

Minutes of the Special General Meeting

Held: On Tuesday, November 18, 2003 at 7:00 pm in the Meeting Room at 1272 Comox Street, Vancouver, BC.

Present: 18 owners in person or by proxy as per the registration sheet.

Property Manager: Patricia Graham, Assertive Property Management & Real Estate Services Inc.

CALL TO ORDER, QUORUM REPORT: The meeting was called to order at 7:00 pm. The Property Manager noted that with 18 eligible voters, the quorum requirements set out in the bylaws had been met.

APPROVAL OF AGENDA: There were no amendments or changes to the agenda.

PROOF OF NOTICE: The Strata Manager advised that the notice was issued in compliance with the Strata Property Act.

MINUTES: It was moved, seconded and carried to adopt the minutes of the June 10, 2003, Annual General Meeting, as circulated.

RESOLUTION REQUIRING A $\frac{3}{4}$ VOTE

Be it resolved, by a resolution passed by a $\frac{3}{4}$ vote of The Owners, Strata Plan LMS 280 approve an expenditure not to exceed **\$4,000** for purpose of upgrading the building security and including the garage door. The sum of **\$4,000** is to be charged against the owners as a special levy in proportion to the unit entitlement of their respective strata lot.

The special levy shall be assessed on **Tuesday, November 18, 2003** and any owner who sells, or transfers his/her title, including a re-mortgage, shall pay the full amount outstanding. The special levy is due and payable on or before **December 1, 2003**.

With 18 in favour, 0 opposed, the resolution was declared passed as it received more than $\frac{3}{4}$ of the vote's cast, in favour.

YOUR LEVY RATES ARE ATTACHED TO THE MINUTES. THE PAYMENT IS DUE AND PAYABLE ON DECEMBER 1, 2003. THE LEVY PAYMENT WILL NOT BE ADDED TO YOUR PAC ACCOUNT.

TERMINATION:

There being no further business, the meeting terminated at 7:30 pm. The next council meeting will be held on **Tuesday, January 20, 2004 at 6:00 pm at in the Meeting Room at 1272 Comox Street, Vancouver, BC.**

Patricia Graham
Strata Manager
Strata Plan LMS-280
pgraham@assertivepm.com

NOTICE

**PLEASE KEEP A COPY OF THESE MINUTES. THERE WILL BE
A CHARGE TO REPLACE THEM**

LMS-280 Chateau Comox
Final Levy for Building Security & Garage Door
(Payable and due by December 1, 2003)

Suite #	Strata Lot #	Unit Entitlement	One (1) Monthly Payment
201	1	67	135.90
202	2	75	152.13
203	3	79	160.24
204	4	70	141.99
301	5	67	135.90
302	6	75	152.13
303	7	79	160.24
304	8	70	141.99
401	9	67	135.90
402	10	75	152.13
403	11	79	160.24
404	12	70	141.99
501	13	142	288.03
502	14	79	160.24
503	15	70	141.99
601	16	142	288.03
602	17	149	302.23
701	18	134	271.81
702	19	141	286.00
801	20	117	237.32
802	21	125	253.55
Totals		1,972	4,000
Total Levy (Payable over 1 month)			4,000