

Minutes of the Annual General Meeting

Held: On Thursday, June 23, 2005 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: It was moved, seconded and carried to amend the agenda to add the President and Treasurer's report.

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, February 22, 2005, as circulated.

COUNCIL'S REPORT: A copy of the President's report is attached to the minutes. The strata council President responded to a letter that was circulated to some of the building residents.

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.

Prior to voting on the budget, Patricia Pracher gave the treasurer's report. A copy is attached to the minutes.

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 \$75,425.

OWNERS PLEASE NOTE: THERE WILL NOT BE AN INCREASE IN YOUR MONTHLY STRATA FEES EFFECTIVE JULY 1, 2005.

IF YOU ARE ON THE PAC PROGRAM, YOU NEED DO NOTHING, AS WE WILL CONTINUE YOUR RATES AS OF JULY 1, 2005.

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

YOUR 2005/2006 RATES ARE ATTACHED TO THE MINUTES.

RESOLUTIONS REQUIRING ¾ VOTE APPROVAL

Resolution Number 1:

Be it resolved, by a resolution passed by a ¾ vote of The Owners, Strata Plan LMS-280 approve an expenditure not to exceed \$10,000 for purpose of completing the lobby renovations. The sum of \$10,000 is to be charged against the Contingency Reserve Fund.

With 20 in favour, 0 opposed, the resolution was declared **carried** as it did receive more than ¾ of the vote's cast, in favour.

PRIOR TO VOTING ON RESOLUTION NUMBER 2, A DISCUSSION TOOK PLACE REGARDING WHETHER OR NOT THE RESOLUTION REQUIRED A 51% VOTE OR A 75% VOTE.

IT WAS MOVED, SECONDED AND CARRIED TO HOLD A SPECIAL GENERAL MEETING WITHIN 90 DAYS TO PRESENT A RULE & REGULATION TO DEAL WITH THE ROOF DECK AND AN A YEAR- END EXPENDITURE IN 2003/004 IN THE AMOUNT OF APPROXIMATELY \$4000. IT WAS AGREED THAT ANY ITEMS ON THE NOTICE OF THE SPECIAL GENERAL MEETING MUST COMPLY WITH THE STRATA PROPERTY ACT.

Resolution Number 2: Add to Rules & Regulations #38

Proposed Rule to allow the use of the 8th floor roof deck at Chateau Comox
1272 Comox Street, Vancouver, B.C. V6E 1K7

Background: Although the 8th floor roof deck is identified as common property on our strata plan, use of the roof deck by residents is currently prohibited by Rule 2.4 (Security). In order to create opportunities for social interactions between residents and therefore foster a greater sense of community within the building, it is being proposed that we amend the current rule to allow controlled access to the roof deck. We believe that controlled access as outlined in the proposal below will open this space for the enjoyment of all while at the same time ensure the privacy of the residents living below the deck.

Part I: Proposed amendment to Rule 2.4, under "Security". Amendment of this rule will remove the roof area from the list of restricted common areas.

Old Text: No-one is permitted access to the common areas of the Strata Corporation, which are restricted, such as the boiler room, electrical room, roof and mechanical room, except as allowed by the Strata Council and the Management Company.

New Text: No one is permitted access to the common areas of the Strata Corporation, which are restricted, such as the boiler room, electrical room, and mechanical room, except as allowed by the Strata Council and the Management Company.

Part II: Proposed new rule, #12, entitled "Roof Deck"

Rule 12: Roof Deck

Members of the Chateau Comox strata shall have access to the 8th floor roof deck subject to the following conditions:

- 38.1 Access to the Roof Deck is limited to the fenced area on the South side of the building.
- 38.2 The privacy of the residents of Suites 801 and 802 must be respected.
- 38.3 Hours of use are from 9:00 am to 10:00 pm, except on those occasions when an extension of hours has been approved by the Strata Council i.e. Fireworks Nights.
- 38.4 No animals shall be permitted on the roof deck.
- 38.5 Children under the age of 16 must be accompanied by an adult.
- 38.6 To be given the same privileges as owners, tenants of Chateau Comox must receive the approval of both their respective suite owner and the Strata Council. This approval will not be unreasonably withheld.
- 38.7 Strata Council may deny use of the Roof Deck to any resident following a substantiated complaint relating to its usage.
- 38.8 It is the responsibility of the all users of the Roof Deck to clean up after themselves.

Proposed Budget: \$1,900

Item 1: Door to roof re-keyed, plus 50 keys cut (2 per suite and extra for Property Manager)

Amount: \$300

Item 2: Furnishings - 4 chaise lounge/chairs and a table

Amount: \$1,000

Item 3: Privacy Screen for 8th floor skylights

Amount: \$400

Item 4: Plantings – plants and pots

Amount: \$200

N.B. We need to get a quote for the annual required clean up of the deck and furniture and this amount would be paid from the building maintenance account to the person contracted by the Strata LMS 280 for this work. The annual clean up would include: sweeping of the deck and washing the deck and the furniture.

Resolution Number 3:

Be it resolved that the Owners, Strata Plan **LMS 280** approve an expenditure not to exceed **\$1,900** for the purpose of roof deck preparation by use by the owners/residents. The sum of \$1,900 will be charged against the owners as a special levy in proportion to the unit entitlement of their respective strata lot.

It was moved, seconded and carried to withdrawn Resolution number 2 and 3.

Prior to the election of the strata council, it was moved, seconded and **carried** to elect **five (5)** strata council members **for 2005/2006**.

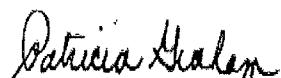
ELECTION OF THE STRATA COUNCIL:

Pursuant to the bylaws, the council members automatically retired from their positions. The following two (2) ballots, the following owners were nominated and declared elected.

Adriaan de Vries	404	E
Lois Ker	702	
John Rose	503	E
Kate Barratt	304	
Don Lord	203	
Aida Davis	302	
Bruce MacDonald	201	E
Stan Bennett	801	E
Dean Collingridge	202	E

Termination:

There being no further business, the meeting terminated at 9:15 pm. The next council meeting will be held on **Thursday, July 14, 2005** at 7:00 pm in the Meeting Room at 1272 Comox Street, Vancouver, BC.



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