

06/11/08 Prepared By:

Southview Property Management Inc.,

#110 – 7580 River Road

Richmond, B.C., V6X 1X6 Phone: 604-270-8811 Fax: 604-270-0881

Property Manager: Brian Slater

**MINUTES OF THE SPECIAL GENERAL MEETING
OF STRATA PLAN LMS 280, CHATEAU COMOX**

Held on Tuesday May 27, 2008 at 7:00 P.M.

Common Room 1272 Comox Street, Vancouver, B. C.

Present:

16 Strata Lots Represented

12 In Person 4 By Proxy

Brian Slater Property Manager, Southview Property Management Inc.,

Guest: Mark Emanuel, Spratt Emanuel Engineering

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

2. CALLING THE ROLL AND CERTIFICATION OF PROXIES

A total of **21** strata lots were eligible to vote at the Special General Meeting. The *Strata Property Act* requires one third of the owners eligible to vote be present in person or by proxy to constitute a quorum. A quorum in this instance required representation by **7** strata lots. As **16** strata lots were represented, **12** in person and **4** by proxy, a quorum was established. The meeting was therefore declared competent to proceed with the business at hand.

3. GUEST BUSINESS

Mark Emanuel addressed the owners by outlining the Building Envelope Restoration indicating that the bids came in much higher than we expected. This is due to the fact that the new windows cannot be tied into the old windows at the corners of the building as originally anticipated, and thus the scope of the work had to be changed. Owners present raised several questions regarding the intended window replacement project; Mark provided concise accurate details and owners were very pleased with the information. Several owners asked about 'HPO' loans pertaining to this project, it was announced by Spratt Emanuel Engineering that this project does qualify for 'HPO' loans and the necessary documentation for the 'HPO' office will be submitted by Spratt Emanuel on behalf of Strata Plan LMS 280.

Owners thanked Mark for taking the time to explain and provide this excellent material. Mark left the meeting at 8:05 p.m.

4. 3/4 RESOLUTION #1 – Building Envelope Restoration

WHEREAS the Owners Strata Plan LMS 280, Chateau Comox, wish to enter into a contract to complete building re-cladding – full scale remediation to north elevation of building exterior walls and all features including new windows, new flashings, new rain screen claddings and miscellaneous repairs and engineering consultant services with Spratt Emanuel Engineering.

BE IT THEREFORE RESOLVED as a $\frac{3}{4}$ Vote Resolution of the Owners, Strata Plan LMS 280, Chateau Comox, that a one time Special Levy of **Seven Hundred and Fifty-Five Thousand Eight Hundred and Thirty Nine Dollars (\$755,839.00)** be assessed each strata lot based on unit entitlement (see schedule attached) to cover such costs and that this payment will

Please keep these minutes as a permanent record of the strata corporation's business. Replacement of minutes, bylaws, or rules and regulations will be at the owner's expense.

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be due and payable on the date this motion is passed, with the option to pay (without penalty) in two equal installments on June 15, 2008 and August 1, 2008. Any surplus exceeding (\$100.00) per strata lot from the Special Levy will be returned to the owners.

The floor was opened for discussion.

It was **Moved (S/L#19)** and **Seconded (S/L#18)** to amend $\frac{3}{4}$ Vote Resolution #1, as below.

Yes = 16 No = 0 **Motion Carried**

BE IT THEREFORE RESOLVED as a $\frac{3}{4}$ Vote Resolution of the Owners, Strata Plan LMS 280, Chateau Comox, that a one time Special Levy of **Seven Hundred and Fifty-Five Thousand Eight Hundred and Thirty Nine Dollars (\$755,839.00)** be assessed each strata lot based on unit entitlement (see schedule attached) to cover such costs and that this payment will be due and payable on the date this motion is passed, with the option to pay (without penalty) in two equal installments on **June 30, 2008 and August 1, 2008**. Any surplus exceeding (\$100.00) per strata lot from the Special Levy will be returned to the owners.

It was **Moved (S/L#21)** and **Seconded (S/L#1)** to approve $\frac{3}{4}$ Vote Resolution #1, as amended.

Yes = 16 No = 0 **Motion Carried**

SPECIAL LEVY FEE SCHEDULE ATTACHED

NOTE: SPECIAL LEVY FEES

Owners are advised that Special Levy payments cannot be paid by pre-authorized debit.

Special Levy payments must be paid by cheque or money order:

Payable to Strata Plan LMS 280 and mailed to:

Southview Property Management, #110 – 7580 River Road, Richmond, BC, V6X 1X6

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:45 p.m.

Minutes/280SGMMay08.doc

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Strata Corporation LMS280

S/L UNIT		Special Levy \$755,839 June 30/08	OR	Special Levy \$755,839 June 30/08 & Aug 1/08
#	#			
1	201	25,680.14		12,840.07
2	202	28,746.42		14,373.21
3	203	30,279.56		15,139.78
4	204	26,829.98		13,414.99
5	301	25,680.14		12,840.07
6	302	28,746.42		14,373.21
7	303	30,279.56		15,139.78
8	304	26,829.98		13,414.99
9	401	25,680.14		12,840.07
10	402	28,746.42		14,373.21
11	403	30,279.56		15,139.78
12	404	26,829.98		13,414.99
13	501	54,426.54		27,213.27
14	502	30,279.56		15,139.78
15	503	26,829.98		13,414.99
16	601	54,426.54		27,213.27
17	602	57,109.54		28,554.77
18	701	51,360.26		25,680.13
19	702	54,043.26		27,021.63
20	801	44,844.40		22,422.20
21	802	47,910.72		23,955.36