

**EXTRAORDINARY GENERAL MEETING MINUTES
STRATA CORPORATION LMS 280
CHATEAU COMOX**

The Extraordinary General Meeting of the Owners of Strata Corporation LMS 280 was held on Tuesday, April 07, 1998 in the Meeting Room of 1272 Comox Street, Vancouver, B.C.

OWNERS PRESENT

There were 5 owners present in person and 1 owner represented by proxy for a total of 6. At the date of the meeting there were 17 owners eligible to vote. A quorum being 1/3 of all owners eligible to vote for a total of 6. Therefore a quorum was declared and the meeting was allowed to proceed.

THE MEETING WAS CALLED TO ORDER AT 7:15 P.M.

PROOF OF NOTICE

Notice was prepared in accordance with the provisions of the *Condominium Act of British Columbia* and was hand delivered or mailed to all owners on March 24, 1998. It was moved by Pat Rose and seconded by Ken Brooks to accept Proof of Notice. **Motion carried.**

REVIEW OF MINUTES FROM EXTRAORDINARY GENERAL MEETING HELD ON FEBRUARY 20, 1998

Owners reviewed the minutes of the meeting, as distributed. It was noted that heading on page one should read:

SUPREME COURT OF BRITISH COLUMBIA COURT ORDER

It was moved by Oza Klanjsek and seconded by Ken Brooks that the minutes of the Extraordinary General Meeting of February 20, 1998 be approved, as amended. **Motion carried.**

REPORT FROM THE CHAIR

Council Chair Kelly Gesner addressed the owners regarding assessments approved at the February 20, 1998 Extraordinary General Meeting. It is noted that the Court Order stated that the assessments were due and payable, as set forth at the December 29, 1997 Extraordinary General Meeting. The first payment, as per the schedule, was due on February 01, 1998. Owners will shortly be receiving statements for the Water Repair Account payments/arrears. To date, no penalties have been assessed for late payments. Late payment charges will commence in April 1998 on outstanding balances.

PRESENTATION AND REVIEW OF PROPOSED SPECIAL RESOLUTION "A" AMENDED OPERATING BUDGET.

Property manager, Valerie Lindstrom explained that due to the reduced costs for professional fees, as originally budgeted, Special Resolution "A" is being presented. With the approval of Special Resolution "A" the monthly maintenance fees will be amended for the balance of the fiscal year. The fiscal year for the Strata Corporation is June 30, 1998. After good discussion, it was moved by Steve Rosell and seconded by Ken Brooks to approve Special Resolution "A", as presented. **Motion carried.**

The property manager advised that owners will receive a revised statement of their accounts. Owners who have paid the previous maintenance fees for the month of April 1998 will have the excess funds returned.

PRESENTATION AND REVIEW OF PROPOSED SPECIAL RESOLUTION "B"

The property manager explained to the owners that as of February 28, 1998 the Strata Corporation has a budget surplus of \$21,526.58. Special Resolution "B" is being presented to remove \$8,560 from the general operating account and transfer the funds to the Water Repair Account. This would effectively pay off the assessment in the Court Order of February 10, 1998 from the Supreme Court of B.C.

After good discussion, it was moved by Pat Rose and seconded by Oza Klanjsek to approve Special Resolution "B", as presented. **Motion carried.**

NEW AND OTHER BUSINESS

- a) Pest Control. Owners noted that there is still some evidence of silverfish in the building. The property manager requests that the owners contact their office to advise if they are experiencing this problem. The pest control company will be contacted to attend the building to treat affected suites.
- b) Pipe Leak. Owners discussed a recent pipe leak in the building. The property manager advised that the leak originated within the concrete slab between suites 302 and 202. Xpert Mechanical has repaired the problem.
- c) Repairs. Owners asked what the next stage was in the repairs for the building. The property manager advised that specifications are being drawn up by Gordon Spratt & Associates from which the tender documents will be prepared. It was agreed that a meeting be set with the Construction Committee with the Engineer. The property manager will confirm a date for the meeting.
- d) Underground Parking Lights. John Rose reported that there are two lights in the underground that require the ballasts changed. The property manager will contact the electrician.
- e) Garbage. Complaints have been received from the neighbouring building that residents are using their garbage bins. **Residents are requested to only use the garbage containers supplied to the building.**
- f) Equipment. John Rose advised that the lawn mower requires servicing. John also requested that the Strata purchase a blower to remove the leaves from the planters. A quotation for costs will be forwarded to the property manager. Further discussion was held on having a spring/fall cleanup for the landscaping. The property manager will obtain quotations for the Strata Council.

ADJOURNMENT

There being no further business it was moved by Ken Brooks that the meeting be adjourned.

Meeting adjourned at 8:00 p.m.

STRATA CORPORATION LMS 280
APPROVED AMENDED 1997/98 MAINTENANCE FEE SCHEDULE

(April 01, 1998 - June 01, 1998)

Strata			Unit	
Lot	Suite		Entitlement	Monthly Fee
1	201		67	190.59
2	202		75	213.34
3	203		79	224.72
4	204		70	199.12
5	301		67	190.59
6	302		75	213.34
7	303		79	224.72
8	304		70	199.12
9	401		67	190.59
10	402		75	213.34
11	403		79	224.72
12	404		70	199.12
13	501		142	403.93
14	502		79	224.72
15	503		70	199.12
16	601		142	403.93
17	602		149	423.84
18	701		134	381.17
19	702		141	401.08
20	801		117	332.82
21	802		125	355.57

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Approved Amended Annual Budget **\$67,314**

STRATA CORPORATION LMS 280

APPROVED AMENDED 1997/98 OPERATING BUDGET
APRIL 01, 1998 - JUNE 01, 1998

INCOME

MAINTENANCE ASSESSMENTS	\$	63,340
1996/97 BUDGET SURPLUS		3,974
TOTAL INCOME	\$	<u>67,314</u>

EXPENSE

CARETAKER	\$	5,000
LANDSCAPING		1,000
PROFESSIONAL FEES		10,000
MANAGEMENT FEES		4,387
BUILDING INSURANCE		3,852
ELECTRICITY		5,750
GAS		5,600
ENTERPHONE		375
ELEVATOR MAINTENANCE		4,200
ELEVATOR LICENSE		145
WATER & SEWER		2,025
SCAVENGING		300
COMMON AREA REPAIRS & MAINTENANCE		10,000
EQUIPMENT & SUPPLIES		1,800
PEST CONTROL		475
FIRE PREVENTION/MONITORING		2,200
PHOTOCOPYING & POSTAGE		300
MISCELLANEOUS EXPENSE		100
BANK CHARGES		300
ENGINEER'S REPORT		4,000
WINDOW/CARPET CLEANING		2,000
BICYCLE ROOM RACKS		300
EXPENSE SUB-TOTAL	\$	64,109
CONTINGENCY RESERVE FUND		3,205
TOTAL EXPENSE	\$	<u>67,314</u>