**MOTION: USE OF SURPLUS FUNDS**

*"I move that funds determined surplus at the end of the 2023 fiscal year, after a final accounting has taken place, and a minimum of three months operating expenses and annual insurance premium is on hand, be used in the following manner, that it be moved into the General Operating Account, so moved at the annual general meeting of Lansing Point Condominium Corporation #124 on the 20th of February in the City of Whitehorse be hereby approved."*

| | | | | |
|---|---|---|---|---|
| MOVED BY | Michael McCann – Unit 208 | | | |
| SECONDED BY | Spencer Rich – Unit 102 | | | |
| VOTE | IN FAVOR: | 15 | OPPOSED: | None |

**2023 BUDGET SURPLUS: ORDINARY RESOLUTION**

Whereas, Lansing Point Condominium Corporation #124 may end the 2023 fiscal year with a surplus.

**Now therefore be it resolved** that the eligible owners of Lansing Point Condominium Corporation #124 present in person or by proxy at the annual general meeting on the 20th of February 2023, have approved by majority and direct the Board of Directors to direct any surplus realized from the 2023 budget once final accounting for 2023, and has taken place, and the qualifying conditions stated in the motion are met, to move any surplus funds into the General Operating Account.

DATE February 20, 2023

SIGNED

TED STAFFEN – BOARD CHAIR

**MOTION: TO APPROVE AN EXPENDITURE FROM THE RESERVE FUND IN 2023**

*"I move that a geotechnical study be undertaken (if required) to determine the subsurface composition of Lansing Point's property and what if any threats it may pose to the buildings and/or common spaces or are subject to from outside sources and what mediation may or may not be required and to report back to the owners by no later than the end of the fiscal year; and that no more than $20,000 be allocated from the Reserve Fund for such purpose, so moved at the annual general meeting of Lansing Point Condominium Corporation #124 on the 20th of February in the City of Whitehorse be hereby approved."*

| | | | | |
|---|---|---|---|---|
| MOVED BY | Michael McCann – Unit 208 | | | |
| SECONDED BY | Spencer Rich – Unit 102 & Jamie Tait – Unit 207 | | | |
| VOTE | IN FAVOR: | 15 | OPPOSED: | None |

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**RESERVE FUND: SPECIAL RESOLUTION**

**Whereas**, concerns have been expressed regarding the composition and stability of the subsurface upon which Lansing Point sits and the impact of ground water on the subsurface.

**Whereas,** expenditures from the reserve fund require approval by way of Special Resolution.

**Now therefore be it resolved** that the eligible owners of Lansing Point Condominium Corporation #124 present in person or by proxy at the annual general meeting on the 20th of February 2023, direct the Board of Directors for 2023 to contract with a qualified individual or business, if required, to undertake an in-depth examination of the subsurface to determine composition; potential concerns and risks; and options for remediation if required. Payment to come from the Corporations Reserve Fund to a limit of not more than $20,000.00.

**It is hereby certified** by the undersigned that the foregoing resolution was duly passed by Special Resolution on the 20th day of February 2023 by those present and by proxy in accordance with the Condominium Act and bylaws of the Corporation and that the said resolution was passed by a 100 percent majority and has been duly recoded in the minutes.

DATE February 20, 2023

SIGNED

TED STAFFEN – BOARD CHAIR

**MOTION: TO APPROVE BYLAWS**

*"I move that the bylaws, with amendments as presented and approved, at the annual general meeting of Lansing Point Condominium Corporation #124 on the 20th of February in the City of Whitehorse be hereby approved."*

| | | | | |
|---|---|---|---|---|
| MOVED BY | Michael McCann – Unit 208 | | | |
| SECONDED BY | Ted Staffen – Unit 103 | | | |
| VOTE | IN FAVOR: | 14 | OPPOSED: | None |

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**BYLAWS: SPECIAL RESOLUTION**

**Whereas** the Yukon Government on October 1, 2022 enacted new legislation governing the development and management of condominiums in the Yukon.

**Whereas** each condominium corporation is required to submit bylaws that are in compliance with the new legislation.

**Whereas** the Board of Directors of Lansing Point Condominium Corporation #124 has reviewed the new legislation and redrafted its original bylaws and amendments to consolidate them and bring them into compliance with the new legislation.

**Now therefore, be it resolved** that the registered owners of Condominium Corporation #124 either present or by proxy having duly reviewed the new bylaws, as developed by the Board of Directors and voted in favor of adopting them by a 100 percent majority and hereby direct the Board to submit them, as amended to Land Titles for filing.

DATE February 20, 2023

SIGNED ______________________________

TED STAFFEN – BOARD CHAIR

**MOTION: TO AMEND PROPOSED BYLAW'S ARTICLE XI Section 16 & 17**

*"I move that the proposed bylaws as presented at the annual general meeting of Lansing Point Condominium Corporation #124 on the 20th of February in the City of Whitehorse be hereby amended to say:*

*16. Each owner in breach of any of the bylaws, rules and regulations may be charged, by the board, a fine of $100, after a written warning. The fine may be increased by $50 for each further breach to a maximum of $500 for the breach of a bylaw and $250 for a breach of a rule. The board has sole discretion to impose or waive any fines charged.*

*17. The maximum frequency for the imposition of a fine for a continuing contravention is every seven days.*

*and that the following wording be removed:*

*16. Each owner in breach of any of the bylaws, rules and regulations may be charged, by the board, a fine of up to $100, after a written warning. The fine may be increased by $50 for each further breach. The board has sole discretion to impose or waive any fines charged.*

*17. The corporation may impose a fine of $25 per event of default for arrears of payments more than seven (7) days late required for common property expenses."*

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|---|---|---|---|---|
| MOVED BY | Michael McCann – Unit 208 | | | |
| SECONDED BY | Spencer Rich - Unit 102 | | | |
| VOTE | IN FAVOR: | 14 | OPPOSED: | None |

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**BYLAW: SPECIAL RESOLUTION - FINES**

**Whereas** the proposed wording in Article XI sections 16 and 17 regarding the imposition of fines may be imprecise and be subject to various interpretations

**Whereas** the Board has presented alternative wording

**Whereas** the Board of Directors of Lansing Point Condominium Corporation #124 recommended amending Article XI sections 16 & 17 by removing the original wording and replacing it with wording stated in the Motion

**Now therefore, be it resolved** that the registered owners of Condominium Corporation #124 present or by proxy having duly reviewed the new wording, as developed by the Board of Directors and voted by a majority in favor to adopting them by a 100 percent majority and hereby direct the Board to amend Article XI sections 16&17.

DATE February 20, 2023

SIGNED ______________________________

TED STAFFEN – BOARD CHAIR

**MOTION: TO AMEND PROPOSED BYLAW's ARTICLE XVI Section 12**

*"I move that the proposed bylaws as presented at the annual general meeting of Lansing Point Condominium Corporation #124 on the 20th of February in the City of Whitehorse be hereby amended to say:*

*12. The minimum amount of general liability insurance that a unit owner is required to obtain and maintain is $1,000,000.*

*and that the current Article XVI section 12 become Article XVI section 13"*

| | | | | |
|---|---|---|---|---|
| MOVED BY | Michael McCann Unit 208 | | | |
| SECONDED BY | Scott Williamson Unit 107 | | | |
| VOTE | IN FAVOR: | 14 | OPPOSED: | None |

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**BYLAW: SPECIAL RESOLUTION - INSURANCE**

**Whereas** a bylaw regarding the requirement for owners to obtain and maintain general liability insurance had been omitted from the proposed bylaws

**Whereas** the Board has drafted a new Article XVI section 12 that puts in place this requirement

**Whereas** the Board of Directors of Lansing Point Condominium Corporation #124 recommends amending the proposed bylaws to include this requirement

**Now therefore, be it resolved** that the registered owners of Condominium Corporation #124 present or by proxy having duly reviewed the proposed inclusion of this requirement, as developed by the Board of Directors and voted in favor of adopting them by a 100 percent majority and hereby direct the Board to amend the proposed bylaws as stated in the motion.

DATE February 20, 2023

SIGNED ______________________________

TED STAFFEN – BOARD CHAIR

**MOTION: TO APPROVE THE 2023 BUDGET**

*"I move that the 2023 budget as presented at the annual general meeting of Lansing Point Condominium Corporation #124 on the 20th of February in the City of Whitehorse be hereby approved."*

| | | | | |
|---|---|---|---|---|
| MOVED BY | Michael McCann – Unit 208 | | | |
| SECONDED BY | Jeannette McCrie – Unit 206 | | | |
| VOTE | IN FAVOR: | 15 | OPPOSED: | None |

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**2023 BUDGET: ORDINARY RESOLUTION**

Whereas, the 2023 budget for Lansing Point Condominium Corporation #124 has been recommended for adoption by the Board of Directors for the Corporation, be it therefore

Resolved, that the 2023 budget for Lansing Point Condominium Corporation as presented at the annual general meeting on February 20, 2023, is hereby approved.

It is hereby certified and passed by the undersigned that the foregoing resolution was duly passed by Ordinary Resolution on the 20th day of February 2023 in accordance with the Condominium Act and bylaws of the Corporation and that the said resolution has been duly recorded in the minutes and will come into full force and effect once notice as required under the Act has been given.

DATE February 20, 2023

SIGNED ______________________________

TED STAFFEN – BOARD CHAIR

**MOTION: TO APPROVE 2022 FINANCIAL STATEMENT**

*"I move that the 2022 financial statements as presented at the annual general meeting of Lansing Point Condominium Corporation #124 on the 20th of February in the City of Whitehorse be hereby approved."*

| | | | | |
|---|---|---|---|---|
| MOVED BY | Michael McCann – Unit 208 | | | |
| SECONDED BY | Scott Williamson – Unit 107 | | | |
| VOTE | IN FAVOR: | 15 | OPPOSED: | None |

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**2022 FINANCIAL STATEMENT: ORDINARY RESOLUTION**

Whereas, the 2022 final statements of accounts for Lansing Point Corporation #124 has been reviewed and recommended for approval by the Board of Directors for the Corporation, be it therefore

Resolved, that the 2022 final statement of accounts for Lansing Point Condominium Corporation #124 as presented at the annual general meeting on February 20 2023, is hereby approved.

It is hereby certified by the undersigned that the foregoing resolution was duly passed by Ordinary Resolution on the 20th day of February 2023 in accordance with the Condominium Act and bylaws of the Corporation and that the said resolution has been duly recoded in the minutes.

DATE February 20, 2023

SIGNED

TED STAFFEN – BOARD CHAIR