

**MINUTES OF THE SPECIAL GENERAL MEETING
FOR STRATA PLAN LMS 280 “CHATEAU COMOX”
HELD ON THURSDAY, AUGUST 21, 2023 AT 7:00 P.M.
IN THE MEETING ROOM, 1272 COMOX STREET**

1. CALL TO ORDER

The meeting was called to order at 7:05 P.M. The meeting was chaired by the Property Manager upon request of the strata council.

2. CALLING OF THE ROLL AND CERTIFICATION OF PROXIES

The attendance register confirmed at the time of commencement of the meeting that there were 7 eligible voters in attendance and 11 represented by proxy for a total of 18 voters. 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 July 31, 2023, complied with all appropriate notice requirements in accordance with the Bylaws of the Strata Corporation and the Strata Property Act. MOTION CARRIED.

4. RESOLUTION “A” – BYLAW AMENDMENT (3/4 vote) & RULE AMENDMENT (majority vote)

Discussion of the Proposed Bylaws and Rules.

Owners observed typos, numbering errors, and other errors, several of them having significant implications. There was a lengthy discussion with focus on the document shared with owners and given to SC upon request. Opinions, preferences and highlight requests along with the errors mentioned above, were presented by an owner.

Strata rushed to get these Bylaws and Rule changes through to the owners, especially in light of the EV Charger infrastructure being installed, and did not have enough “eyes” review the proposed changes. During the process of “cutting & pasting” our old sets of Bylaws, some numbering errors and typos were overlooked. Thank you to those owners that brought this to our attention.

In the end, Strata felt it important that the final set of Bylaws and Rules should be perfect before approval and filing with Land Title, so the proposed resolution was rescinded, and no vote took place at the SGM. With the AGM just around the corner in October, Strata Council believed that the vote could wait until then to approve the proposed revised Bylaws and Rules.

5. ADJOURNMENT

There being no further business it was then MOVED and SECONDED to adjourn the meeting at 7:30 PM. MOTION CARRIED.