

Minutes of the Special General Meeting

Held: On Tuesday, September 20, 2005 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 of 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 held on **June 23, 2005, Annual General Meeting**, as circulated.

Treasurer's Report: Patricia Pracher gave a report on the financial status of the building for the 2004 and 2005 fiscal year. A copy of the report is attached to the minutes.

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

Resolution Number 1:

Resolution Number 1 was brought forward for discussion at this time.

Be it resolved, by a resolution passed by a $\frac{3}{4}$ vote of The Owners, Strata Plan **LMS 280** amend bylaw #4.3 by adding:

(v) No one is permitted access to the common areas of the Strata Corporation which are restricted, such as the boiler, electric and mechanical rooms, except as allowed by the strata council and the Property Management Company.

The vote on the resolution as amended was called and with 17 in favour, 1 abstention, the resolution as was declared **carried** as it received more than $\frac{3}{4}$ of the votes cast, in favour.

Resolution Number 2:

(w) No none is permitted access to the roof deck area except as allowed by the strata council and the Property Management Company."

It was moved, seconded and carried to amend the resolution to add: "for maintenance and inspection purposes only."

The vote on the amendment to the resolution was called and with 10 in favour and 1 abstention, the amendment was declared **carried** as it received more than 50% majority of the votes cast, in favour.

The vote on the resolution as amended was called and with 10 in favour, 7 opposed and 1 abstention, the resolution as amended was declared **defeated** as it did not receive more than $\frac{3}{4}$ of the votes cast, in favour.

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TERMINATION:

There being no further business, the meeting terminated at 8:20 pm. The next council meeting will be held on Monday, November 28, 2005 at 7:00 pm in the Meeting Room at 1272 Comox Street, Vancouver BC.

Patricia Graham

Patricia Graham
Strata Manager,
Strata Plan LMS-280
Direct Line 604-253-5222
pgraham@assertivepm.com

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.