

**SPECIAL GENERAL MEETING MINUTES
STRATA PLAN BCS 40 – “MAYFAIR PLACE”
7368/7388 SANDBORNE AVENUE, BURNABY, BC**

HELD: June 26, 2010, 5:00pm

LOCATION: Billiards Room, 7368/7388 Sandborne Avenue, Burnaby BC

REGISTRATION

Owners signed in on the registration sheet and proxies were collected and signed in. Since quorum had not been reached at 5PM, council elected to wait to see if quorum could be reached. Quorum was reached at 5:15pm.

QUORUM REPORT

Eighty (80) owners were present in person or by proxy, which is a quorum for Mayfair (236 owners total) so the meeting was competent to proceed.

CALL TO ORDER

The meeting was called to order at 5:18pm.

PROOF OF NOTICE

The Notice of Call dated Friday June 4, 2010 was delivered in accordance with the *Provisions of The Strata Property Act of British Columbia*; the Notice of Call was read into the minutes by Darren Miller, council president.

NEW BUSINESS

Special resolution – approval to commence and fund legal proceedings.

It was moved and seconded that the floor be opened for questions about the special resolution. Owners presented questions to clarify their understanding of various aspects of the resolution; Darren Miller (council president), Murray McKinnon and Albert Chan (former council members) answered these questions. The method for estimation of any projected amount collected was reviewed in detail; the meaning and application of the “Owner’s Consent” form included in the Notice of Call was clarified; legal actions to date were reviewed. Q & A continued until owners had no further questions.

It was then moved and seconded that the floor be opened for discussion. Pro and Con views were expressed alternately by any interested owners.

At one point a guest reported to be from the Council of our neighbouring tower Villa Jardin arrived and offered to speak. Accordingly, a motion was moved and seconded to consider his offer and brief sessions to entertain questions and discussion occurred. A vote was then taken by a show of hands and as 20 voted for his speaking and 22 voted against, the guest was sincerely thanked for his kind offer and was excused from the meeting.

After all interested owners had spoken in discussion, it was moved and seconded to begin the voting process. The results were 43 (forty three) IN FAVOUR, and 37 (thirty seven) AGAINST; thus a ¾ IN FAVOUR vote was not achieved, and the special resolution was defeated.

ADJOURNMENT

The meeting was adjourned at 6:30pm.

PLEASE NOTE

If you list your property for sale, you may be requested to produce for the prospective buyer at least two years of strata council meeting minutes and Annual and Special General Meeting minutes. Therefore, it is recommended that you retain your minutes. Photocopy charges will apply to obtain additional copies.

PLEASE BE ADVISED THAT THE ASCENT STRATA AFTER HOURS
EMERGENCY NUMBER IS 604-293-2459

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