

1. There are 28 lamp posts on the property LMS 1328.
2. The Council has a quote of **\$293.00** for each top for these lamps
3. The cost to do all 28 lamps would be 28 times \$293 being \$8,204.00
4. Then these lamps would have to be put up, thus a quote from companies capable of their installation which would add to the overall costs.
5. The Strata Property Act limits the discretionary spending of a council in Section 98 (2) (b) Unapproved Spending as follows.

Unapproved expenditures

98 (1) If a proposed expenditure has not been put forward for approval in the budget or at an annual or special general meeting, the strata corporation may only make the expenditure in accordance with this section.

(2) Subject to subsection (3), the expenditure may be made out of the operating fund if the expenditure, together with all other unapproved expenditures, whether of the same type or not, that were made under this subsection in the same fiscal year, is

(a) less than the amount set out in the bylaws, or

(b) if the bylaws are silent as to the amount, less than \$2 000 or 5% of the total contribution to the operating fund for the current year, whichever is less.

(3) The expenditure may be made out of the operating fund or contingency reserve fund if there are reasonable grounds to believe that an immediate expenditure is necessary to ensure safety or prevent significant loss or damage, whether physical or otherwise.

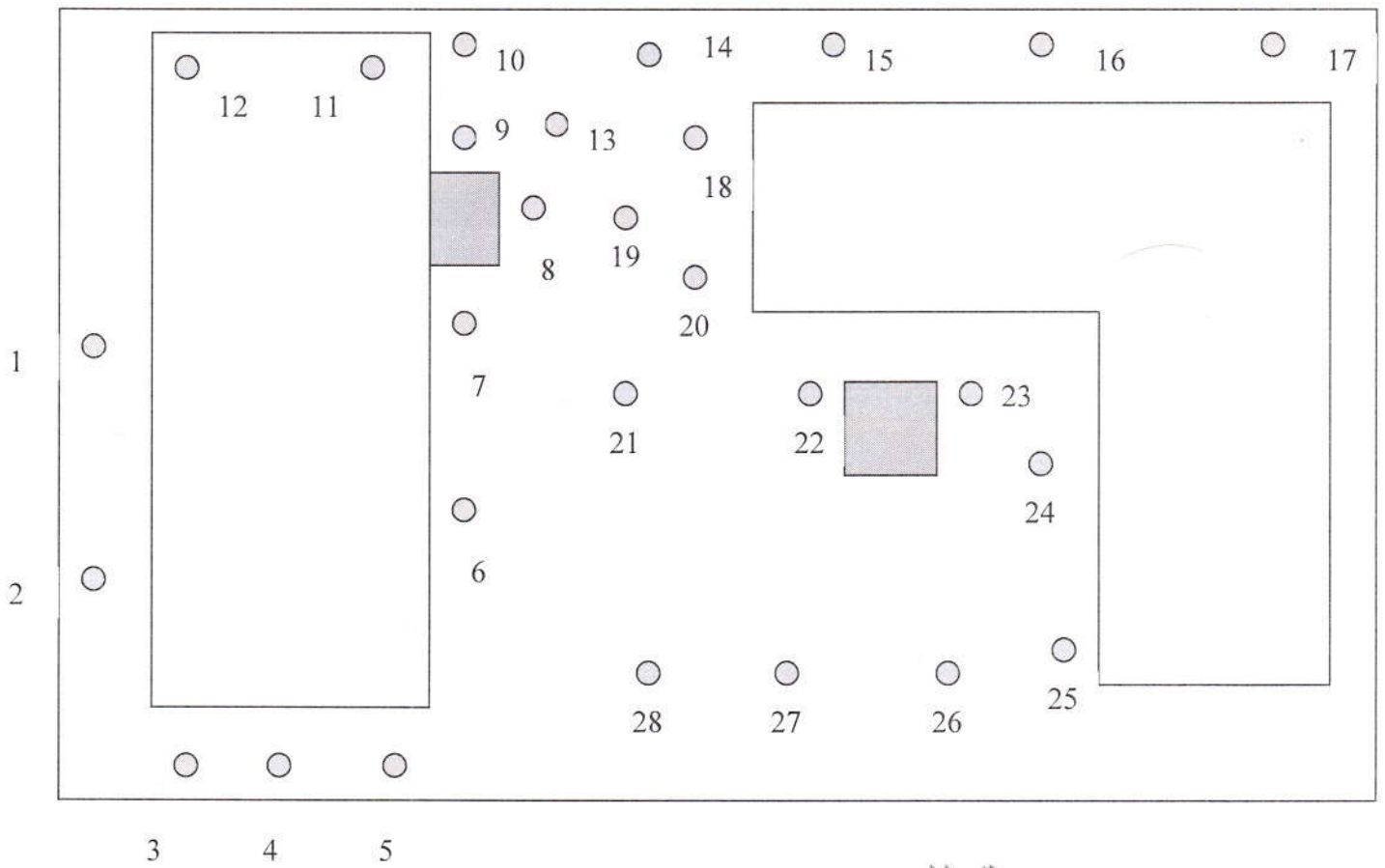
(4) A bylaw setting out an amount for the purposes of subsection (2) (a) may set out further conditions for, or limitations on, any expenditures under that provision.

(5) Any expenditure under subsection (3) must not exceed the minimum amount needed to ensure safety or prevent significant loss or damage.

(6) The strata corporation must inform owners as soon as feasible about any expenditure made under subsection (3).

6. As this amount is in excess of the discretionary limit of the Act this project being a one time item (meaning it is a non Operating Budget Item) means this in an expenditure from the Contingency Reserve Fund and all Contingency Reserve Fund spending must be presented at a general meeting of the owners for a 3/4 Majority Vote.
7. Thus the Council cannot proceed with this independently of the Owners approval.
8. It is the responsibility of the Property Manager to ensure the Strata Council is aware of the Strata Property Act

Drawing of LMS 1328 with rough building and lamp post locations



○ Approximate locations of Lamp Posts

North →