

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

The Annual General Meeting of the Owners of Strata Corporation LMS 280 was held on October 07, 1999 in the Meeting Room at 1272 Comox Street, Vancouver, B.C.

OWNERS PRESENT

There were 4 owners present in person and 6 owners represented by proxy for a total of 10. A quorum being 1/3 of all owners eligible to vote for a total of 7. Therefore a quorum was declared and the meeting was allowed to proceed.

THE MEETING WAS CALLED TO ORDER AT 7:05 P.M.

PROOF OF NOTICE

Proof of Notice for the Annual General Meeting of the owners of Strata Corporation LMS 280 was prepared in accordance with the provisions of the *Condominium Act of British Columbia* and was hand delivered or mailed to all owners on September 23, 1999. It was moved by Pat Rose and seconded by Steve Rosell that Proof of Notice be accepted, as presented. **Motion carried.**

PRESENTATION AND REVIEW OF SEPTEMBER 14, 1998 ANNUAL GENERAL MEETING MINUTES

It was moved by Pat Rose and seconded by Steve Rosell that the minutes of the September 14, 1998 Annual General Meeting be accepted, as presented. **Motion carried.**

REPORT FROM THE CHAIR

Council Chair Kelly Gesner reported to owners present that it was a most exciting year, and most successful in spite of the Court action.

A special thanks goes out to the Building Repair Committee comprised of Steve Rosell, Oza Klanjsek, and Kelly Gesner. Also thanked are Valerie Lindstrom from Barker, Ross & Associates Ltd. (property manager), Joel Schwartz from Gordon Spratt & Associates Ltd. (engineer) as well as Sean and Rocco and other workers at Vancouver Restoration Services Inc. (contractor). It was a lot of hard work but the process went very smoothly. We are all thrilled to have this behind us. Only one small item remains to be completed. This is the re-keying of the stairwell gates and the installation of the spring loaded hinges.

The Strata Council, on behalf of the owners, will be applying for the provincial sales tax refund which should be between \$7,400 - \$7,500. This money will go into the general revenues of the Strata. The Strata Corporation did not assess the owners the funds for the Engineering Services. This item ran over budget, with funds being removed from the general revenues and Contingency Reserve Fund to complete the building repairs. This evening owners will be looking at approving the withdrawal of funds, rather than doing an assessment to replace the funds.

There also on the Agenda this evening is a proposal for upgrading the security at the building. There have been three break-ins in the last year. Two have been on the fifth floor, and one on the third floor. One

solution implemented to increase security was the raising of the height of the glass block walls surrounding the staircase. The gates replaced during the building repair were made taller to make the areas more secure. The Resolution being looked at this evening is the installation of full astricals (solid metal extension covering the opening between the door and the frame) on all of the stairwell doors. Also included is the re-alignment of the front door to ensure that it closes properly. Extensive attempts have been made to resolve the front door problem. The Council has been advised that the door needs to be rehung without being on an angle.

Kelly also thanked the members of the Strata Council for their service over the past year.

PRESENTATION AND REVIEW OF THE 1998/99 OPERATING BUDGET

There was discussion held with regard to the 1998/99 Operating Budget and surplus. After good discussion it was moved by Pat Rose and seconded by Aida Davis to approve the 1998/99 Operating Budget. **Motion carried.**

PRESENTATION AND REVIEW OF PROPOSED 1999/00 OPERATING BUDGETS "A" AND "B"

The property manager reviewed the proposed 1999/2000 operating budget with owners present. She noted that the difference between budget "A" and "B" is the inclusion in Budget "B" of \$10,000 to convert the Exercise Room into a guest suite. During discussion on the issue it was found that almost everyone agreed that it would be nice to have the room converted to a guest suite. Concerns were raised on cleaning of the room, rental rates, reservations, associability for all owners, etc. Many good ideas were discussed.

It was moved by Pat Rose and seconded by Steve Rosell to approve the adoption of Budget "B", as presented. The question was called on the Motion. **Motion defeated.**

It was moved by Steve Rosell and seconded by Pat Rose to approve the adoption of Budget "A", as presented. After good discussion, the question was called on the Motion. **Motion carried.**

PRESENTATION AND REVIEW OF SPECIAL RESOLUTION "A" - CONTINGENCY RESERVE FUND AND 1998/99 OPERATING BUDGET SURPLUS

It was explained to owners present that with the approval of the transfer of funds from the General Operating Budget and Contingency Reserve Fund the completion of the building repairs were possible. This Resolution will in effect, upon approval, cancel the loans advanced to the Water Penetration Repair Fund, as shown in the financial statement (August 31, 1999) attached.

After good discussion, it was moved by Pat Rose and seconded by Steve Rosell to approve Special Resolution "A", as presented. **Motion carried.**

PRESENTATION AND REVIEW OF SPECIAL RESOLUTIONS "B" - SECURITY UPGRADES

It was moved by Steve Rosell and seconded by Aida Davis to approve Special Resolution "B", as presented.

After good discussion, it was moved by Steve Rosell and seconded by Pat Rose to amend Special Resolution "B" by foregoing the assessment to owners and using the provincial sales tax rebate on the building repairs. The question was called on the Amendment. **Amendment carried.**

After discussion the question was called on the Motion, as amended. **Motion carried.**

ELECTION OF 1999/00 STRATA COUNCIL

Valerie Lindstrom, property manager thanked the Strata Council for their assistance over the past year. She also thanked Ken Brooks for his many years of service to the Strata on Council. Ken has sold his suite at the building, and the owners wish him much happiness in his new home. The floor was opened for nominations and the following people were nominated:

Pat Rose	Suite 503
Aida Davis	Suite 302
Milan Klanjsek	Suite 502
Steve Rosell	Suite 203
Kelly Gesner	Suite 404
Patricia Pracher	Suite 403

It was moved by Pat Rose and seconded by Matilda Mark to increase the Strata Council from five members to six members for the 1999/00 fiscal year. **Motion carried.**

There being no further nominations, above noted persons were therefore declared elected by acclamation.

NEW AND OTHER BUSINESS

- a) Ceiling Tile. It is noted that there is a ceiling tile broken on the 3rd floor. Council will ask the caretaker to inspect.
- b) Hall Painting. Owners requested that the next time the halls are painted (hopefully in the near future) that an eggshell paint finish be used so that the walls are easier to keep clean.

ADJOURNMENT

There being no further business it was moved by Steve Rosell that the meeting be adjourned.

Meeting adjourned at 7:55 p.m.

STRATA CORPORATION LMS 280

APPROVED 1999/00 OPERATING BUDGET
EFFECTIVE JULY 01, 1999

INCOME

MAINTENANCE ASSESSMENTS	\$	60,285
TOTAL INCOME	\$	<u>60,285</u>

EXPENSE

CARETAKER	\$	5,450
GROUNDS MAINTENANCE & SUPPLIES		1,200
PROFESSIONAL FEES		1,000
MANAGEMENT FEES		4,625
BUILDING INSURANCE		2,540
ELECTRICITY		5,650
GAS		6,500
ENTERPHONE		325
ELEVATOR MAINTENANCE		4,600
ELEVATOR LICENSE		145
WATER & SEWER		3,000
GARBAGE COLLECTION		1,200
COMMON AREA REPAIRS & MAINTENANCE		8,000
EQUIPMENT & SUPPLIES		1,500
PEST CONTROL		475
FIRE PREVENTION/MONITORING		2,050
WINDOW/CARPET CLEANING		1,000
PHOTOCOPYING & POSTAGE		650
MISCELLANEOUS EXPENSE		50
BANK CHARGES		325
EXPENSE SUB-TOTAL	\$	50,285
CONTINGENCY RESERVE FUND		10,000
TOTAL EXPENSE	\$	<u>60,285</u>

STRATA CORPORATION LMS 280

APPROVED 1999/00 MAINTENANCE FEE SCHEDULE

(July 01, 1999 - June 01, 2000)

Strata		Unit	MONTHLY
Lot	Suite	Entitlement	FEE
1	201	67	170.69
2	202	75	191.07
3	203	79	201.26
4	204	70	178.33
5	301	67	170.69
6	302	75	191.07
7	303	79	201.26
8	304	70	178.33
9	401	67	170.69
10	402	75	191.07
11	403	79	201.26
12	404	70	178.33
13	501	142	361.75
14	502	79	201.26
15	503	70	178.33
16	601	142	361.75
17	602	149	379.58
18	701	134	341.37
19	702	141	359.20
20	801	117	298.06
21	802	125	318.44

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Approved 1999/00 Annual Budget \$60,285

**STRATA COUNCIL MEETING MINUTES
STRATA CORPORATION LMS 280
CHATEAU COMOX**

Date: October 07, 1999
Location: Meeting Room - 1272 Comox Street

Present: Aida Davis Suite 302
Kelly Gesner Suite 404
Pat Rose Suite 503
Steve Rosell Suite 203

Management Company : Valerie Lindstrom (689-0909)
Barker, Ross & Associates Ltd.

The meeting was called to order at 7:55 p.m.

This meeting was held in order to appoint an interim Council Chair until the next Strata Council meeting.

It was unanimously agreed that Kelly Gesner act as Chair until the first Strata Council meeting. This meeting will be held after Council members absent this evening are polled for their availability.

ADJOURNMENT

It was moved by Steve Rosell that the meeting be adjourned. Meeting adjourned at 8:10 p.m.