



1110 Howe Street, Vancouver, BC V6Z 1R2 Phone: 604-684-9940 Fax: 604-684-6735 www.facilitech.ca

**MINUTES
CONFERENCE PLAZA RESIDENTIAL EXECUTIVE
STRATA PLAN LMS 2371**

Held: Tuesday, June 9, 2009
Time: 6:30 p.m.
Location: Reading Room, 438 Seymour Street, Vancouver, BC
Present: **Residential Executive:**
Barbara Forsyth, President
John Nieboer, Vice President
Sam Lam, Treasurer
Kal Gosal, Secretary
Owen Hurley
Ali Rezahamzavi
Andrew Matwick
Facilitech:
Bob Adams, General Manager
Guests
2 Owners

The President, Barbara Forsyth declared a quorum and called the meeting to order at 6:32 p.m.

An owner addressed council regarding fines levied against his strata lot for having too many residents in a one-bedroom suite. The owner admitted that the person acting as his agent had done this without his permission. The fines will be paid and the agent has been advised to cease and desist with overcrowding.

The council pointed out that this agent was not licensed and has a history of overcrowding and council will be strongly enforcing the by-law in relation to overcrowding.

The following by-law is in place:

Bylaw 16 Prohibitions

The maximum number of adult residents of a strata lot shall be two (2) in a one-bedroom unit and four (4) in a two-bedroom unit.

1. **Approval of minutes dated May 12, 2009** - It was moved, seconded and carried to approve the minutes as presented.

2. Financial

- a) **Approval of Financial Statements** – There were many questions regarding the financial statements. Management was asked to provide more details by the next meeting. It was moved, seconded and carried to table the financial statements until the next meeting.
- b) **Parking Revenues** – After a review of parking revenues, it was moved, seconded and carried that all parking spots will be increased to \$150 per month plus taxes.
- c) **Receivables** – The receivables have been reduced to \$35,510.35 from \$50,314.81. We are vigorously continuing to pursue owners who are in arrears. Strata Lawyers have been instructed to start foreclosure proceedings on the units of five owners who are in substantial arrears.

3. Operations & Current Business

- a) **Hot Tub** - The hot tub heat exchanger has failed for the third time. The cause of the failures in the past has been linked to poor maintenance and the fact that there were leaks on the line. The cost of replacing the heat exchanger is \$3,852.00. This is one quote with no warranty. The council did not approve the expenditure at this time and would like to see more quotes as well as some form of warranty.
- b) **Swimming Pool** - The deficiencies are being worked on and we should have a cost by the next meeting.
- c) **Garbage Chute/ Recycling** - We installed an inspection hatch on the 4th floor to allow removal of large items. The hatch has now been closed up and sealed. Council had some concerns in regards to insurance. Management was requested to have the repair inspected by a qualified contractor.
- d) **Window Cleaning** - It was moved, seconded and carried to approve window cleaning as budgeted. There will be two cleaning this year, one in June and one in November.
- e) **Duct Cleaning** - We have three quotes for duct cleaning. It was moved, seconded and carried to approve the quote from Michael Smith. This item is budgeted and will be done in the first two weeks of July.
- f) **Lobby Paneling** - There are two panels requiring replacement. Council received quotes and reviewed them. A strata lot owner in the building, Guy Fortier, had also expressed an interest in repairing the panels. He is a finishing carpenter by trade with over 20 years of experience. After discussion, Council decided to give him the job to repair the panels as it would result in savings to Strata compared to the quotes we received.
- g) **Elevator Contract** - It was moved, seconded and carried to approve a new 5-year contract with Fujitec at a cost of \$600 per month less than Thyssenkrupp.
- h) **Master Keys** - New master keys have been installed on all mechanical rooms. A high security lock has been installed on the office door. The elevator keys have also been replaced.

- i) **Building Mechanic** - Ron Waterhouse was hired on a temporary basis as the Building Mechanic. Council was not fully satisfied with him and told Facilitech to terminate his services. An owner in the building, Guy Fortier, a contractor and finishing carpenter with over 20 years experience, had expressed an interest in the job. Council instructed Facilitech to hire Guy Fortier to repair the lobby paneling. The hourly rate to be paid to Guy Fortier is the same as what was paid to Ron Waterhouse.
- j) **Mechanical Preventive Maintenance** - It was moved, seconded and carried to award the contract for maintenance of the mechanical systems to PK Contracting. They will service all mechanical equipment every 4 months.
- k) **FOB Audit** - The first portion of the fob audit is considered complete. We have had no response from 28 units. Notices have been sent to 102 owners requesting that they submit completed Form Ks. It was moved, seconded and carried that any owner not submitting a signed Form K within 30 days will be fined \$200.
- l) **Rental of Dalton Room** - Management contacted Delta Hotel to see if they are interested in renting the Dalton Room and will follow up with them.
- m) **Security** - A meeting was held with Paladin regarding additional security. We would not get any special rates for adding guards. The main problem was the front doors, especially for exiting. The main entrance door was designed as an entrance only. It was suggested that alarms be placed on the side exit doors and have everyone exit through the main door. This was tabled until further investigation can take place.
- n) **Building Procedures** - Council was advised that new forms have been developed for the following building procedures:
 - i. Move in
 - ii. Parking
 - iii. Renovation

The forms are available on the building website: www.conferenceplaza.net

4. Other Business

- a) **Correspondence** - A list of fines and warnings was presented to Council. Noise complaints are being dealt with warning letters going to suites that create noise. Fines will follow if warnings are ignored.
- b) **Follow up list** - Action items were presented on a spreadsheet. Council would like to see firm deadline dates for each item. The main item discussed was complaints from owners in regards to previous flood damage that had not been rectified. It was moved, seconded and carried that if the damage came from previous flood damage then Strata will cover the cost. If the damage has been caused by an owner who has not maintained their Strata Lot properly, then the Strata Lot that caused the damage will be charged for the repair.
- c) **Owners List** - This has been updated based on information received during the SGM.

5. **In Camera** - Council held a discussion in camera regarding the Property Management Contract. Facilitech was requested to provide a copy of its previous 2 contracts to Council for review. Council will continue to monitor Facilitech's performance of duties on an ongoing basis. This is in keeping with the review of all contracts of Strata Plan LMS2371 by Council to a view of getting good value for money for work done.
6. **Future Meetings** - The next meeting will be held on **Tuesday, July 14, 2009**
7. **Adjournment** - It was moved, seconded and carried to adjourn the meeting at **9:54 p.m.**



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MINUTES
CONFERENCE PLAZA RESIDENTIAL EXECUTIVE
STRATA PLAN LMS 2371

Held: Tuesday, May 12, 2009
Time: 6:30 p.m.
Location: Reading Room, 438 Seymour Street, Vancouver, BC
Present: **Residential Executive:**
Barbara Forsyth, President
John Nieboer, Vice President
Sam Lam, Treasurer
Owen Hurley
Ali Rezahamzavi
Facilitech:
Bob Adams, General Manager
Regrets:
Owen Hurley
Kal Gosal
Andrew Matwick

The President, Barbara Forsyth, declared a quorum and called the meeting to order at 6:32 p.m.

1. **Approval of minutes dated April 14, 2009** - It was moved, seconded and carried to approve the minutes as presented.
2. **Financial**
 - a) **Approval of Financial Statements** – It was moved, seconded and carried to table the financial statements until the next meeting.
 - b) **Receivables** – Tabled.
3. **Operations & Current Business**
 - a) **Hot Tub** - The hot tub has a failed heat exchanger and this is the 3rd time that this has failed. We are attempting to determine the cause of the failure so that we can prevent this happening again. A failure of the heat exchanger also results in additional steam costs.

- b) **Swimming Pool** - There was an inspection by the health authorities of the swimming pool and SPA regarding maintenance. There were some minor deficiencies which have been rectified.
- c) **Garbage Chute/Recycling** - We have installed an inspection hatch on the 4th floor to allow removal of large items. This is an ongoing problem with large items being dumped down the garbage chute. It is expensive in both manpower to unblock and additional time spent by the janitors to move the garbage dumped in the rooms downstairs.
- d) **Junk in Parking Lot** - Rooms around the parking lot have been padlocked to prevent junk from being dumped.
- e) **Rental of Storage Areas** - There are various storage areas around the building which could be rented out to owners and inventory will be taken. The units will then be offered to both residential and commercial owners to rent. This will be completed by August 1, 2009
- f) **Security** - A security guard was threatened by some residents. Additional security was used over the last weekend. Paladin will be approached to provide costs for additional guards. It was noticed that some owners are now entering through the parking garage to avoid the front entrance. Quotes were reviewed regarding the installation of card readers on the garage level doors. At this point the quotes were deemed to be too expensive. Management was asked to get further quotes.
- g) **Master Keys** - New master keys have been installed on all mechanical rooms. All copies are accounted for.
- h) **Building Mechanic** - Ron Waterhouse has been hired as the Building Mechanic. Ron is an experienced building mechanic.
- i) **Mechanical Preventive Maintenance** - PK Plumbing have submitted a quote to service all mechanical equipment every 4 months. Once an equipment list is in place a contract will commence.
- j) **FOB Audit** - This is ongoing and is progressing. Council would like this completed by the first week of June. Any FOBS not registered should be deleted.
- k) **Water Damage** - There was some water leaking from one suite to another. The owner of the offending suite has been advised that he will be responsible for all costs incurred.
- l) **Water Pump** - One of the 3 water pumps failed. A new seal has been installed in the pump.
- m) **Garbage** - We have had complaints of garbage being tossed out of windows. A letter has been sent to all residents on the floors that we think the garbage came from.

- n) **Drapes/Window coverings** - We have received complaints of various coloured blinds and draperies visible from the outside. Letters will be sent to the offending suites reminding them that all window coverings must be neutral.
- o) **Rental of Dalton Room** - We are investigating ways to rent the Dalton Room out during the Olympics. Facilitech will talk to the Hotel and the Wosk Centre to see if it could be used as office space.

4. Other Business

- a) **Correspondence** - Noise complaints. These are being dealt with and warning letters are sent to suites that create noise.
- b) **Follow up list** - Council would like to see all Action Items updated monthly on an excel spreadsheet.
- c) **Owners List** - Some of the owners list information was out of date. This should be updated based on information gathered while preparing for the SGM.

5. Future Meetings - The next meeting will be held on Tuesday, June 9, 2009.

6. Adjournment – It was moved, seconded and carried to adjourn the meeting at 9:00 p.m.



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MINUTES
CONFERENCE PLAZA RESIDENTIAL EXECUTIVE
STRATA PLAN LMS 2371

Held: Tuesday, April 14, 2009
Time: 6:30 p.m.
Location: Dalton Room, 438 Seymour Street, Vancouver, BC
Present: **Residential Executive:**
Barbara Forsyth, President
John Nieboer, Vice President
Kal Gosal, Secretary
Sam Lam, Treasurer
Owen Hurley
Ali Rezahamzavi
Andrew Matwick
Facilitech:
Bob Adams, General Manager

The President, Barbara Forsyth, declared a quorum and called the meeting to order at 6:42 p.m.

1. **Approval of minutes dated February 23, 2009 and March 10, 2009** - It was moved, seconded and carried to approve the minutes as presented.
2. **Financial**
 - a) **Approval of Financial Statements to February 2009** - It was moved, seconded and carried to table the financial statements until the next meeting. It was agreed that Sam Lam would meet with Facilitech's accountant to have all of his questions answered.
 - b) **Bank Accounts** – The forms have been signed and two council members are now signatories on the accounts. Therefore one of two signatories from the Strata as well as one from the management company must sign all cheques. Neither party can sign a cheque on their own.
 - c) **Receivables** – We are still proceeding against 3 units. It was moved, seconded and carried that all units over 2 months in arrears or \$1,000 in arrears will have liens attached. All legal costs incurred by the Strata Corporation to collect fees will be charged back to the owner.

Owners should know the following rule is now in place.

"That a lien be placed on any owner who is 3 months in arrears or owes \$1,000. After 6 months or \$2,000 owed, the file is sent to the Strata Lawyer to begin forced sale proceedings".

3. Operations and current business.

- a) **Lobby** - The couch has been removed from the lobby
- b) **Fire Alarms** - There was a fire alarm caused by someone cooking and creating excessive smoke. We also found out that the previous manager had changed the rules regarding call sequence. The building security was called before the fire department. This has been changed to the fire department being called first.
- c) **Hot Tub** - The hot tub has been cleaned and all of the silicone caulking has been removed. The tub has now been re-caulked and subject to some minor repairs and we will have back in operation shortly.
- d) **Garbage Chute/Recycling** - There is an ongoing problem with large items being dumped down the garbage chute. This is expensive in both manpower to unblock and additional time spent by the janitors to move the garbage dumped in the rooms downstairs.
- e) **Removal of Junk** - We have removed about 4 truckloads of junk from around the parking lot and in various rooms. The rooms have been padlocked to prevent more junk from being dumped.
- f) **Rental of Storage Areas** - There are various storage areas around the building which could be rented out to owners and inventory will be taken. The units will then be offered to both residential and commercial owners to rent.

4. Other Business

- a) **Security** - The new security company is now in place and they are definitely an improvement. The feedback from owners has been positive. There are some minor complaints which will be dealt with by Facilitech. These involved cell phone use and reading.
- b) **Contract Review** - Ongoing
- c) **Management Building Mechanic** - We have temporary mechanic on staff who is dealing with a number of issues.
- d) **Update on FOB audit** - The fob audit is progressing and we are finding a lot of FOBs miscoded to wrong apartments and floors. We are currently on the 16th floor. Owners who have come forward to have their **FOBs** activated are much appreciated. We encourage all owners to visit the office to have your FOBs checked and recorded.

- e) **Pressure Washer** - It was moved, seconded and carried to purchase a pressure washer for the building.

5. New Business

- a) **Petition/SGM** - A petition has been received from 70 owners requesting the Strata to hold an SGM to deal with two motions.
 - 1. Remove the existing council and elect a new council.
 - 2. Reinstate Dan Vlasceanu to the position of operations manager.

As required that council has called an SGM for May 4, 2009 to deal with these issues. It was moved, seconded and carried that the council may seek legal advice if required to ensure compliance with the Strata Property Act.

- 6. **Future Meetings** - The next meetings will be held on Monday, May 4, 2009 (SGM) and Tuesday, May 12, 2009
- 7. **Adjournment** – It was moved, seconded and carried to adjourn the meeting at 10:15 p.m.



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**MINUTES
CONFERENCE PLAZA RESIDENTIAL EXECUTIVE
STRATA PLAN LMS 2371**

Held: Tuesday, March 10, 2009
Time: 6:30 p.m.
Location: Dalton Room, 438 Seymour Street, Vancouver, BC
Present: Residential Executive:
Barbara Forsyth
John Nieboer
Kal Gosal
Sam Lam
Owen Hurley
Ali Rezahamzavi
Andrew Matwick
Facilitech:
Bob Adams, General Manager

-
1. Barbara Forsyth, President of Residential Executive Council **declared a quorum** and **called the meeting to order** at 6:42 p.m.
 2. Luc Bouliane brought the Council up to date on the progress of the FOB audit. Notices will be sent out to owners when their floor is being audited. A copy of the notice and revised Form K were presented to Council.
 3. **Approval of minutes dated February 10, 2009** - It was moved, seconded and carried to approve the minutes as presented.
 4. **Financial**
 - a) **Approval of Financial Statements for December 2008** - It was moved, seconded and carried to table the financial statements until the next meeting.
 - b) **Bank Accounts** - It was moved, seconded and carried that Sam Lam and John Nieboer be signatories on all of the Strata Bank Accounts. One of two signatories from the Strata as well as one from the management company must sign all cheques. Neither party can sign a cheque on their own.
 - c) **Receivables** - We are still proceeding against 3 units. All units over \$1,000 in arrears will have liens attached. All legal costs incurred by the Strata Corporation to collect fees will be charged back to the owner.

Owners should know the following rule is now in place.

"That a lien be placed on any owner who is 3 months in arrears or owes \$1,000. After 6 months or \$2,000 owed, the file is sent to the Strata Lawyer to begin forced sale proceedings".

5. Operations & Current Business

- a) **Security** - The security committee has recommended that we move forward with Paladin Security. This will be subject to a meeting with Paladin to ensure that the staff being hired is suitable for the building.
- b) **Dogs** - At the last meeting, letters of appeal were received from two owners regarding dogs in their suites. In keeping with strata by-laws, Council refused the request. The owners were advised that the dogs had to be removed by March 1, 2009. It was noted that the dogs were still in the building even though the owners said they were removed. Facilitatech will investigate and if this is the case, then fines will be issued.
- c) **Contract Review** - This is ongoing.
- d) **New FOB System for Elevators** - A fob audit is currently being conducted and outdated or illegal fobs have been cancelled. Tenants have to fill out a Form K (to identify who lives in the suite). When all floors are audited, the system will be implemented. It is extremely important that all owners ensure that they have the correct fob.
- e) **Operations Management** - At a meeting held on February 23, 2009, it was agreed not to renew the contract of Astra (Dan Vlasceanu). Please read the attached letter from Barbara Forsyth, President, regarding the reasons. We have also attached the minutes of the February 23, 2009 meeting.

As not all council members were at that meeting, **it was moved, seconded and carried** to reiterate the decision and confirm that all council members supported the decision not to renew the contract.

- f) **Compactor** - A new compactor has been installed. Residents are advised to put garbage into the garbage chute.
- g) **Building Mechanic** - We had hired a Building Mechanic on a temporary basis. He worked out well but was recalled to his former position and decided to return. In a short time, he accomplished a lot and was very successful in the job. He had dealt with the following items:
 - i. Repaired all of the garage chute hatches.
 - ii. Detected and dealt with a leak on the 22nd floor.
 - iii. Installed a notice board in the lobby.
 - iv. Dealt with a fire alarm.
 - v. Changed light bulbs throughout.

This work previously would have been contracted out at an additional cost and shows that a mechanic on site can save the Strata a lot of money.

We will be looking for another Building Mechanic and hope to have one on site by the end of the week.

6. New Business

- a) Facilitech advised Council that the Commercial Council had met and agreed not to renew the operations contract with Astra (Dan Vlasceanu).
- b) **Owner's letter** - An owner had submitted a letter regarding damage to their suite caused by a flood from another unit. The owner was requesting that Strata pay for painting of the suite and for housing his tenant in a hotel while the suite was restored. Council agreed to pay the painting cost only.

7. Future Meetings - The next meeting will be held on Tuesday, April 14, 2009.

8. Adjournment – It was moved, seconded and carried to adjourn the meeting at **10:05 p.m.**



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**MINUTES
CONFERENCE PLAZA RESIDENTIAL EXECUTIVE
STRATA PLAN LMS 2371**

Held: Monday, February 23, 2009
Time: 6:30 p.m.
Location: Holiday Inn Fraser Room 1110 Howe Street.
Present: Residential Executive:
Barbara Forsyth.
John Nieboer
Sam Lam
Ali Rezahamzavi
Andrew Matwick
Facilitech:
Bob Adams, General Manager
Regrets
Owen Hurley
Kal Gosal

The President, Barbara Forsyth, declared a quorum and called the meeting to order at 6:30 p.m.

Barbara Forsyth advised that the purpose of the meeting was to discuss the operations contract with Astra (Dan Vlasceanu). There was a discussion on the value being achieved from this contract.

It was noted that this position was not hands on and council felt that better value could be obtained by the hiring of a building mechanic who would spend most of his time repairing and doing heavy duty work.

It was also felt that there was duplication between what operations were doing and the Property Manager. It was expected that more value needed to be gained from this contract.

It was moved, seconded and carried to not renew the contracts of Astra including operations, parking and swimming pool and evoke the cancellation clause.

It was moved, seconded and carried to adjourn the meeting at 8:15 p.m.

**DRAFT MINUTES
ANNUAL GENERAL MEETING
STRATA PLAN LMS 2371
438 SEYMOUR AND 515 WEST PENDER STREET**

Held: Tuesday, January 13, 2009
Time: 6:00 p.m.
Location: The Dalton Room – 4th floor, Conference Plaza

1. **Registration** – The registration commenced at 6:00 p.m. Owners signed the register, submitted proxies and were provided with voting cards at the registration desk.

2. **Call to Order/ Declare Quorum/ Introductions:**

- a) There was no quorum declared at 7:00 p.m. and, as outlined in the bylaws, there was a waiting period of fifteen (15) minutes when thereafter the people present constituted a quorum.
- b) A quorum was declared and the meeting called to order at 7:15 p.m. and introduced the Executive members, Management and guest.

Commercial Executive

Roy Rauser, President
Nic Meyer, Vice President
John Kerr
Margaret Olney
Jack Lam

Residential Executive

Barbara Forsyth, President
John Nieboer, Vice President
Kal Gosal, Secretary
Joshua Keshet, Treasurer
Sam Lam
Henrietta Gauba (regrets)

Facilitech Property Management

Bob Adams, General Manager
Jacqui Bohling, Property Manager
Irene Pang, Office Manager

Astra

Dan Vlasceanu, Operations Manager

- c) **Election of Chairperson for the meeting** - It was moved, seconded and carried to elect Roy Rauser as chairperson for the meeting.
- d) **Calling of the roll and certifying proxies for Commercial Section** – Bob Adams advised that the total number of votes for the Commercial Section is one hundred and three (103), eleven (11) were ineligible leaving ninety-two (92) eligible votes. Of the ninety-two (92) eligible votes, one-third (1/3) or thirty-two (31) would declare a quorum. The attendance register was taken which confirmed nine (9) persons present representing fourteen (14) votes and ten (10) by proxy representing sixteen (16) votes resulting in total **thirty (30)** votes available for the Commercial Section.
- e) **Calling of the roll and certifying proxies, Residential Section** – Bob Adams advised that the total number of votes for the Residential Section is two hundred and fifty-two (252); twenty-eight (28) were ineligible leaving two hundred and twenty-four (224) eligible votes. Of the two hundred and twenty-four (224) eligible votes, one-third (1/3) or seventy-five (75) would declare a quorum. The attendance register was taken which confirmed thirty-three (33) persons present representing thirty-eight (38) votes and fourteen (14) by proxy representing fourteen (14) votes resulting in total fifty-two (52) votes available for the Residential Section.

3. **Filing Proof of Notice of Meeting** – The meeting was advised that the filing of the proof of notice was filed in the Strata Corporation's record at Facilitech's office.
4. **Report on Insurance** – Bob Adams reported that the insurance was renewed for another year at an annual premium of \$59,098, which is \$10,000 higher than last year.
5. **Reports**
 - a) **Commercial Section President's Report** – Roy Rauser, President, thanked everyone for attending this year's meeting. He thanked both Facilitech and Dan Vlasceanu for their work throughout the year. The council throughout the year were successful in enforcing the new by-law regarding sandwich boards and felt that this was an improvement to the appearance of the building Roy encouraged all owners to continue to keep the area clean and to help by removing garbage and cleaning up along Pender Street.
 - b) **Operation Manager's Report** – Dan Vlasceanu advised that while this was a year where money was scarce and costs were continuing to rise, many good things have occurred at Conference Plaza. While utility costs have increased since Year 2000, the many energy saving projects that we have implemented at Conference Plaza have resulted in saving of over the year of approximately \$35,000.
 - c) **Property Manager's Report** – Bob Adams thanked everyone for attending the meeting and thanked Dan Vlasceanu and the Executive Councils for their support over the past year and is looking forward to working with the new Councils. The main goal for next year is to improve security and this will be accomplished by an aggressive FOB audit and ensuring that all units have Form K's on file. This will allow us to restrict who is living in the building and find out which suites are breaking by-laws. In the budget, owners will be asked to approve 24-hour security and a new front desk with related computer equipment.
6. **Approve by Majority Vote the Minutes from January 28, 2008 Annual General Meeting** - On a motion by Joshua Keshet (SL229) to accept the Annual General Meeting minutes dated January 28, 2008, seconded by John Kerr (SL28). The vote was called with **82 in favour, 0 abstention, 0 opposed, motion carried.**
7. **Approve by Majority Vote the Minutes from August 18, 2008 Special General Meeting** - On a motion by Joshua Keshet (SL229) to accept the Special General Meeting minutes dated August 18, 2008, seconded by John Nieboer (SL314). The vote was called with **82 in favour, 0 abstention, 0 opposed, motion carried.**
8. **Approve by Majority Vote the 2007/2008 Financial Statements** - On a motion by Alim Boflo (SL210) to accept the financial statements for 2007/2008, seconded by Joshua Keshet (SL229) after discussion, the vote was called and the results were **82 in favour, 0 abstentions, 0 opposed, motion carried.**
9. **Approve by Majority Vote the 2008/2009 Budget for the Commercial Section** - On a motion by John Kerr (SL28) to accept the budget as proposed for the 2008/2009 fiscal year, seconded by Jack Lam (SL12), after discussion the vote was called and the results were **30 in favour, 0 abstentions, 0 opposed, motion carried.**
10. **Approve by Majority Vote the 2008/2009 Budget for the Residential Section** - On a motion by Joshua Keshet (SL229) to accept the budget as proposed for the 2008/2009 fiscal year, seconded by Owen Hurley (SL117). After a long discussion regarding the security desk upgrade, the vote was called and the results were **35 in favour, 6 abstentions, 11 opposed, motion carried.**

11. **Residential Section Only - Approve by $\frac{3}{4}$ Vote Resolution #1 to transfer \$48,685.11 from the Contingency Reserve Fund to cover the 2007/2008 operating deficit** – On a motion by Joshua Keshet (SL229) seconded by John Nieboer (SL314) to transfer \$48,685.11 from the Contingency Reserve fund to cover the operating deficit. The vote was called and the results were **52 in favour, 0 abstentions, 0 opposed, motion carried.**
12. **Residential Section Only – Approve by $\frac{3}{4}$ vote resolution #2 to transfer up to \$6,000 from the Contingency Reserve Fund to cover the cost of a new treadmill for the exercise facility** – On a motion by Joshua Keshet (SL229), seconded by Kal Gosal (SL134) to transfer up to \$6,000 to from the contingency reserve fund to cover the cost of a new treadmill. After a short discussion, the vote was called and the results were **38 in favour, 6 abstentions, 9 opposed, motion carried.**
13. **Residential Section Only - Approve by a $\frac{3}{4}$ Vote Resolution #3 to transfer up to \$30,000 from the Contingency Reserve Fund to cover the cost of a new garbage compactor** - On a motion by Joshua Keshet (SL229), seconded by Sam Lam (SL157) to transfer up to \$30,000 to from the contingency reserve fund to cover the cost of a new garbage compactor. The vote was called and the results were **52 in favour, 0 abstentions, 0 opposed, motion passed.**
14. **Residential Section Only - Approve by $\frac{3}{4}$ vote Resolution #4 to transfer up to \$5,000 from the Contingency Reserve Fund for security desk upgrade** – On a motion by Joshua Keshet (SL229), seconded by Owen Hurley (SL117) to transfer up to \$5,000 to from the contingency reserve fund for security desk upgrade. The vote was called and the results were **52 in favour, 0 abstentions, 0 opposed, motion passed.**
15. **Residential and Commercial Sections – Approve by $\frac{3}{4}$ vote Resolution #5 to amend the Pet Bylaws as attached to the 2009 Annual General Meeting Notice** – On a motion by Jack Lam (SL12), seconded by Joshua Keshet (SL229) to amend the Pet Bylaws as attached to the AGM Notice. The vote was called and the results were **63 in favour, 12 abstentions, 7 opposed, motion passed.**
16. **Ratification by Majority Vote the Sectional Rules of the Strata Corporation as attached to this Notice of Meeting** – On a motion by Kal Gosal (SL134), seconded by Remy Disu (SL98) to ratify the Sectional Rules of the Strata Corporation. The vote was called and the results were **82 in favour, 0 abstentions, and 0 opposed, motion carried.**
17. **New Business**

An issue was raised for discussion regarding the City's intention of turning the old A&B Sound site into a liquor primary business. Owners felt that they should have the right to voice out their opinions on this project. It was suggested that Facilitatech to prepare a letter to City of Vancouver stating that residents of Conference Plaza have never been asked for their opinions and that petition signed by owners and residents of the building be submitted to request for a public hearing. A copy of the letter to the City will be sent to all owners.

18. **Nominations for 2008/2009 Residential and Commercial Executives** – Bob Adams thanked everyone who sat on the Executive Councils for a job well done last year and opened the floor for nominations for the New Year.

It was moved, seconded and carried to accept the top 7 vote recipients be on Executive Councils. The following nominees with an (E) next to their names were accepted to the 2008/2009 Executive Councils:

Residential Executive Nominees

Ali Hamzavi (E)
Andrew Matwick (E)
Owen Hurley (E)
Barbara Forsyth (E)
John Nieboer (E)
Sam Lam (E)
Kal Gosal (E)
Joshua Keshet
Henrietta Gauba

Commercial Executive Nominees

Roy Rauser
Nic Meyer
Mirim Chik
John Kerr
Jack Lam
Margaret Olney
Simon Zaidel

19. **Adjournment** – There being no more business it was **moved, seconded and carried** to adjourn the meeting. The meeting was adjourned at 9:45 p.m.