

**MINUTES OF THE SPECIAL GENERAL MEETING
OF THE OWNERS, STRATA PLAN LMS 280 CHATEAU COMOX
HELD ON TUESDAY MAY 5, 2015 AT 6:00 PM
WITHIN THE MEETING ROOM AT 1272 COMOX STREET, VANCOUVER, BC**

1. CALL TO ORDER

The meeting was called to order by the Strata Council President and Chair of the Special General Meeting, Mr. Kevin Wice at 6:02 P.M.

Mr. Wice then welcomed everyone present at the Special General Meeting, introduced the current Strata Council Members and further introduced the Property Manager representing Southview Property Management Inc., Mr. Kevin D. Green.

Mr. Green then provided the general ownership with some information regarding agenda procedures and protocol and also the ballots, which had been handed out during registration.

After further review the Chair of the meeting as requested by the Strata Council proceeded with the regular business at hand.

2. CALLING OF THE ROLL AND CERTIFICATION OF PROXIES

The attendance register confirmed at the time of commencement of the meeting there were 10 eligible voters in attendance and 5 represented by proxy for a total of 15.

The quorum requirements had been achieved and the meeting proceeded.

3. PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE

It was then **Moved and Seconded** that the Notice dated April 8, 2015 complied with all appropriate notice requirements in accordance with the Bylaws of the Strata Corporation and the Strata Property Act.

There being no discussion, the question was called and the Chair then declared the **MOTION CARRIED** with the result being 15 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

4. MINUTES OF THE ANNUAL GENERAL MEETING HELD ON AUGUST 6, 2014

There being no errors or omissions it was then **Moved and Seconded** to approve the Minutes of the Annual General Meeting of the general ownership held on August 6, 2014 as previously circulated.

There being no discussion, question was called and the Chair then declared the **MOTION CARRIED** with the result being 15 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

5. CONSIDERATION OF RESOLUTION "A" ¾ VOTE – CRF REPLACEMENT

After a brief review regarding Agenda procedures it was then **Moved and Seconded** to adopt Resolution "A" ¾ CRF Replacement as follows:

LMS 280
Chateau Comox

RESOLUTION "A" – ¾ VOTE – CRF REPLENISHMENT

Be it resolved that Strata Corporation LMS 280 Chateau Comox be authorized to expend a sum of money not exceeding \$35,000.00 for the purpose of replenishing the Contingency Reserve Fund with respect to the recently installed fire panel, paid for from the Contingency Reserve Fund. This expenditure will be funded by a special levy assessed to the owners in proportion to the unit entitlement of their respective strata lots, (schedule attached).

This special levy is due and payable in full immediately upon passage of this Resolution by the owners of record on the date of passage. With reference to Section 109 of the Strata Property Act; in the event of a sale of a strata lot, the entire special levy is to be paid in full by the seller.

Any payment not received on the first of the month in which it is due, shall be assessed a fine of \$100.00 until paid in full.

Pursuant to Section 108.5 and 108.6 of the Strata Property Act, if any owner is entitled to receive a refund of over \$100.00 from any unused portion of this special levy, a refund will be issued to the current owner(s) at the time of the refund. In the event of a sale, strata lot owners are responsible to make their own private arrangements with the purchaser with regards to the disposition of any refund.

The Strata Corporation may, under Section 116 (1) of the Strata Property Act, register a Certificate of Lien against the owner's strata lot for any unpaid special levy.

Discussion

The floor was then opened up for discussion and the owners then questioned/referenced in regards to the current amount in the Contingency Reserve Fund, increased Property Values, normal amounts in a CRF fund, payment plans and other matters in respect to the resolution.

As there was no additional discussion, question was called on the original resolution as noted above, and the Chair then declared the **MOTION CARRIED** with the result being 14 IN FAVOUR, 1 OPPOSED, 0 ABSTAINED.

Council advised that they would allow Owners, as a matter of financial convenience only, pay the Special Levy over 4 months, being May 15, 2015, June 15, 2015, July 15, 2015 and August 15, 2015.

6. CONSIDERATION OF RESOLUTION "B" ¾ VOTE – MAKE-UP AIR UNIT

After a brief review regarding Agenda procedures it was then **Moved and Seconded** to adopt Resolution "B" ¾ Make-Up Air Unit as follows:

Please keep these minutes as a permanent record of the Strata Corporation's business. Replacement of Minutes, Rules and Regulations or Bylaws will be at the expense of the Owner.

**LMS 280
Chateau Comox**

RESOLUTION "B" – ¾ VOTE – MAKE-UP AIR UNIT

Be it resolved that Strata Corporation LMS 280 Chateau Comox be authorized to expend a sum of money not exceeding \$25,000.00 for the purpose of replacing the Rooftop Make-up Air Unit. This expenditure will be funded by a special levy assessed to the owners in proportion to the unit entitlement of their respective strata lots, (schedule attached).

This special levy is due and payable in full immediately upon passage of this Resolution by the owners of record on the date of passage. With reference to Section 109 of the Strata Property Act; in the event of a sale of a strata lot, the entire special levy is to be paid in full by the seller.

Any payment not received on the first of the month in which it is due, shall be assessed a fine of \$100.00 until paid in full.

Pursuant to Section 108.5 and 108.6 of the Strata Property Act, if any owner is entitled to receive a refund of over \$100.00 from any unused portion of this special levy, a refund will be issued to the current owner(s) at the time of the refund. In the event of a sale, strata lot owners are responsible to make their own private arrangements with the purchaser with regards to the disposition of any refund.

The Strata Corporation may, under Section 116 (1) of the Strata Property Act, register a Certificate of Lien against the owner's strata lot for any unpaid special levy.

Discussion

The floor was then opened up for discussion and the owners then questioned/referenced similar points as raised in Resolution "A".

As there was no additional discussion, question was called on the original resolution as noted above, and the Chair then declared the **MOTION CARRIED** with the result being 13 IN FAVOUR, 2 OPPOSED, 0 ABSTAINED.

Council again advised that they would allow Owners, as a matter of financial convenience only, pay the Special Levy over 4 months, being May 15, 2015, June 15, 2015, July 15, 2015 and August 15, 2015.

7. CONSIDERATION OF RESOLUTION "C" ¾ VOTE – EXERCISE ROOM

After a brief review regarding Agenda procedures it was then **Moved and Seconded** to adopt Resolution "C" ¾ Exercise Room as follows:

**LMS 280
Chateau Comox**

**RESOLUTION "C" – ¾ VOTE –
EXERCISE ROOM UPGRADE AND RECONFIGURATION**

Be it resolved that Strata Corporation LMS 280 Chateau Comox be authorized to expend a sum of money not exceeding \$6,000.00 for the purpose of upgrading and reconfiguring the exercise room and installing storage lockers. This expenditure will be funded by a special levy assessed to the owners in equal proportion for each unit – all units will pay the exact same amount. (schedule attached).

This special levy is due and payable in full immediately upon passage of this Resolution by the owners of record on the date of passage. With reference to Section 109 of the Strata Property Act; in the event of a sale of a strata lot, the entire special levy is to be paid in full by the seller.

Any payment not received on the first of the month in which it is due, shall be assessed a fine of \$100.00 until paid in full.

Pursuant to Section 108.5 and 108.6 of the Strata Property Act, if any owner is entitled to receive a refund of over \$100.00 from any unused portion of this special levy, a refund will be issued to the current owner(s) at the time of the refund. In the event of a sale, strata lot owners are responsible to make their own private arrangements with the purchaser with regards to the disposition of any refund.

The Strata Corporation may, under Section 116 (1) of the Strata Property Act, register a Certificate of Lien against the owner's strata lot for any unpaid special levy.

Discussion

The floor was then opened up for discussion and the owners then questioned/referenced in regards to the installation of a utility sink, locker designs, the installation of shelving, washroom configurations, the size of the lockers, the height of the lockers, materials to be used, how the lockers would be allocated and other matters in respect to the resolution.

As there was no additional discussion, question was called on the original resolution as noted above, and the Chair then declared the **MOTION CARRIED** with the result being 14 IN FAVOUR, 1 OPPOSED, 0 ABSTAINED.

8. CONSIDERATION OF RESOLUTION "D" ¾ VOTE – LOBBY IMPROVEMENTS

After a brief review regarding Agenda procedures it was then **Moved and Seconded** to adopt Resolution "D" ¾ Lobby Improvements as follows:

**LMS 280
Chateau Comox**

RESOLUTION "D" – ¾ VOTE – LOBBY IMPROVEMENTS

Be it resolved that Strata Corporation LMS 280 Chateau Comox be authorized to expend a sum of money not exceeding \$3,000.00 for the purpose of lobby improvements. This expenditure will be funded by a special levy assessed to the owners in proportion to the unit entitlement of their respective strata lots, (schedule attached).

This special levy is due and payable in full immediately upon passage of this Resolution by the owners of record on the date of passage. With reference to Section 109 of the Strata Property Act; in the event of a sale of a strata lot, the entire special levy is to be paid in full by the seller.

Any payment not received on the first of the month in which it is due, shall be assessed a fine of \$100.00 until paid in full.

Pursuant to Section 108.5 and 108.6 of the Strata Property Act, if any owner is entitled to receive a refund of over \$100.00 from any unused portion of this special levy, a refund will be issued to the current owner(s) at the time of the refund. In the event of a sale, strata lot owners are responsible to make their own private arrangements with the purchaser with regards to the disposition of any refund.

The Strata Corporation may, under Section 116 (1) of the Strata Property Act, register a Certificate of Lien against the owner's strata lot for any unpaid special levy.

Discussion

The floor was then opened up for discussion and the owners then questioned/referenced in regards to carpeting, fixture replacement, lighting, painting, paint colours, shelving, pictures and artwork, increased property values, seasonal decorations and other matters in respect to the resolution.

As there was no additional discussion, question was called on the original resolution as noted above, and the Chair then declared the **MOTION CARRIED** with the result being 15 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

9. ADJOURNMENT

There being no further business it was then **Moved and Seconded** to adjourn the meeting at 6:35 P.M.

The Chair then declared the **MOTION CARRIED**, and the meeting officially terminated.

Minutes/280SGMMay15.doc

Please keep these minutes as a permanent record of the Strata Corporation's business. Replacement of Minutes, Rules and Regulations or Bylaws will be at the expense of the Owner.

Strata Corporation LMS280

Approved Special Levies

S/L #	UNIT #	Unit Entitlement	Resolution A Alarm Panel/CRF \$35,000 1 Payment May 15	or	Resolution A Alarm Panel/CRF \$35,000 4 Payments May15-Aug15	Resolution B Make-Up Air Unit \$25,000 1 Payment May 15	or	Resolution B Make-Up Air Unit \$25,000 4 Payments May15-Aug15	Resolution C Exercise Room Update \$6,000 Due Now	Resolution D Lobby Improvements \$3,000 Due Now
1	201	67	1,189.16	or	297.29	849.40	or	212.35	285.71	101.93
2	202	75	1,331.16	or	332.79	950.80	or	237.70	285.71	114.10
3	203	79	1,402.12	or	350.53	1,001.52	or	250.38	285.71	120.18
4	204	70	1,242.40	or	310.60	887.44	or	221.86	285.71	106.49
5	301	67	1,189.16	or	297.29	849.40	or	212.35	285.71	101.93
6	302	75	1,331.16	or	332.79	950.80	or	237.70	285.71	114.10
7	303	79	1,402.12	or	350.53	1,001.52	or	250.38	285.71	120.18
8	304	70	1,242.40	or	310.60	887.44	or	221.86	285.71	106.49
9	401	67	1,189.16	or	297.29	849.40	or	212.35	285.71	101.93
10	402	75	1,331.16	or	332.79	950.80	or	237.70	285.71	114.10
11	403	79	1,402.12	or	350.53	1,001.52	or	250.38	285.71	120.18
12	404	70	1,242.40	or	310.60	887.44	or	221.86	285.71	106.49
13	501	142	2,520.28	or	630.07	1,800.20	or	450.05	285.71	216.02
14	502	79	1,402.12	or	350.53	1,001.52	or	250.38	285.71	120.18
15	503	70	1,242.40	or	310.60	887.44	or	221.86	285.71	106.49
16	601	142	2,520.28	or	630.07	1,800.20	or	450.05	285.71	216.02
17	602	149	2,644.52	or	661.13	1,888.96	or	472.24	285.71	226.67
18	701	134	2,378.32	or	594.58	1,698.80	or	424.70	285.71	203.85
19	702	141	2,502.56	or	625.64	1,787.52	or	446.88	285.71	214.50
20	801	117	2,076.56	or	519.14	1,483.28	or	370.82	285.71	177.99
21	802	125	2,218.56	or	554.64	1,584.72	or	396.18	285.71	190.18
1972			35,000.12		8,750.03	25,000.12		6,250.03	5,999.91	3,000.00
					35,000.12			25,000.12		