

Special resolutions for Proposed SGM Copperstone Strata Plan BCS2742

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NOTE: This is not an official website of BCS2742 Strata.

SPECIAL RESOLUTION #1 – TERMINATION OF CONTRACT BETWEEN COPPERSTONE STRATA PLAN BCS2742 AND QUAY PACIFIC PROPERTY MANAGEMENT LTD.

PREAMBLE

Quay Pacific Property Management Ltd. has presided over significant financial irregularities, poor or misdirected communications, long response times, is consistently late in providing documentation, financial records, strata council minutes, has recommended contractors who have done substandard work, provided incorrect information on maintenance of the property, and has engaged in inappropriate and unprofessional behavior with multiple owners, including but not limited to making unsubstantiated and false accusations against multiple parties. The property manager (PM) regularly recommends actions that cost Copperstone, yet provide little to no benefit.

THEREFORE BE IT RESOLVED by a 3/4 vote of owners of Strata Plan BCS2742, Copperstone, to terminate the contract between Copperstone Strata Plan BCS2742 and Quay Pacific Property Management Ltd.

END OF RESOLUTION

SPECIAL RESOLUTION #2 – REMOVAL OF COPPERSTONE STRATA PLAN BCS2742 COUNCIL

PREAMBLE

Copperstone council has engaged in questionable spending decisions and major budget irregularities, including a 46 month period during which the water bill went completely unpaid. The explanation for this offered at the March 25, 2024 AGM was inadequate and left significant questions unanswered. Council have engaged in poor decision-making, often voting (often without any discussion or debate) to approve items brought forward by the property manager (PM) without having adequate knowledge or insight on the item, leading to needless waste and expense for the owners of Copperstone. Communication has also been poor, with little to no consultation on significant matters with owners, such as property access. Key members have often been absent from meetings and appear to do little to justify being on council. They have ceded significant control of the strata corporation to the management company, meaning that a single outside (and non-elected) contractor is effectively running Copperstone. This is negatively impacting the quality, maintenance, and well-being of the Copperstone property and buildings.

THEREFORE BE IT RESOLVED by majority vote of owners of Strata Plan BCS2742, Copperstone, to remove the current strata council from office.

END OF RESOLUTION