

Minutes of the Annual General Meeting

Held: On Tuesday, June 22, 2004 at 7:00 pm in the Meeting Room at 1272 Comox Street, Vancouver, BC.

Present: 20 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 20 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 Special General Meeting held on Tuesday, November 18, 2003, as circulated.

COUNCIL'S REPORT: A copy of the President's report was handed out at the meeting.

REPORT ON INSURANCE: A copy of the cover sheet for the strata insurance was included with the Notice of Meeting. This meets the requirements of the Strata Property Act for providing a report on insurance at the Annual General Meeting.

BUDGET APPROVAL: (June 30th Year-End)

The proposed budget was reviewed with the owners. Following discussion, it was moved, seconded and carried to accept the budget in the amount of \$74,525.

OWNERS PLEASE NOTE: THERE WILL NOT BE AN INCREASE IN YOUR MONTHLY STRATA FEES EFFECTIVE JULY 1, 2004.

IF YOU ARE ON THE PAC PROGRAM, YOU NEED DO NOTHING, AS WE WILL CONTINUE YOUR RATES AS OF JULY 1, 2004.

IF YOU PAY BY CHEQUE. PLEASE MAKE YOUR CHEQUE PAYABLE LMS 280.

YOUR 2004/2005 RATES ARE ATTACHED TO THE MINUTES.

RESOLUTIONS REQUIRING a $\frac{3}{4}$ VOTE

RESOLUTION NUMBER 1:

Following discussion, it was moved, seconded and **carried** to amend Resolution Number 1 to reduce the **\$8000** to **\$4500**. 20 in favour, 0 opposed.

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 **\$4,500** for the purpose of replacing the carpet in the hallways from the second (2nd) to the eighth (8th) floor. The sum of \$4,500 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 of **\$4,500** shall be assessed on **Tuesday, June 22, 2004** and any owner who sells transfers his/her title to the unit or re-mortgages shall pay the full amount outstanding. As a matter of financial convenience only, the owners may pay their special levy over a period of **four (4) months**, such payments to be equally divided and commencing on **July 1, 2004**. Any installment not made on the first day of each month shall be assessed a fine of \$25.00.*

With 20 in favour, 0 opposed, the resolution as **amended** was declared **passed** as it received more than $\frac{3}{4}$ of the vote's cast, in favour.

RESOLUTION NUMBER 2:

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 the purpose of renovating the lobby. 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 of **\$4,000** shall be assessed on **Tuesday, June 22, 2004** and any owner who sells transfers his/her title to the unit or re-mortgages shall pay the full amount outstanding. As a matter of financial convenience only, the owners may pay their special levy over a period of **four (4) months**, such payments to be equally divided and commencing on **July 1, 2004**. Any installment not made on the first day of each month shall be assessed a fine of \$25.00.*

With 20 in favour, 0 opposed, the resolution was declared **passed** as it received more than $\frac{3}{4}$ of the vote's cast, in favour.

RESOLUTION NUMBER 3:

Following discussion, it was moved, seconded and **carried** to amend Resolution Number 1 to reduce the **\$5000** to **\$2100** and to change the date of the commencement of the levy to **November 1, 2004** from **July 1, 2004**. 20 in favour, 0 opposed.

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 **\$2,100** for purpose of replacing the pink arborite in the elevator. The sum of **\$2,100** 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 of \$2,100 shall be assessed on Tuesday, June 22, 2004 and any owner who sells transfers his/her title to the unit or re-mortgages shall pay the full amount outstanding. As a matter of financial convenience only, the owners may pay their special levy over a period of four (4) months, such payments to be equally divided and commencing on November 1, 2004. Any installment not made on the first day of each month shall be assessed a fine of \$25.00.

With 20 in favour, 0 opposed, the resolution as **amended** was declared **passed** as it received more than $\frac{3}{4}$ of the vote's cast, in favour.

THE SPECIAL LEVY AMOUNTS ARE ATTACHED TO THE MINUTES. THE SPECIAL LEVIES WILL NOT BE ADDED TO YOUR PRE AUTHORIZED ACCOUNT. YOU MUST SUBMIT POST DATED CHEQUES MADE PAYABLE TO LMS 280 FOR THE LEVIES.

ELECTION OF THE STRATA COUNCIL:

Pursuant to the bylaws, the council members automatically retired from their positions. The following owners were nominated and declared elected by acclamation:

Adriaan de Vries	404
Patricia Pracher	403
John Rose	503
Hella Bennett	801
Gail Balaski	802
Zeljko Karlica	502

NEW BUSINESS:

- Window Coverings:** The window coverings in two (2) units were discussed. Owners are reminded of bylaw 4.3 (m) which states: "An owner, tenant or occupant must not: install any window covering, trellis or otherwise cause an alteration of a strata lot or limited common property, that is visible from the exterior, which is not **white or off-white** in colour and does not conform to the uniform appearance of the exterior of the building."
- Car Wash Hose:** The owners briefly discussed the location and type of carrier for the car wash hose.

Termination:

There being no further business, the meeting terminated at 8:15 pm. The next council meeting will be held on **Tuesday, August 17, 2004** at 6:00 pm in the Meeting Room at 1272 Comox Street, Vancouver, BC.



Patricia Graham
Strata Manager
Strata Plan LMS-280
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LMS-280, Chateau Comox
Final Strata Fees (July 1, 2004 to June 30, 2005)

Suite #	Strata Lot #	Unit Entitlement	Contribution to Operating Fund	Contribution to Reserve Funds	Total Fees
201	1	67	187.69	22.04	209.73
202	2	75	210.10	24.67	234.77
203	3	79	221.31	25.99	249.29
204	4	70	196.09	23.03	219.12
301	5	67	187.69	22.04	209.73
302	6	75	210.10	24.67	234.77
303	7	79	221.31	25.99	249.29
304	8	70	196.09	23.03	219.12
401	9	67	187.69	22.04	209.73
402	10	75	210.10	24.67	234.77
403	11	79	221.31	25.99	249.29
404	12	70	196.09	23.03	219.12
501	13	142	397.79	46.71	444.50
502	14	79	221.31	25.99	247.29
503	15	70	196.09	23.03	219.12
601	16	142	397.79	46.71	444.50
602	17	149	417.40	49.01	466.41
701	18	134	375.38	44.08	419.45
702	19	141	394.99	46.38	441.37
801	20	117	327.76	38.49	366.25
802	21	125	350.17	41.12	391.29
Monthly Totals			5,524.25	648.71	6,178.91
			X 12	X 12	X 12
Totals		1972	66,291	7,785	74,147
Total Strata Fees					74,075
Subtract Contribution to the Contingency Reserve					7,784
Contribution to the Operating Fund					66,291

LMS-280 Chateau Comox

Final Hallways Renovation Levy
(July 1, 2004 to October 31, 2004)

Suite #	Strata Lot #	Unit Entitlement	Total levy	Four (4) Monthly Payment
201	1	67	152.88	38.22
202	2	75	171.16	42.79
203	3	79	180.28	45.07
204	4	70	159.72	39.93
301	5	67	152.88	38.22
302	6	75	171.16	42.79
303	7	79	180.28	45.07
304	8	70	159.72	39.93
401	9	67	152.88	38.22
402	10	75	171.16	42.79
403	11	79	180.28	45.07
404	12	70	159.72	39.93
501	13	142	324.04	81.01
502	14	79	180.28	45.07
503	15	70	159.72	39.93
601	16	142	324.04	81.01
602	17	149	340.00	85.00
701	18	134	305.80	76.45
702	19	141	321.76	80.44
801	20	117	267.00	66.75
802	21	125	285.24	71.31
Monthly Total		1,972		1,125.00
				X 4
Totals		1,972	4,500.00	4,500.00
Total Levy (Payable over 4 months)				4,500.00

LMS-280 Chateau Comox

Final Lobby Renovation Levy
(July 1, 2004 to October 31, 2004)

Suite #	Strata Lot #	Unit Entitlement	Total levy	Four (4) Monthly Payment
201	1	67	135.92	33.98
202	2	75	152.12	38.03
203	3	79	160.24	40.06
204	4	70	142.00	35.50
301	5	67	135.92	33.98
302	6	75	152.12	38.03
303	7	79	160.24	40.06
304	8	70	142.00	35.50
401	9	67	135.92	33.98
402	10	75	152.12	38.03
403	11	79	160.24	40.06
404	12	70	142.00	35.50
501	13	142	288.04	72.01
502	14	79	160.24	40.06
503	15	70	142.00	35.50
601	16	142	288.04	72.01
602	17	149	302.24	75.56
701	18	134	271.80	67.95
702	19	141	286.00	71.50
801	20	117	237.32	59.33
802	21	125	253.56	63.39
Monthly Total		1,972		1,000.02
				X 4
Totals		1,972	4,000.08	4,000.08
Total Levy (Payable over 4 months)				4,000.00

LMS-280 Chateau Comox
Final Elevator Arborite levy
(November 1, 2004 to February 28, 2005)

Suite #	Strata Lot #	Unit Entitlement	Total levy	Four (4) Monthly Payment
201	1	67	71.36	17.84
202	2	75	79.88	19.97
203	3	79	84.12	21.03
204	4	70	74.56	18.64
301	5	67	71.36	17.84
302	6	75	79.88	19.97
303	7	79	84.12	21.03
304	8	70	74.56	18.64
401	9	67	71.36	17.84
402	10	75	79.88	19.97
403	11	79	84.12	21.03
404	12	70	74.56	18.64
501	13	142	151.20	37.80
502	14	79	84.12	21.03
503	15	70	74.56	18.64
601	16	142	151.20	37.80
602	17	149	158.68	39.67
701	18	134	142.68	35.67
702	19	141	150.16	37.54
801	20	117	124.60	31.15
802	21	125	133.12	33.28
Monthly Total		1,972		525.02
				X 4
Totals		1,972	2,100.08	2,100.08
Total Levy (Payable over 4 months)				2,100.00