

**BAYSIDE**

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To: Ali Asi From: Melissa JonesFax: 1-888-245-9417 Pages: 2 Including this cover

Phone: _____ Date: _____

Re: LMS 2053 mins CC: _____

(Urgent (For Review (Please Comment (Please Reply (Please Approve

Comments:

Please see attached.

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**MINUTES OF SPECIAL GENERAL MEETING
STRATA CORPORATION LMS 2053
"RIVERLANE"**

Held: Thursday July 12th, 2007 at 7:00 PM

Call to Order

The meeting was called to order by the Chairman, Liana Jones at 7:00 PM.

Notice and Quorum:

The Chairman confirmed that the notices were sent out when required and that there were 69 owners present including proxies, which qualified as a quorum.

Special Resolution #1 That the Owners of Strata Plan LMS2053 approve the Council's request to terminate the contract with the current Management Company and to hire a new Management Company to provide Property Management Services to LMS 2053.

There was discussion as to why the strata council had decided to terminate Pacific Dawn Management. Liana discussed some of the problems that had been occurring since Pacific Dawn took over. Among other things, the lack of communication, the errors with respect to minutes and errors in the expense sheet (i.e. wrong postings, etc.). Council also mentioned that they had interviewed various property management companies and that there would be an increase in the property management fees but that for the most part the extra expense would be well worth it to get a property manager who would benefit the complex. A motion to approve Special Resolution was made:

Moved Unit #54 Seconded Unit #50

Vote: Opposed nil Motion Carried

Adjournment:

Meeting adjourned at 7:20 p.m.