

COUNCIL PRESENT:

Barjinder Brar, President / Treasurer
Ann Hennigan, Member of Council
Manjeet Channi, Member of Council
Jaspreet Pharwaha, Member of Council
Justin Tiberghien, Buildings
Sumit Mittal, Member of Council

MANAGEMENT PRESENT:

Joe Hackett, Strata Manager
Teamwork Property Management
jhackett@teamworkpm.com / 604-743-0286

GUEST PRESENT

JW ELECTRIC

REGRETS:

Rani Boparai, Vice- President

1. CALL TO ORDER

The meeting was called to order at 6:33 PM.

The Owner of JW Electric was invited by the Strata Council to review his report and preliminary proposal to remove aluminum wiring from Clearbrook Village.

**2. NEW BUSINESS
A. INSURANCE RENEWAL**

It was determined on November 24, 2022 some of the electrical panels have aluminum wiring present. Based on a November 28, 2022 report prepared by JW Electric there may be only 1 or 2 aluminum wires in an electrical panel to supply power to a clothes dryer or stove. It was noted some panels have no aluminum present at all. The insurer (Lloyds of London) requires the removal of all aluminum wiring prior to January 30 2023. The Strata Council reviewed the proposal.

The Owner of JW Electric then left the meeting, the Strata Council thanked him for his report. Management noted the cost of the work proposed would require a Special General Meeting. **It was Moved by** Manjeet and **Seconded by** Jaspreet to schedule a Special General Meeting for Thursday, December 29, 2022 at 6:00 pm at the Activity Centre at Clearbrook Village. The motion was **CARRIED**.

It was **Moved by** Justin and **Seconded by** Manjeet to propose a Special Levy in the amount of \$500,000.00 payable prior to January 30, 2023 to fund the removal of all aluminum wiring. The motion was **CARRIED**



If the first Resolution was not approved, Council determined an alternate Resolution should be considered.

It was **Moved by** Barjinder and **Seconded by** Jaspreet to propose a Special Levy in the amount of \$450,000.00 payable prior to January 30, 2023 to fund the removal of all aluminum wiring. The motion was **CARRIED**

If the second Resolution was not approved, Council determined a third Resolution should be considered.

It was **Moved by** Justin and **Seconded by** Manjeet to propose a Special Levy in the amount of \$400,000.00 payable prior to January 30, 2023 to fund the removal of all aluminum wiring. The motion was **CARRIED**

Management was instructed to request comparative proposals for Council review via email. Discussion ensued; Council determined work should commence as soon as possible to ensure the work is completed prior to January 30, 2023. The proposal from JW Electric to remove all aluminum wiring and remove and reinstate drywall (if required) was approximately \$371,100.00 based on time and materials. It was moved by Justin and seconded by Barjinder to have JW Electric commence work based on their proposal to remove aluminum wiring for the cost of time and materials for Unit 1- Unit 27, the motion was **CARRIED**

Management was instructed to send letters to 27 Owners requiring access JW Electric on Monday, December 5, 2022 from 8:00 am to 4:00 pm as per the provisions of Bylaw 7. 1, Bylaw 7.2 and Bylaw 7.3.

7. **TERMINATED** There being no further business to discuss at this time, the meeting was terminated at 7:47 PM.

THE NEXT COUNCIL MEETING SCHEDULED IS:
Tuesday, January 10, 2023 at 6:30 p.m.

Submitted by:
TEAMWORK PROPERTY MANAGEMENT
A Pacific Quorum Properties Inc. Company
Joe Hackett, Strata Manager
2670 Minter Street
Abbotsford, BC V2T 3K2
Tel: 604-743-0286 / Fax: 604-854-1754
Email: jhackett@teamworkpm.com
Website: www.teamworkpm.com

24-Hour Maintenance Emergency 778-241-7787

IMPORTANT INFORMATION Please have this translated

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

INFORMACIÓN IMPORTANTE Por favor solicite que se traduzca

CHỈ DẪN QUAN TRỌNG Xin mời người dịch giúp

重要資料 請找人協助翻譯

この通知を正確に訳してください。 正確に訳すことができません。

알려드립니다 이것을 번역해 주십시오

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Please Note: The Real Estate Regulations require a vendor to provide purchasers with copies of Strata Corporation Meeting minutes. Please retain these minutes for your records. Replacement copies will be subject to a cost per page and can be received upon advance order from Teamwork Property Management.

Owners may review official notices from the Strata Council and view Strata Council minutes by logging on to the Strata Corporation website www.clearbrookvillage.info

Owners, Tenants and Co-op Members are requested to register to obtain access to Council minutes and other information for Clearbrook Village please visit PQ ONLINE www.pacificquorum.com