**STRATA CORPORATION NES 170**

**ANNUAL GENERAL MEETING, APRIL 25, 2021**

**MINUTES OF THE MEETING**

Held VIA Electronic ZOOM Meeting 2:00pm

**CALL TO ORDER**

The meeting was called to order by the Vice Chair of our Strata Corporation – Lily Howes, at 2:00pm.

**IN ATTENDANCE**

Tammy Meisner, Lily Howes, Valerie Nunes, Ann Paisner, Charlene Howes, Matt Sullivan, Joanne Neweduk, Ron Neweduk, Matt Horne, Toni Graci, and Jackie Graci - **11 Eligible Voters**

**PROXY VOTES**

No Proxies received

**QUORUM**

11 Eligible voters present in meeting - with Quorum being met, the meeting continued.

**NOTICE OF MEETING – PROOF OF NOTICE**

Notice of the AGM with proxy forms, financial statements for the year, strata/tenant information form, proof of insurance, and the minutes from last year’s AGM Meeting, were electronically sent to all owners April 01, 2021, meeting the notice requirements of 21 days.

**APPROVAL OF AGENDA**

Motion to approve the 2021 AGM Agenda – Tammy Meisner – Second by Valerie Nunes. Unanimous Vote – **APPROVED**.

**APPROVAL OF PRIOR AGM MINUTES**

The Minutes from the prior AGM meeting held September 16, 2020 were put forward for approval. Motion to approve the Prior AGM Minutes – Tammy Meisner– second by Charlene Howes. – Unanimous Vote – **APPROVED.**

**CONFIRM PROOF OF STRATA INSURANCE POLICY**

Proof of current Strata Insurance Policy was circulated with the AGM Notice of meeting package. Intensive review of our Insurance Policy has been researched by Lily Howes. Insurance policy was increased, however not as high as predicted. New policy will be updated on our Strata Website.

**REPORT FROM THE CHAIR OF STRATA NES 170 – TAMMY MEISNER**

Limited activity due to Covid 19 – The Lawn Care maintenance contractor is in place for 2021, as well as the Winter Snow Removal contractor. Both contractors are the same from last year. Minor parking lot issues, being dealt with as the problems arise. Lastly, Strata Corp NES 170 will move forward with seal coating the parking lots in 2021. Biggest request is looking for more help on Strata Council for this year.

**FINANCIAL REPORT**

The Treasurer’s report on the financial status of the Strata for the past year was presented in the Notice of AGM. Lily discussed the Income Statement and Balance sheet for year ending 2020.

**PROPOSED BUDGET**

Lengthy discussion regarding the proposed budget options for 2021. Discussion regarding Management Company for the Strata, or continue with the Strata Council with more volunteers to help lessen the work load.

**PARKING LOTS**

Sealcoating of the parking lots will take place this year. SPL is the contractor

**SIDEWALKS**

Sidewalk replacement on the Unit 401-415 side of the building. Council will get quotes, for replacing the sidewalk. This Motion to replace the sidewalks on the 401-145 side of the building was from Joanne Neweduk, second by Ann Paisner. – Unanimous Vote – **APPROVED**

**RESOLUTIONS**

**DEPREATION REPORT**

Motion by Tammy Meisner to decline the preparation of a Depreciation Report for the year. Second by Toni Graci. Unanimous Vote – **APPROVED**

**CONTINGENCY RESERVE FUND**

Motion by Charlene Howes for the 2020 operating fund surplus of $ 6,509.20 to be contributed into the Contingency Reserve Fund for this year. Second by Tammy Meisner. Unanimous Vote – **APPROVED.** Funds are to be taken out of the operating account.

**PROPOSED BUDGET**

Motion to adopt **Budget A** by Joanne Neweduk, second by Tammy Meisner. Unanimous Vote – **APPROVED**. Budget B declined by all voting members.

**NEW COUNCIL MEMBERS**

Motion by Charlene Howes to accept all proposed new council members for the 2021 year - Toni Graci, Jackie Graci, and Ron Neweduk. Along with the existing members, Lily Howes, Tammy Meisner, Ann Paisner, and Valerie Nunes. Second by Toni Graci – Unanimous vote – **APPROVED**.

**NEXT AGM MEETING DATE**

Scheduled for SUNDAY APRIL 24, 2022 at 2:00pm

**MEETING ADJOURNED**

3:25PM