

Owners, Strata Corporation LMS 1328  
Grandview Court and Parkview Court

Dear Owners:

Over the past years, we are all aware of how Dorset Realty Group Canada Ltd. through Brian Spencer have provided their Property Management services..

We all have our reasons to look for a more enhanced Property Manager and Property Management firm.

The performance of the Property Management firm through Mr. Spencer has been sorely lacking and we do not feel they are in a position to improve to be competitive in their provision of services going into the future..

To acquire a Property Management Firm that can and will provide the services desired by owners, we have to remove Dorset Realty Canada Ltd as our contracted Property Management firm.

The Strata Property Act states that we must pass a  $\frac{3}{4}$  Majority vote at a general meeting . Section 39 Cancellation of strata management contracts as follows:

### **Cancellation of strata management contracts**

**39** (1) A contract entered into by or on behalf of the strata corporation for the provision of strata management services to the strata corporation may be cancelled, without liability or penalty, despite any provision of the contract to the contrary,

(a) by the strata corporation on 2 months' notice if the cancellation is first approved by a resolution passed by a  $\frac{3}{4}$  vote at an annual or special general meeting, or

(b) by the other party to the contract on 2 months' notice.

(2) The strata corporation does not need any prior approval to cancel the contract in accordance with its terms or to refuse to renew the contract when it expires.

To get a proposal and a vote to a general meeting the owners can create a petition to Demand a Special General Meeting where the owners can vote on the issue in the Demand. In this case the Demand is to Remove Dorset Realty as the property management firm.

The Strata Property Act Section 43 Special General Meeting called by voters as follows:

### **Special general meeting called by voters**

- 43** (1) Persons holding at least 20% of the strata corporation's votes may, by written demand, require that the strata corporation hold a special general meeting to consider a resolution or other matter specified in the demand.
- (2) The demand must be signed by each of the persons making it.
- (3) Subject to section 44, the strata corporation must hold the special general meeting within 4 weeks after the demand is given to the strata corporation.
- (4) The president of the council may call the special general meeting without holding a council meeting.
- (5) At the special general meeting, the resolution or any other matter specified in the demand is the first item on the agenda and must be dealt with before consideration of any other matter about which notice has been given.
- (6) If a special general meeting is not held within the time period set out in subsection (3), the persons making the demand may themselves hold a special general meeting by complying with the provisions of this Act, the regulations and the bylaws respecting the calling and holding of special general meetings.

