person and 1 strata lot was represented via zoom.

Metrowest Building Services Ltd was represented by Simon Wang, the Section Manager.

(1) CALL TO ORDER

Executive Council President Rose Nazeri called the meeting to order at 6:52 p.m. She also served as the chair for the meeting.

To ensure a smooth and efficient running of the meeting, the attendees agreed for Executive Manager Simon Wang to assist the chair in facilitating the meeting.

(2) CALLING THE ROLL & CERTIFICATION OF PROXIES

Subject to the Bylaws, a quorum for a general meeting is eligible voters holding 1/3 of the Section's votes, present in person or by proxy. As the Commercial Section currently consists of ten eligible voters with 19.14 votes, 6.38 votes

represents quorum in this instance. At the official commencement of the meeting there were eight eligible voters in person and two by proxy for a total of ten strata lots represented with 19.14 votes. The quorum requirements were achieved and the meeting was declared to proceed with the business at hand.

(3) PROOF OF NOTICE OF MEETING

The *Strata Property Act* mandates that owners receive the AGM notice at least fourteen days prior to the Meeting.

It was observed that the Notice of Meeting complied with the notice requirements of the *Strata Property Act* and that the most recently approved financial statements had been received. A motion was made and seconded that proper notice of the meeting had been provided in accordance with the *Strata Property Act*. **CARRIED**

(4) ADOPTION OF THE AGENDA

It was moved, seconded, and carried to motion to adopt the order of the Annual General Meeting agenda as presented. **CARRIED**

(5) ADOPTION OF THE PREVIOUS MINUTES

It was moved, seconded, and carried to motion to adopt the Minutes of the Annual General Meeting held on May 1, 2024 as distributed. **CARRIED**

It was moved, seconded, and carried to motion to adopt the Minutes of the Special General Meeting held on March 19, 2025 as distributed. **CARRIED**

(6) EXECUTIVE COUNCIL'S REPORT

Executive President Rose Nazeri made a report on behalf of the Commercial Executive Council. She reviewed the major events at Remix Commercial Section over the past fiscal year and thanked the owners for their support in the Commercial Section's operation.

(7) INSURANCE REPORT

At this point in the meeting, the Section Manager took the opportunity to advise those in attendance of the following information regarding strata lot ownership and other matters concerning the Strata Corporation.

Commercial Section Insurance, Strata Insurance, and the Homeowner Insurance

Please refer to the Insurance Summary included with your Notice of Meeting, which outlines the insured perils, the limits of coverage and the applicable deductibles. Please also refer to the strata insurance summary, which has been arranged for by the strata corporation. Homeowner, homeowner insurance is strongly recommended.

Section 149 of the *Strata Property Act* requires the Strata Corporation to have adequate full replacement value insurance for the common property, common assets, buildings shown on the Strata Plan and fixtures built or installed on a strata lot.

The Section Manager reminded all Owners to obtain their own insurance coverage for **strata insurance deductible, personal property contents** as well as **third party liability coverage**. Individual homeowner or Tenant insurance coverage is strongly recommended. Owners should also obtain additional coverage if they make any major improvements within their strata lots, such as upgrading of appliances, fixtures, floor coverings, hardwood floors, etc. (subject to approval as outlined in the Strata Corporation Bylaws). **Displacement coverage** would also assist Owners or Tenants who would have to move out of their suites during a major loss, and **loss of rental coverage** is recommended for those individuals who rent out their units for investment purposes.

Owners should be sure that their Tenants clearly understand that in the event of a fire, flood or some other incident, if a resident's possessions are damaged, that a tenant must make a claim for compensation to his/her own insurance. Personal belongings are NOT covered by the strata insurance policy.

The latest legal opinion put more responsibility to the owner in event of the loss below the strata insurance deductible. The Section Manager will forward such a legal opinion to the owners via the strata Executive Councilmembers.

Strata Corporation Insurance Coverage

The Strata Corporation's policy typically "insures against all risks of direct physical loss or damage to the property insured", subject to exclusions and applicable deductible.

Insured property is the building as it was delivered by the developer at the time of completion of construction. Insured property includes the fixed structure, permanently installed original fittings and fixtures, mechanical equipment and machinery, fire suppression systems and common assets.

The Strata Corporation's policy notably does NOT provide coverage for loss or damage to:

- Strata lot Owner's and/or Tenant's personal property,
- Strata lot Owner's betterments and/or improvements to strata lot,
- Strata lot Owner's and/or Tenant's additional living expenses,
- Strata lot Owner's rental income loss.

Strata Lot Owner and/or Tenant Insurance Coverage Recommendation

It is recommended that all strata lot Owners and/or Tenants acquire the applicable coverage:

- Personal property, such as furniture, clothing and similar personal property in the strata lot or designated storage space in the building, subject to a deductible.
- Strata lot betterments and/or improvements completed at a strata lot Owner's expense, such as upgraded flooring, millwork, fixtures, etc.
- Additional living expenses incurred by a resident as a result of the insured pRemixes being uninhabitable as a direct result of an insured loss or damage.

- Loss of rental income incurred by a strata lot Owner as a result of the insured pRemixes being uninhabitable by the tenant as a result of an insured loss or damage.
- Strata Corporation's deductible chargeback (e.g. water, fire) incurred in the event of a claim that originated from within an Owner's strata lot.

****Example****

In a rental situation there are three separate parties therefore there should be three separate insurance policies (Strata Corporation Policy, Owner's Policy and Tenant's Policy).

The strata or the Commercial is responsible for the common or limited common properties, while the owner is responsible for repairing and maintaining the items inside a strata lot, regardless of the cause of damage. If the loss exceeds the strata insurance deductible, the strata insurance (not the strata) is responsible for the repair. Please read the important information on the Repair to Damage Flow Chart prepared by a primary strata law firm.

(8) Consideration Of Resolution "A" - 2025-26 Budget and Section Fee Schedule

It was moved and seconded to present the Majority Vote Resolution "A" - 2025-26 Budget and Section Fee Schedule for the period from February 1, 2025 to January 31, 2026 on the floor for consideration.

Following a discussion where all questions were answered, a vote was called to adopt the proposed budget for the fiscal year of May 1, 2025 to April 30, 2026 as presented by a show of voting cards.

The voting results were as follows:

- In favor: 14.43 votes
- Opposed: 0 votes
- Abstained: 0 votes

The Majority Resolution "A" 2025-26 Budget and Section Fee Schedule was carried. The newly approved budgets and fee schedule, which took effect on February 1, 2025, are attached to these minutes.

Strata lots of the Commercial Section enrolled in the monthly PAD plan do not need to take any action, as Metrowest will automatically withdraw the amended amounts, including retroactive amounts for February through July 2025, in accordance with the approved section fee schedule. For strata lots paying fees by cheque, please ensure that the retroactive amounts are paid before August 1, 2025.

(9) Consideration of ¾ Vote Resolution "B"- To Replenish the CRF By Special Levy

It was moved and seconded to present a ¾ Vote Resolution "B"- To Replenish the CRF By Special Levy on the floor for consideration:

"WHEREAS The Owners, Commercial Section of Strata Plan EPS1945C (the "Commercial Section") wish to authorize a special levy of up to **\$15,000.00** to replenish the Contingency Reserve Fund (the "CRF") and pay for legal and consulting services related to the Action (as defined in Resolution A carried at the March 19, 2025 Special General Meeting) up to and including mediation of the Action;

WHEREAS Pursuant to Section 108 of the *Strata Property Act*, S.B.C. 1998, c. 43 (the "Act") a Commercial Section may raise money from its owners by special levy if the levy is approved by a ¾ vote resolution at a general meeting;

WHEREAS The Commercial Section also wishes to pay a portion of the Services' costs with an expenditure from its contingency reserve fund ("CRF");

WHEREAS The Commercial Section wishes to replenish the CRF by a special levy of up to \$15,000;

BE IT RESOLVED by a ¾ vote of the Owners, Commercial Section of Strata Plan EPS1945C that:

- 1) The Commercial Section is authorized to levy on the strata lots comprising the Commercial Section, in proportion to the unit entitlement of each strata lot and in the amounts shown opposite each strata lot in Schedule B (attached to and forming part of this resolution), up to \$15,000 (the "Special Levy") in order to replenish the Contingency Reserve Fund.

- 2) Each strata lot's share of the Special Levy, as shown in Schedule A, is due and payable in full on the date the Special Levy is approved. For convenience only, each strata lot's share of the Special Levy may be paid by September 1 and October 1, 2025, as shown in the attached Schedule B.
- 3) Pursuant to s. 109 of the Act, if a strata lot is sold after the Special Levy is approved, the strata lot's share of the Special Levy must be paid in full by the seller.
- 4) Interest at 10% per annum compounded annually and a penalty of \$50 each month will be charged on all late payments of the Special Levy or its portion. End of the Resolution"

Some owners expressed concerns regarding updates on the legal fees and the projected progress of the litigation. After a comprehensive discussion in which all questions were addressed, a vote was held on the $\frac{3}{4}$ Vote Resolution "B" – *Replenish the CRF by Special Levy*, as presented by a show of voting cards.

The voting results were as follows:

- In favor: 10.35 votes
- Opposed: 4.08 votes
- Abstained: 0 votes

As the required threshold of 10.82 was not met, the $\frac{3}{4}$ Vote Resolution "B" – *Replenish the CRF by Special Levy* was defeated.

(9) ELECTION OF THE 2025 - 26 Commercial Executive COUNCIL

Pursuant to the strata Bylaws, a maximum of seven and a minimum of three Executive Council members can be elected. Given the foregoing, the Section Manager opened the floor for nominations or volunteers for the Council positions. The following owners volunteered or were nominated and agreed to stand for office:

Rose Nazeri of 1011039 BC Ltd – Strata Lot 10	Ben Lean of 11088860 B.C. Ltd - Strata Lot 2
Paul Rodrigues – Strata Lot 5	Negar Nazemi of Nazemi Holdings - Strata Lot 7
Heather Deris of 1021996 B.C. Ltd. – Strata Lots 3 & 4	

Following a discussion, the attendees elected the following owners or corporate owners' representatives as the Executive Council Members for 2025-26.

Rose Nazeri – Strata Lot 10	Ben Lean - Strata Lot 2
Paul Rodrigues – Strata Lot 5	Negar Nazemi - Strata Lot 7

The newly elected Executive Council has scheduled its next meeting for Tuesday, July 29, 2025, at 4:30 p.m. at 732 Marine Drive, North Vancouver.

(10) TERMINATION

There being no further business, the meeting was terminated at 7:55 p.m.

Submitted by:



Simon Wang
The Section Manager
Metrowest Building Services Ltd.

Please be advised that copies of Executive Council & General Meeting Minutes should be retained for a period of two years. There would be a charge for extra copies.

Owners and residents are required to put their requests/concerns in writing to the Executive Council via the Section Manager so that Executive Council can address them at the next Executive Council Meeting.



Strata Plan EPS1945C - Remix Commercial Section

OPERATING BUDGET

For the Period from February 1, 2025 to January 31, 2026

	Actual as of 31 Jan, 2025	Approved Budget 01 Feb 2024 - 31 Jan 2025	Approved Budget 01 Feb 2025 - 31 Jan 2026
REVENUE			
4200 Strata Fees - Operating	20,473.08	20,473.06	15,473.08
4210 Strata Fees - CRF Contribution	7,164.36	7,164.38	12,000.00
4240 Prior Year Allocation	0.00	2,100.00	5,724.30
4250 Interest Income	14.00	0.00	22.62
TOTAL REVENUE	\$27,651.44	\$29,737.44	\$33,220.00
OPERATING EXPENSE			
5670 Interest & Bank Charges	\$329.29	\$300.00	\$300.00
5685 Insurance	\$1,586.50	\$1,750.00	\$1,000.00
5692 Legal & Professional Fees	\$125.00	\$1,500.00	\$500.00
5710 Administration	\$739.04	\$500.00	\$750.00
5725 Management Fees	\$8,477.88	\$9,000.00	\$8,670.00
5840 Garbage & Recycling	\$4,526.90	\$4,300.00	\$4,800.00
5880 HVAC Mechanical Repairs	\$3,838.29	\$5,223.06	\$5,000.00
Total Operating Expenses (General)	\$19,622.90	\$22,573.06	\$21,020.00
CONTINGENCY FUND CONTRIBUTION			
5910 Contingency Reserve Transfer	\$7,164.36	\$7,164.38	\$12,000.00
TOTAL EXPENSES + CRF	\$26,787.26	\$29,737.44	\$33,020.00
NET INCOME	\$864.18	\$0.00	\$200.00
Operating Surplus (Deficit) Balance Forward	\$4,860.12	\$4,860.12	\$0.00
ENDING OP SURPLUS/(DEFICIT)	\$5,724.30	\$4,860.12	\$200.00



Strata Plan EPS1945C - Remix Commercial Section

STRATA FEE SCHEDULE

For the Period from February 1, 2025 to January 31, 2026

Unit #	Strata Lot #	Unit Entitlement	2024-25	2025-26 Proposed Strata Fees			Monthly changed by \$	Monthly changed by %	Retroactive Amounts Feb to Jul 2025	Total withdrawal Aug 1, 2025
			Monthly Strata Fees	Operating Portion	CRF Portion	Total Monthly Fees				
730	1	109	239.09	133.85	103.81	237.66	-1.43	-0.60%	-8.56	229.11
732	2	106	232.50	130.17	100.95	231.12	-1.38	-0.59%	-8.26	222.86
734	3	103	225.92	126.49	98.10	224.58	-1.34	-0.59%	-8.03	216.55
736	4	83	182.06	101.93	79.05	180.97	-1.09	-0.60%	-6.52	174.45
738	5	83	182.06	101.93	79.05	180.97	-1.09	-0.60%	-6.52	174.45
740	6	160	350.95	196.48	152.38	348.86	-2.09	-0.59%	-12.51	336.35
742	7	142	311.47	174.38	135.24	309.62	-1.85	-0.59%	-11.12	298.50
744	8	96	210.57	117.89	91.43	209.32	-1.25	-0.59%	-7.51	201.81
746	9	84	184.25	103.15	80.00	183.15	-1.10	-0.59%	-6.58	176.58
748	10	84	184.25	103.15	80.00	183.15	-1.10	-0.59%	-6.58	176.58
Entitlement Total		1,050								
MONTHLY TOTAL:			2,303.12	1,289.42	1,000.00	2,289.42				
ANNUAL TOTAL:			27,637.44	15,473.08	12,000.00	27,473.08				