

**Sycamore Court Strata**  
Minutes of the Annual General Meeting  
*For the fiscal year November 1, 2021 - October 31, 2022*

The Sycamore court strata held its annual general meeting at unit 5 on Monday, January 16th, 2023. Represented were units 2, 3, 4, 5 & 6 (see attendance info attached). Regrets from Norm Verdon (unit 1).

Hansen Ginn (president), opened the meeting at 7:19 pm. With 5 units represented there was a quorum.

Preliminary Agenda items:

1. The agenda was adopted as distributed.
2. The minutes of the previous AGM held on Wednesday, November 17th were adopted as distributed without objection.

Reports

1.
  - a. Danny Stebeck presented the financial report on behalf of the executive.
  - b. The financial report was approved with a unanimous vote.
2. President's Report
  - a. On behalf of the strata council the president updated the members on the activities conducted since the last AGM. The report included:
    - i. The payment of the insurance.
    - ii. Securing of Leonardo Garden Care to look after the various flower/shrub beds in the common property.
    - iii. We processed the transfer of ownership of unit 2.
  - b. The president's report was received as presented orally without objection.

Election of Council members

1. After discussion and an open nomination process it was presented for election the following nominations for the three positions. The motion was adopted without objection
  - a. For President – Hansen Ginn
  - b. For Vice-President/Secretary – Jonny Ogryzlo
  - c. For Treasurer – Daniel Stebeck
  - d.

Old Business:

1. Review Landscaping issues:
  - a. Danny presented that his contact who had agreed to review the landscaping moved away. Agreed that it is not an urgent project and does not require immediate attention.
  - b. Agreed that the executive should continue to work on the regular maintenance of the tree trimming.
2. Online Banking

- a. Patrick & Danny/Lisa will go set it up.

#### New Business

1. By-Law Updates- Agreed that this should be a project for the strata executive to work on this year with a draft coming back to all the owners for review and feedback. Then to a lawyer for review.
2. Telus High Speed Internet. Danny noted that he has opened a support case with Telus who are trying to establish where we are at - as a strata - with the availability of Pure Fibre Internet.
3. Snow Removal responsibilities. It was agreed that IceMelt should be purchased by the strata and kept on hand for use during freezing temperatures. Norman is to be asked to help cover the main areas but each unit owner/tenant is to help ensure their own access is kept clear and salted.

#### Deficiencies Report

- Moved to waive the deficiencies report. Seconded and carried unanimous.

#### Budget

- MSC to approve the proposed 2023 budget as presented including a 10% increase to strata payments.

The meeting adjourned at 9:06 pm

#### OWNER ATTENDANCE & CONTACT DETAILS

UNIT 1: Norman & Judith Verdon - Regrets  
(778) 926-9359

UNIT 2: Nada Hussain & Yaseen Krbavac  
(604) 543-4685 (604) 551-4275

UNIT 3: Jonny & Alana Ogryzla  
(778) 773-0150 (604) 837-4085

UNIT 4: Patrick Weitemeyer  
(604) 307-6636 (global (604) 435-1304)

UNIT 5: Danny & Lisa Stebeck  
(778) 237-5443 (604) 765-3610

UNIT 6: Hansen Ginn  
(403) 979-7888