

**MINUTES OF THE ANNUAL MEETING OF THE OWNERS STRATA PLAN N21  
AKISKINOOK HELD ON WEDNESDAY, SEPTEMBER 11, 2024 ELECTRONICALLY**

1. **Call to Order:** The meeting was called to order by the chairperson, Kaitlyn Rankin at 6:05pm.

2. **Welcome and Introductions:**

The following Council Members were in attendance and introduced:

Secretary, Treasurer, Insurance,  
Media & Communications, HR,  
Cabin 90

Kaitlyn Rankin

HR, Cabin 90

Donna Melnychyn

Marina & Boatyard, Grounds  
& Security, Roads & Parking

Andre Meisser

Recreation Centre, Roofing,  
Buildings & Standards, Water &  
Sewer

Gord Copp

Manager:

Cathy McGrath

3. **Chairperson's Report** was presented.

4. **Scrutineer's Report** – Cathy McGrath, as Scrutineer, advised that a quorum was present. There were 26 owners present at the meeting plus 101 owners represented by proxies for a total of 127 owners present in person or by proxy.

The Chairperson, Kaitlyn Rankin, confirmed that the meeting was duly called and properly constituted for the transaction of business.

5. **Proof of Notice of Meeting**

Kaitlyn Rankin, Secretary, was directed to file Proof of Notice of meeting and proxy forms with the Minutes of the Meeting. The notice was mailed to owners on August 20, 2024.

## 6. Resolution

### **RESOLUTION 1:**

#### **¾ VOTE RESOLUTION TO SELL STRATA OWNED CABIN**

WHEREAS pursuant to s. 79 of the *Strata Property Act*, S.B.C. 1998, c. 43 the sale or disposition of land that is a common asset must be approved by a resolution passed by a ¾ vote at an annual or special general meeting;

AND WHEREAS The Owners, Strata Plan NES21 is the registered owner of strata lot 159, Strata Plan NES 21 (the “Cabin”);

AND WHEREAS The Owners, Strata Plan NES21 intends to sell the Cabin for an amount of money that is not less than \$750,000 net of all adjustments, taxes real estate commission and legal fees (the “Net Sale Price”).

BE IT RESOLVED by a 3/4 vote of THE OWNERS, STRATA PLAN NES21 (the “Strata Corporation”) that:

1. The Strata Corporation is authorized to sell the Cabin for not less than the Net Sale Price.
2. Upon completion of the sale of the Cabin the Strata Corporation is authorized and directed to deposit the net proceeds of the sale of the Cabin into the Strata Corporation’s Contingency Reserve Fund (CRF).
3. Any two council members are authorized to sign such documents and forms as are necessary and required to facilitate the sale and transfer of the Cabin.

Motion: Dave Huggins (59); Second Jeff Green (138)

Questions raised by Doug Jeffries (41); Silvia Miotti (68); John Fisher (75); Cam Hughes (56)  
The Chair provided clarification to satisfy all inquiries.

The Vote: (125 in favor, 2 opposed, 0 abstained)

Resolution passed.

## 7. Other Business

No new business was tabled at the meeting.

## 8. Termination of Special General Meeting

Meeting was terminated at 6:19.