

06/20/13 Prepared By:

Southview Property Management Inc.,

#110 – 7580 River Road, Richmond, BC V6X 1X6 Phone: 604-270-8811 Fax: 604-270-0881

E Mail: southview@telus.net Property Manager: Kevin D. Green

**MINUTES OF THE SPECIAL GENERAL MEETING
OF THE OWNERS, STRATA PLAN LMS 280 CHATEAU COMOX
HELD ON WEDNESDAY, JUNE 19, 2013 AT 7:00 PM
WITHIN THE MEETING ROOM AT 1272 COMOX STREET, VANCOUVER, BC**

1. CALL TO ORDER

The meeting was called to order by the Strata Council President and Chair of the Special General Meeting, Mr. Per Hansen at 7:04 P.M.

Mr. Hansen then welcomed everyone present at the Special General Meeting, introduced the current Strata Council Members and further introduced the Property Manager representing Southview Property Management Inc. Mr. Kevin D. Green.

Mr. Green then provided the general ownership with some information regarding agenda procedures and protocol and also the ballots, which had been handed out during registration.

After further review the Chair of the meeting as requested by the Strata Council proceeded with the regular business at hand.

2. CALLING OF THE ROLL AND CERTIFICATION OF PROXIES

The attendance register confirmed at the time of commencement of the meeting that there were 10 eligible voters in attendance and 4 represented by proxy for a total of 14.

The quorum requirements had been achieved and the meeting proceeded.

3. PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE

It was then **Moved and Seconded** that the Notice dated May 28, 2013 complied with all appropriate notice requirements in accordance with the Bylaws of the Strata Corporation and the Strata Property Act.

There being no discussion, the question was called and the Chair then declared the **MOTION CARRIED** with the result being 14 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

4. MINUTES OF THE ANNUAL GENERAL MEETING HELD ON AUGUST 21, 2012

There being no errors or omissions it was then **Moved and Seconded** to approve the Minutes of the Annual General Meeting of the general ownership held on August 21, 2012 as previously circulated.

There being no discussion, question was called and the Chair then declared the **MOTION CARRIED** with the result being 14 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

5. STRATA COUNCIL REPORT

The owners were then referred to the report and information breakdown, in respect to the proposed $\frac{3}{4}$ Vote Resolutions as prepared by the Council and previously delivered to all of the Owners for the Special General Meeting.

All were advised that this report was for informational purposes, and is believed to be very helpful in understanding why the resolution was being put forward.

The Council additionally provided detailed verbal information to the owners in respect to the need and

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importance of the proposed resolution.

6. CONSIDERATION OF RESOLUTION "A" ¾ VOTE – DEPRECIATION REPORT

After a brief review regarding Agenda procedures it was then **Moved and Seconded** to adopt Resolution "A" ¾ Vote DEPRECIATION REPORT as follows:

LMS - 280
Chateau Comox

RESOLUTION "A" 3/4 VOTE DEPRECIATION REPORT

Be it resolved that Strata Corporation LMS – 280 Chateau Comox be authorized to proceed with and expend a sum of money not exceeding \$8,000.00 for the purpose of performing a depreciation report as commissioned by the Strata Council.

This expenditure will be funded by a line item contained within the Annual Operating Budget.

Discussion

The floor was then opened up for discussion and the owners then discussed and questioned the Council on matters in relations to the resolutions at length.

Reference was made to the possible increase in Strata Fees which could result with the approval of this resolution, the actual quoted cost of the report, the time it would take to complete the report, the period the report would be good for, opting out of preparing the report as the legislation did allow, the 3 year mandatory update requirement of a completed report along with other related questions.

As there was no additional discussion, question was called on the original resolution as noted above, and the Chair then declared the **MOTION CARRIED** with the result being 14 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

7. ADJOURNMENT

There being no further business it was then **Moved and Seconded** to adjourn the meeting at 7:36 P.M.

The Chair then declared the **MOTION CARRIED**, and the meeting officially terminated.

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