

AGM INSTRUCTIONS: If you are attending, please contact the CHOA office at info@choa.bc.ca for a zoom invitation link

CHOA AGM 2021

AGENDA

- Registration: 6:30 pm
• Call to Order: 7:00 pm
• Approval of the Agenda
• Approval of minutes from CHOA AGM June 17, 2020
• Financial Report 2020
• Approval of Bylaw Amendment Permitting Electronic Meetings
• Nomination & Election of Directors
• Adjourn

- 4. Approval of the minutes of the AGM May 2019 in Penticton
5. Financial Report was reviewed for the members. The annual budget is approved by the board of directors each year in December in advance of the next fiscal year.
6. Nomination and Election of board members:
Broc Bracconier, West Kelowna - Bare-land
Keith Davis, Victoria— Low Rise Condo Apt
H. Pummy Kaur, Surrey— Low-Rise Condo Apt
Mary Stojanovic, Vancouver - Townhouse

A note of thanks to Monique Mallette, Tom Droppo and Loyed Shwydiuk for their many great years of service to CHOA and the public.

Bill Thorburn motioned the board and members especially acknowledge the ongoing services and commitment of the staff to the association and services to our members especially in the times of the Covid 19 restrictions.

- 7. Adjourn the meeting at 6:11pm
M: KAS 1884, 2nd: VIS 5081

CHOA BUSINESS APPOINTEES FOR 2020:

Allyson Baker, Clark Wilson LLP
Jennifer Neville, Hamilton and Co
Steve Storrey, BFL Insurance

LEGAL SERVICES:

Wilson McCormack Law Corporation

MINUTES OF THE CHOA ANNUAL GENERAL MEETING OF WEDNESDAY JUNE 17, 2020, HELD BY ZOOM

- 1. Call to order at 6pm by Ryan Abbott, President
2. There were 24 voting members present in person and 2 proxies, total of 26
3. Quorum under the bylaws is 3 voting members

Motion to elect those 4 nominations for a 2 year term leaving 2 vacancies that may be filled with candidates through the year.
M: VIS 5081, 2nd NW 1370 Carried

PROXY

If you are not attending please mail, fax, or scan & email this form to CHOA's New Westminster Office, 200-65 Richmond St., New Westminster, BC V3L 5P5, Fax: 604-515-9643 or Email: info@choa.bc.ca to be received no later than 12:00 noon May 31, 2021. A copy can be downloaded from the CHOA website.

CHOA Bylaws, Part 13 — Proxies

55 (1) A proxy, appointing a person outside of the strata corporation membership, shall be in writing and signed by two members of the Strata Council of a Strata Corporation Member.

(2) No one person can hold proxies for more than five (5) Strata Corporation Members at either an annual or special general meeting.

Strata Plan # _____ # of units _____ # of Votes _____ (please see below)

- 1 to 50 Strata Lots 1 Vote
• 51 to 100 Strata Lots 2 Votes
• 101 to 150 Strata Lots 3 Votes
• 151 to 200 Strata Lots 4 Votes
• 201 to 250 Strata Lots 5 Votes
• 251 to 300 Strata Lots 6 Votes
• 301 to 350 Strata Lots 7 Votes
• 351 to 400 Strata Lots 8 Votes
• 401 to 450 Strata Lots 9 Votes
• 451 and over Strata Lots 10 votes

We, the Council of Strata Plan # _____, designate to act as our Proxy at the CHOA AGM to be held on June 1, 2021.

_____ or CHOA Director

1) Strata Council Member's Name: _____

Signature: _____ Date: _____

2) Strata Council Member's Name: _____

Signature: _____ Date: _____

CALL FOR DIRECTOR NOMINATIONS

This is a call for nominations for members to serve on the Condominium Home Owners Association of BC Board of Directors. Each nomination must include the name, address, and Strata Plan Number of each nominee, and the nominee's signature, indicating a willingness to serve if elected. Please also include a biography (50 words or less) of the nominee on a separate page. CHOA will accept nominations until closing time of the Association's business office 1 week prior to the Annual General Meeting and will post nominations to the CHOA website by 12:00 noon Wednesday May 26, 2021

I / We as members in good standing with the Condominium Home Owners Association of BC,

Nominate: _____ (Last name) _____ (First name) _____ (Strata Plan #) as candidate for CHOA Director

Nominated by: _____ (Last name) _____ (First name) _____ (Strata Plan #)

_____ (Signature) _____ (Date)

Nominee Information: Phone #: _____ (Home) _____ (Business) _____ (Cell) _____

Home Address: _____ Email: _____

Acceptance by Nominee: _____ (Signature) _____ (Strata Plan #) _____ (Date)

ANNUAL REPORT 2020

FINANCIAL REPORT

	Budget 2020	Actual 2020	Budget 2021
Revenue			
Membership	686,000	685,869	716,000
Journal & Publications	162,000	145,247	152,000
Seminars & AGM	120,000	57,392	60,000
Research & Fees	95,000	90,122	92,000
Total	1,063,000	978,630	1,020,000
Expense			
Office Operating x 3	131,500	119,491	145,000
CHOA Journal	105,000	133,975	125,000
Seminars & AGM	75,000	9,029	25,000
Board Expense	17,000	3,771	10,000
Insurance	8,500	8,976	9,000
Staff & Benefits x 9	670,000	687,880	670,000
Research & Expense	55,000	15,193	35,000
Legal	1,000	0	1,000
Total	1,063,000	978,311	1,020,000
Balance		+296	

In accordance with CHOA bylaws, the annual budget is approved by the Board of Directors at the beginning of each fiscal year

SPECIAL RESOLUTION

APPROVAL OF BYLAW AMENDMENT PERMITTING ELECTRONIC MEETINGS

Whereas emergency orders have required Associations to conduct general meetings electronically, and the Society Act of BC permits Associations to conduct electronic meetings if permitted through bylaw amendment, CHOA is recommending the amendment of bylaw 12 by adding section (3) as follows:

“Be it resolved by 2/3 Special Resolution of the members of The Condominium Homeowners Association of BC, that Bylaw 12 is amended by adding subsection (3) Annual or Special General Meetings may be conducted electronically provided the eligible members registered to vote are capable of communicating and participating in voting by electronic methods. “

CHOA TEAM

Tony Gioventu, Executive Director
Heidi Marshall, Communications & Strata Advisor
Rosalina Munro, Policy, Research & Strata Advisor
Gary Stuttard, Strata Advisor, Interior
Melanie Lietuvinikas, Strata Advisor, BC North
Daryl Foster, Strata Advisor, Lower Mainland
Nancy Deshaw, Strata Advisor
Donna McKinnon-Heide, Office Manager
Tiffany Webster, Accounting and Records

STATISTICS

Seminars – 2020

Full-day seminars 2
 # of attendees 123
 Fall Education Webinars 12
 # of attendees 1224
 Forums & public webinars. 20
 # of attendees 6140

Membership

CHOA currently maintains membership documents and communications for over 7,000 corporations across the province.

Associate members..... 311
 Business members 315
 Advertisers in the Journal 68

CHOA Journal

quarterly circulation 15,000

ON-SITE MEETINGS

Staff onsite/electronic meetings in 2020 190

A NOTE OF APPRECIATION

CHOA would like to thank the many educators who contributed their volunteer time and service in 2020 for strata councils, owners and property managers.

- Allyson Baker
- Jamie Bleay
- Jeremy Bramwell
- Matthew Fischer
- Veronica Franco
- Stephen Hamilton
- Sat Harwood
- Sean Lang
- Lisa Mackie
- Elaine McCormack
- John Mendes
- Paul Mendes
- Adrienne Murray
- Jennifer Neville
- Danielle Russell
- Dan Schmidt
- Steve Storrey
- Cora Wilson
- Tony Gioventu
- Daryl Foster