

Minutes of the Special General Meeting

HELD: On Monday, June 19, 2006 at 6:30 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: Jim Allison, Assertive Property Management & Real Estate Services Inc.

CALL TO ORDER: The meeting was called to order at 6:30 p.m. by the Property Manager, Jim Allison.

ELECTION OF CHAIRPERSON: It was agreed, unanimously, that the Property Manager, Jim Allison, should chair the meeting.

QUORUM REPORT: The Chairperson 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 Chairperson 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 September 20, 2005, Special General Meeting, as circulated.

ELECTION OF REPLACEMENT COUNCIL MEMBERS:

The Chair noted that with recent resignations from Council there were vacancies to fill on the strata council. It was noted that at the last Annual General Meeting the owners had agreed that council should be made up of five (5) members for this year.

The following owners were nominated for council to serve until the next Annual General Meeting.

Hella Bennett 801 Kate Barratt 304 Aida Davis 202 Rusty Ker 702

It was noted that Aida was not in attendance at the meeting to accept the nomination, however, the Chair noted that she had written to the Property Manager indicating she would allow her name to stand for election to council.

A secret ballot was held to confirm the support of those nominated by a vote of 50% plus one of the owners present. The ballots were counted and the Chair noted that each of the candidates had received more than the minimum votes required.

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

Resolution Number 1:

Resolution Number 1 as follows 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 that the elevator and lobby renovations be completed by means of a special levy of \$6,400 against the owners in proportion to the unit entitlements which is to be added to the remainder in the Levy account of approximately \$6,600 for a total of \$13,000 for this purpose.

The special levy shall be assessed on this resolution passing and any owner who sells, or transfers his/her title, including a re-mortgage, shall pay the full amount outstanding. As a matter of financial convenience only, the owners may pay their special levy on or before August 1, 2006. Any payment not made by August 1, 2006 shall be assessed a fine of \$50.00 for each month said levy or portion thereof remains outstanding.

Pursuant to Section 108 (5) & (6) of the Strata Property Act, if the amount collected exceeds that required, or for any other reason is not fully used for the purposes set out in the resolution, the strata corporation must return the money to the owners in amounts proportional to their contributions. "

It was moved and seconded to approve the resolution as presented. The vote on the resolution was called and with 18 in favour, 0 opposed the resolution was declared **carried** as it received more than $\frac{3}{4}$ of the votes cast, in favour.

Please see the schedule attached and ensure your payments are sent to the management company before August 1, 2006. Cheques should be made payable to "Strata Plan LMS-280."

The following resolution was not considered.

Resolution Number 2:

Be it resolved, by a resolution passed by a $\frac{3}{4}$ vote of The Owners, Strata Plan LMS-280 that the elevator and lobby renovations be completed by means of an additional expenditure of up to \$6,400 from the Contingency Reserve Fund in addition to monies voted and not yet expended, in the amount of approximately \$6,600 for a total of \$13,000 for this purpose.

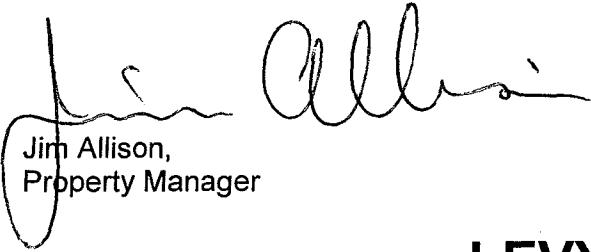
TERMINATION: There being no further business, the meeting terminated at 6:50 pm.

Council Meeting: Immediately after the Special General Meeting council met briefly and agreed:

1. Aida Davis will serve as President and Kate Barratt will serve as Vice President.
2. The Property Manager is to contact Thyssen to obtain more information on their quote and to discuss changes to the elevator lighting with them.
3. The Property Manager is to get all the hallway carpets and lobby carpets cleaned.
4. A council meeting will be scheduled once more information is available from Thyssen and after discussions with the President.

This meeting adjourned at 7:15 p.m.

Respectfully Submitted,



Jim Allison,
Property Manager

LEVY PAYMENTS

Please ensure your levy payments are forwarded to the management company before August 1, 2006.

The levies will NOT be taken off on the PAC Automatic Withdrawal Program.

Please see the schedule attached.

Cheques should be made payable to “Strata Plan LMS – 280”

LMS-280 Chateau Comox
Approved Levy to Complete Elevator
and Lobby Upgrade
June, 2006

Suite #	Strata Lot #	Unit Entitlement	Levy Proposed
201	1	67	217.44
202	2	75	243.41
203	3	79	256.39
204	4	70	227.18
301	5	67	217.44
302	6	75	243.41
303	7	79	256.39
304	8	70	227.18
401	9	67	217.44
402	10	75	243.41
403	11	79	256.39
404	12	70	227.18
501	13	142	460.85
502	14	79	256.39
503	15	70	227.18
601	16	142	460.85
602	17	149	483.57
701	18	134	434.89
702	19	141	457.61
801	20	117	379.72
802	21	125	405.68

1,972

Total Levy

6,400.00

Approved at SGM, June 19, 2006
Payment Due by August 1, 2006

President's Report 2004/05

Chateau Comox, 1272 Comox Street

Here is an overview of the Year 2004/5 at Chateau Comox

At the 2004 Annual General meeting, the owners approved reduced amounts for the re-carpeting of the hallways and the renovations of the lobby and the elevator. As the Council proceeded to prepare for the work to begin, water damage and leakage was discovered in the lobby near and around the lobby entrance to east stairwell. This needed to be repaired before the renovations could begin and the funds to do this were approved at a Special General Meeting held on February 22, 2005.

The work proceeded after that and was satisfactorily completed. At the same Special General Meeting held in February, funds were approved for the replacement of three large living rooms windows as needed. This was completed in April.

During the year with the volunteer effort of several owners the following work was completed: draft rules on moving in and out; draft rules on renovations to suites; an inventory was made of the bicycle room and space available there and the refurbishing of the metal sign on the front planter wall. The Council thanks the volunteers for their efforts and time. It is much appreciated and enhances the building for all. Furthermore a hose and reel was installed on the first level of parking to facilitate car washing. Thanks.

The owners with fireplaces in their suites agreed to a monthly payment for the gas estimated to be consumed by them to defray the building gas bill, which has increased significantly in unit cost over the past seven years. The Council thanks them for their good faith negotiations and recognition of the fairness of sharing the costs.

Other work completed:

- a red strobe light on motion sensor apparatus was installed in the front stairwell from the street to the parking to discourage illicit activity in the stairwell;
- all the garage door entry fobs were replaced and reprogrammed. The maintenance contractor continues to handle this over and above his contracted work and receives the Council's thanks as well.
- the parking area was cleaned up and all items stored there were removed as per the strata by laws. Everyone's cooperation is appreciated.
- noise issues occurring over several months were addressed and with everyone's continued cooperation, there has been no recurrence. Many thanks to all;

- the front door has been weather stripped, re-aligned and caulked to seal the leaking that occurs during heavy rain; and
- leaks in the electrical room and into the lower level parking through creaks in the second down ramp have been sealed.

Several jobs that are underway or have already been contracted for are:

- repainting the planter walls where needed and repainting yellow strips with 'No Parking' in the center in front of the rear parkade entrance doors and the garbage area;
- heat tracers are to be reconnected on the parking area water pipes;
- the security grills on the garage door and the exit/entrance doors are to be replaced with higher quality paint;
- the spring to the east gate is to be repaired;
- all the exit signs will be replaced with more efficient design models; and the hallway floor exit schemes are to be replaced with clear new printing.

Thank you to all who made another successful year possible at LMS 280, Chateau Comox at 1272 Comox Street

Adriaan de Vries
President

on behalf of all the 2004/05 Council members