

MEMORANDUM

THE OWNERS, STRATA PLAN VIS 40
STRATA NAME SHANGRI-LA

PIGTAILING PROJECT UPDATE

On November 12, 2021, RJC officially gave the contract to Farmer for Fire Upgrade/Pigtailing. Farmer hired Mazzie as their subcontractor to work on the electrical in our building. As part of our Insurance requirement prior to the renewal. We must pigtail the entire building and this includes the common areas. Owners are responsible to pigtail their own unit and to submit receipts to Council..

For owners who wish Mazzie to pigtail their unit. Council is still in discussion with RJC because Farmer cannot easily allow Mazzie to pigtail the owner's unit while the project is going due to liability and insurance. To complicate things, Mazzie is subcontracted by Farmer and the billing will need to go through Farmer and this is something we did not agree upon at the SGM nor allocate funds for this. We are trying to find a feasible solution. We will let you know if Mazzie will be able to bill you directly for pigtailing and release Farmers from any liability. At this point we don't have a solution, the best way forward would be to find your own electrician.

Snippet of SGM Resolution Passed:

RESOLUTION #1 - FIRE UPGRADE / PIGTAILING

The resolution was read by J. Cyr.

RESOLVED, as a THREE-QUARTER (3/4) VOTE of The Owners, Strata Plan 40, that the Strata Corporation raise the sum of ONE HUNDRED AND FIVE THOUSAND (\$105,000.00) DOLLARS by way of withdrawing ONE HUNDRED AND FIVE THOUSAND (\$105,000.00) DOLLARS from the Contingency Fund, and THREE HUNDRED THOUSAND (\$300,000.00) DOLLARS by way of a Special Levy. The purpose of the expenditure is to:

1. Complete the Fire Upgrade as required by the District of Esquimalt and overseen by RJC.
2. To complete the pig-tailing of all common electrical outlets as required to be insured.
3. To inspect all units for aluminum wiring.

Each owner's share of the Special Levy shall be based on their unit entitlement and is set out in the Schedule #1 attached hereto and forming part of this resolution. The Special Levy shall be due and payable in 3 equal payments, the first payment due on the 1st day of December 2021, the second payment due on the 1st day of January 2022, and the third payment due on the 1st day of February 2022.

Roll call vote was called with 39 units represented. 30 attending by video call, 9 by proxy. Vote was counted by J. Clark and A. Reakes.

IN FAVOUR: 37 OPPOSED: 1 ABSTAINED: 1

RESOLUTION #1 PASSED

ADJOURNMENT:

Motion: 17, J. Cyr Second: 54, J. Clark Carried

If you have any questions, please send an email to Council at council@strata40.ca

Prepared by: Strata Council

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*A copy will be posted to our Breezeway

SHANGRI-LA STRATA 40

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