

## Special General Meeting - August 8, 2024 — INFORMATION ABOUT THE LEVY FOR OWNERS FROM YOUR STRATA COUNCIL

As Owners, we are faced with an aging Complex in a time of inflation. Some costs have increased dramatically and most at a greater percentage than our Strata fee increases and our income increases.

Some examples are the insurance we pay yearly for the complex (\$60,527.00 in 2019, \$125,162.00 in 2024; a more than 100% increase.)

Hydro and Fortis bills are steadily increasing.

The cost of all required maintenance has increased.

Unexpected expenses like the burst sprinkler pipes in the Clubhouse in January 2024.

Remediation, repair, and related costs will be in the \$25,000.00-\$30,000.00 range.

These are just a few of the expenses our Strata faces in 2024.

Unfortunately, some of the general maintenance and repair of the complex has been difficult to accomplish because of the constraints of the budget and the need to keep a healthy balance in our Operating and Contingency accounts to maintain the value of our Units in the Real Estate Market.

The purpose of the relatively small levy the present Council has introduced for your vote is for general maintenance and preventative maintenance to keep costs down in the future.

**It has come to the attention of the Council that some Owners who were in favour of the Levy now have some concerns. Please reach out to a Council Member for clarification, which will hopefully alleviate your concerns. It is important to clarify all concerns before the meeting, especially if you will be voting by Proxy.**

The levy is for:

- Garage door seal (retainer and rubber) replacement to help prevent mice access and water ingress.
- Garage door replacements because we still have 30 wooden garage doors that are failing and will all need to be replaced eventually. It is better to do this slowly than be faced with replacing a large number at once.
- Privacy Fences are wood and rotting. We need to replace 22 at today's costs. Again, better to replace them slowly than be faced with a larger number at inflated costs.
- Removal of some of the sweet gum trees that are currently causing damage to our roadway, sidewalks, aprons, and driveways, drainage, and potentially foundations.

See below for a listing of the garage doors to be replaced, the Units requiring garage door seals, and the Units needing fence replacements.

The following Garage Doors (old wooden doors in Phase 1) will be replaced:

Units 67, 82, 86, 87

The weather stripping (rubber seals) at many garage doors is short or damaged in some way. To help prevent water ingress and mice access, it has been determined the following Units require new Garage Door Seals:

Units 1, 5, 6, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 23, 25, 26, 27, 28, 29, 30, 31, 32, 33, 36, 38, 39, 48, 51, 53, 58, 61, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 75, 76, 77, 78, 79, 80, 81, 82, 85, 90, 91, 92, 94, 95, 96, 97, 99, 100, 101

The following privacy fences will be replaced:

Unit 7, Unit 7/8, Unit 11, Unit 13/14, Unit 15, Unit 17, Unit 28, Unit 31/32, Unit 35/36, Unit 36, Unit 48/49, Unit 53/54, Unit 58/59, Unit 61, Unit, 63, Unit 67/68, Unit 69/70, Unit 75, Unit 90/91, Unit 91, Unit 96/97, Unit 98

There are also a variety of repairs needed on numerous fences (lattice, trim boards, posts, etc.) which will be done at the same time as the fences are replaced.

The removal of trees seems to have caused the greatest concern with some Owners because they provide much needed shade and are beautiful in our complex. It is a difficult decision to remove trees, and by law, cannot be done without sufficient cause. As a Council, we have been faced with this decision, and after much research have come to the conclusion it is in the best interest of the complex to remove the trees (noted below) now to prevent even more costly repairs in the future. Several thousands of dollars have already been spent on repairing and replacing sidewalks and aprons in the complex in the last 5 years.

Tree Location	Reason for Removal/Pruning
Unit 7	Drainage issues. Sidewalk cracked and lifting.
Unit 12	Sidewalk and apron near road is lifting.
Unit 22	Sidewalk previously replaced. Roots are encroaching again.
Unit 28	Sidewalk previously replaced. Roots are encroaching again towards sidewalk and garage apron.
Unit 36	Cracks in roadway.
Unit 38	Roots are close to house and are cracking Unit 39's garage apron. Replace with Maple of some kind for shade.
Unit 55	<b>***Prune and shape only.</b>
<b>Common Area beside Unit 61 and 81</b>	Two trees have girdled roots from incorrect planting causing uneven walking and numerous tripping risks. Drainage is being affected.

<b>Unit 71</b>	<b>***Prune and shape only.</b>
<b>Unit 72</b>	Garage apron/driveway is cracking.
<b>Unit 73</b>	Cracking adjacent visitor parking and roadway.
<b>Unit 77/78</b>	Huge roadway lifting. Drainage has been affected at Unit 77.
<b>Unit 81 (Rear)</b>	Patio is lifting. Drainage issues. Cedars are dying.
<b>Unit 84</b>	Sidewalk is lifting and roots are growing towards the foundation of the garage and Unit.
<b>Unit 87</b>	Sidewalk was replaced 2 years ago. Roots are growing towards the foundation of the garage and Unit.
<b>Unit 88</b>	Drainage issue; roots going under garage apron/sidewalk towards foundation. This tree is also in close proximity to a fire hydrant.
<b>Unit 93</b>	Drainage issue from roots growing along side the garage. Cracks in garage floor.
<b>Unit 97</b>	Crack and lifting on garage apron extending to Unit 98's garage apron.
<b>Unit 98</b>	Thick tree roots growing towards foundation. Sidewalk has been repaired previously.
<b>Unit 99</b>	Garage apron is lifting.

The trees that are removed now will be replaced with trees or bushes that have smaller root systems more suitable for planting close to curbs, foundations, etc. The present Owners will have input into what is to be planted in front of their Units.

Dona and Brenda walked the complex with an Arborist to look at all the trees. It was with the Arborist's input the above list was developed. Dona, Brenda and Diane have rechecked the trees since to confirm the Arborist's findings.

The TOL Permit allows removal of trees that are causing damage to property. The Permit process is quite complicated and it is the Arborist that has to submit the letter with the reason each tree has to be removed along with a map showing the location and diameter of the trees.

Here is an example of some of the research we have done.

- This is an excerpt from the University of Florida about where Sweet Gum trees (the trees on our property) should be planted..."8 to 10 feet or more" from curbs. Unfortunately, the wrong trees were planted in our complex and are causing damage.

**This excerpt was taken from the University of Florida Website.**

"USE AND MANAGEMENT

Be careful when locating Sweetgum as a street tree since its large, aggressive roots may lift curbs and sidewalks. Plant trees 8 to 10 feet or more from curbs. Some communities have large numbers of Sweetgum planted as street trees. Much of the root system is

shallow (particularly in its native, moist habitat), but there are deep vertical roots directly beneath the trunk in well-drained and in some other soils. The fruit may be a litter nuisance to some in the fall, but this is usually only noticeable on hard surfaces, such as roads, patios, and sidewalks, where people could slip and fall on the fruit.”



The above photo is part of the root system from the Sweet Gum tree near Units 97/98 when their garage aprons were replaced a few years ago.

### **Excerpt from CHOA BC**

“Change in use of common property

71- Subject to the regulations, the strata corporation must not make a significant change in the use or appearance of common property or land that is a common asset unless  
(a) the change is approved by a resolution passed by a 3/4 vote at an annual or special general meeting, **or**

**(b) there are reasonable grounds to believe that immediate change is necessary to ensure safety or prevent significant loss or damage.”**

### **Excerpt from B.C. Strata Property Act**

#### **Change in use of common property**

71 Subject to the regulations, the strata corporation must not make a significant change in the use or appearance of common property or land that is a common asset unless

**(a) there are reasonable grounds to believe that immediate change is necessary to ensure safety or prevent significant loss or damage, or**

(b) the change is approved by a resolution passed at an annual or special general meeting

(i) by a majority vote, in the case of a change that is related to the installation of EV charging infrastructure or the management of electricity used by EV charging infrastructure, **or**

(ii) by a 3/4 vote, in the case of any other change.