

04/17/09 Prepared By:

Southview Property Management Inc.,

#110 – 7580 River Road Richmond, B.C., V6X 1X6 Phone: 604-270-8811 Fax: 604-270-0881

Strata Manager: Brian Slater

**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.

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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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**

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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 #	ENTITLEMENT	Special Levy	
				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	