

**MINUTES OF THE SPECIAL GENERAL MEETING
OF THE OWNERS, STRATA PLAN LMS280 “CHATEAU COMOX”
HELD ON MONDAY MARCH 21, 2022 AT 7:00 PM
WITHIN THE PARKADE**

1. CALL TO ORDER

The meeting was called to order at 7:00 P.M. by Don Davidson

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 9 represented by proxy for a total of 18. 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 February 22, 2022 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.

MOTION CARRIED

4. RESOLUTION A – BYLAW AMENDMENT-ELECTRONIC ATTENDANCE

BE IT RESOLVED as a $\frac{3}{4}$ vote resolution of the Owners, Strata Plan LMS280, Chateau Comox, (“the strata corporation”) that the bylaws of the strata corporation be amended as follows, such amendment to be effective upon the filing of an amendment to the bylaws in prescribe form at the Land Title Office

Electronic Attendance at Meetings

1] A person who is eligible to vote, may attend a council meeting, an Annual or Special General Meeting by electronic means so long as the person and the other participants can communicate with each other.

2] If a council meeting, an Annual or Special General Meeting is held by electronic means with a person, the person is deemed to be present in person for the purposes of the meeting.

3] In the event that an eligible voter attends a council meeting, an Annual or Special General Meeting by electronic means, the strata corporation has no obligation to make provision for a secret ballot for that particular voter.

MOVED and SECONDED to approve Resolution A as presented.

MOTION CARRIED

18 Yes

Strata council explained/clarified this bylaw will allow strata council to hold meetings virtually

5. RESOLUTION B – BYLAW AMENDMENT USER FEE

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.

BE IT RESOLVED as a $\frac{3}{4}$ vote resolution of the Owners, Strata Plan LMS280, Chateau Comox, (“the strata corporation”) that the bylaws of their strata corporation be amended as follows, such amendment to be effective upon the filing of an amendment to the bylaws in prescribe form at the Land Title Office

User Fees for Private Consumption of Common Property / Goods

1] Gas Consumption

(a) User fees shall be imposed for a strata lot’s use of natural gas (“Gas User Fee”) as long as such fee is reasonable.

ai]. The Gas User Fee shall be set out in the Strata Corporations’ rules and amended on a yearly basis on the Monday before that year’s annual general meeting.

(b) The Gas User Fee payable shall be applied to a strata lot that is subject to the Gas User Fee on the 1st of each month, payable immediately.

Owners were explained/clarified the need to present this bylaw amendment, which would allow strata council to charge a user fee.

It was noted that the original developer had installed three gas fireplaces and the gas consumption was connected to the common Fortis gas account

It was also noted that the two units had replaced their original electric stove and replaced with a gas cooktop/stove. The gas consumption for the replaced gas cooktop/stove is connected to the common Fortis gas account. Strata council is presenting Resolution B -Bylaw amendment allowing strata council to charge a user fee for gas consumption as owners should not be paying for gas consumption for the gas cooktop/stove. The replaced appliance is considered a betterment to the strata corporation.

Property manager confirmed that both bylaws presented were drafted by strata legal counsel.

An owner pointed out that another owner was recording the meeting without the approval of strata council or owners.

MOVED and **SECONED** to approve Resolution B as presented.

MOTION CARRIED

15 Yes

2 No

1 abstention

6. RESOLUTION C –MAJORITY VOTE

BE IT RESOLVED as a majority vote resolution of the Owners, Strata Plan LMS280, Chateau Comox, (“the strata corporation”) that the rules of the strata corporation be amended as follows:

Rule 13 USER FEE

(1) Pursuant to bylaw User Fees for Private Consumption of Common Property/Goods the Strata Corporation sets the user fees as follows:

(a) For strata lots that have gas fireplaces: \$32.00 per month;

We will calculate the annual gas fireplace charge by taking our annual strata gas bill and multiply it by 3.25%. To get the monthly suite/unit charge this amount will be divide by 12.

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.

- (b) For strata lots that have gas appliances: \$12.50 per month;
We will calculate the annual gas stove charge by taking our annual strata gas bill and multiply it by 1.27%. To get the monthly suite/unit charge this amount will be divided by 12.

Rule 8 GARBAGE DISPOSAL

- (1) All small household garbage shall be properly contained in secured bags and deposited in the **designated** bins located in the garbage room.
- (2) Compostable foodstuffs, bottles, cans, cartons, paper products, etc. must be recycled as per City of Vancouver by-laws.
- (3) The foodstuff bin is not for waxed cardboard, nor non-biodegradable bags,
The yellow lid to the Compost bin is closed at all times to contain odours,
- (4) All glass is in the separate smaller blue bin,
- (5) Plastic, metal and tetra pack containers of 1 liter or more in size must be flattened to accommodate the size of the bin this includes prepared food clam shells.
- (6) Cardboard boxes must be properly collapsed or flattened before placement in bins, including cut down to a size of 50cm X 50cm [20" X20"].
- (7) Any waste material other than the above and especially including toxic, paint cans, poison and renovation or industrial wastes, must be properly disposed of at appropriate disposal sites i.e. municipal dump.

City Of Vancouver SOLID WASTE BY-LAW NO. 8417

<https://bylaws.vancouver.ca/8417c.pdf>

Recycle BC which handles the recycling programs in BC

<https://recyclebc.ca/what-can-i-recycle/#1576187830689-9a446819-0c25>

Rule 11 RENOVATION GUIDELINES

12] All construction / renovation Material and Supplies and Waste and Debris must be transported into the building and out of the building by way of parking level P2 via the alley [Jepson-Young Lane] and not through the Building Lobby entrance.

13] Contractor Requirements:

- a] Unit owner must complete and submit Southview Assumption of Liability form for all work to be completed when requesting unit renovations;
- b] Unit owner must provide a copy of their contractor current WCB Clearance Letter. Without WCB coverage, the contractor is not allowed to work in Chateau Comox;
- c] Unit owners must submit a copy of their contractor current Liability Insurance Certificate
- d] If the Unit Owner is completing own renovations, owner must submit a copy of unit owner's current Liability Insurance Certificate and the relevant City of Vancouver permit.

After a brief discussion, it was **MOVED** and **SECONDED** to approve by majority vote Resolution C as presented.

MOTION CARRIED

16 Yes

2 No

Addenda suggested for Rule 11.

14] No renovation work [preparation or other], will be executed in common areas such as the hallways, stairways or parkades.

15] With regards to building security, no door to the exterior is to be propped open and left unattended.

Strata Council will consider these addenda [and others brought forward through the prescribed procedure] and may bring them forward to the Annual General Meeting for ratification.

7. ADJOURNMENT

There being no further business it was then **MOVED and SECONDED** to adjourn the meeting at 7:40 P.M.
MOTION CARRIED

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