

## VISOA ANNUAL GENERAL MEETING

Sunday, March 2, 2025

1:00 – 1:40 PM

To be held as an electronic Zoom meeting. Pre-registration is required.

Go to this link to register by noon on Thursday, February 27, 2025:

<https://tinyurl.com/VISOA-AGM-2025>

After registering, you will receive a confirmation email providing a link and instructions to join the meeting on Sunday March 2, 2025.

If you don't have access to a computer, please contact our office to register and receive instructions.

Office: (250) 920-0688 or toll-free 1 (855) 388-4762.

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**There will a 5-minute break, then the webinar will begin at  
approximately 1:45 pm – 2:15 pm**

**What Stratas Need to Know About BC's New Fire Safety Act**

*Speaker:* Kat Nicholas, Artemis Fire Consulting Inc.

## **VISOA ANNUAL GENERAL MEETING 2025**

**Sunday, March 2, 2025 - 1:00 to 1:40 PM**

### INTRODUCTION

The *BC Societies Act* allows a Society to hold an annual general meeting (AGM) electronically. VISOA's 2025 AGM is being held using Zoom.

Only individual and corporate members in good standing may attend the AGM and the webinar that follows. There is no charge to attend. If you're not sure if your membership is up to date, log in to your profile at <https://visoa.bc.ca/member-login/> to check your membership expiry date. Alternatively, you can send an email to [membership@visoa.bc.ca](mailto:membership@visoa.bc.ca) or call our office at (250) 920-0688 or toll-free 1 (855) 388-4762 to confirm your membership status.

Attendees must register online by noon on Thursday, February 27, 2025. You will need your Strata Plan number (example, VIS1234). After registering, you'll receive a confirmation email providing instructions to join the meeting. Staff will validate all registrants to ensure that they are current members and will cancel the registration of any persons not eligible to vote. Staff can manually reinstate a registration if the membership is in good standing.

To have a paper copy of the AGM notice package mailed to you, contact our office by February 18, 2025.

If you don't have access to a computer, please contact our office to register. Call (250) 920-0688 or toll-free 1 (855) 388-4762. We will provide instructions to join the meeting by phone.

On Sunday, March 2, 2025 please join the AGM a few minutes early using the web link you receive in the Zoom confirmation email. If you don't have a computer, tablet, or smart phone, you can join the meeting by dialing in from any phone, provided that you have preregistered.

At the beginning of the AGM, the chair will explain the meeting procedures. Voting will be conducted using the Zoom poll feature. Attendees who join the meeting by dialing in from a phone cannot use the Zoom poll feature but may submit their vote to the chair by pressing \*9 (raise hand) on their phone. Please note that participants will be muted, and "chat" will be disabled. Questions are to be submitted to the chair in writing using the "Q&A" feature of Zoom. Only those attending by dialing in from a phone may use the "raise hand" feature. This allows them to vote and direct questions to the chair.

## **AGENDA**

1. Call to order
2. Proof of notice of meeting
3. Determine if a quorum is present
4. Introduction of board members
5. Approval of agenda
6. Approval of minutes of February 25, 2024 annual general meeting
7. Business arising from the minutes – none
8. President's report
9. 2024 financial report
10. Approval of 2025 budget
11. Election of board members
12. Questions from the floor (please submit in writing using zoom's Q&A feature)
13. Termination

Following the AGM, there will be a 5-minute break and the webinar will begin at approximately 1:45 pm.

### **Webinar: What Stratas Need to Know About BC's New Fire Safety Act**

Speaker: Kat Nicholas, Artemis Fire Consulting Inc.

Kat will discuss:

- Which stratas are affected?
- What are the strata's responsibilities?
- What happens if the strata does not comply?
- and more

## February 25, 2024 AGM MINUTES

**CHAIR: Wendy Wall**

**MINUTES: Wendy Wall and Cindy Young**

The AGM was conducted via electronic means using the Zoom program including telephone.

1) Call to order

The VISOA Annual General Meeting (AGM) was called to order via Zoom at 1:04 pm, February 25, 2024 by Wendy Wall, VISOA President.

2) Proof of notice of meeting

The AGM notice was sent to all members by email or postal mail on February 2, 2024 and posted on the VISOA website.

3) Determine if a quorum is present

A quorum of 30 members is required. 58 members attended via Zoom or by phone. Attendees were vetted in advance to ensure attendees are current members.

4) Introduction of board members

The chair introduced board members and staff.

5) Approval of agenda

The chair explained the Zoom poll voting process and moved to accept the agenda as presented. Moved (VIS856), seconded (VIS189).

Motion carried (49 in favour, 0 opposed, 3 abstained)

6) Approval of the minutes of the March 5, 2023 annual general meeting

The chair presented the motion to approve the minutes of the 2023 AGM as distributed. Moved (VIS856), seconded (VIS189).

Motion carried (40 in favour, 0 opposed, 11 abstained)

7) Business arising from the minutes – none

8) President's Report by Wendy Wall

Thank you all for joining the AGM today. In 2023 VISOA celebrated its 50th anniversary and I hope you enjoyed the articles in the Bulletin that looked at the history of the strata system in BC, the changes in legislation since 1966, a look at advocacy work that VISOA has done in the last decade, and some memories from our volunteers. Understanding how the strata property system, the law, has evolved is important to understand, how did we get here? What's working? What isn't?

We saw a great deal of change in 2023: significant exemptions to age restriction bylaws, changes to the Form B in April and again in November, a requirement to contribute to the CRF every year. That's an interesting one. You may not remember that the Act used to set a maximum amount in the CRF and stratas had to have a  $\frac{3}{4}$  vote to contribute more. Obviously, that wasn't working to help stratas have enough money to fund projects so a requirement to continue to contribute and grow the CRF is important and many strata owners feel that it was long overdue.

As you likely know, as of December there is now a requirement to obtain an electrical planning report. We've seen this coming. At the last two AGMs I spoke about energy efficiency, heating, cooling, building resiliency, and EV charging.

VISOA continues to work with provincial and local governments to express concerns, suggest solutions, and advocate for much needed funding programs for strata corporations. We have pointed out the inequity that strata owners experience in comparison to single family home owners. We have identified the gaps in funding that essentially exclude most BC strata corporations from getting funding for things like new windows, heating systems, cooling systems, and energy efficiency upgrades. Since most projects would involve common property, we advocate for funding programs for the strata corporation. And that means strata corporations of all shapes and sizes. It's unacceptable that programs are limited to certain building types or certain sizes.

We are also aware that the changes we've seen to the Act over the last 2 years are not necessarily the things that matter to you the most. I assure you that VISOA takes every opportunity to advocate for you for much needed changes to the *Strata Property Act*. We have repeatedly reminded our provincial government that the BC Law Institute drafted many valuable and much needed changes in 2017 and 2019. These need to be actioned. We also need edits for clarity and plain language - things that may seem small but would make a big impact to help you manage your stratas and reduce confusion and conflict. One of the issues is that the Ministry of Housing does not have enough staff to support this work. Please consider writing to your MLA to ask that the Ministry of Housing hire additional staff in the Housing Policy Branch, specifically the strata section.

I also want to touch on the new housing legislation that will allow construction of small developments on lots that are zoned for single family homes. If the provincial government's projections are correct there will be over 30,000 new stratas of 2-6 units. So VISOA has a lot of work to do. Most of these developments will be stratas and currently the *Strata Property Act* doesn't work very well for small stratas, particularly those of 2-3 units. We're committed to advocating for amendments to the *Strata Property Act* as well as education and support for these strata owners who have the same responsibilities and legal obligations as larger stratas without the benefit of a larger pool of potential volunteers to serve on council.

None of this work would be possible without the support of you - our members - and my fellow board members and staff. While John Grubb, the vice president, and myself are busy with advocacy and education, we can rest assured that the operations and business of the society are running smoothly, in the experienced hands of board members and other volunteers who have expertise, passion, and commitment. It's a great team and it's an honour to work with each and every one of you.

Lastly, I want to give you an update about progress on VISOA's new website. It has taken a lot longer than I had hoped. However, we are working closely with the developer to make sure it functions properly for members to be able to log in, gain access to member-only benefits, and be able to easily edit their contact information, see when their membership expires, and easily renew. We hope to launch the website shortly. The good news is that it is on budget.

Thank you. If you have any questions about this president's report, please send an email to [president@visoa.bc.ca](mailto:president@visoa.bc.ca)

9) 2023 Financial Report by André De Leebeek, Treasurer

**Notes To The 2023 Financial Statements**

In 2023 the VISOA board continued implementing the direction resulting from our 2022 strategy workshop. The modernization of our website is a work in progress. The goal is to make VISOA resources more readily and easily available to its members.

The increasing digitalization of our services and information dissemination is improving our ability to deliver on our education mandate while keeping expenses reasonable.

In summary, 2023 saw a budget surplus due largely to the website development delay. It allows us to keep membership fees flat again in 2024.

**Notes To The 2024 Proposed Budget**

We continue to see an upswing in both our corporate and business memberships. We thank you for your continued support.

The work on the VISOA website renewal continues. It is nearing completion.

We are a volunteer board but do rely on VISOA staff for the running of the VISOA office. We aim to be a fair wage employer and the proposed budget reflects our intent.

The 2024 budget totals to just over \$100,000, an increase over the 2023 actuals.

10) Approval of the 2024 budget

The treasurer presented the motion to accept the 2024 budget as presented.

Moved (VIS3990), seconded (VIS189).

Motion carried (50 in favour, 0 opposed, 6 abstained)

11) New business – Bylaw Amendment

The chair presented the motion proposing new bylaw 6.4.1 included in the AGM notice.

Moved (VIS856), seconded (VIS189).

Motion carried (52 in favour, 0 opposed, 6 abstained)

12) Election of Board members

The following directors have completed the first year of their 2-year term and have agreed to serve on the 2024 Board of Directors: **David Stinson** and **Jim Griffith**

**ELECTIONS:**

The chair explained that VISOA's bylaws require the terms of directors to be staggered so that at least half of the directors are elected for 2-year terms at every second AGM. The chair presented a motion with staggered terms.

Motion to elect to the board of directors **André de Leebeek, John Grubb, and Wendy Wall** for a one-year term; and **Lesley Brown, Susan Ferster, George Fisk, Calvin Gray** and **Jamie Stevens** for a two-year term.

Moved (VIS856), seconded (VIS189).

Declared elected (55 in favour, 0 opposed, 1 abstained)

13) Termination – VIS856 moved to terminate the meeting at 1:35 pm

**END OF THE MINUTES OF THE 2024 AGM**

**VISOA ANNUAL GENERAL MEETING 2025**

**FINANCIAL PACKAGE**

**A. Financial Statements for the year ending December 31, 2024 (Unaudited)**

1. Notes to the Financial Statements
2. Balance Sheet
3. Statement of Income and Expenditures

**B. Proposed Budget for the Fiscal Year 2025**

1. Notes to the Budget
2. Proposed Budget

**These reports have been approved by the Board of Directors of the Vancouver Island Owners Association.**

Wendy Wall, President



André De Leebeek, Treasurer

*André De Leebeek*



## NOTES TO THE 2024 FINANCIAL STATEMENTS

VISOA is a registered society and qualifies as a not-for-profit organization exempt from income tax under the *Canadian Income Tax Act*. The statements to December 31, 2024 are unaudited.

### Revenue

Membership fees are recorded as revenue in the year they are received. We welcomed many new Corporate (strata) and Individual members to the Association in 2024. We now represent over 9,600 units. VISOA Business members present a wide array of services to our members. Events such as workshops and webinars are presented in electronic format for greater access to our members.

Advertising revenue is generated from ads placed in VISOA's Bulletin magazine. Interest revenue benefitted from higher rates through most of 2024.

### Payroll Expenses

Wages were increased in 2024 in line with VISOA's goal of providing a fair wage for its staff. We currently have one person running the VISOA office.

### Training

VISOA provides training for staff, volunteers and board members as may be beneficial to the individual and the association. This line item is over budget because the board attended a seminar on how to achieve strategic goals.

### Office Rent

VISOA's office was \$725 per month for a suite within the Volunteer Victoria suite of offices.

### Publications

Sales of publications in digital format remain strong.

### Remuneration of Directors and Officers

Directors receive no remuneration for their services.

### Assets: \$889.36

Laptop computer, desktop computer, projector, multipurpose printer, Strata Support Team telephone, office telephone, and office furniture.

### Website Development

In 2022 VISOA undertook a strategic review. The most important element arising from that review was the need for an improved website to better serve the membership. The new website launched on July 30, 2024. Website and internet service costs continued through the development period. The combined development and services costs were about \$21,540 just above the \$21,000 budget.

### 10. Bottom Line

The year ended with a surplus of \$11,055.95, rather than the planned surplus of \$4,175.

**VISOA BALANCE SHEET**

As of December 31, 2024

| <b>ASSET</b>                   |           | <b>LIABILITY</b> |                                   |                  |
|--------------------------------|-----------|------------------|-----------------------------------|------------------|
| <b>Current Assets</b>          |           |                  | <b>Current Liabilities</b>        |                  |
| Coast Capital Chequing         | 17,191.37 |                  | Mastercard Collabria              | 535.20           |
| Coast Capital Savings          | 50,070.51 |                  | Receiver General                  | 724.45           |
| Petty Cash - floats            | 99.99     |                  | Vacation payable                  | 548.88           |
| Total Cash                     |           | 71,361.87        | <b>Total Current Liabilities</b>  | 1,808.53         |
| PayPal                         |           | 5,565.18         |                                   |                  |
| Coast Capital Share Account    |           | 5.00             | <b>TOTAL LIABILITY</b>            | 1,808.53         |
| <b>Total Current Assets</b>    |           | 79,932.05        |                                   |                  |
| <b>Inventory Assets</b>        |           |                  | <b>EQUITY</b>                     |                  |
| Publication Inventory          |           | 0.00             | <b>Owners' Equity</b>             |                  |
| <b>Total Inventory Assets</b>  |           | 0.00             | Retained Earnings - Previous Year | 64,956.93        |
|                                |           |                  | Current Earnings                  | 11,055.95        |
| <b>Capital Assets</b>          |           |                  | <b>Total Owners Equity</b>        | 76,012.88        |
| Office Furniture & Equipment   | 224.00    |                  |                                   |                  |
| Accum. Amort. - Furn. & Equip. | 0.00      |                  | <b>TOTAL EQUITY</b>               | 76,012.88        |
| Computer Equipment             | 665.36    |                  |                                   |                  |
| <b>Total Capital Assets</b>    |           | 889.36           |                                   |                  |
| <b>TOTAL ASSETS</b>            |           | <b>77,821.41</b> | <b>LIABILITIES AND EQUITY</b>     | <b>77,821.41</b> |

| <b>Statement of Income and Expenditures, Year Ending December 31, 2024</b> |                    |                    |
|--|--------------------|--------------------|
| <b>REVENUE</b>   | <b>2024 BUDGET</b> | <b>2024 ACTUAL</b> |
| <b>SALES REVENUE</b>   |                    |                    |
| Corporate Membership   | 57,500.00          | 54,642.50          |
| Individual Membership  | 9,000.00           | 9,999.00           |
| Business Membership  | 16,500.00          | 20,306.50          |
| <b>Total Membership Revenue</b>  | <b>83,000.00</b>   | <b>84,948.00</b>   |
| Bulletin Sales   |                    | 15.00              |
| Publication Sales  | 1,000.00           | 2,558.00           |
| Workshop Revenue   | 2,500.00           | 1,395.00           |
| Advertising  | 6,500.00           | 7,840.50           |
| Miscellaneous Revenue  | -                  |                    |
| BC Government Webinar Advertising Grant                                    | 5,000.00           | 5,000.00           |
| <b>Total Other Income</b>  | <b>15,000.00</b>   | <b>16,808.50</b>   |
| Refunds  | -                  |                    |
| <b>NET SALES</b>   | <b>98,000.00</b>   | <b>101,756.50</b>  |
| Bank Interest  | 2,500.00           | 2,953.31           |
| <b>TOTAL REVENUE</b>   | <b>100,500.00</b>  | <b>104,709.81</b>  |
| <b>EXPENSES</b>  |                    |                    |
| Payroll Expenses   | 42,000.00          | 37,819.21          |
| Legal /Manuals   | 300.00             | 242.55             |
| Advertising & Promotions   | 2,500.00           | 1,260.33           |
| Accounting   | 1,600.00           | 1,500.00           |
| Society Fees & Licenses  | 350.00             | 285.00             |
| Courier & Postage  | 150.00             | 57.35              |
| Paypal/EventBrite/Square Inc fees  | 2,000.00           | 1,389.71           |
| Insurance  | 3,450.00           | 3,374.00           |
| Bank Fees  | 250.00             | 164.85             |
| Office Supplies  | 1,500.00           | 613.84             |
| Office Equipment   | 2,000.00           | -                  |
| Bulletin/Publications Expenses   | -                  | -                  |
| Photocopy Cost   | 100.00             | -                  |
| Website Development  | 14,000.00          | 12,264.00          |
| Website & Internet   | 7,000.00           | 9,274.92           |
| Training - Board, Volunteers, Staff  | 1,500.00           | 8,164.35           |
| Board & Volunteer Appreciation   | 750.00             | 532.94             |
| Seminar/Workshop/Webinar Expenses  | 2,500.00           | 1,757.21           |
| Office Rent  | 8,225.00           | 8,225.00           |
| Repair & Maintenance   | 200.00             | -                  |
| Telephone  | 750.00             | 845.64             |
| Travel & Accommodation Expenses  | 200.00             | -                  |
| BC Government Webinar Advertising Expens                                   | 5,000.00           | 5,013.75           |
| Ammortization  |                    | 869.21             |
| <b>TOTAL EXPENSE</b>   | <b>96,325.00</b>   | <b>93,653.86</b>   |
| <b>NET INCOME</b>  | <b>4,175.00</b>    | <b>11,055.95</b>   |

## NOTES TO THE 2025 PROPOSED BUDGET

### Revenue

- As VISOA is a Member-Funded Society under the *Societies Act*, the primary source of revenue is membership fees.
- **The Board proposes no increase to membership fees.**
- The 2025 budget has been planned conservatively, with the major contribution coming from memberships. Thank you for your support.
- Advertising in the VISOA Bulletin magazine is a significant revenue contributor.
- As in 2024 a \$5,000 grant from the B.C. Government Ministry of Energy and Climate Solutions has been budgeted to cover advertising costs for an educational webinar.

### Expenses

- Payroll Expenses: VISOA strives to provide a fair and competitive salary to its staff. VISOA currently has one person in the VISOA office. The 2025 budget reflects our desire to add a part time position.
- Office Equipment: This budget allows for a new desktop office computer if necessary. The current computer is nearing the end of its useful life.
- Bulletin/Publications: A volunteer is doing the layout and design of each issue of the quarterly Bulletin magazine. There are no printing costs as the publication is digital. Therefore, no expenses have been budgeted.
- New website: In 2022, VISOA began the project to build a new website with a user-friendly design, better functionality, and optimized to work well on computers and mobile devices. The project was completed in 2024. Additional development funds have been budgeted to improve administrative functions.
- Staff, Volunteer and Board Training: The board recommends funds to offer training to staff, volunteers and new board members. The board also recommends an annual allowance for a consultant/facilitator to work with board members to execute our strategic plan.
- Board & Volunteer Appreciation: This allows for modest expenditures to recognize and thank our volunteers.
- Workshop/Webinar Expenses: Speakers do so as volunteers. A small budget of \$2,300 is included to pay for the Zoom webinar account and costs related to in-person workshops if any.

### Bottom Line

- The proposed budget for 2025 targets a surplus of \$1,800.

| <b>VISOA Proposed Budget 2025</b>          |                    |                    |
|--|--------------------|--------------------|
| <b>REVENUE</b>                             | <b>2024 ACTUAL</b> | <b>2025 BUDGET</b> |
| <b>SALES REVENUE</b>                       |                    |                    |
| Corporate Membership                       | 54,642.50          | 55,000.00          |
| Individual Membership                      | 9,999.00           | 10,000.00          |
| Business Membership                        | 20,306.50          | 20,000.00          |
| <b>Total Membership Revenue</b>            | <b>84,948.00</b>   | <b>85,000.00</b>   |
| Bulletin Sales                             | 15.00              |                    |
| Publication Sales                          | 2,558.00           | 1,000.00           |
| Workshop Revenue                           | 1,395.00           | 1,500.00           |
| Advertising                                | 7,840.50           | 9,000.00           |
| Miscellaneous Revenue                      |                    |                    |
| BC Government Webinar Advertising Grant    | 5,000.00           | 5,000.00           |
| <b>Total Other Income</b>                  | <b>16,808.50</b>   | <b>16,500.00</b>   |
| Refunds                                    | -                  | -                  |
| <b>NET SALES</b>                           | <b>101,756.50</b>  | <b>101,500.00</b>  |
| Bank Interest                              | 2,953.31           | 2,250.00           |
| <b>TOTAL REVENUE</b>                       | <b>104,709.81</b>  | <b>103,750.00</b>  |
| <b>EXPENSES</b>                            |                    |                    |
| Payroll Expenses                           | 37,819.21          | 53,000.00          |
| Legal /Manuals                             | 242.55             | 300.00             |
| Advertising & Promotions                   | 1,260.33           | 2,500.00           |
| Accounting                                 | 1,500.00           | 1,600.00           |
| Society Fees & Licenses                    | 285.00             | 350.00             |
| Courier & Postage                          | 57.35              | 100.00             |
| Paypal/EventBrite/Square Inc fees          | 1,389.71           | 2,000.00           |
| Insurance                                  | 3,374.00           | 3,500.00           |
| Bank Fees                                  | 164.85             | 200.00             |
| Office Supplies                            | 613.84             | 750.00             |
| Office Equipment                           | -                  | 3,000.00           |
| Bulletin/Publications Expenses             | -                  | -                  |
| Photocopy Cost                             | -                  | -                  |
| Website Development                        | 12,264.00          | 8,000.00           |
| Website & Internet                         | 9,274.92           | 3,500.00           |
| Training - Board, Volunteers, Staff        | 8,164.35           | 5,000.00           |
| Board & Volunteer Appreciation             | 532.94             | 750.00             |
| Seminar/Workshop Expenses                  | 1,757.21           | 2,300.00           |
| Office Rent                                | 8,225.00           | 5,000.00           |
| Repair & Maintenance                       | -                  | 8,700.00           |
| Telephone                                  | 845.64             | 200.00             |
| Travel & Accommodation Expenses            | -                  | 1,000.00           |
| BC Government Webinar Advertising Expenses | 5,013.75           | 200.00             |
| Ammortization                              | 869.21             | -                  |
| <b>TOTAL EXPENSE</b>                       | <b>93,653.86</b>   | <b>101,950.00</b>  |
| <b>NET INCOME</b>                          | <b>11,055.95</b>   | <b>1,800.00</b>    |

## ELECTION OF BOARD MEMBERS

VISOA's bylaws state:

5.2.1 The number of Directors must be at least five (5) and not more than eleven (11).

5.2.2 Subject to 5.2.3 to 5.2.5, Directors shall be elected at the Annual General Meeting of the Association.

5.2.3 If less than the maximum number of Directors are elected at an annual general meeting, the Directors may either hold an election at a general meeting to elect additional Directors, or, themselves, appoint an eligible person(s) as new Director(s), to fill any vacancy until the next Annual General Meeting.

5.2.4 (a) If the minimum number of Directors is not achieved through elections at the annual general meeting, the remaining Directors must, within 90 days of the annual general meeting, appoint an eligible person(s) as Director(s) to reach at least five (5) Directors.

(b) If during the year, the number of Directors falls below five (5), the Directors must, within 90 days of the date the number of Directors fell below five (5), appoint an eligible person(s) as Director(s) to reach at least five (5) Directors.

5.2.5 In the event that the board is unable to meet the conditions set out in 5.2.4, the Directors must call a general meeting within 30 days of the end of the 90-day period set out therein to seek direction from the members.

5.2.6 The term of office of a Director shall be two (2) years, subject to Sections 5.2.7 and 5.4.2.

5.2.7 The terms of Directors shall be staggered so that at least one-half of the Directors are elected for 2-year terms at every second Annual General Meeting.

The following directors have completed the first of their two-year term and have agreed to serve on the 2025 Board of Directors: **George Fisk, Jamie Stevens and Susan Ferster.**

## ELECTIONS:

1. The following director has completed his two-year term and is willing to stand for election to the 2025 Board of Directors for a 2-year term: **David Stinson**

2. The following directors have completed a one-year term and are willing to stand for election to the 2025 Board of Directors for a 2-year term: **Andre De Leebeeck, John Grubb and Wendy Wall**

3. The following person is willing to stand for election to the 2025 Board of Directors: **Angus Mumby**

## **ELECTIONS BIOS:**

### **David Stinson**

David was elected to VISOA's board in 2021. After 40 years as an officer in the Canadian Armed Forces, he began his volunteering career in 2005 with the military museum network across Canada and with Comox Valley Elder College. He was secretary of his strata council for 10 years and, concurrently, president for 9 years. He joined our board to give back to VISOA members from his council experience and from his strata education. David is a member of the Strata Support Team providing information and answering a wide variety of questions from our members.

### **Andre De Leebeek**

André has been a strata owner since 2001 and serves as president of his strata council. He has also served on VISOA's board of directors for five years, three as treasurer. Andre and his wife enjoy hiking, dancing and travelling. They are active with the Saanich Pulling Together programs. André is an engineer and holds an ICD.D designation, from the Institute of Corporate Directors.

### **John Grubb**

John joined VISOA as a business member in 2004, and as a Corporate Member in 2009 when he became a strata owner. He served as vice president on his strata council from 2009 to 2022, and as VISOA's vice president for the past four years. As a Strata Maintenance Consultant, his knowledge of strata operations and facilities maintenance provides a depth of knowledge and experience that benefits VISOA's board and members.

### **Wendy Wall**

Wendy has been a VISOA board member since 2013, serving as president since 2020. She would like to continue serving on the board to further VISOA's mandate of advocacy by meeting with government, industry, and community associations. In her day job, she works in communications and graphic design. She enjoys putting these skills to use by contributing to VISOA's Bulletin magazine, webinars, and digital media marketing including VISOA's website, social media, and e-newsletters.

### **Angus (Gus) Mumby**

Angus is a retired Chartered Professional Accountant, having worked in public accounting for over 40 years. Gus became a strata owner when he moved to Comox in 2020. Gus has an interest in both governance and financial reporting by strata corporations and looks forward to serving on the VISOA Board.

**WEBINAR**

**TITLE:** What Stratas Need to Know About BC's New Fire Safety Act

**SPEAKER:** Kat Nicholas, Artemis Fire Consulting Inc.

Following the AGM, there will be a 5-minute break, the webinar will begin at approximately 1:45 pm. Kat Nicholas will discuss:

- Which stratas are affected?
- What are the strata's responsibilities?
- What happens if the strata does not comply?
- and more

- - End of AGM Notice - -