

## VISOA ANNUAL GENERAL MEETING

Sunday, March 1, 2026

Check-in: 12:15 – 1:00 PM

AGM: 1:00 – 1:30 PM

Presentation: 2:00 – 3:30 PM

Members may attend electronically by Zoom or in person at the Victoria Scottish Community Centre at 1803 Admirals Road, Victoria. The venue is on a transit route, is wheelchair accessible, and has free parking. Please note that smoking is not permitted.

**Register by noon on Thursday, February 26 at:**

<https://tinyurl.com/Register-VISOA-AGM-2026>

Choose a free ticket: "VISOA Member - Zoom" or "VISOA Member - In Person."

After registering, you'll receive an email with more information.

If you don't have access to a computer and can't attend in person, please contact our office to register and receive instructions to attend by telephone.

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

To have a paper copy of the AGM notice package mailed to you, contact our office by February 17, 2026.

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Following the AGM there will be a 30-minute break for refreshments.

Our guest speaker from the BC Association of Community Response Networks will begin their presentation **See Something, Say Something: Reducing Risk for Older Adults** at approximately 2:00 PM.

Members attending by Zoom will be able to see the slides and hear the speaker.

## **ADDITIONAL DETAILS**

This event is for VISOA members only. Staff will validate all registrants to ensure they are current members and will cancel the registration of any persons who are not members.

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 the expiry date. If your membership has expired or is about to expire, please renew it. Or send an email to [membership@visoa.bc.ca](mailto:membership@visoa.bc.ca) or call our office at 250-920-0688 or toll-free at 1-855-388-4762 to confirm the status of your membership.

### **Members attending in person**

The Victoria Scottish Community Centre is located at 1803 Admirals Road, Victoria. Check-in begins at 12:15 PM. Please respect the venue's rules. No smoking in the venue or anywhere on the property. No outside food or beverages (water and refreshments will be provided.) No shoes with metal inserts or metal heels and no work boots.

### **Members attending by Zoom**

Watch for an email from Property Flute on February 27. You'll receive a link to join the AGM by Zoom and a voting code. Please join by 12:45 PM on March 1 to allow time for check-in. Our Zoom volunteer will also help you check-in to Property Flute's online voting site using your code. Zoom attendees will be muted, and the "chat" will be disabled. You can submit questions using the "Q&A" feature of Zoom.

### **Voting procedures**

Corporate and individual members have voting rights. Associate and business members may attend but cannot vote on resolutions. At the beginning of the AGM, the chair will explain the meeting procedures. Voting will be conducted using the Property Flute online voting site. Members attending in person are encouraged to bring a cell phone that can connect to the internet. If you don't have a cell phone, don't worry. We'll have some paper voting cards as well. If you join Zoom by phone, the Zoom volunteer will explain how you can raise your hand to vote.

## 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 March 2, 2025 annual general meeting
7. Business arising from the minutes – none
8. President's report
9. 2025 financial report
10. Approval of 2026 financial budget
11. Election of board members
12. Questions from the floor or via Zoom (please submit in writing using zoom's Q&A feature)
13. Adjournment

Following the AGM there will be a 30-minute break for refreshments. Please take the time to visit VISOA business member tables to learn about the services they offer to strata corporations and strata owners.

### **Presentation: See Something, Say Something: Reducing Risk for Older Adults**

Our guest speaker from the BC Association of Community Response Networks (BCCRN) will discuss what you can do to help connect vulnerable adults to needed programs and services. The presentation will not be recorded. It is exclusively for attendees.

## 2025 AGM MINUTES – from March 2, 2025

**CHAIR: Wendy Wall**

**MINUTES: Wendy Wall**

The annual general meeting (AGM) was conducted via electronic means using the Zoom program including telephone.

1) Call to order

Following a review of meeting protocols such as the use of the Zoom chat, raise hand, and Q&A tools, the meeting was called to order at 1:07 pm by Wendy Wall, VISOA President.

2) Proof of notice of meeting

The AGM notice was sent to members by email on February 14, 2025 and mailed upon request. The AGM notice was also posted on the VISOA website.

3) Determine if a quorum is present

A quorum of 30 members is required. 32 members joined the meeting via the Zoom link. No members dialed in by phone. The number of eligible voters in attendance was higher or lower during the course of the meeting but quorum was maintained at all times.

All Zoom registrations were checked prior to the meeting to verify registrants are current individual or corporate members. Non-members were removed. Business members and associate members were also removed as under VISOA's bylaws they do not have voting rights. The chair reminded attendees that the bylaws allow one vote per strata lot and explained the voting process using the Zoom poll feature.

4) Introduction of directors

The chair asked directors and staff to introduce themselves. Vice President: John Grubb, Treasurer: André De Leebeeck, Members at large: Susan Ferster, George Fisk, Jamie Stevens, David Stinson, and Office Administrator: Cindy Young.

5) Approval of the agenda

Motion to approve the agenda as presented. Moved by VIS1581, seconded by VIS5528.  
Motion carried. (31 in favour, 0 opposed, 0 abstained) (31 present)

6) Approval of the minutes

Motion to approve the minutes of the February 25, 2024 AGM as distributed. Moved by VIS1579, seconded by VIS3990.  
Motion carried. (32 in favour, 0 opposed, 2 abstained) (34 present)

7) Business arising from the minutes – none.

- 8) President's report by Wendy Wall – See appendix 1.
- 9) 2024 Financial report by André De Leebeeck, Treasurer – See appendix 2.
- 10) Approval of the 2025 budget
- Motion to approve the 2025 budget as presented. Moved by VIS3990, seconded by VIS1098.
- Motion carried. (34 in favour, 0 opposed, 1 abstained) (35 present)
- 11) Election of Directors
- 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.**
- Motion to elect to the board of directors: **David Stinson, André de Leebeeck, John Grubb, Wendy Wall, and Angus Mumby** for a two-year term. Moved by VIS5528, seconded by VIS1098.
- Declared elected. (34 in favour, 0 opposed, 1 abstained) (35 present)
- 12) Questions from the floor
- One question was entered in the Zoom Q&A: How often and in what ways does VISOA have opportunity to lobby the provincial government on strata issues?
- The chair explained that VISOA is often invited to participate on panels. This increased in March 2020. Due to the use of Zoom and Microsoft Teams it was easier for the government and other organizations to schedule meetings and for participants to attend meetings. Since then, meetings have been more frequent than pre-pandemic. VISOA meets with provincial and local governments as well as community and industry associations. We've found we can often make progress on an issue by working with local governments and associations.
- 13) Termination
- Motion to terminate the meeting at 1:35 pm. Moved by VIS3990, seconded by VIS1579.

## **Appendix 1 - President's Report, Wendy Wall**

I'd like to start with a thank you to Cindy our office administrator, and our board of directors for all their work and support over the last year. It's a pleasure to work with all of you. You are dedicated, passionate, and resourceful. All qualities that make you an exceptional group of people to work with. I'd also like to thank you, our members. Thank you for being active members of the society by attending the AGM today and thank you for your ongoing support to keep this society thriving.

Following up from last year's report, I'm pleased to report that the project to design a new website was completed in 2024 and it was launched on July 30. We thank you for your patience in August as we worked out a few bugs such as the process to set or reset a password.

The end result supports our strategic plan. The website's streamlined processes support growth of our membership and organization. It also improves service to our members. Previously members had to wait for a business day for staff to process their membership application and renewal forms and do manual data entry. Now members who purchase or renew a membership and pay by credit card are processed automatically giving you immediate access to member services. Staff workload is reduced to processing payments made by cheque and e-transfer. Previously staff created invoices and receipts manually upon request. The new system generates invoices and sends automated receipts to all members. The old system of keeping membership sales records on paper has been retired. The new system stores the sales history and allows us to run reports. Manually created welcome emails and renewal confirmation emails are no longer required as the system sends them automatically.

As members you can now log in, access your membership information, and renew your membership. Many of you here today are corporate members. Every owner in your strata can now create a profile under your strata corporation's membership so they can access member benefits. For a corporate membership, we also need at least 3 people, usually council members, to be account administrators. They can update the strata's information such as the list of council members' names and positions. Administrators can also access the payment history and renewal function. You just need to contact us to tell us who you want the administrators to be. We will add administrator privileges to their profile and remove the privilege from anyone who you no longer want to be an administrator. When it comes time to renew, I hope you enjoy the quick renewal process. In the past you had to fill out a form every year even if the information hadn't changed. Now an administrator can renew simply by clicking the renewal banner and choosing a payment option.

A key goal of the new website was to make it easier to find information about strata living and management. The new website features a central Resource Centre so you can quickly find the information you need. You can browse by topic or type a topic in the search bar. There is information to introduce new strata owners and council members to strata living and more advanced information to help owners and council members with operations and management.

The Strata Support Team is the most popular service that we offer. The new system to submit a question is more efficient for you and our team. Because key membership information populates into the form, our team can answer questions more efficiently allowing us to answer a large volume of questions and provide better service to you, our members.

As members you now have more benefits. I encourage you to log in and go to the Members-only Resources section to check out all the resources. You can download letter templates, Excel worksheets, slide presentations and more. We want you to have immediate access to the tools you need to help you work more efficiently.

Another goal in our strategic plan is to raise awareness about VISOA. The new website is structured to be search engine friendly. When people go online and search something like “what does a strata council do” or “what’s in an electrical planning report”, VISOA is now more likely to appear in the search results. That means more people will find our website, become aware of VISOA, and get reliable information.

Greater exposure also builds awareness in our communities. We provide information and support to provincial and local governments, community associations, industry associations, and other organizations. Why do we do all of that work for free? Because we want these organizations to understand your needs. We want them to create policies and programs that work for you.

An example of this is rebates. Last year I mentioned the inequity of rebate and support programs for energy efficiency retrofits and upgrades for stratas compared to single family homes. Well there have been improvements. In the fall of 2024, two programs launched to help strata corporations. One is the Strata Energy Advisor which helps guide a strata through the process of doing certain retrofits. The second program is the Multi-Unit Residential Building Retrofit Program through BC Hydro which provides funding to strata corporations. It’s generally for larger condo stratas however in Victoria and Saanich, condo stratas of 5 or more units may be eligible. You can find more details and links in VISOA’s Resource Centre under Energy Retrofit Rebates for Stratas.

As always, VISOA continues to advocate for amendments to the Strata Property Act. Currently our province and our country are focused on threats from the United States so the concerns of strata owners are not on their list of priorities. You can help by writing to your MLA to ask that the Ministry of Housing support strata owners by creating a strata branch.

I want you to know that VISOA will continue our advocacy work. We speak up for you at every opportunity. We know the challenges you face and we are here for you.

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

I hope to see you at our webinar on March 15 called How BC Stratas Can Get Low Carbon Fuel Credits for EV Charging. Thank you.

## **Appendix 2 – Treasurer’s Report, 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. VISOA Business members present a wide array of services to our members. Advertising revenue is generated from ads placed in VISOA’s Bulletin magazine.

#### *Payroll Expenses*

Wages were increased in 2024 in line with VISOA’s goal of providing a fair wage for its staff.

#### *Remuneration of Directors and Officers*

Directors receive no remuneration for their services.

#### *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.

#### *Bottom Line*

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

### **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. 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: 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.

*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.

*Bottom Line*

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

-- End of the minutes to the 2025 AGM

2025 AGM Minutes

## VISOA ANNUAL GENERAL MEETING 2026

### FINANCIAL PACKAGE

#### **A. Financial Statements for the year ended December 31, 2025 (Unaudited)**

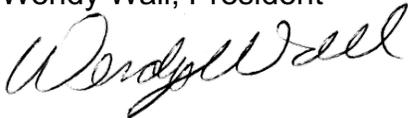
1. Notes to the Financial Statements
2. Balance Sheet
3. Statement of Revenues and Expenses

#### **B. Proposed Budget for the Fiscal Year 2026**

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 Leebeeck, Treasurer

*André De Leebeeck*

## **NOTES TO THE 2025 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, 2025 are unaudited.

### **Revenues**

Membership fees are recorded as revenue in the year they are received. We appreciate the continued support of our Corporate (strata) and Individual members. We represent over 9,000 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.

### **Payroll Expenses**

Wage increases in 2025 continue VISOA's practice 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.

### **Office Rent**

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

### **Publications Sales**

Sales of publications in digital format remain strong.

### **Remuneration of Directors and Officers**

Directors receive no remuneration for their services.

### **Capital Assets (net of amortization): \$1,342.27**

Laptop computer, desktop computer, projector, multipurpose printer, Strata Support Team telephone, office telephone, and office furniture. Equipment was upgraded in 2025. Amortization of office equipment and computer equipment is provided for on a declining balance basis with annual rates of twenty and fifty-five percent respectively.

### **Website Development**

Our new website launched on July 30, 2024. User and staff experience has meant that debugging and improvement continued throughout 2025. This item was \$5,786 over budget as we work to maintain a smooth functioning resource for our members.

### **Bottom Line**

The year ended with a surplus of \$13,980.30, rather than the planned surplus of \$1,800. We had hoped to hire and retain a volunteer coordinator in 2025 and budgeted accordingly. We have now succeeded in hiring for that position.

**VISOA BALANCE SHEET**

As of December 31, 2025

<b>ASSET</b>		<b>LIABILITY</b>	
<b>Current Assets</b>			<b>Current Liabilities</b>
Coast Capital Chequing	12,915.70		
Coast Capital Savings	77,036.65		Receiver General 615.17
Petty Cash - floats	99.99		Vacation payable 791.26
Total Cash		90,052.34	<b>Total Current Liabilities</b> 1,406.43
Coast Capital Share Account		5.00	<b>TOTAL LIABILITY</b> 1,406.43
<b>Total Current Assets</b>		90,057.34	
<b>Capital Assets, Net of Amortization</b>			<b>EQUITY</b>
Office Furniture & Equipment	179.20		<b>Members' Equity</b>
			Retained Earnings - Previous Year 76,012.88
Computer Equipment	1,163.07		Excess of revenue over expenses for the year 13,980.30
<b>Total Capital Assets</b>		1,342.27	<b>Total Members' Equity</b> 89,993.18
			<b>TOTAL EQUITY</b> 89,993.18
<b>TOTAL ASSETS</b>		<b>91,399.61</b>	<b>LIABILITIES AND EQUITY</b> 91,399.61

<b>Statement of Revenues and Expenses, Year Ended December 31, 2025</b>		
<b>REVENUES</b>	<b>2025 BUDGET</b>	<b>2025 ACTUAL</b>
<b>Membership revenue</b>		
Corporate Membership	\$ 55,000.00	\$ 53,496.74
Individual Membership	\$ 10,000.00	\$ 9,429.50
Business Membership	\$ 20,000.00	\$ 19,250.00
	<b>\$ 85,000.00</b>	<b>\$ 82,176.24</b>
<b>Other revenue</b>		
Bulletin Sales		\$ 45.00
Publication Sales	\$ 1,000.00	\$ 2,700.00
Workshop Revenue	\$ 1,500.00	\$ 795.00
Advertising	\$ 9,000.00	\$ 7,655.00
BC Government Webinar Advertising Grant	\$ 5,000.00	\$ 5,000.00
Bank Interest	\$ 2,250.00	\$ 1,977.18
Miscellaneous Revenue		\$ 30.00
	\$ 18,750.00	\$ 18,202.18
<b>TOTAL REVENUES</b>	<b>\$ 103,750.00</b>	<b>\$ 100,378.42</b>
<b>EXPENSES</b>		
Payroll Expenses	\$ 53,000.00	\$ 38,495.71
Legal /Manuals	\$ 300.00	\$ 264.60
Advertising & Promotions	\$ 2,500.00	\$ 1,774.25
Accounting	\$ 1,600.00	\$ 1,585.00
Society Fees & Licenses	\$ 350.00	\$ 220.00
Contracting/Consulting		\$ 612.50
Courier & Postage	\$ 100.00	\$ -
Paypal/EventBrite/Square Inc fees	\$ 2,000.00	\$ 2,697.89
Amortization Expense		\$ 1,466.33
Insurance	\$ 3,500.00	\$ 3,498.00
Bank Fees	\$ 200.00	\$ 165.51
Office Supplies	\$ 750.00	\$ 723.08
Office Furniture	\$ 3,000.00	\$ -
Web Development	\$ 8,000.00	\$ 13,785.98
Website & Internet	\$ 3,500.00	\$ 2,611.39
Training - Board	\$ 5,000.00	\$ -
Board and Volunteer Appreciation	\$ 750.00	\$ 112.04
Seminar/Workshop Expenses	\$ 2,300.00	\$ 2,372.59
BC Government Webinar Advertising Expenses	\$ 5,000.00	\$ 5,000.00
Office Rent	\$ 8,700.00	\$ 8,700.00
Repair & Maintenance	\$ 200.00	\$ -
Telephone	\$ 1,000.00	\$ 647.66
Travel & Accommodation Expenses	\$ 200.00	\$ 1,665.59
<b>TOTAL EXPENSES</b>	<b>\$ 101,950.00</b>	<b>\$ 86,398.12</b>
<b>EXCESS OF REVENUES OVER EXPENSES</b>	<b>\$ 1,800.00</b>	<b>\$ 13,980.30</b>

## **NOTES TO THE 2026 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 2026 budget has been planned conservatively, with the major contribution coming from memberships. Thank you for your support.
- Advertising in the VISOA Bulletin magazine continues to be a revenue contributor.

### **Expenses**

- Payroll Expenses: VISOA now has two part-time staff, an office administrator and a volunteer coordinator. VISOA maintains a fair and competitive salary for its staff.
- Training Board, Volunteers and Staff: We anticipate training for new staff (1) and new board members (4). We anticipate new volunteers and have budgeted for that. We have also planned a board strategy session in 2026.
- Website Development: Website improvements and security continues to be high priority
- Strata Services EXPO: We have planned for and hope to get approval for the hosting of a Strata Services EXPO. The EXPO would take place in early 2027. Planning and preparatory expenses would be incurred in 2026
- We have budgeted for attendance at one industry conference in 2026.

### **Bottom Line**

- The proposed budget for 2026 targets a deficit of \$29,665.
- VISOA is a not for profit organization. VISOA is using available funds to fulfill and improve on its mission of providing service and education to its members.

<b>VISOA Proposed Budget 2026</b>		
<b>REVENUES</b>	<b>2025 ACTUAL</b>	<b>2026 BUDGET</b>
<b>Membership revenue</b>		
Corporate Membership	\$ 53,496.74	\$ 50,000.00
Individual Membership	\$ 9,429.50	\$ 10,000.00
Business Membership	\$ 19,250.00	\$ 20,000.00
<b>Total Membership Revenue</b>	<b>\$ 82,176.24</b>	<b>80,000.00</b>
<b>Other revenue</b>		
Bulletin Sales	\$ 45.00	
Publication Sales	\$ 2,700.00	\$ 2,500.00
Workshop Revenue	\$ 795.00	\$ 800.00
<b>Advertising</b>	<b>\$ 7,655.00</b>	<b>\$ 7,500.00</b>
BC Government Webinar Advertising Grant	\$ 5,000.00	
Miscellaneous Revenue	\$ 30.00	
Strata Services EXPO		\$ 24,000.00
<b>Total other revenue</b>	<b>\$ 16,225.00</b>	<b>\$ 34,800.00</b>
Bank Interest	\$ 1,977.18	\$ 1,800.00
<b>TOTAL REVENUES</b>	<b>\$ 100,378.42</b>	<b>\$ 116,600.00</b>
<b>EXPENSES</b>		
Payroll Expenses	\$ 38,495.71	\$ 70,425.00
Legal /Manuals	\$ 264.60	\$ 260.00
Advertising & Promotions	\$ 1,774.25	\$ 1,800.00
Accounting	\$ 1,585.00	\$ 1,600.00
Society Fees & Licenses	\$ 220.00	\$ 250.00
Contracting/Consulting	\$ 612.50	
Courier & Postage		\$ 50.00
Paypal/EventBrite/Square Inc fees	\$ 2,697.89	\$ 1,400.00
Amortization Expense	\$ 1,466.33	\$ 760.00
Insurance	\$ 3,498.00	\$ 3,750.00
Bank Fees	\$ 165.51	\$ 180.00
Office Supplies	\$ 723.08	\$ 800.00
Office Furniture		\$ 1,000.00
Bulletin/Publications Expenses	-	\$ 700.00
Photocopy Cost	-	\$ 40.00
Web Development	\$ 13,785.98	\$ 10,000.00
Website & Internet	\$ 2,611.39	\$ 2,500.00
Training - Board, Volunteers and Staff		\$ 7,500.00
Board and Volunteer Appreciation	\$ 112.04	\$ 1,000.00
Seminar/Workshop Expenses	\$ 2,372.59	\$ 5,000.00
Strata Services EXPO		\$ 26,000.00
BC Government Webinar Advertising Expenses	\$ 5,000.00	
Office Rent	\$ 8,700.00	\$ 9,000.00
Repair & Maintenance		
Telephone	\$ 647.66	\$ 750.00
Travel & Accommodation Expenses	\$ 1,665.59	\$ 1,500.00
<b>TOTAL EXPENSES</b>	<b>\$ 86,398.12</b>	<b>\$ 146,265.00</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES</b>	<b>\$ 13,980.30</b>	<b>\$ (29,665.00)</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 year of their two-year term and have agreed to serve on the 2026 Board of Directors: Andre De Leebeeck, John Grubb, Angus Mumby, David Stinson, and Wendy Wall.

### **ELECTIONS:**

1. The following directors have completed their two-year term and are willing to stand for election to the 2026 Board of Directors for a 2-year term: Susan Ferster and George Fisk.

2. The following people are willing to stand for election to the 2026 Board of Directors: Ryan Grant, Linda Neville, Les Toth, and Eden Yelland.

## **ELECTIONS BIOS:**

### **Susan Ferster**

Susan has lived in Victoria for 12 years and has been an owner in a 15-unit strata on Bear Mountain since 2014 where she is currently serving on the council. She is originally from Ontario where she was an owner in a 247-unit low-rise condominium for 20 years. Susan was on the condominium association's board for 12 years – 10 of those as president. She is a retired civil servant – working for CRA as a plain language editor for 20 years. With all the recent legislative changes to the Strata Property Act, she is hoping to use her experience to help herself and other strata owners understand and navigate these changes.

### **George Fisk**

George is a retired lawyer and a former adjunct professor in the Faculty of Law, University of Ottawa. He has been a Lecturer in Law for several other universities and for the World Intellectual Property Organization. George has been a strata owner for 38 years in three provinces and has served on council numerous times. He has also served on many boards over the years. He is a former president of the Intellectual Property Institute of Canada, and is a former president of the Probus Club of Oak Bay. George was elected to VISOA's board of directors in 2022.

### **Ryan Grant**

I have long admired VISOA's steadfast advocacy for strata owners and would be honored to support its mission as a Director. As the Co-founder of Property Flute and Founder of the B.C. Strata Tech Conference, I hope to complement the Board's existing strengths with my experience in technology and community engagement.

My focus is on service: assisting the team in leveraging technology to raise further awareness and developing new, VISOA-hosted tools that deliver direct value to members. Having spent years bridging the gap between technical systems and strata residents, I am eager to help the organization scale its impact. I look forward to collaborating with the current leadership to continue fostering vibrant, informed strata communities across the province.

**Linda Neville**

Linda retired from the BC Public Service after a diverse career including Human Rights, Family Justice Counselling, Bail Supervision and Trafficking in Persons. Her skills include management, mediation, negotiation and the development of policy and legislation. Linda has previous Board experience with a non-profit organization serving vulnerable women. She has cumulative strata experience spanning approximately 20 years. She is a Certified Professional Consultant on Aging and maintains a keen interest in social justice, governance, seniors and all things strata. Linda enjoys working collaboratively and hopes to be a positive contributor to VISOA.

**Les Toth**

I have worked in public practice for the last 31 years as an accountant. For the last 14 years I have also owned a business selling tabletop games and supplies. I have served on several boards at local and provincial levels.

In my down time I play basketball, build Lego, and I like to garden. I look forward to contributing where needed and to gaining valuable experience.

**Eden Yelland**

Eden has lived on the island her entire life. She's been serving on strata councils in Victoria for several years and has found the experience to be challenging, interesting and rewarding. She looks forward to working with a group of fellow strata nerds and is excited for the opportunity to help others.

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