

**MINUTES
OF THE ANNUAL GENERAL MEETING
THE OWNERS STRATA PLAN LMS 2790
THE SONESTA**

Held on Wednesday, June 28, 2006 at 7:00 p.m.
Within the P2 Level Parking Garage
1989 Dunbar Street, Vancouver, BC

The meeting was called to order at 7:05 pm by Council President, Duane Thompson.

Crosby Property Management Ltd. was represented by Fernanda Mendo.

CALLING THE ROLL AND CERTIFICATION OF PROXIES

The attendance register confirmed that, at the time of commencement of the meeting, there were 12 eligible voters in attendance and 7 represented by proxy, for a total of 19. The quorum requirements had been achieved and the meeting proceeded.

PROOF OF NOTICE & RECEIPT OF FINANCIAL STATEMENTS

On June 7, 2006, the Notice of meeting was mailed to all the owners, complete with the information package, and it is therefore filed as Proof of Notice of meeting according to the Rules and Regulations stipulated in the Strata Property Act.

It was moved/seconded that the Notice dated June 7, 2006 complied with the notice requirements and that the financial statements had been received. CARRIED.

APPROVAL OF GENERAL MEETING MINUTES

There being no errors or omissions, it was moved/seconded to approve the Minutes of the Annual General Meeting held on June 29, 2005, as circulated. CARRIED.

PRESIDENT'S REPORT

The Council President, Mr. Duane Thompson spoke to the ownership. He made reference to the events that took place at the Sonesta by speaking on some of the positive sides. The video surveillance has worked very well and recommends more cameras be installed in the near future. We still have other projects to complete and a lot new owners are now residing at the Sonesta due to the increase in property value. There are no mechanical problems, no outstanding issues, relatively it has been a very good year, we had only two breaks ins and we believe it was the same thief as in the past. The building is in very good shape.

Mr. Thompson touched on the subject of the membrane deck repairs which the owners will be voting on tonight. These repairs are as a result of the Morrison Hershfield report on long term maintenance plan for repairs. This is the second group of membranes to repair and if they are not repaired it will eventually leak into the parkade.

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REPORT ON INSURANCE COVERAGE

The Property Manager briefly reviewed with the ownership present the extent of the insurance coverage, limits of coverage and deductibles.

It was recommended that owners carry “betterments and improvements” insurance to cover any upgrades to their suite. Should there be substantial damage to the building; the insurance would restore to an “as built” condition.

If, in the course of a fire, flood or some other incidents, and a resident’s possessions are damaged, that person must claim for compensation to his or her own insurance. This would not be covered under the building insurance policy.

It was moved/seconded that the report on insurance coverage had been received. CARRIED.

APPROVAL OF PROPOSED OPERATING BUDGET

The Property Manager then provided detailed information to the ownership regarding the Proposed Operating Budget, referring to the Budget Notes which were contained within the Agenda, and how the Operation Budget had been prepared.

A report was then provided on a line-by-line basis explaining the expenses for each category, noting that there is a modest increase in Residential and Commercial fees and the reasons for the increase were explained.

It was moved/seconded to approve the proposed Operating Budget, as circulated, for the fiscal year June 1, 2006 to May 31, 2007.

Following the discussion, the Chairperson called for the vote, with the result being 19 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. CARRIED.

PLEASE SEND TWELVE (12) POST-DATED CHEQUES PAYABLE TO “STRATA PLAN LMS 2790”.

PLEASE NOTE THAT ANY CHANGES IN STRATA FEES ARE EFFECTIVE FROM JUNE 1, 2006. IF THERE ARE ANY CHANGES IN STRATA FEES, ALL OWNERS ON P.A.P. WILL AUTOMATICALLY HAVE THEIR WITHDRAWAL FOR STRATA FEES ADJUSTED. PLEASE ALSO NOTE THAT THIS MAY BE RETROACTIVE, BASED ON THE FISCAL YEAR-END.

OWNERS WHO PAY THEIR STRATA FEES THROUGH AUTOMATIC E-BANKING MUST RE-SUBMIT THE NEW STRATA FEE AMOUNT FOR FUTURE MONTHS, AS WELL AS ANY RETROACTIVE PAYMENTS, IF NECESSARY.

If you have any questions regarding your account, please contact Parmjit Gill in our Accounting Department at (604) 689-6989.

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The Owners Strata Plan LMS 2790
Held on Wednesday, June 28, 2006**

**CONSIDERATION OF RESOLUTION “A” 3/4 VOTE –
PROPOSED TO EXPEND THE SUM OF \$29,000.00 FROM
CRF TO COVER COSTS ASSOCIATED WITH THE MEMBRANE DECK**

It was moved/seconded to approve Resolution “A” as follows:

BE IT RESOLVED by a 3/4 vote of the owners, Strata Plan LMS 2790, Sonesta (the “Strata Corporation”) be authorized to expend a sum of \$29,000.00 from the CRF for the purpose of covering costs associated with membrane deck repairs.

Discussion

Following the discussion, the Chairperson called for the vote, the result being ALL IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. MOTION CARRIED.

**CONSIDERATION OF RESOLUTION “B” 3/4 VOTE –
PROPOSE TO EXPEND \$44,882.00 TO COVER REMAINING
COSTS ASSOCIATED WITH MEMBRANE DECK REPAIRS**

It was moved/seconded to approve Resolution “B” as follows:

BE IT RESOLVED by a 3/4 vote of the owners, Strata Plan LMS 2790, Sonesta (the “Strata Corporation”) be authorized to expend a sum of money not exceeding \$44,882.00 for the purpose of covering costs associated with membrane deck repairs. The expenditure will be funded by a special levy assessed to the owners in proportion to the unit entitlement of their respective strata lots. (Schedule attached). Any funds from the special levy not used for this purpose will be allocated directly to the CRF.

This special levy is due and payable in full immediately upon passage of this Resolution by the owners of record on the date of passage.

As a matter of financial convenience only, and subject to the above, the owners may pay their special levy over a period of 4 months with 4 equal installments in accordance with the following schedule: September 1, 2006, October 1, 2006, November 1, 2006 and December 1, 2006.

Any special levy outstanding after December 1, 2006 shall be assessed a fine of \$100.00 and a subsequent fine on the first of each month following, until paid in full. The Strata Corporation may, under Section 116(1) of the *Strata Property Act*, register a Certificate of Lien against the owner’s strata lot for any unpaid special levy.

Discussion

Following discussion, the Chairperson called for the vote, the result being 16 IN FAVOUR, 3 OPPOSED, 0 ABSTAINED. MOTION CARRIED.

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**CONSIDERATION OF RESOLUTION “C” 3/4 VOTE –
OPERATING FUND DEFICIT RECOVERY**

It was moved/seconded to approve Resolution “C” as follows:

BE IT RESOLVED that the owners of Strata Corporation LMS 2790, The Sonesta, undertake to repay the June 1, 2005 to May 31, 2006 operating deficit in the amount of **\$4,488.00**. The expenditure will be funded by a special levy assessed to the owners in proportion to the unit entitlement of their respective strata lots. (Schedule attached).

This special levy is due and payable in full immediately upon passage of this Resolution by the owners of record on the date of passage.

Any special levy outstanding after August 1, 2006 shall be assessed a fine of \$100.00 and a subsequent fine on the first of each month following, until paid in full. The Strata Corporation may, under Section 116 (1) of the *Strata Property Act*, register a Certificate of Lien against the owner’s strata lot for any unpaid special levy.

Discussion

Following discussion, the Chairperson called for the vote, the result being 15 IN FAVOUR, 1 OPPOSED, 3 ABSTAINED. MOTION CARRIED.

GENERAL DISCUSSION

The floor was opened for general discussion with the following points raised:

- Question regarding the bulletin board – could be used as a community board information.
- Information regarding emergency procedures in the building.
- Contact information.

ELECTION OF COUNCIL

Those persons elected to the Council at this meeting will hold office until the next Annual General Meeting.

The following persons agreed to stand for Council:

Duane Thompson	Unit 312
Lisa Dillon	Unit 306
Chrystal Rae	Unit 302
Michael Mahoney	Unit 409
Pascuale Di Salvo	Commercial
Joan Evans	Unit 209
Flavia Fowler	1983 (for Gardening Committee)

The above were declared elected by acclamation.

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There being no further business, the meeting was adjourned at 8:45 pm.

Fernanda Mendo
Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office: (604) 683-8900
Direct Number (604) 689-6930
e-mail: fmendo@crosbypm.com
www.crosbypm.com

Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the <i>Strata Property Act</i>; will be assessed for replacement copies.

**MINUTES
OF THE ANNUAL GENERAL MEETING
THE OWNERS STRATA PLAN LMS 2790
SONESTA**

Held on Wednesday, July 18, 2007 at 7:00 p.m.
Within the P2 Level of the Underground Parkade
1989 Dunbar Street, Vancouver, B.C.

The meeting was called to order at 7:05 pm by Strata Council President, Duane Thompson.

Crosby Property Management Ltd. was represented by Donna Simian, Property Manager.

CALLING THE ROLL AND CERTIFICATION OF PROXIES

The attendance register confirmed at the time of commencement of the meeting there were 14 eligible voters in attendance and 4 represented by proxy for a total of 18. The quorum requirements had been achieved, and the meeting proceeded.

PROOF OF NOTICE & RECEIPT OF FINANCIAL STATEMENTS

It was moved/seconded that the notice dated June 26, 2007 complied with the notice requirements and that the financial statements had been received. CARRIED.

APPROVAL OF GENERAL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Annual General Meeting held June 28, 2006 as circulated. CARRIED.

PRESIDENT'S REPORT

The Strata Council would like to thank the owners for attending the Annual General Meeting tonight. The Council has completed a busy year; some of the highlights include:

- three hot water tank replacements
- patio membrane replacement
- cleaning company replacement
- garbage company replacement

Strata Council President Duane Thompson provided a brief review on deck waterproofing membrane replacement finishing.

Duane answered different questions asked by the ownership regarding the membrane replacement project, concerns with unexpected work, drainage on a patio, pillar replacement, and engineering project supervision.

In addition, there were a whole host of things that needed to be done from day to day, too numerous to

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Held on July 18, 2007**

mention here, that also needed the involvement of one or more members of Council. We appreciate the patience of residents during patio membranes replacement issues that occurred this year.

I would also like to take this opportunity to thank Council Members for their willingness to serve the residents of The Sonesta. Each contributed significant talents, time and effort, and each is to be congratulated on their work on your behalf. I would like to thank them all for the way they worked together, and for the quiet and confident way in which they took care of the jobs that needed doing. I thank you for the cooperation and understanding that I received this year from you, the owners of The Sonesta.

REPORT ON INSURANCE COVERAGE

It was moved/seconded that the report on insurance coverage had been received. CARRIED.

Owners are reminded of the importance of obtaining home owners insurance for their own strata lot. The Strata Corporation policy covers all fixtures and any original appliances installed by the developer. Owners who have made any improvements to their strata lots should have liability as well as betterment and improvement coverage. Owner's investors are also reminded that they should obtain an insurance policy which covers loss of rental income as well as liability should they have any tenants in their investment suite.

APPROVAL OF PROPOSED OPERATING BUDGET

It was moved/seconded to approve the proposed operating budget(s) as circulated for the fiscal year 2007 to 2008.

An owner questioned if there is online access to Strata Corporation accounts with Van City Financial and currently there is no access, however, Crosby is providing the Strata Council members with monthly financial statements.

The Council President noted that there would be a small increase in maintenance fees.

There was a concern among owners in the increase in management fees. The Property Manager discussed that this increase was attributed to the requirements of the Real Estate Services Act. This has become necessary primarily because of the Strata Management Licensing requirements and the difficulty in hiring and retaining qualified Property Manager's. Thus, the cost of doing business has gone up. The owners agreed with the management fee increase.

Owners are advised that the increased maintenance fees are retro-active to the start of the fiscal year, which is June 1, 2007. Any owners who are on the pre-authorised system where the bank account is debited directly on the first of each month will find that the adjustment will be made August 1, 2007.

Owners please note that the August 1, 2007 payment will consist of the new rate plus the increased amount for June and July.

Following the discussion the Chairperson called for the vote, the result being 18 IN FAVOUR, 0 OPPOSED,

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0 ABSTAINED. CARRIED.

PLEASE SEND (12) TWELVE POST-DATED CHEQUES PAYABLE TO STRATA PLAN LMS 2790 – THE SONESTA. ANY CHANGE IN STRATA FEES IS EFFECTIVE FROM AUGUST 1, 2007.

IF THERE IS ANY CHANGE IN STRATA FEES, ANY OWNER ON P.A.P. WILL AUTOMATICALLY HAVE THEIR WITHDRAWAL FOR STRATA FEES ADJUSTED. PLEASE NOTE, THIS MAY BE RETROACTIVE BASED ON THE FISCAL YEAR END.

OWNERS THAT PAY THEIR STRATA FEES THROUGH AUTOMATIC E-BANKING MUST RE-SUBMIT THE NEW STRATA FEE AMOUNT FOR FUTURE MONTHS AS WELL AS ANY RETROACTIVE PAYMENT IF NECESSARY.

If you have any questions regarding your account, please contact Luke Liu in our accounting department at 604-648-6995.

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Held on July 18, 2007**

**CONSIDERATION OF RESOLUTION "A" 3/4 VOTE - MEMBRANE DECK REPAIRS
AMENDED SPECIAL LEVY – LMS 2790**

It was moved/seconded to approve Resolution "A" as follows:

Preamble:

The Strata Council has been informed by Allstar Waterproof and Restoration Systems Ltd., that unexpected work was identified during the membrane replacement and the cost will be higher than originally estimated.

After consultation with Morrison Hershfield Ltd., the Strata Council has decided to approve the extended work. Morrison Hershfield has also been hired to supervise the project. As a result of the unexpected repairs, an additional \$18,000.00 will have to be raised in order to carry out the deck waterproofing membrane replacement project.

Resolution:

BE IT RESOLVED by a 3/4 vote of the owners, Strata Plan LMS 2790, Sonesta (the "Strata Corporation") be authorized to expend an additional sum of money not exceeding \$18,000.00 for the purpose of carrying out the deck waterproofing membrane replacement project of The Sonesta. This expenditure will be funded by a special levy assessed to the owners in proportion to the unit entitlement of their perspective strata lots (schedule attached), and will be in addition to the \$44,882.00 already authorized for this purpose by Resolution "B" (collected from owners) and to the \$29,000.00 (transferred from Contingency Reserve Fund) already authorized for this purpose by Resolution "A" approved at the Annual General Meeting held on June 28, 2006.

This special levy is due and payable in full immediately upon passage of this Resolution by the owners of record on the date of passage. With reference to Section 109 of the Strata Property Act; in the event of a sale of a strata lot, the entire special levy is to be paid in full by the seller.

Pursuant to Section 108.5 and 108.6 of the Strata Property Act, if any owner is entitled to receive a refund of over \$100.00 from any unused portion of this special levy, a refund will be issued to the current owner(s) at the time of the refund. In the event of a sale, strata lot owners are responsible to make their own private arrangements with the purchaser with regards to disposition of any refund.

Any special levy outstanding after September 1, 2007 shall be assessed a fine of \$100.00 and a subsequent fine on the first of each month following, until paid in full. The Strata Corporation may, under Section 116 (1) of the *Strata Property Act*, register a Certificate of Lien against the owner's strata lot for any unpaid special levy.

The Chairperson called for the vote, the result being 18 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.
CARRIED

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**CONSIDERATION OF RESOLUTION "B" 3/4 VOTE
LANDSCAPING IMPROVEMENTS**

It was moved/seconded to approve Resolution "B" as follows:

BE IT RESOLVED by a 3/4 vote of the owners, Strata Plan LMS 2790, Sonesta (the "Strata Corporation") be authorized to expend a sum of money not exceeding \$5,000.00 for the purpose of the landscaping improvements. This expenditure will be funded by a special levy assessed to the owners in proportion to the unit entitlement of their respective strata lots. (Schedule attached).

This special levy is due and payable in full immediately upon passage of this Resolution by the owners of record on the date of passage. With reference to Section 109 of the Strata Property Act; in the event of a sale of a strata lot, the entire special levy is to be paid in full by the seller.

Pursuant to Section 108.5 and 108.6 of the Strata Property Act, if any owner is entitled to receive a refund of over \$100.00 from any unused portion of this special levy, a refund will be issued to the current owner(s) at the time of the refund. In the event of a sale, strata lot owners are responsible to make their own private arrangements with the purchaser with regards to disposition of any refund.

Any special levy outstanding after September 1, 2007 shall be assessed a fine of \$100.00 and a subsequent fine on the first of each month following, until paid in full. The Strata Corporation may, under Section 116 (1) of the *Strata Property Act*, register a Certificate of Lien against the owner's strata lot for any unpaid special levy.

After a short discussion, the Chairperson called for the vote, the result being 18 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. CARRIED

GENERAL DISCUSSION

Intercom

An owner mentioned that there are intercom problems related to her unit. The Property Manager will be following up with the contractor.

Fence

One owner asked the Strata Council to address the fence installation request in front of his Townhouse. The owner was advised to send a written request to the next elected Council.

Green Sediment

An owner indicated that the water in her unit is leaving a green sediment ring in her bath tub. She inquired as to what chemicals can be used to remove this green sediment, and was recommended a product by another owner.

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Garbage and Recycling Bins

One owner volunteered to post signage in the garbage room to advise owners that cardboard should not be going into the recycling bins.

Rental of Storage Locker

An owner asked if it was possible to rent a locker. Owners are advised that the Strata Corporation is not renting out storage lockers at this time. The owner was advised to post a note in the elevator.

ELECTION OF COUNCIL

Pursuant to the Bylaws of the Strata Corporation, the Council must consist of the minimum of three to a maximum of seven members.

Those persons elected to the Council at this meeting will hold office until the next Annual General Meeting.

The following persons agreed to stand for Council:

Duane Thompson	Unit #312
Pasquale Di Salvo	Commercial
Mike Mahony	Unit #409
Joan Evans	Unit #209
Philip McCartney	Unit #210
Flavia Fowler	Unit #1983
Gary McDonald Unit	Unit #302

The above were declared elected by acclamation.

There being no further business, the meeting was adjourned at 8:15pm.

Donna Simian
Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900
www.crosbypm.com

Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.

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**CONSIDERATION OF RESOLUTION "A" 3/4 VOTE - MEMBRANE DECK REPAIRS
AMENDED SPECIAL LEVY – LMS 2790**

**This Section Applies Only To Owners Currently Paying by Pre-authorized Payment (PAP)
(Optional)**

Full Name: _____

Strata Lot #: _____ Unit #: _____ Phone #: _____

Property Address: _____

We hereby authorize Crosby Property Management Ltd. to debit our account for the amount of the above special levy no earlier than the due date.

Date

Owner's Signature

**PLEASE NOTE THAT THIS FORM MUST BE RECEIVED IN OUR OFFICES NO LATER THAN THE
20TH OF THE MONTH TO BE EFFECTIVE ON THE 1ST OF THE FOLLOWING MONTH.**

Crosby Property Management Ltd.
Suite 600, 777 Hornby Street
Vancouver, B.C., V6Z 1S4 Fax #(604) 689-4829

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**CONSIDERATION OF RESOLUTION "B" 3/4 VOTE
LANDSCAPING IMPROVEMENTS**

**This Section Applies Only To Owners Currently Paying by Pre-authorized Payment (PAP)
(Optional)**

Full Name: _____

Strata Lot #: _____ Unit #: _____ Phone #: _____

Property Address: _____

We hereby authorize Crosby Property Management Ltd. to debit our account for the amount of the above special levy no earlier than the due date.

Date

Owner's Signature

**PLEASE NOTE THAT THIS FORM MUST BE RECEIVED IN OUR OFFICES NO LATER THAN THE
20TH OF THE MONTH TO BE EFFECTIVE ON THE 1ST OF THE FOLLOWING MONTH.**

Crosby Property Management Ltd.
Suite 600, 777 Hornby Street
Vancouver, B.C., V6Z 1S4 Fax #(604) 689-4829

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ONLINE/TELEPHONE BANKING

Crosby offers you convenience!

Crosby Property Management Ltd. has established electronic banking relationships with the major chartered banks and all participating credit unions in BC (i.e. Vancity, Coast Capital Savings, etc.) to make it easier for you to remit your strata fees, special levies, etc.

I'M INTERESTED, HOW DO I DO THIS?

1. Go to bill payment option and set up “**Crosby Property Management Ltd. (Strata)**” as a vendor.
2. You will be required to provide your **Crosby personally assigned unique reference number** (without dashes or spaces). This number can be found in your Crosby correspondence.
3. Enter your payment amount and payment date. You should also be able to set this up as a recurring payment every month.

WHEN SHOULD I MAKE MY PAYMENTS?

It takes 1 to 3 business days for us to receive your payment depending on your financial institution. Please note it is the customer's responsibility to ensure that payments are received by Crosby Property Management Ltd. by the due date to avoid any late payment fines.