

Strata Corporation KAS3399 (Residential)
SPECIAL GENERAL MEETING
Centuria Urban Village Lobby
1160 Bernard Ave., Kelowna, BC
April 20, 2026 @ 5:00PM (sign-in at 4:30PM)

NOTICE TO STRATA OWNERS

An Agenda for this meeting is enclosed herewith.

1. PURPOSE: To vote on the resolution shown on the attached agenda
2. QUORUM: In order to conduct business at this Special General Meeting, at least thirty-three per cent (33%) of the persons entitled to vote must be present in person or by proxy. If within ½ hour from the time appointed for an annual or special general meeting a quorum as defined in the Strata Property Act is not present, the meeting stands adjourned. If within a further 30 minutes from the time of adjournment a quorum is not present, the eligible voters present in person or by proxy constitute a quorum.
3. VOTING: Each Strata Lot is entitled to one (1) vote unless the Strata Corporation is entitled to register a lien against the lot.
4. ¾ VOTE RESOLUTION: “**3/4 Vote**” means a ¾ vote in favour of a resolution by at least ¾ of the votes cast by eligible voters present in person or by proxy at a general meeting who have not abstained from voting.
5. PROXIES: If you are unable to attend the meeting, please complete, sign and return the enclosed proxy form. Proxies must be presented at registration prior to the commencement of the meeting. An instrument appointing a proxy shall be in writing under the hand of his appointee or attorney, the person appointed as a proxy need not be an Owner.

DELIVERY DATE: On or before March 31, 2026

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AGENDA

1. **Certify Proxies & Corporate Representatives & issue voting cards.**
2. **Determine that there is a quorum/ Call the meeting to order**
3. **Elect a Chairperson, if necessary.**
4. **Present to the meeting proof of notice of meeting or waiver notice.**
5. **Approve the Agenda**
6. **New Business:**

Preamble

We have been notified by Thyssen Krupp Elevators (TKE) that the door operators on our elevators are now obsolete and may not be supported going forward. We have 2 operators in 3 elevators for a total of 6 door operators. TKE has obtained a number of new operators at a discount of about \$7,500 per operator. Please see the attached information from TKE. At the discounted price 6 operators (3 elevators) would cost \$115,000, 4 operators (2 elevators) would cost \$77,000 and 2 operators (1 elevator) would cost \$36,000.

Council has discussed this and is recommending doing 1 elevator at a cost of \$36,130.05 and have included in the resolution below about 10% for unexpected contingencies for a total of \$40,000. Please note that the other 4 controllers are working properly right now and there is no indication that they are about to break. Also, although TKE would not provide official support for these openers, they should be able to repair them if they go down.

The present clear balance in the Contingency Reserve Fund as at February 28th and after already approved expenditures is \$129,849.56

Special Resolution #1 (3/4 vote)

BE IT THEREFORE RESOLVED as a 3/4 vote resolution of the Owners, Strata Corporation KAS3399, Centuria Urban Village, Residential Section to withdraw up to \$40,000 from the Contingency Fund to pay for two door operator upgrades for the elevator.

7. **Terminate the meeting.**

Michael Makin

From: Michael Makin
Sent: March 20, 2026 10:19 AM
To: Michael Makin
Subject: FW: Door Operator Upgrade - Centuria Urban Village

On Mar 10, 2026, at 4:18 PM, DAVY, MICHELLE
<michelle.davy@tkelevator.com> wrote:

Hi Kris,

It was a pleasure meeting with you and Vaughan yesterday.

Per our meeting I have put together some pricing for you to review so you can determine what will work best for the strata. I'm sure you will be crunching the numbers and will have some questions so please don't hesitate to reach out and I will do what I can to assist. Once you've determined which option will work best, let me know and I will send you official quote for approval.

Option No.1 – 3 elevators (6 door operators)

- If you approve all three elevators prior to April 20th the total price would be \$110,109.00 + GST = \$115,614.45
- We would require a minimum of 25% (\$28,903.61) deposit within 30 days of receiving the invoice.
- Approximate savings \$51,000

Option No.2 – 2 elevators (4 door operators)

- Two elevators approved prior to April 20th \$73,699.74 + GST = \$77,384.73
- 25% deposit \$19,346.18
- Approximate savings \$30,000

Option No.3 – 1 elevator (2 door operators)

- One elevator approved prior to April 20th \$34,409.57 + GST \$36,130.05
- 50% deposit \$18,065.02
- Approximate savings \$11,000

Regards,
Michelle Davy
Account Manager