

MINUTES OF ANNUAL GENERAL MEETING GREENWICH ON 5TH – LMS 4180

Held: Monday, February 11th, 2008 @ 7:30 pm

Location: Emily Carr Institute – Room 245 - 1399 Johnston St, Vancouver, BC

INTRODUCTION

Gary Thandi, the council president, welcomed all of the owners to the meeting and thanked them for their attendance. He introduced the council and advised the owners present he would be chairing the meeting with the assistance of Lyndon King from AWM-Alliance Real Estate Group Ltd. AWM-Alliance Real Estate Group Ltd. will be minuted as AWM.

PRESIDENT'S REPORT

The president of the council gave a report regarding the work completed over the year. The president advised overall it was a good year as a lot of work was completed, and that there was a great deal of cooperation between the council members. Special thanks was given to the landscape committee for their hard work over the year.

LANDSCAPE REPORT

Adam Vasilevich of the landscape committee reviewed with owners in attendance the work completed over the past year as well as other improvements to be completed in the upcoming year.

CALL TO ORDER

The Annual General Meeting of Strata Corporation LMS 4180 was called to order at 7:35 pm.

ATTENDANCE

A total of 23 owners were represented at the meeting in person or by proxy. In order to conduct business at a General Meeting at least thirty-three percent (33%) of the persons entitled to vote must be present in person or by proxy. If, within one half hour from the time appointed for a General Meeting, a quorum of 1/3 of the Strata Corporation's votes is not present in person or by proxy, those eligible voters present in person or by proxy shall constitute a quorum and the meeting shall be called to order. As quorum was not reached within the allowable time from the time appointed, the owners represented at the meeting were deemed as quorum.

It was **MOVED, SECONDED** to accept the certification of quorum.

MOTION CARRIED UNANIMOUSLY

CERTIFICATION OF PROXIES

It was **MOVED, SECONDED** to accept the proxies received as validated and certified.

MOTION CARRIED UNANIMOUSLY

PROOF OF NOTICE

AWM reviewed the proof of notice requirements as per the Strata Property Act for the owners. There were no returns of the advanced meeting notice that had been previously sent to owners by mail.

It was **MOVED, SECONDED** to accept the proof of notice as circulated on January 22, 2008.

MOTION CARRIED UNANIMOUSLY

APPROVAL OF THE AGENDA

The agenda was reviewed for the owners present.

It was **MOVED, SECONDED** to approve agenda as circulated.

MOTION CARRIED UNANIMOUSLY

APPROVAL OF MINUTES

As per the Strata Property Act, the minutes from the last general meeting must be approved at the subsequent meeting.

It was **MOVED, SECONDED** to approve the minutes from the last Annual General Meeting held on February 21, 2007 as circulated.

MOTION CARRIED UNANIMOUSLY

CERTIFICATE OF INSURANCE

The Property Manager provided a brief review of the current insurance policy in place for the owners present. Owners are requested to ensure that they have a homeowner's insurance policy. It was noted any alterations to a strata lot including, but not limited to, flooring, window coverings, walls (excluding paint), etc. is considered an alteration or betterment. Once an alteration has been approved by council, the individual owner is responsible to ensure these alterations or betterments are insured under their homeowner's insurance policy.

APPROVAL OF THE BUDGET FOR 2008

AWM reviewed the budget for the 2008 fiscal year. The budget calls for an increase to the strata management fees which is retroactive to January 1, 2008.

It was noted the budget includes an allowance for the painting of a few floors over the course of the year. This has not been budgeted for in the past.

Owners in attendance discussed the need for ALL residents to recycle properly. This includes the washing out of recyclables as well as making sure the recyclables are placed in the proper recycling container.

Please ensure to flatten boxes before depositing same into the bin. Your cooperation is appreciated and expected.

The Property Manager and the new Council were directed to place signage to direct residents on how to recycle.

Following more discussion was **MOVED, SECONDED** to approve the budget for the fiscal year January 1, 2008 to December 31, 2008 for Strata Plan LMS 4180.

MOTION CARRIED UNANIMOUSLY

*****All Owners are advised there is an increase in the maintenance fees, which is retroactive to January 1, 2008. For convenience, we have provided the attached Pre-Authorized Debit form for automatic payments to fill in and send to AWM-Alliance Ltd. Those owners who are already on the Pre-Authorized debit form need not do anything, as the payment will automatically continue or adjust as necessary for March 1, 2008. Please see the attached maintenance fee schedule for further details should you be providing post-dated cheques. Note the maintenance fee schedule attached will be considered as the official fees for the next fiscal year.**

¾ VOTE RESOLUTION – TRANSFER SURPLUS/DEFICIT

Be It Resolved:

That the Owners Strata Plan LMS4180 agree to transfer any year ending surplus to the contingency reserve fund or should there be a deficit for the year that the deficit be withdrawn from the contingency reserve fund.

It was noted that the year ended with a surplus in the amount of \$10,855.69.

It was **MOVED, SECONDED** to approve a ¾ Vote Resolution to transfer the operating surplus to the contingency fund as noted above.

MOTION CARRIED UNANIMOUSLY

¾ VOTE RESOLUTION – EXTERIOR TRIM PAINTING

Be It Resolved:

The Owners Strata Plan LMS4180 agree to paint the white exterior trim of both buildings at a cost of \$60,000.00 which will be withdrawn from the contingency reserve fund. Following discussion it was **MOVED, SECONDED**.

MOTION CARRIED UNANIMOUSLY

ELECTION OF COUNCIL

The Property Manager advised that the existing council must resign however is eligible for re-election. The outgoing council was thanked for their efforts over the year and this was echoed by the owners in attendance. The floor was then opened for nominations.

The following owners/representatives were nominated/volunteered for the strata council for the coming year.

Gary Thandi	Jim Dobson
Eric Douglas	
Joyce Connors	
Adam Vasilevich	

The floor was then closed for nominations. The owners above were declared the Strata Council for 2008 by acclamation.

NEW BUSINESS

AWM advised this was the point in the meeting for the owners to bring forward any concerns which the owners wished the strata council to address for the next fiscal year.

- **Carpet Replacement for the Lobby Stairs**— It was suggested that the council review the possibility of replacing the carpet on the lobby stairs. Council to review costs and advise owners through the minutes the feasibility of this as it was not budgeted for in this year's budget. The Property Manager was also requested to review the doors at the bottom of the stairs in both lobbies as these doors are not closing all the time. It was noted however that the pressurization in the building is the root of the problem. Further investigation to be done.
- **Hallway Temperature**—The Property Manager was requested to check on the temperatures of the hallways.
- **Rooftop Fans**—It was reported that the rooftop fans have become noisy. It was noted that the fans are being looked at and will be repaired as needed.
- **Garage Gate**—Residents are requested to please ensure that they wait for the garage gate to close when coming and going from the underground parkade.

ADJOURNMENT/NEXT MEETING

There being no further business, the meeting was adjourned at 8:15 pm. The next meeting of council will be held Monday, March 10, 2008 at 6:30 pm in unit 108-1858.

The minutes were taken and respectfully submitted by Lyndon King of AWM-Alliance, (604) 685-3227.

Owners are reminded to keep these documents for their future reference in the event that they wish to sell their suite. Please note that any replacement copies must be purchased from AWM-Alliance.

Greenwich on 5th - LMS 4180
APPROVED Maintenance Fees
January 1, 2008 - December 31, 2008

Strata Lot	Suite #	U.E.	Old Fee	New Fee	Catch up fee Jan'08-Feb'08
11	101 EAST	944	\$283.56	\$292.82	\$18.52
1	102	728	\$218.68	\$225.82	\$14.28
2	103	487	\$146.29	\$151.06	\$9.54
3	104	630	\$189.24	\$195.42	\$12.36
4	105	715	\$214.78	\$221.78	\$14.00
5	106	623	\$187.14	\$193.25	\$12.22
6	107	651	\$195.55	\$201.93	\$12.76
7	108	835	\$250.82	\$259.01	\$16.38
8	109	864	\$259.53	\$268.00	\$16.94
9	110	694	\$208.47	\$215.27	\$13.60
10	111	714	\$214.47	\$221.47	\$14.00
22	201	946	\$284.16	\$293.44	\$18.56
12	202	729	\$218.98	\$226.13	\$14.30
13	203	836	\$251.12	\$259.32	\$16.40
14	204	636	\$191.04	\$197.28	\$12.48
15	205	725	\$217.78	\$224.89	\$14.22
16	206	622	\$186.84	\$192.94	\$12.20
17	207	719	\$215.98	\$223.03	\$14.10
18	208	840	\$252.32	\$260.56	\$16.48
19	209	876	\$263.14	\$271.72	\$17.16
20	210	695	\$208.77	\$215.58	\$13.62
21	211	717	\$215.38	\$222.40	\$14.04
33	301	955	\$286.87	\$296.23	\$18.72
23	302	732	\$219.88	\$227.06	\$14.36
24	303	836	\$251.12	\$259.32	\$16.40
25	304	636	\$191.04	\$197.28	\$12.48
26	305	722	\$216.88	\$223.96	\$14.16
27	306	624	\$187.44	\$193.56	\$12.24
28	307	721	\$216.58	\$223.65	\$14.14
29	308	845	\$253.83	\$262.11	\$16.56
30	309	874	\$262.54	\$271.10	\$17.12
31	310	697	\$209.37	\$216.20	\$13.66
32	311	716	\$215.08	\$222.09	\$14.02
44	401	949	\$285.07	\$294.37	\$18.60
34	402	734	\$220.48	\$227.68	\$14.40
35	403	819	\$246.02	\$254.04	\$16.04
36	404	638	\$191.65	\$197.90	\$12.50
37	405	712	\$213.87	\$220.85	\$13.96
38	406	625	\$187.74	\$193.87	\$12.26
39	407	724	\$217.48	\$224.58	\$14.20
40	408	832	\$249.92	\$258.08	\$16.32
41	409	863	\$259.23	\$267.69	\$16.92
42	410	695	\$208.77	\$215.58	\$13.62
43	411	719	\$215.98	\$223.03	\$14.10
53	101 WEST	941	\$282.66	\$291.89	\$18.46
45	102	728	\$218.68	\$225.82	\$14.28
46	103	485	\$145.69	\$150.44	\$9.50
47	104	628	\$188.64	\$194.80	\$12.32

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APPROVED Maintenance Fees
 January 1, 2008 - December 31, 2008

Strata Lot	Suite #	U.E.	Old Fee	New Fee	Catch up fee Jan'08-Feb'08
48	105	709	\$212.97	\$219.92	\$13.90
49	106	618	\$185.64	\$191.70	\$12.12
50	109	866	\$260.13	\$268.62	\$16.98
51	110	696	\$209.07	\$215.89	\$13.64
52	111	716	\$215.08	\$222.09	\$14.02
64	201	942	\$282.96	\$292.20	\$18.48
54	202	728	\$218.68	\$225.82	\$14.28
55	203	831	\$249.62	\$257.77	\$16.30
56	204	636	\$191.04	\$197.28	\$12.48
57	205	724	\$217.48	\$224.58	\$14.20
58	206	623	\$187.14	\$193.25	\$12.22
59	207	718	\$215.68	\$222.71	\$14.06
60	208	842	\$252.92	\$261.18	\$16.52
61	209	878	\$263.74	\$272.34	\$17.20
62	210	696	\$209.07	\$215.89	\$13.64
63	211	715	\$214.78	\$221.78	\$14.00
75	301	952	\$285.97	\$295.30	\$18.66
65	302	728	\$218.68	\$225.82	\$14.28
66	303	831	\$249.62	\$257.77	\$16.30
67	304	636	\$191.04	\$197.28	\$12.48
68	305	724	\$217.48	\$224.58	\$14.20
69	306	623	\$187.14	\$193.25	\$12.22
70	307	718	\$215.68	\$222.71	\$14.06
71	308	842	\$252.92	\$261.18	\$16.52
72	309	878	\$263.74	\$272.34	\$17.20
73	310	698	\$209.67	\$216.51	\$13.68
74	311	716	\$215.08	\$222.09	\$14.02
86	401	952	\$285.97	\$295.30	\$18.66
76	402	733	\$220.18	\$227.37	\$14.38
77	403	817	\$245.41	\$253.42	\$16.02
78	404	639	\$191.95	\$198.21	\$12.52
79	405	715	\$214.78	\$221.78	\$14.00
80	406	624	\$187.44	\$193.56	\$12.24
81	407	719	\$215.98	\$223.03	\$14.10
82	408	830	\$249.32	\$257.46	\$16.28
83	409	870	\$261.34	\$269.86	\$17.04
84	410	698	\$209.67	\$216.51	\$13.68
85	411	717	\$215.38	\$222.40	\$14.04
87	2150	1334	\$400.71	\$413.79	\$26.16
88	2154	651	\$195.55	\$201.93	\$12.76
89	2156	822	\$246.92	\$254.97	\$16.10
90	2158	787	\$236.40	\$244.12	\$15.44
Sub-Total Monthly		67868	\$20,386.57	\$21,051.86	\$1,330.58
Total Annual					

CUSTOMER PRE-AUTHORIZED DEBIT PLAN AUTHORIZATION

PAYEE	
Company Name: AWM - Alliance Real Estate Group Ltd.	
IN TRUST	
Address: 540-220 Cambie Street	
City: Vancouver	
Province: B.C.	Postal Code: V6B 2M9
Telephone Number: 604-685-3227	
Fax Number: 604-893-1721	

FINANCIAL INSTITUTION	
Name:	
Address:	
City:	
Province:	Postal code:
Telephone Number:	

ACCOUNT HOLDER	
Surname:	
First Name:	
Address:	
City:	
Province:	Postal Code:
* Address (Strata fees paying for)	
Telephone Number:	
Fax Number:	
Account #:	
Inst #: (3 digit #)	Transit #: (5 digit#)

INFORMATION

PLEASE FULLY COMPLETE ALL SECTIONS OF THE FORM AND ATTACH A VOID CHEQUE AND RETURN TO OUR OFFICE 10 DAYS BEFORE THE FIRST OF THE MONTH WHEN YOUR FIRST PAYMENT SHALL START. FORMS RECEIVED AFTER THIS DATE MAY NOT BE PROCESSED UNTIL THE FOLLOWING MONTH

I/We as the account holder(s), authorize the Payee and the above noted financial institution to debit my/our account, at the above indicated branch of the financial institution, under terms and conditions agreed to by me/us with the Payee until such time as written notice to the contrary is given by me/us the Payee.

The branch of the financial institution at which I/We maintain the account is not required to verify that the payment(s) are drawn in accordance with this authorization.

A debit, in paper, electronic or other form in the amount of \$_____, with a reasonable latitude for adjustments may be drawn on my/our account_____beginning_____. (Note Information box above)

I/We will notify the Payee in writing of any changes in the account information or termination of this authorization prior to the next due date of the pre-authorized debit.

Items charged will be reimbursed subject to notification by me/us to the branch of account within 90 days under any of the following conditions.

- (a) I/We never provide the authorization to the Payee
- (b) The pre-authorized debit was not drawn in accordance with this authorization
- (c) My/Our authorization was revoked
- (d) The debit was posted to the wrong account due to invalid/incorrect account information supplied by the Payee

I/We understand that a written declaration to this effect must be given to my/ our financial institution.

I/We acknowledge that delivery of this authorization to the Payee constitutes delivery by me/us to the above noted financial institution.

Signature of Account Holder

Date

Signature of Account Holder

Date

Office Use Only

Building Code:

Date Received:

Date Entered: