

08/28/12 Prepared By:

Southview Property Management Inc.,

#110 - 7580 River Road, Richmond, BC V6X 1X6 Phone: 604-270-8811 Fax: 604-270-0881

E Mail: southview@telus.net

Property Manager: Kevin D. Green

MINUTES OF THE ANNUAL GENERAL MEETING

OF THE OWNERS, STRATA PLAN LMS 280 CHATEAU COMOX

HELD ON TUESDAY AUGUST 21, 2012 AT 7:00 PM

2012

WITHIN THE MEETING ROOM AT 1272 COMOX STREET, VANCOUVER, BC

1. CALL TO ORDER

The Strata Council President and Chair of the Annual General Meeting Mr. Per Hansen called the meeting to order at 7:03 P.M. Mr. Hansen then welcomed everyone present to the Annual General Meeting, introduced the current Strata Council Members, (all of the owners in turn introduced themselves also) 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. 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 (15) eligible voters in attendance and (0) 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 AND
ACKNOWLEDGEMENT OF RECEIPT OF FINANCIAL STATEMENTS**

It was then Moved and Seconded that the Notice dated July 26, 2012 complied with all appropriate notice requirements in accordance with the Bylaws of the Strata Corporation and the Strata Property Act and also that the financial statements had been duly received. 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 SPECIAL GENERAL MEETING HELD ON August 30, 2011

There being no errors or omissions it was then Moved and Seconded to approve the Minutes of the Special General Meeting of the general ownership held on August 30, 2011 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. RECEIPT OF CERTIFICATE OF INSURANCE COVERAGE

It was Moved and Seconded that the notice of insurance coverage had been duly served in accordance with the Bylaws of the Strata Corporation and the Strata Property Act. The Property Manager then provided information to the general ownership on insurance, both for the common property and personal owner's content insurance. It was confirmed that the Corporation's insured value was \$6,300,000.00 and annual premium was \$9,345.00.

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.

08/28/12 Prepared By:

Southview Property Management Inc.,

#110 - 7580 River Road, Richmond, BC V6X 1X6 Phone: 604-270-8811 Fax: 604-270-0881

E Mail: southview@telus.net

Property Manager: Kevin D. Green

A brief discussion then took place in respect to the amount of insurance, and the annual insurance appraisal that was conducted by Normac each year to arrive at a proper building Valuation.

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

6. PRESIDENT'S REPORT

Mr. Hansen then addressed the general ownership and provided a detailed verbal and written report. The report is also included with these minutes of the Annual General Meeting.

Mr. Hansen also thanked all of his Co-Council Members and further thanked the many volunteers within the Strata Corporation for their service to the general ownership and service to the Corporation over the past fiscal year. Mr. Hansen concluded his report noting that he had enjoyed working with the current Strata Council members. He encouraged the incoming Strata Council to take a vested interest in the everyday dealings of the Strata Corporation and maximize all residents' investments at LMS 280 Chateau Comox.

7. APPROVAL OF THE PROPOSED ANNUAL OPERATING BUDGET

It was **Moved and Seconded** to adopt the proposed annual Operating Budget for the 2012/2013 fiscal year as presented. The Strata Council then addressed the general ownership with respect to the proposed annual Operating Budget.

Discussion

The floor was then opened up for discussion on the Operating Budget and owners then briefly queried the Strata Council additionally on items relating to capital expenditures, gas income, sundry expenses, Contingency Reserve Fund expenses and other financial items. It was commented that the budget line item for flashing repairs could possibly be a capital expense and funded alternatively from the CRF or as a special levy and not included in the operating budget. Most owners spoke against this suggestion, and it was noted that this line items was a onetime annual expense, and should be removed in the 2013/2014 operating budget.

There being no additional discussion, question was called on the motion to approve the operating budget as noted above and the Chair then declared the **MOTION CARRIED** with the result being 14 IN FAVOUR, 1 OPPOSED, 0 ABSTAINED.

If you have any questions regarding your account, please contact the Accounting Department at Southview Property Management Inc. 604-270-8811.

8. GENERAL DISCUSSION

a). Gas fireplace Income

A great deal of discussion then took place in respect to the conclusion of the voluntary gas surcharge payments from the 3 owners who had gas fireplaces.

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. 2.

08/28/12 Prepared By:

Southview Property Management Inc.,

#110 - 7580 River Road, Richmond, BC V6X 1X6 Phone: 604-270-8811 Fax: 604-270-0881

E Mail: southview@telus.net

Property Manager: Kevin D. Green

While the owners understood this was the legal avenue to take, many owners advised that morally and ethically they believed it was not. As this discussion became circular it was concluded.

b). Holiday – Partial Suite Rentals

A great deal of discussion also took place in respect to owners renting out their suites as holiday/short term rentals, renting out rooms or parts of their units for short periods of time.

While the Property Manager advised that currently there was no Bylaw prohibiting this, several owners spoke in relation to wear and tear on the building, the elevator use, paint touch ups, use of facilities and utilities that are common, security and many other concerns. The Council noted that this would be reviewed in the future.

c). Cigarette butts

Owners are advised that many units are finding cigarette butts and other debris on their patio and balcony areas, which have been coming from upper units in the building. Residents are advised that this is a serious fire and safety concern and these types of practices should cease immediately.

d). Council Appreciation

A special thank you and acknowledgement for many years of service as a Council Member was then offered to Terry Ireland, who has sold his strata lot. Thank you Terry and we wish you all the best.

9. ELECTION OF COUNCIL

Additional positive comments were then offered for the outgoing Strata Council for a job well done and for the many volunteer hours put in on behalf of the general ownership for the Strata Corporation.

Further positive comments were offered to the many volunteers who helped out in the gardens and around other areas of the complex also.

The Property Manager noted that at this time all current Council Members must resign and it was the obligation of the ownership present to elect a new Strata Council, which must consist of a minimum of three (3), maximum of seven (7) members.

The roles, responsibilities, and duties of a Strata Council Member for the residential positions were then explained by the Property Manager, along with the nomination procedure. At the end of this process the following owners were then nominated to the Strata Council as follows:

Laurie Ford	Unit #304
Per Hansen	Unit #801
Ian Braidwood	Unit #601
John Rose	Unit #503

Please keep these minutes as a permanent record of the Strata Corporation's business. Replacement of 3. Minutes, Rules and Regulations or Bylaws will be at the expense of the Owner.

08/28/12 Prepared By:

Southview Property Management Inc.,

#110 - 7580 River Road, Richmond, BC V6X 1X6 Phone: 604-270-8811 Fax: 604-270-0881

E Mail: southyview@telus.net

Property Manager: Kevin D. Green

Joanne Lord Unit #203

There being no further nominations, it was then Moved and Seconded to close nominations. 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.

The Property Manager then noted that the above nominations to the Strata Council were declared elected to the Strata Council by acclamation. An appropriate round of applause was then offered to the newly and duly appointed Strata Council Members for the 2012/2013 fiscal year as follows:

Laurie Ford
Ian Braidwood
Joanne Lord
John Rose
Per Hansen
Judy McVeigh

There being no further discussion it was then Moved and Seconded to terminate the meeting at 8:05 P.M.

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

A brief meeting was then held with the newly elected Strata Council Members and the Property Manager to discuss a few issues with respect to the Strata Corporation, elect Council Officers and review a few minor items.

With respect to Council Officers, the roles, responsibilities and duties of a Strata Council Member Officer along with the Officer positions was then reviewed in detail and explained by the Property Manager. At the end of this process the following Strata Council Members were then declared elected by acclamation to the enclosed Officer positions.

Per Hansen	President
Joanne Lord	Vice-President
Ian Braidwood	Secretary
Laurie Ford	Treasurer

Appropriate congratulations were then offered for the newly appointed Strata Council Officers.

10. ADJOURNMENT

There being no further business it was then Moved and Seconded to adjourn the meeting at 8:08 P.M.

The next meeting of the Strata Council was tentatively scheduled for October 22, 2012.

Minutes/280AGMAug12

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. 4.