

**MINUTES OF THE SPECIAL GENERAL MEETING
OF THE OWNERS, STRATA PLAN LMS 280 CHATEAU COMOX
HELD ON WEDNESDAY MARCH 29, 2017 AT 7:00 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. Don Davidson at 7:01 P.M.

Mr. Davidson 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, 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 12 eligible voters in attendance and 5 represented by proxy for a total of 17.

The quorum requirements had been achieved and the meeting proceeded.

3. PROOF OF NOTICE OF MEETING

It was then **Moved and Seconded** that the Notice dated March 8, 2017 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 17 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

4. MINUTES OF THE ANNUAL GENERAL MEETING HELD ON AUGUST 15, 2016

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 15, 2016 as previously circulated.

There being no discussion, question was called and the Chair then declared the **MOTION CARRIED** with the result being 17 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

5. RATIFICATION OF RULES

After a brief review regarding agenda procedures it was then **Moved and Seconded** to ratify the current rules of the Strata Corporation as created by the Strata Council in the current fiscal year.

Discussion

In discussion, parking stalls, old abandoned bicycles, changes to some of the wordings, enforceability were raised in addition to complaints and other matters. The issue of abandoned bikes was referred to Council for action.

There being no further discussion, the question was called and the Chair declared the **MOTION CARRIED** with the result being 17 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

6. CONSIDERATION OF RESOLUTION “A” ¾ VOTE – CHANGE OF FISCAL YEAR END

After a brief review regarding Agenda procedures it was then **Moved and Seconded** to adopt Resolution “A” ¾ vote Change Of Fiscal Year End as follows:

**LMS 280
Chateau Comox**

RESOLUTION “A” ¾ VOTE

FISCAL YEAR END

Be it resolved that the Strata Corporation of LMS 280 Chateau Comox do hereby approve by a ¾ vote a change to the fiscal year of the Strata Corporation to September 1st – August 31st.

Discussion

The floor was then opened up for discussion.

When there was no additional discussion, question was called on the original resolution as noted above, and the Chair declared the **MOTION CARRIED** with the result being 17 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

7. CONSIDERATION OF RESOLUTION “B” ¾ VOTE – BYLAWS

After a brief review regarding Agenda procedures it was then **Moved and Seconded** to adopt Resolution “B” ¾ vote Bylaws as follows:

**LMS 280
Chateau Comox**

RESOLUTION “B” ¾ VOTE

BYLAWS

Be it resolved that the Strata Corporation of LMS 280 Chateau Comox do hereby repeal all the current Bylaws of the Strata Corporation, and replace with the following:

Enclosed Bylaws:

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.

Discussion

In discussion, the owners then questioned/referenced various line items/ as well as specific Bylaws relating to bird feeders, hallway changes and floor changes, minor word adjustments **agreed to**, parking, enforceability, fining and other related matters.

When there was no additional discussion, the question was called on the original resolution as noted above, and the Chair declared the **MOTION CARRIED** with the result being 16 IN FAVOUR, 1 OPPOSED, 0 ABSTAINED. (some minor non-material word/wording changes will be made as agreed by Council prior to final registration and circulation to the Owners).

8. CONSIDERATION OF RESOLUTION “C” ¾ VOTE – SPECIAL LEVY FUNDS

After a brief review regarding Agenda procedures it was then **Moved and Seconded** to adopt Resolution “C” ¾ vote Special Levy Funds:

**LMS 280
Chateau Comox**

RESOLUTION “C” ¾ VOTE

Funds Transfer

Be it resolved that the Strata Corporation of LMS 280 Chateau Comox be authorized to reconcile and transfer any remaining previous Special Levy Funds to the Contingency Reserve Fund.

Discussion

The owners questioned the need for this change, coordination, the actual numbers and accounts, any monies to be paid back, or potentially paid back to the Owners, transparency and other matters in respect to the resolution. It was requested by the majority that amounts involved in such transfer be included in future.

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 16 IN FAVOUR, 0 OPPOSED, 1 ABSTAINED.

Owners are advised that included with these minutes as an attachment is a more detailed breakdown/explanation/reconciliation of this resolution, along with a copy of the most recent Balance Sheet of the Strata Corporation.

9. CONSIDERATION OF RESOLUTION “D” ¾ VOTE – WINDOWS

After a brief review regarding Agenda procedures it was then **Moved and Seconded** to adopt Resolution “D” ¾ vote Windows:

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 “D” ¾ VOTE

Windows

Be it resolved that the Strata Corporation of LMS 280 Chateau Comox be authorized to expend \$12,000.00 for the purpose of replacing several windows/seals/and/or related hardware.

This work will be funded form the Contingency Reserve Fund.

Discussion

This action is anticipated to commence in the very near future.

The question was called on the original resolution as noted above, and the Chair then declared the **MOTION CARRIED** with the result being 17 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

10. ADJOURNMENT

There being no further business it was then **Moved and Seconded** to adjourn the meeting at 7:45 P.M.

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

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