

Minutes of Special General Meeting
The HUB: Strata Plan BCS 1106

Date: July 31, 2006
Place: St. Patrick's Church
Time: 7:35pm

Present: Council Members and Owners
Regrets:

Agenda:

- Discussion of Crosby and their settlement offer
 - $\frac{3}{4}$ vote of acceptance of Crosby Settlement
 - $\frac{3}{4}$ vote of Crosby contract ratification
 - FOB Elevator Activation
 - Committees
 - General Discussion
-

Calling of Role and Certification of Proxies:

28 Owners present or by proxy are present. We have Quorum.

Approval of Agenda:

Notice to Special General Meeting was approved and Chaired by Jessica Chen

A) $\frac{3}{4}$ Vote Resolution #1 to Accept Crosby Settlement

Discussion of Crosby:

Crosby management has no intention to reimburse strata with any monies requested as a result of negligence due to Maria Wood. A property management committee will be formed to select three (3) companies out of six (6) and have them present. There was no Settlement to accept from Crosby at this point.

An owner mentioned that there is anecdotal evidence that Crosby is considered one of the best companies out there and that there is concern that perhaps our building has just received a bad manager.

Another owner brought up a concern that perhaps strata should cut their losses and move on. The effort to continue chasing Crosby may far outweigh the return.

B) $\frac{3}{4}$ vote of Crosby contract ratification

Voting was held by a show of hands. A $\frac{3}{4}$ vote is required for the motion to be carried. 27 for and 0 against to dismiss Crosby. Motion was carried and Jessica will serve notice to Crosby.

FOB System

Citilock has access to the lockboxes and we are requesting access.

A show of hands was requested to show interest to have the elevator added to the Enterphone system. Motion was carried on condition that the FOB system in the elevator be limited only to guests and that residents are still given full access to all floors.

Committees

Committees will meet on their own time and will report to council with any requests that require financial support. A signup sheet was circulated around during the meeting. Any owners interested in being added to any of the committees below should contact the appropriate strata members heading each committee.

Seek property management committee

- Will be responsible for selecting a new property manager out of the existing six (6) and paring them down to three (3) to be presented to council.
- Contact Jessica Chen to join: chenjessica@shaw.ca

Security

- Handle FOB related tasks
 - o Replace missing FOBs
 - o Track existing FOBs in the system
- Ensure security to the building is up to date (gates, doors, etc...)
- Handle Enterphone related tasks
- Contact Wesley Yung to join: yungwesl@gmail.com

Landscaping and maintenance

- Repainting
- Mowing lawns
- Removing weeds
- Fixing doors
- General maintenance
- Contact Jonathan Schwartz to join: jonathan@mightyjc.com

General Discussion

Owner expressed concern over bike locker exploitation.

Strata is looking into ways to increase security, however Strata reminds owners that the bike lockers on the building are not impregnable. Please ensure all bikes are properly secured inside the lockers.

There was a discussion with WAVE about trading table on 10th for wireless camera. Shawn will follow up.

Tables on 10th have caused damage to the aggregate on property. Suggestion to move that section of 10th to commercial use property.

There were concerns from owners that the air conditioning units installed for the commercial units were installed after Strata installed the security laminate (lexan) causing ventilation problems for the garage. Wesley and Shawn will investigate.

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Meeting was adjourned at 9:00pm.

Thank you for your participation and support.

THE UNIVERSITY OF CHICAGO

DEPARTMENT OF CHEMISTRY

PHYSICAL CHEMISTRY

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