

**MINUTES OF THE SPECIAL GENERAL MEETING  
OF STRATA PLAN LMS 280, CHATEAU COMOX  
Held on Monday April 6, 2009 at 7:00 P.M.  
Common Room 1272 Comox Street, Vancouver, B. C.**

**Present:**

12 Strata Lots Represented      11 In Person   1 By Proxy

Brian Slater, Strata Manager, Southview Property Management Inc.,

**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 **12** strata lots were represented, **11** in person and **1** by proxy, a quorum was established. The meeting was therefore declared competent to proceed with the business at hand.

**3. 3/4 VOTE RESOLUTION #1 – Building Security Upgrades**

**WHEREAS** the Owners, Strata Plan LMS 280, Chateau Comox, wish to purchase a keyless 'FOB', security camera system and re-key sixteen exterior doors.

**OPTION 1 – Keyless FOB System /3 cameras/Re-key 16 common doors**

**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 **Forty-Four Thousand Three Hundred Fifty-Five Dollars (\$44,355.00)** be divided amongst each strata lot owner based on unit entitlement 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) any time before **May 1, 2009** and any Owner who sells, conveys or transfers his/her title, including a re-mortgage, shall be obligated to pay the full amount outstanding prior to the issuance of a Form F (*Strata Property Act*) by Strata Corporation LMS 280. Any surplus exceeding \$100.00 per strata lot from the Special Levy will be returned to the owners.

**OPTION 2 – Keyless FOB System / Re-key 16 Common Doors**

**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 **Thirty-Eight Thousand Nine Hundred Thirty Dollars (\$38,935.00)** be divided amongst each strata lot owner based on unit entitlement 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) any time before **May 1, 2009** and any Owner who sells, conveys or transfers his/her title, including a re-mortgage, shall be obligated to pay the full amount outstanding prior to the issuance of a Form F (*Strata Property Act*) by Strata Corporation LMS 280. Any surplus exceeding \$100.00 per strata lot from the Special Levy will be returned to the owners.

**OPTION 3 – Keyless FOB System**

**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 **Thirty-Six Thousand Two Hundred and Thirty One Dollars (\$36,231.00)** be divided amongst each strata lot owner based on unit entitlement 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) any time before **May 1, 2009** and any Owner who sells, conveys or transfers his/her title, including a re-mortgage, shall be obligated to pay the full amount outstanding prior to the issuance of a Form F (*Strata Property Act*) by Strata Corporation LMS 280. Any surplus exceeding \$100.00 per strata lot from the Special Levy will be returned to the owners.

The floor was opened for discussion.

Owners' present felt that any keyless upgrades or security cameras would not solve our security problems, as many aspects of proper building security are the responsibility of all residents. Things such as waiting for the parkade gate to close securely as well as making sure who is given building access via the enterphone. All owners feel that it is a wiser expenditure of strata corporation funds and better to look at upgrading the common door locks and adding door astragal plates and covering the parkade gate in metal mesh instead of any keyless FOB system.

Following a brief discussion, it was **Moved (S/L#18)** and **Seconded (S/L#17)** to approve  $\frac{3}{4}$  Vote Resolution #1 – **Option 1 / Option 2 or Option 3**, as presented.

Yes = 0      No = 12      Abstentions = 0      **Motion Defeated**

Based on the defeat of the proposed FOB system it was verbally approved by owners for the Strata Council to investigate building re-keying options based on taking the money from the current operating budget.

Owners also agreed that a parkade remote inventory should be investigated to see if all the remotes in inventory can be re-coded.

**3/4 VOTE RESOLUTION #2 – Sealed Window Replacement**

**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 **Eleven Thousand Three Hundred Dollars (\$11,300.00)** be divided amongst each strata lot owner based on unit entitlement 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) any time before **June 1, 2009** and any Owner who sells, conveys or transfers his/her title, including a re-mortgage, shall be obligated to pay the full amount outstanding prior to the issuance of a Form F (*Strata Property Act*) by Strata Corporation LMS 280. 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#16)** to amend  $\frac{3}{4}$  Vote Resolution #2, as below.

Yes = 12      No = 0      Abstentions = 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 **Eleven Thousand Three Hundred Dollars (\$11,300.00)** be divided amongst each strata lot owner based on unit entitlement 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) any time before **May 1, 2009** and any Owner who sells, conveys or transfers his/her title, including a re-mortgage, shall be obligated to pay the full amount outstanding prior to the issuance of a Form F (*Strata Property Act*) by Strata Corporation LMS 280. Any surplus exceeding \$100.00 per strata lot from the Special Levy will be returned to the owners.

It was **Moved (S/L#16)** and **Seconded (S/L#18)** to approve  $\frac{3}{4}$  Vote Resolution #2, as amended.  
Yes = 11      No = 1      Abstentions = 0      **Motion Carried**

**SPECIAL LEVY FEE SCHEDULE ATTACHED**

**Special Levy Due Friday May 1, 2009**

**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

**4. ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:15 p.m.

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**Strata Corporation LMS280**  
**Approved Special Levy**

S/L UNIT		UNIT	Special Levy
#	#	ENTITLEMENT	Window
1	201	67	383.92
2	202	75	429.77
3	203	79	452.69
4	204	70	401.12
5	301	67	383.92
6	302	75	429.77
7	303	79	452.69
8	304	70	401.12
9	401	67	383.92
10	402	75	429.77
11	403	79	452.69
12	404	70	401.12
13	501	142	813.69
14	502	79	452.69
15	503	70	401.12
16	601	142	813.69
17	602	149	853.80
18	701	134	767.85
19	702	141	807.96
20	801	117	670.44
21	802	125	716.26
		1972	11,300.00