

Minutes of the Special General Meeting

Held: On Tuesday, February 22, 2005 at 6:00 pm in the Meeting Room at 1272, Comox Street, Vancouver, BC.

Present: 19 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 6:00 pm. The Property Manager noted that with 19 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 January 15, 2005 Special General Meeting, as amended. "The strata corporation will not pay to replace a window when the cost is below the \$200 deductible".

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

RESOLUTION NUMBER 1:

Resolution Number 1 was brought forward for discussion at this time. The owners reviewed quotations from two (2) companies. Two (2) companies did not return phone calls nor did they arrange a site meeting with the strata council.

Prior to the vote on the resolution, it was moved and seconded to reduce the \$8000 to \$5000.

With 18 in favour and zero (0) opposed the resolution was amended to \$5000.

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 **\$5000** for purpose of repairing the eastside stairwell and lobby leak. The sum of **\$5000** 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 \$5000 shall be assessed on Tuesday, February 22, 2005 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 February 22, 2005. Any installment not made on the first day of each month shall be assessed a fine of \$25.00

With 18 in favour and zero (0) opposed, the resolution as amended was declared **passed** as it did receive more than $\frac{3}{4}$ of the vote's cast, in favour.

Your special levy rates are attached to the minutes. The special levy will NOT be added to your Pre Authorized account. Please send in four (4) cheques made payable to LMS 280.

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 **\$8,500** for purpose of improving the drainage from all the corner balconies. The sum of **\$8,500** 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 \$6000 shall be assessed on Tuesday, February 22, 2005 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 February 22, 2005 Any installment not made on the first day of each month shall be assessed a fine of \$25.00

The vote on the resolution was called and with one (1) in favour, 16 opposed, and one (1) abstention, the resolution was declared **defeated** as it did not receive more than $\frac{3}{4}$ of the vote's cast, in favour.

Resolution Number 3:

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 **\$5500** for purpose of improving the drainage from roof into the stairwells. The sum of **\$5500** 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 \$5500 shall be assessed on Tuesday, February 22, 2005 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 February 22, 2005 Any installment not made on the first day of each month shall be assessed a fine of \$25.00

The vote on the resolution was called and with one (1) in favour, 18 opposed, the resolution was declared **defeated** as it did not receive more than $\frac{3}{4}$ of the vote's cast, in favour.

The owner's present requested additional quotations be obtained for improving the drainage from the roof into the stairwells and improving the drainage from all the corner balconies. They requested these be quotations be available prior to the Annual General Meeting. It was agreed to present two (2) resolutions at the Annual General Meeting for these repairs.

TERMINATION:

There being no further business, the meeting terminated at 7:15 pm.



Patricia Graham
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Strata Plan LMS-280
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NOTICE

Clients using the Telus Anonymous Call Blocking feature must deactivate this service (*87) to receive return phone calls from Assertive Property Management after regular business hours.

Do you have questions on your account? All questions regarding your account should be directed to our accounting department at (604) 253-5223.

Please keep a copy of these minutes. There is a charge to replace them.

LMS-280 Chateau Comox

Final Levy for Lobby Leak & East Stairwell
(March 1, 2005 to June 30, 2005)

Suite #	Strata Lot #	Unit Entitlement	Total levy	Four (4) Monthly Payment
201	1	67	169.88	42.47
202	2	75	190.16	47.54
203	3	79	200.32	50.08
204	4	70	177.48	44.37
301	5	67	169.88	42.47
302	6	75	190.16	47.54
303	7	79	200.32	50.08
304	8	70	177.48	44.37
401	9	67	169.88	42.47
402	10	75	190.16	47.54
403	11	79	200.32	50.08
404	12	70	177.48	44.37
501	13	142	360.04	90.01
502	14	79	200.32	50.08
503	15	70	177.48	44.37
601	16	142	360.04	90.01
602	17	149	377.80	94.45
701	18	134	339.76	84.94
702	19	141	357.52	89.38
801	20	117	296.64	74.16
802	21	125	316.92	79.23
Monthly Total		1,972		1,250.01
				X 4
Totals		1,972	5,000.04	5,000
Total Levy (Payable over 4 months)				5,000