

**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 August 03, 2000 in the Meeting Room at 1272 Comox Street, Vancouver, B.C.

OWNERS PRESENT

There were 5 owners present in person and 2 owners represented by proxy for a total of 7. 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 7:10 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 *Strata Property Act of British Columbia* and was hand delivered or mailed to all owners on July 19, 2000. It was moved by Jose Yang and seconded by Pat Rose that Proof of Notice be accepted, as presented. **Motion carried.**

PRESENTATION AND REVIEW OF OCTOBER 07, 1999 ANNUAL GENERAL MEETING MINUTES

It was moved by Steve Rosell and seconded by Pat Rose that the minutes of the October 07, 1999 Annual General Meeting be accepted, as presented with the following clarification. Two budgets were presented at the meeting, Budget "A" and Budget "B". The proposal to finish the "exercise" room into a guest suite was defeated, and the money to come from the provincial sales tax rebate (repair account) was reallocated as an expenditure for the replacement of the front door, for security reasons. **Motion carried.**

REPORT FROM THE CHAIR

Council Chair Kelly Gesner reported to owners present that it was a "delightfully uneventful year". The Council continues to work on security for the building. Break-ins and car thefts are down and this trend will hopefully continue. Many thanks were extended to the Strata Council for their work over the past year.

The owners present also thanked Kelly for her work as Council Chair.

PRESENTATION AND REVIEW OF THE 1999/00 OPERATING BUDGET

There was discussion held with regard to the 1999/00 Operating Budget and Repair Account. Financial statements for both accounts were included in the notice of the meeting. The combined balance sheets effectively offset each other eliminating a shortfall assessment for the fiscal year. After good discussion it was moved by Jose Yang and seconded by Steve Rosell to approve the 1999/00 Operating Budget, as presented. **Motion carried.**

PRESENTATION AND REVIEW OF THE 2000/01 CAPITAL PLAN

The property manager, Valerie Lindstrom, reviewed the Capital Plan with the owners present. After good discussion, it was moved by Pat Rose and seconded by Jose Yang to approve the 2000/01 Capital Plan as distributed. **Motion carried.**

PRESENTATION AND REVIEW OF PROPOSED 2000/01 OPERATING BUDGET

The property manager reviewed the proposed 2000/01 operating budget with owners present. She noted that the Strata Council is proposing a budget for the upcoming fiscal year that does not increase the current maintenance fee schedule. The budget addresses higher natural gas costs and this is offset by a reduction in the contribution to the Contingency Reserve Fund.

It was moved by Steve Rosell and seconded by Pat Rose to approve the proposed 2000/01 operating budget, as presented. **Motion carried.**

PRESENTATION AND REVIEW OF PROPOSED SPECIAL ASSESSMENTS

The owners reviewed each proposed assessment individually.

It was moved by Pat Rose and seconded by Steve Rosell to approve an assessment in the amount of \$3,500 for power washing of the exterior of the building. Discussion was held on the Motion. The power washing would be the north and south face of the building and the concrete panels on the east and west side. These concrete panels are the existing acrylic finish. The question was called on the Motion.

Motion carried.

It was moved by Steve Rosell and seconded by Jose Yang to approve an assessment in the amount of \$12,000 for the installation of a security fob system. The proposed system would be for all the exterior doors (ground level) and the parking garage door. The stairwells would still require key access to each floor. The fobs would be re-programmable. This would eliminate the need to change keys or garage codes when a remote control or keys are lost or stolen. The question was called on the Motion. **Motion defeated.**

It was moved by Pat Rose and seconded by Jose Yang to approve an assessment in the amount of \$4,000 to refurbish the exercise room to be used as a guest suite. It was discussed that there would be costs associated with a guest suite so that a nominal rental fee to cover cleaning, etc. would be charged. There would be a reservation system required. Assurances would also need to be made that the suite is not monopolized by any one owner. After good discussion, the question was called on the Motion. **Motion defeated.**

It was moved by Pat Rose and seconded by Steve Rosell to approve an assessment in the amount of \$2,900 for the installation of a security camera at the front lobby door. The property manager explained that the cost included a "Roger's" approved filter to allow for the camera to be viewed through the cablevision system. The estimated cost of this filter is \$900+. Other filters can be purchased for a lesser amount but Roger's can remove these filters from their system without notice. The security camera would be mounted inside the building and would be a tamper proof camera that is vandal resistant. After good discussion, the question was called on the Motion. **Motion defeated.**

PRESENTATION AND REVIEW OF PROPOSED INTERIOR COMMON AREA PAINTING/UPGRADE PROPOSAL TO BE FUNDED FROM THE CONTINGENCY RESERVE FUND.

It was moved by Steve Rosell and seconded by Pat Rose to approve the removal of up to \$10,000 from the Contingency Reserve Fund to upgrade the hallway lighting and paint the common hallways and entrance lobby of the building. Discussion was held on the amount of funds allocated for this project. Many owners felt that the cost of the work would be less than estimated. It was moved by Pat Rose and seconded by Jose Yang to include the installation of a security camera as part of the improvements to

be undertaken. After good discussion, the question was called on the Amendment. **Amendment carried unanimously.**

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

ELECTION OF 2000/01 STRATA COUNCIL

Valerie Lindstrom, property manager thanked the Strata Council for their assistance over the past year. This is the first year that an election is being held under the requirements of the *Strata Property Act*. Some changes have occurred with the passing of the *Act* on July 1st. No longer will there be a Council Chair and Vice-Chair. These positions will be known as President and Vice-President. In an effort to have continuity on Strata Council, the elections will be staggered. This year only there will be 50% of Council elected for a two year term with the balance for a one year term. From then on, positions will be for a two year term with half of the Council's positions vacated each year.

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

There being no further nominations, above noted persons were therefore declared elected by acclamation. The following owners will hold a two year term of office:

~~Kelly Gesner~~

Steve Rosell

Pat Rose

Congratulations were given to the 2000/01 Council.

NEW AND OTHER BUSINESS

- a) Security. Residents are reminded to make sure that doors are securely closed behind them. Many times the rear door has been found unlatched. On windy days this door does not always close properly due to a change in air pressure. Council will look at signage for the doors to remind residents about checking that they are properly latched.
- b) Dryer Vents. A dryer vent on the east wall was covered over during the repairs to the building. The Engineer and contractor have been advised. There is also concern about the staining from the dryer vent in suite 203. This will be investigated.

ADJOURNMENT

There being no further business it was moved by Pat Rose that the meeting be adjourned. Meeting adjourned at 8:30 p.m.

STRATA CORPORATION LMS 280

APPROVED 2000/01 OPERATING BUDGET
EFFECTIVE JULY 01, 2000

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		2,415
ELECTRICITY		6,300
GAS		7,400
ENTERPHONE		450
ELEVATOR MAINTENANCE		4,500
ELEVATOR LICENSE		145
WATER & SEWER		3,000
GARBAGE COLLECTION		1,200
RECYCLING		360
COMMON AREA REPAIRS & MAINTENANCE		10,000
EQUIPMENT & SUPPLIES		750
PEST CONTROL		480
FIRE PREVENTION/MONITORING		2,100
WINDOW/CARPET CLEANING		1,100
PHOTOCOPYING & POSTAGE		700
MISCELLANEOUS EXPENSE		100
BANK CHARGES		300
EXPENSE SUB-TOTAL	\$	53,575
CONTINGENCY RESERVE FUND		6,710
TOTAL EXPENSE	\$	<u>60,285</u>

STRATA CORPORATION LMS 280

APPROVED 2000/01 MAINTENANCE FEE SCHEDULE

(July 01, 2000 - June 01, 2001)

Strata Lot	Suite	Unit Entitlement	MONTHLY 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

STRATA CORPORATION LMS 280
APPROVED 2000/01 SPECIAL ASSESSMENT
(Due September 01, 2000)

Strata Lot	Suite	Unit Entitlement	POWER WASHING
1	201	67	118.91
2	202	75	133.11
3	203	79	140.21
4	204	70	124.24
5	301	67	118.91
6	302	75	133.11
7	303	79	140.21
8	304	70	124.24
9	401	67	118.91
10	402	75	133.11
11	403	79	140.21
12	404	70	124.24
13	501	142	252.03
14	502	79	140.21
15	503	70	124.24
16	601	142	252.03
17	602	149	264.45
18	701	134	237.83
19	702	141	250.25
20	801	117	207.66
21	802	125	221.86

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\$3,500