

08/15/13 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 ANNUAL GENERAL MEETING
OF THE OWNERS, STRATA PLAN LMS 280 CHATEAU COMOX
HELD ON WEDNESDAY AUGUST 14, 2013 AT 7:00 PM
WITHIN THE MEETING ROOM AT 1272 COMOX STREET, VANCOUVER, BC**

1. CALL TO ORDER

The Strata Council President and Chair of the Annual General Meeting Mr. Per Hansen called the meeting to order at 7:01 P.M.

Mr. Hansen then welcomed everyone present to the Annual General Meeting, introduced the current Strata Council Members, (all of the owners in turn introduced themselves also) 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.

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 there were (11) eligible voters in attendance and (7) represented by proxy for a total of (18). The quorum requirements had been achieved and the meeting proceeded.

**3. PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE AND
ACKNOWLEDGEMENT OF RECEIPT OF FINANCIAL STATEMENTS**

It was then **Moved and Seconded** that the Notice dated July 22, 2013 complied with all appropriate notice requirements in accordance with the Bylaws of the Strata Corporation and the Strata Property Act and also that the financial statements had been duly received.

There being no discussion, the question was called and the Chair then declared the **MOTION CARRIED** with the result being 18 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

4. MINUTES OF THE SPECIAL GENERAL MEETING HELD ON June 19, 2013

There being no errors or omissions it was then **Moved and Seconded** to approve the Minutes of the Special General Meeting of the general ownership held on June 19, 2013 as previously circulated.

There being no discussion, question was called and the Chair then declared the **MOTION CARRIED** with the result being 18 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

**5. ACKNOWLEDGEMENT OF RECEIPT OF CERTIFICATE
OF INSURANCE COVERAGE**

It was **Moved and Seconded** that the notice of insurance coverage had been duly served in accordance with the Bylaws of the Strata Corporation and the Strata Property Act.

The Property Manager then provided information to the general ownership on insurance, both for the common property and personal owner's content insurance.

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It was confirmed that the Corporation's insured value was \$6,683,000.00 and annual premium was \$10,974.00.

Owner's are reminded to ensure they have personal insurance to cover any and all deductibles or amounts up to any deductible of the Strata Corporation's insurance policy – noting that the water damage deductible is now \$10,000.00. Deductibles are charged back to owners when the loss originates from within an owner's unit.

There being no additional discussion, question was called and the Chair then declared the **MOTION CARRIED** with the result being 18 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

6. PRESIDENT'S REPORT

Mr. Hansen then addressed the general ownership and provided a detailed verbal report.

The report is also included with these minutes of the Annual General Meeting, and also was in the Notice of the Annual General Meeting.

Mr. Hansen also thanked all of his Co-Council Members and further thanked the many volunteers within the Strata Corporation for their service to the general ownership and service to the Corporation over the past fiscal year.

Mr. Hansen concluded his report and noted that he had enjoyed working with the current Strata Council members. He encouraged the incoming Strata Council to take a vested interest in the everyday dealings of the Strata Corporation and maximize all residents' investments at LMS 280 Chateau Comox.

7. APPROVAL OF THE PROPOSED ANNUAL OPERATING BUDGET

It was **Moved and Seconded** to adopt the proposed annual Operating Budget for the 2013 /2014 fiscal year as presented.

The Strata Council then addressed the general ownership with respect to the proposed annual Operating Budget.

Discussion

The floor was then opened up for discussion on the Operating Budget and owners then briefly queried the Strata Council additionally on items relating to flashing repairs, depreciation reports, waste removal, Contingency Reserve Fund expenses and other financial items.

There being no additional discussion, question was called on the motion to approve the operating budget as noted above and the Chair then declared the **MOTION CARRIED** with the result being 18 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

If you have any questions regarding your account, please contact the Accounting Department at Southview Property Management Inc. 604-270-8811.

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8. GENERAL DISCUSSION

a). Bike racks/bike room

The owners then asked the incoming Council to look at bike racks in the parkade and to additionally make some room or alternative arrangements in the current bike room.

b). General

Some general items were then discussed by the Council and the general ownership.

The items made reference to rentals, smoking, insurance costs along with some other matters.

Specific reference was made to the sprinkler shut off valves, which have been labeled by the strata corporation, these labels are found on the ceiling T-bar in all common hallways and in the lobby.

Owners were all reminded that operation of these valves would set off the fire alarm and cause the arrival of the fire department.

Council and the Property Manager took note of the owner's comments and concerns.

A special thank is offered to all who have and continue to lend a helping hand to the external gardens/grounds as they are looking great.

9. ELECTION OF COUNCIL

Additional positive comments were then offered for the outgoing Strata Council for a job well done and for the many volunteer hours put in on behalf of the general ownership for the Strata Corporation.

The Property Manager noted that at this time all current Council Members must resign and it was the obligation of the ownership present to elect a new Strata Council, which must consist of a minimum of three (3) maximum of seven (7) members.

The roles, responsibilities, and duties of a Strata Council Member for the residential positions were then explained by the Property Manager, along with the nomination procedure. At the end of this process the following owners were then nominated to the Strata Council as follows:

Laurie Ford	Unit #304
Per Hansen	Unit #801
Ian Braidwood	Unit #601
John Rose	Unit #503
Joanne Lord	Unit #203
Kevin Wice	Unit #701

There being no further nominations, it was then **Moved and Seconded** to close nominations.

There being no discussion, question was called and the Chair then declared the **MOTION CARRIED** with the result being 18 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

The Property Manager then noted that the above nominations to the Strata Council were declared elected to

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the Strata Council by acclamation.

An appropriate round of applause was then offered to the newly and duly appointed Strata Council Members for the 2013/2014 fiscal year as follows:

Laurie Ford
Ian Braidwood
Joanne Lord
John Rose
Per Hansen
Kevin Wice

There being no further discussion it was then **Moved and Seconded** to terminate the meeting at 7:40 P.M.

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

A brief meeting was then held with the newly elected Strata Council Members and the Property Manager to discuss a few issues with respect to the Strata Corporation, elect Council Officers and review a few minor items.

With respect to Council Officers, the roles, responsibilities and duties of a Strata Council Member Officer along with the Officer positions was then reviewed in detail and explained by the Property Manager.

At the end of this process the following Strata Council Members were then declared elected by acclamation to the enclosed Officer positions.

Kevin Wice	President
Per Hansen	Vice President
Ian Braidwood	Secretary
Laurie Ford	Treasurer

Appropriate congratulations were then offered for the newly appointed Strata Council Officers.

10. ADJOURNMENT

There being no further business it was then **Moved and Seconded** to adjourn the meeting at 7:45 P.M.

The next meeting of the Strata Council was tentatively scheduled for October 23, 2013.

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