

**MINUTES OF THE ANNUAL GENERAL MEETING  
OF THE OWNERS, STRATA PLAN LMS 280 CHATEAU COMOX  
HELD ON THURSDAY OCTOBER 21, 2021 AT 7:00 PM  
WITHIN THE PARKADE AT 1272 COMOX STREET, VANCOUVER, BC**

**1. CALL TO ORDER**

The Strata Council President Mr. Don Davidson, called the meeting to order at 7:00 P.M.

Mr. Davidson then welcomed everyone present, including the Property Manager representing Southview Property Management Inc., Mr. Edward Jang.

**2. CALLING OF THE ROLL AND CERTIFICATION OF PROXIES**

The attendance register confirmed at the time of commencement of the meeting there were 9 eligible voters in attendance and 10 represented by proxy for a total of 19. The quorum requirements had been achieved and the meeting proceeded.

Approximately 15 minutes into the meeting, an owner attended the meeting late, therefore the meeting had 10 eligible owners and 10 represented by proxy for a total of 20

**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 September 28, 2021 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 19 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

**4. MINUTES OF THE ANNUAL GENERAL MEETING HELD ON OCTOBER 26, 2020**

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 October 26, 2020 as previously circulated.

There being no discussion, question was called and the Chair then declared the **MOTION CARRIED** with the result being 19 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

**5. ACKNOWLEDGEMENT OF RECEIPT OF CERTIFICATE  
OF INSURANCE COVERAGE**

Property manager noted summary of coverage of strata insurance is included with AGM agenda package as required 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. The Corporation's insured value is \$9,108,000.00.

Property manager reported that the strata insurance deductible coverage has been steadily increasing since 2018. The current deductible was water loss damage and water sewer are \$100,000.00.

**Southview Property Management Inc.,  
#110 – 7580 River Road, Richmond, BC V6X 1X6 Phone: 604-270-8811 Fax: 604-270-0881  
Email: [jang\\_edward@telus.net](mailto:jang_edward@telus.net) Property Manager: Edward Jang, CPRPM**

Property manager strongly recommends all owners to review strata insurance coverage page with each owner's insurance provider to confirm sufficient coverage for deductible and betterments to units.

**Owners are reminded to ensure they have personal insurance to cover any and all deductibles or amounts up to any deductible of the Strata Corporation's insurance policy – noting that the water damage deductible is currently \$100,000.00. Deductibles are charged back to Owners when the loss originates from within an Owner's unit.**

**6. PRESIDENT'S REPORT**

President's report was emailed to all owners in advance of the Annual General Meeting. President's report is also attached to these minutes.

**7. APPROVAL OF THE PROPOSED ANNUAL OPERATING BUDGET**

It was **Moved and Seconded** to adopt the proposed annual Operating Budget for the 2021 /2022 fiscal year as presented.

The Property Manager and the Strata Council then addressed the general ownership with respect to the proposed annual Operating Budget which will require no increase in monthly strata fees.

Discussion

The floor was then opened for discussion on the Operating Budget and owners then briefly queried the Strata Council on items relating to the proposed strata fees, the Contingency Reserve Fund, landscaping, repairs and maintenance, handling of any surplus and other financial items.

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 17 IN FAVOUR, 2 OPPOSED, 1 ABSTAINED.

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

**8. RESOLUTION "A"**

Strata Corporation ended the fiscal year 2020-2021 with a deficit of \$11,764.49. The deficit is mainly due to window replacement and repair/replacement of the sump pump. Strata Corporation Contingency Reserve fund balance as of August 31, 2021 is \$102,842.91

**BE IT RESOLVED** that the Strata Corporation LMS280 authorize the Strata Council to expense the amount of \$11,764.49 from the Contingency Reserve Fund for the purpose of offsetting the fiscal year end 2020-2021 deficit of \$11,764.49

**MOVED and SECONDED** to approve Resolution as presented  
**MOTION CARRIED** with the result being 20 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

**9. MAJORITY RESOLUTION "B"**

A majority resolution is being presented to the owners tonight to obtain approval to proceed with EV ready plan for Strata Plan LMS280.

Strata council reported a survey was previously circulated to the owners to obtain owners interest regarding

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electric vehicle chargers.

The survey noted a majority of owners (18) express an interest.

**PREAMBLE:**

Strata council wish to complete an EV ready plan for Strata Plan LMS280.

**BE IT RESOLVED** that the Strata Corporation LMS280 authorize the Strata Council to complete an EV ready plan from an electrical contractor at an expected cost of \$4,500.00 with a 75% rebate up to \$3,000.00 from BC Hydro. The remaining cost not exceeding \$1,500.00 to be expensed from the operating budget.

**MOVED** and **SECONDED** to approve Resolution "B" as presented

**MOTION CARRIED** with the result being 17 IN FAVOUR, 3 OPPOSED, 0 ABSTAINED.

**10. 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.

All current Council Members 'resigned' and the ownership present had to elect a new Strata Council, which must consist of a minimum of three (3) maximum of five (5) members.

At the end of the nominating process, the following owners were then nominated to the Strata Council as follows:

Don Davidson	Unit #302
Louise Hibbs	Unit #601
Adriaan de Vries	Unit #404
Kevin Wice	Unit #701
Kim Adamson	Unit #204

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 20 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

The following nominations were then declared elected to the Council as follows:

Don Davidson	Unit #302
Louise Hibbs	Unit #601
Adriaan de Vries	Unit #404
Kevin Wice	Unit #701
Kim Adamson	Unit #204

A brief meeting was then held with the newly elected Strata Council Members and the Property Manager to elect Council Officers.

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At the end of this process, the following Strata Council Members were then declared elected by acclamation to the following Officer positions.

Don Davidson	President
Louise Hibbs	Garden
Adriaan de Vries	Secretary
Kevin Wice	Treasure & Vice-President

**11. ADJOURNMENT**

There being no further business, it was then **Moved and Seconded** to adjourn the meeting at 7:55 P.M.

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October 16, 2021

MEMO TO ALL OWNERS/RESIDENTS

LMS 280 Chateau Comox

President's Report for Fiscal Year 2020/2021

Owners and neighbors. Thank you for again giving me the opportunity to work with you, and our Council, during this past year as President of the Strata.

First, I thank my fellow Council members for all of their work and collaboration over these past 12 months. As you will recall, at our last AGM, we reduced the size of Council from 7 to 5 members. This has been a positive move and Council functions well.

Covid 19 continues and our response continues. We thank all of you for your efforts in doing your part in helping to contain this virus. Wearing a mask in common areas and limiting the use of our roof top garden, to residents only, help to keep all of us safe. Continued mask wearing in our common areas is still recommended.

A few major accomplishments during these last 12 months follow:

-It took about 8 months and 3 potential suppliers but we finally got our west side gate (at the alley) installed as well as additional fencing between our west side gate and our neighbours (formerly the Bonnis property). This has completely eliminated the pedestrian traffic that would use the west side garden area as a shortcut to and from Comox Street to the alley. We continue our focus on security.

-We completed a major project on our sump pump system, including cleaning and replacement of several components that had aged out including pumps and floats/sensors. This was a major item in our depreciating report and it was completed successfully.

-Once again, we did a window replacement project as some units had experienced window failure. Four owner/residences were impacted and the work was completed successfully.

-A task force has been set up to investigate the best way forward to accommodate electric vehicles. We need to determine if this should be an individual initiative or a building wide response. Chris Clark is leading this project with help from Kevin Wice and Iain Braidwood. They are all to be thanked for their commitment and for the hours that they have already dedicated to this task. Development of an EV Ready plan is the first step in moving forward.

-Our garden continues to be the pride and joy of our block of Comox Street. Thanks again to Louise Hibbs who takes this on and does so much of the heavy lifting herself. Thanks also to those other residents who have stepped up to help Louise with on-going watering, and other projects.

-Thanks, as well to those volunteers who continue to cut our lawn, weed, water and trim the edges. In the past we paid a garden service about \$260.00 per month to maintain our lawn and gardens. This year, with the help of our volunteers, we paid about \$60.00 per month. Well done!

I look forward to seeing you at our October 21st AGM. Like last year it will be held in our Level 1 parking area.

Don Davidson,  
President Strata Council