

08/16/16 Prepared By:

Southview Property Management Inc.,

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

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

**MINUTES OF THE ANNUAL GENERAL MEETING
OF THE OWNERS, STRATA PLAN LMS 280 CHATEAU COMOX
HELD ON MONDAY AUGUST 15, 2016 AT 7:00 PM
WITHIN THE MEETING ROOM AT 1272 COMOX STREET, VANCOUVER, BC**

1. CALL TO ORDER

The Strata Council President Mr. Kevin Wice, called the meeting to order at 7:02 P.M.

Mr. Wice then welcomed everyone present to the Annual 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.

After further review the Chair of the meeting (being the Property Manager at the request of the Council President) 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 17 eligible voters in attendance and 4 represented by proxy for a total of 21. 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 26, 2016 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 21 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

4. MINUTES OF THE ANNUAL GENERAL MEETING HELD ON AUGUST 19, 2015

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 19, 2015 as previously circulated.

There being no discussion, question was called and the Chair then declared the **MOTION CARRIED** with the result being 21 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.

It was confirmed that the Corporation's insured value was \$7,235,000.00 and annual premium was \$12,368.00.

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Owners 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 currently \$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 21 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

6. PRESIDENT'S REPORT

Mr. Kevin Wice then addressed the general ownership on behalf of the Strata Council and provided a detailed written President's Report – this report is included with these Annual General Meeting Minutes and was provided to all Owners in advance of the meeting.

Mr. Wice concluded by encouraging all residents to take an active interest in the well-being of the community and in helping maintain 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 2016 /2017 fiscal year as presented.

The Property Manager and 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 on items relating to the proposed increase in strata fees, the Contingency Reserve Fund, insurance, garbage removal, the depreciation report and items contained within, elevator costs/replacement, electricity, the past re-piping, landscaping 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 21 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.

8. CONSIDERATION OF RESOLUTION "A" ¾ VOTE – BYLAW AMENDMENT

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

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**LMS 280
Chateau Comox**

RESOLUTION “A” ¾ VOTE

Bylaw 6.1

Be it resolved that the Strata Corporation of LMS 280 “Chateau Comox” do hereby amend the current Bylaws of the Strata Corporation as follows:

(Repeal the following Bylaw)

6. NON-SMOKING AREAS

6.1 Smoking is strictly prohibited in storage rooms, amenity rooms, the elevators, the parking garage and all enclosed common areas.

(And replace with the following Bylaw)

6. NON SMOKING AREAS

6.1 Smoking is strictly prohibited in any/all Common and Limited Common Property areas and also prohibited in any Owners’ unit.

“Chateau Comox is a complete smoke free building”

Discussion

The floor was then opened up for discussion and the owners then reviewed/discussed/debated the resolution regarding items relating to property values, safety, health concerns, Bylaw enforcement, shared living arrangements, community within the building visitors and the effect this would have on visitors, privacy within an Owner’s unit and other related concerns and points of view.

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 17 IN FAVOUR, 4 OPPOSED, 0 ABSTAINED.

A motion was then made to destroy the ballots – it was carried unanimously.

9. GENERAL DISCUSSION

a). General

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

The items made reference to security and the recent break-ins, stucco repairs, the number of Council Members, new Bylaws and the Bylaw committee, elevator repairs, the depreciation report and other various matters.

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Council and the Property Manager took note of the owner's comments and concerns – action will be immediately attended to in regards to security and the recent break-ins.

10. 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:

Dan Davidson	Unit #302
Louise Hibbs	Unit #601
John Rose	Unit #503
Joanne Lord	Unit #203
Adriaan de Vries	Unit #404
Lois Ker	Unit #702
Amber Thomas	Unit #502

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 21 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

The Property Manager then noted that the above nominations were declared elected to the Council by acclamation.

An appropriate round of applause was then offered to the newly and duly appointed Strata Council Members for the 2016/2017 fiscal year as follows:

Dan Davidson
Louise Hibbs
John Rose
Joanne Lord
Adriaan de Vries
Amber Thomas
Lois Ker

There being no further discussion it was then **Moved and Seconded** to terminate the meeting at 8:12 P.M.

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

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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.

Louise Hibbs	Vice President
Don Davidson	President
Adriaan de Vries	Secretary
Lois Ker	Treasurer

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

12. ADJOURNMENT

There being no further business it was then **Moved and Seconded** to adjourn the meeting at 8:15 P.M.

The next meeting of the Strata Council was tentatively scheduled for October 18, 2016.

Minutes/280AGMAug16

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