

12/10/13 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 MONDAY DECEMBER 9, 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 6:30 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 there were 5 eligible voters in attendance and 2 represented by proxy for a total of 7.

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 November 12, 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 7 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

4. MINUTES OF THE ANNUAL GENERAL MEETING HELD ON AUGUST 31, 2013

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 14, 2013 as previously circulated.

There being no discussion, question was called and the Chair then declared the **MOTION CARRIED** with the result being 7 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

5. CONSIDERATION OF RESOLUTION “A” $\frac{3}{4}$ VOTE – LEGAL PROCEEDINGS

After a brief review regarding Agenda procedures it was then **Moved and Seconded** to adopt Resolution “A” $\frac{3}{4}$ Vote Legal proceedings as follows:

**LMS-280
Chateau Comox**

RESOLUTION “A” $\frac{3}{4}$ VOTE

Please keep these minutes as a permanent record of the Strata Corporation’s business. Replacement of Minutes, Rules and Regulations or Bylaws will be at the expense of the Owner.

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LEGAL PROCEEDINGS AND FUNDING

Be it resolved that the Strata Corporation of LMS 280 Chateau Comox do hereby approve by a $\frac{3}{4}$ vote the commencement of a small claims court action, and any needed funding, vs. all appropriate parties to recover costs expended on repairs to unit #203, in relations to improper venting.

This resolution shall give the Strata Council the authority to negotiate with any parties and/or persons as needed, in accordance with Sections 171 and section 172 of the Strata Property Act.

Discussion

The floor was then opened up for discussion and the owners then briefly reviewed the resolution as it was deemed to be very self explanatory and positive in nature.

Reference was made to timing of the Small Claims Action, costs, possible outcome and chances of any unforeseen costs or counter suits.

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 7 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

6. ADJOURNMENT

There being no further business it was then **Moved and Seconded** to adjourn the meeting at 6:45 P.M.

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

[Minutes/280SGMDec13.doc](#)

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