The Wynford Group

Airport Square, 815 – 1200 West 73rd Avenue, Vancouver, B.C., Canada V6P 6G5 ♦ 604-261-0285 ♦ FAX 604-261-9279
PROPERTY MANAGEMENT SERVICES

MINUTES OF THE SPECIAL GENERAL MEETING OF THE OWNERS, STRATA PLAN LMS 4071 – THE EUROPA, HELD ON THURSDAY, AUGUST 23rd, 2007, AT 7:00 P.M., IN THE LOBBY, 63 KEEFER PLACE, VANCOUVER, B.C.

In Attendance: Thirty-five Strata Lots represented in person.
Seven Strata Lots represented by Proxy.
The Owner of two Strata Lots joined the meeting after it had been called to order.
Forty-four in total.

Property Manager: Geraldine M. Svisdahl The Wynford Group

Concierge/Translator: Dominic Wong

1. CERTIFICATION OF PROXIES

The Property Manager advised that the Proxies were certified to be correct. As there was not a Quorum of Owners present in person or by Proxy, the meeting start time was delayed by one 1/2 hour, in accordance with the Strata Corporation Bylaws.

2. CALL TO ORDER

The Council President, Fern Jeffries, called the meeting to order at 7:34 p.m.

3. ELECTION OF CHAIRPERSON

This was not necessary, as the Council President was in attendance and had taken the Chair.

4. FILING PROOF OF NOTICE OF MEETING

The Property Manager confirmed that the Notice of the Special General Meeting was mailed and / or hand delivered to all Owners of record on / before August 3rd, 2007, in accordance with the *Strata Property Act*.

5. APPROVAL OF THE AGENDA

It was **MOVED** and **SECONDED** (Richards TH #7 / Frank #1902) to approve the Agenda. **CARRIED UNANIMOUSLY**.

6. APPROVAL OF PREVIOUS GENERAL MEETING MINUTES

It was **MOVED** and **SECONDED** (Tulev #2709 / Clark #2209) to approve the Minutes of the Annual General Meeting held on March 29th, 2007. **CARRIED UNANIMOUSLY**.

7. APPROVAL OF 3/4 VOTE RESOLUTIONS #1, #2, & #3

3/4 VOTE RESOLUTION #1

It was **MOVED** and **SECONDED** (Pavan TH #9 / Frank #1902) to approve 3/4 Vote Resolution #1.

WHEREAS the Owners of both the Strata Lots on the 27th Floor, Strata Lot 184 and 185, have requested permission to improve the common property that is the walls of their balconies by scraping off some of the opaque glass coating and removing some of the metal panels; and

WHEREAS the Owners of Strata Lots 184 and 185 have provided Council with a written assessment from a Registered Professional Engineer to the effect that there is no structural reason why this work cannot proceed; and

WHEREAS the Owners undertake to absorb all costs of this work; and

WHEREAS the exterior view of the tower from the street will be balanced, with no reduced aesthetic value;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan LMS 4071, The Europa, to approve a change to the common property roof top balcony walls by removal of both some of the metal panels, and of the opaque paint on some of the glass panels.

Discussion ensued:

- Will the work involved inconvenience other Residents? – There will be no impact on the Residents in the building.
- How long will the work take? – About 100 hours, as it is going to be done by one of the Owners concerned.
- It was suggested that other Owners in the building might ask for the same thing with respect to balcony glass and it was noted that balcony glass is etched and is completely different than the glass on the penthouse roofs, which is simply latex paint painted onto the glass.
- Symmetry of the entire exterior of the building is important.

A Motion to split the 3/4 Vote into two votes was not seconded.

- The Owners still have to obtain City approval.

The question was called and the Motion was **CARRIED**. **Thirty-eight in favour, four opposed, two abstentions**.

3/4 VOTE RESOLUTION #2

It was **MOVED** and **SECONDED** (Dennison #708 / Richards TH 7) to approve 3/4 Vote Resolution #2.

WHEREAS the Strata Corporation has been asked to participate in the 2010 Olympic Banner Project; and

WHEREAS this will require the installation of see-through banner material down the sides of the tower at 63 Keefer Place; and

WHEREAS Tunnel Vision Advertising will pay the Strata Corporation fees, which could amount to tens of thousands of dollars, which funds can be used to offset Strata Fee increases and to top up the Contingency Reserve Fund;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan LMS 4071, The Europa, to authorize the Strata Corporation to enter into a contract with Tunnel Vision Advertising to allow Olympic banners to be installed on the tower at 63 Keefer Place for a period not to exceed six months before and during the 2010 Olympics and 2010 Paralympics.

Discussion ensued:

- A sample of the proposed banner fabric was provided.
- At this juncture, we do not know how much revenue will be received, but it could be anywhere from $30,000 to $60,000 and we cannot speculate on the exact amount.
- It was suggested that the Resolution should be changed to allow for the Council to negotiate.
- The Owners need to trust the Council to act in the best interest of all the Owners.
- VANOC will approve the graphic designs.
- The plan is to have the banners dropped down the side of the building. The exact location and the size of the banners are not known.
- It is a very competitive process and all of the surrounding buildings have been made the same offer by Tunnel Vision Advertising.
- The banners should be a source of pride to The Europa.
- We need to make sure that the product provided, as a sample, is the product that is eventually used.
- An Owner stated that similar banners in Salt Lake City, during the Winter Olympics in that city, were amazing.
- Any revenue is based on billboard advertising rates.
- Would Owners affected by the banners outside their windows be compensated? – This is a premature question.
- Is the product flameproof? – We do not know, but it does have to be approved by VANOC and the City of Vancouver.
- The banners will lay flat against the building.

The question was called and the Motion was **CARRIED**. **Forty-three in favour, one opposed, zero abstentions**.

3/4 VOTE RESOLUTION #3

It was **MOVED** and **SECONDED** (Frank #1702 / Tulev #2709) to approve 3/4 Vote Resolution #3.

WHEREAS the Strata Council has revised and modernized the Bylaws;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan LMS 4071, The Europa, to rescind the existing Bylaws and replace them with the attached Bylaws marked Schedule "A".

It was **MOVED** and **SECONDED** (Dennison #708 / Richards TH 7) to amend the Resolution, as follows:

PROPOSED BYLAW AMENDMENT 3/4 VOTE RESOLUTION #3

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution #4 of the Owners, Strata Plan LMS 4071, The Europa, to amend 3/4 Vote Resolution #3 to read "to rescind the existing Bylaws with the exception of Bylaw 6.3 which shall become Bylaw 7.11 and to replace them with the attached Bylaws marked Schedule "A" and to change the noted reference numbers which currently read 'Bylaw O'", as follows:

- Bylaw 3.6 reference Bylaw 3.5(b)
- Bylaw 3.12(k) reference Bylaw 3.9
- Bylaw 4.3 reference Bylaw 4.6(c)
- Bylaw 4.5 reference Bylaw 4.4(b)
- Bylaw 6.1(b) reference 3.18

- Bylaw 6.2(b) reference 24.7
- Bylaw 7.3 reference 7.2
- Bylaw 7.4 reference 7.2
- Bylaw 7.4(d) reference 7.5
- Bylaw 7.9 reference 7.7
- Bylaw 10.4 reference 10.3(c)
- Bylaw 11.3(g) reference 11.3(f)
- Bylaw 11.3(h) reference 11.3(f)
- Bylaw 15.2 reference 15.1
- Bylaw 16.2 reference 16.1
- Bylaw 17.6 reference 17.5
- Bylaw 18.1 reference 18.2 and 18.3
- Bylaw 19.2 reference 19.1
- Bylaw 21.2 reference 21.1
- Bylaw 25.2 reference 25.1(a)

CARRIED UNANIMOUSLY.

Discussion ensued:

- Should the Noise Bylaw have a specific time? – No, because the Noise Bylaw applies 24 hours per day.

It was **MOVED** and **SECONDED** (Dennison #708 / Tulev #2709) to amend Section 1.18 under the Definitions, to read:

> *"Meeting room or theatre consent" means written consent from the Strata Council, specifying the date and duration for which the Meeting Room or Theatre may be used by a specific Owner.*

CARRIED UNANIMOUSLY.

- It was noted that a Bylaw with respect to window coverings was not in the proposed set of Bylaws. Proposed window coverings are not in the existing Bylaws. Will the Council take this under consideration? – Yes.
- The Bylaws were written by a Lawyer to ensure that they are enforceable and in accordance with the *Strata Property Act*.

It was suggested that 9.1(b) be amended to add the word "invitee" and it was noted that this is not necessary, as the Owners were happy with the definition of a guest.

- With respect to proposed Bylaw 3.12(d), does this mean that Residents can smoke on their patios and balconies? – Yes.
- An Owner suggested raising the amount of the move-in fee. Council did not consider this during the recent Bylaw review, but will do so in the future.
- It was suggested that the Quorum for a Council Meeting, as outlined in Bylaw 17.1, be changed to allow for a Quorum to be three, rather than four. Council will take this under advisement for a future Bylaw review.
- It was suggested that there should be a Bylaw stating that suite doors must not be blocked open – the Council will take this under advisement for a future Bylaw review.

The question was called and the Motion as amended was **CARRIED UNANIMOUSLY**.

NOTE: A complete set of the revised Bylaws will be distributed shortly to all Owners.

Congratulations were extended to the Owners for an excellent meeting. The Council President acknowledged the Property Manager and Dominic for their assistance.

8. MEETING TERMINATION

There being no further business, the Special General Meeting was terminated at 8:30 p.m.

NOTE: PLEASE MAKE YOUR CHEQUES PAYABLE TO "STRATA PLAN LMS 4071" AND ENSURE THAT YOUR UNIT NUMBER IS CLEARLY MARKED ON THE FRONT OF EACH OF YOUR CHEQUES.

Do you have a question regarding payment of your account?
If so, please call 604-261-0285 and ask for Local 335.

ATTENTION

Please keep these Minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either Minutes or Bylaws will be at the Owner's expense and not the expense of the Strata Corporation.

THE WYNFORD GROUP OFFICE HOURS ARE MONDAY TO FRIDAY, 9:00 A.M. TO 5:00 P.M. FOR AFTER-HOUR EMERGENCIES ONLY, PLEASE CALL 604-261-0285, THEN PRESS "1" TO BE CONNECTED TO THE ANSWERING SERVICE.

APPROVED BY COUNCIL:_____ DATE:_____

(08/29/07) (07-SGM-M.4071)