

**MINUTES OF THE SPECIAL GENERAL MEETING OF THE OWNERS, STRATA PLAN
LMS 2419, THE DELANO, HELD ON THURSDAY, AUGUST 19, 2010, AT 7:00 PM
WITHIN THE EXERCISE ROOM AT 3023 WEST 4TH AVENUE, VANCOUVER, BC**

PRESENT:

21	Strata Lots represented in Person
<u>9</u>	<u>Strata Lots represented by Proxy</u>
30	Strata Lots represented in person or by proxy

MANAGING AGENT: Patricia DeCiman, ColyVan Pacific Real Estate Management Services Ltd.

CALLING THE ROLL AND CERTIFICATION OF PROXIES

The attendance register was confirmed at the time of commencement of the meeting. There were 21 eligible voters in attendance and 9 represented by proxy for a total of 30. With quorum requirements having been confirmed, the meeting was declared competent to proceed with the business at hand.

VOTING CARDS & PROOF OF NOTICE

Through acclamation, it was confirmed at the start of the meeting that each unit had received one voting card for themselves and for any proxy they might hold. It was further confirmed by the owners present that proper proof of notice for the meeting had been received.

CALL TO ORDER

The meeting was called to order by Council President – Steve Grimmett, at 7:07 p.m.

APPROVAL OF PREVIOUS ANNUAL GENERAL MEETING MINUTES

Approval of the last Annual General Meeting Minutes of December 8, 2009 was motioned for approval. Thereafter, it was **MOVED/SECONDED** to approve the Minutes of the Annual General Meeting held on December 8, 2009 as circulated.

MOTION CARRIED
(By Majority Vote)

Notes:

Prior to commencement of voting on the proposed vote resolutions, the Council President, Steve Grimmett proceeded with a review of the four proposed resolutions. Discussion was held by the owners in attendance. After all questions were addressed from the ownership relating to the proposed security upgrades, the vote resolutions were motioned onto the floor for discussion. As there being 30 owners represented in person and by proxy, 23 votes in favour is required to carry a resolution at this general meeting.

3/4 Vote Resolution #1

***EXPANSION OF THE BUILDING FOB ACCESS SYSTEM BY SPECIAL LEVY
RESOLUTION OF THE OWNERS, STRATA PLAN LMS 2419
(the "Strata Corporation")***

RATIONALE:

The Strata Council has met and discussed an expansion of the building fob access system with several contractors. In review, it was noted that three contractor provided a report on the project and estimates to expand the fob access system to include all building entrances and bicycle storage rooms. The scope of work will include the installation of:

- One (1) kantech control panels

- Fourteen (14) proximity readers, 4 readers per building
- Two (2) underground exit only doors
- Three (3) bike rooms
- rekey sixteen (16) locks
- the doors to the underground elevator lobby areas are to be connected to the fire alarm system as the fire code requirements

The Council reviewed proposals and has recommended that the work be completed by AIC Communications located at #102 950 Powell St. Vancouver B.C. for a total price of \$27,140.00 including labour and materials plus applicable taxes as extra. An additional \$700 will be necessary to rekey sixteen (16) locks on the premises.

WHEREAS:

A. The Ownership LMS 2419 ("the Strata Corporation"), Delano, elect to proceed with the expansion of the building fob access system.

B. The Ownership of LMS 2419 ("the Strata Corporation"), Delano, has reviewed proposals with several firms and has agreed upon a firm to complete the project.

C. The Ownership of LMS 2419 ("the Strata Corporation"), Delano, wishes to contract AIC Communications to complete the expansion of the building fob access system as per their submitted proposal and breakdown of costs as listed below:

Expansion of the Fob Access System	\$27,140.00
Rekey Sixteen (16) locks	\$700.00
Project Contingency	~10% - \$2,800.00
<i>Sub-Total Estimated Cost</i>	<i>\$30,640.00</i>
HST	12% - \$3,677.00
<i>Total</i>	<i>\$34,317.00</i>

BE IT RESOLVED by a ¾ Vote Resolution of the Owners of Strata Plan LMS 2419 that:

1) The Strata Corporation approves the expansion of the building fob access system by AIC Communications as recommended and as presented above.

2) The Strata Corporation LMS 2419 elects to fund the expansion of the building fob access system as presented below:

In accordance with Section 108 of the Strata Property Act, the Strata Corporation approve an expenditure of no more than \$34,317.00 be levied to the Ownership in order to pay for the recommended expansion of the building fob access system by AIC Communications.

3) The Strata Council take such further actions to execute and deliver in the name of and on behalf of the Strata Corporation such agreements relating to the expansion of the building fob access system.

After review of the proposed resolution, it was **MOVED/SECONDED** (Unit 110 W/Unit 208 E) to approve the proposed resolution as presented.

MOTION DEFEATED
 (7 In Favour/23 Against/0 Abstentions)

¾ Vote Resolution #2

**EXPANSION OF THE BUILDING FOB ACCESS SYSTEM BY CONTINGENCY RESERVE FUND
RESOLUTION OF THE OWNERS, STRATA PLAN LMS 2419
(the "Strata Corporation")**

RATIONALE:

The Strata Council has met and discussed an expansion of the building fob access system with several contractors. In review, it was noted that three contractor provided a report on the project and estimates to expand the fob access system to include all building entrances and bicycle storage rooms. The scope of work will include the installation of:

- One (1) kantech control panels
- Fourteen (14) proximity readers, 4 readers per building
- Two (2) underground exit only doors
- Three (3) bike rooms
- rekey sixteen (16) locks
- the doors to the underground elevator lobby areas are to be connected to the fire alarm system as the fire code requirements

The Council reviewed proposals and has recommended that the work be completed by AIC Communications located at #102 950 Powell St. Vancouver B.C. for a total price of \$27,140.00 including labour and materials plus applicable taxes as extra. An additional \$700 will be necessary to rekey sixteen (16) locks on the premises.

WHEREAS:

A. The Ownership LMS 2419 ("the Strata Corporation"), Delano, elect to proceed with the expansion of the building fob access system.

B. The Ownership of LMS 2419 ("the Strata Corporation"), Delano, has reviewed proposals with several firms and has agreed upon a firm to complete the project.

C. The Ownership of LMS 2419 ("the Strata Corporation"), Delano, wishes to contract AIC Communications to complete the expansion of the building fob access system as per their submitted proposal and breakdown of costs as listed below:

Expansion of the Fob Access System	\$27,140.00
Rekey Sixteen (16) locks	\$700.00
Project Contingency	~10% - \$2,800.00
<u>Sub-Total Estimated Cost</u>	<u>\$30,640.00</u>
HST	12% - \$3,677.00
<i>Total</i>	<i>\$34,317.00</i>

BE IT RESOLVED by a ¾ Vote Resolution of the Owners of Strata Plan LMS 2419 that:

1) The Strata Corporation approves the expansion of the building fob access system by AIC Communications as recommended and as presented above.

2) The Strata Corporation LMS 2419 elects to fund the expansion of the building fob access system as presented below:

In accordance with Section 96 of the Strata Property Act, the Strata Corporation approve an expenditure of no more than \$34,317.00 from its contingency reserve fund (CRF) in order to pay for the recommended expansion of the building fob access system by AIC Communications.

3) The Strata Council take such further actions to execute and deliver in the name of and on behalf of the Strata Corporation such agreements relating to the expansion of the building fob access system.

After review of the proposed resolution, it was **MOVED/SECONDED** (Unit 304 E/Unit 110 W) to approve the proposed resolution as presented.

MOTION CARRIED
(23 In Favour/7 Against/0 Abstentions)

¾ Vote Resolution #3

**ACTIVATION OF THE INTERIOR VISITORS PARKING GATE(S) BY SPECIAL LEVY
RESOLUTION OF THE OWNERS, STRATA PLAN LMS 2419
(the "Strata Corporation")**

RATIONALE:

The Strata Council has met and discussed additional security upgrades at the premises. It has been recommended that the interior visitor parking gate(s) be activated for added security of the premises. Council met and reviewed the project with three contractors capable of providing such service. A report on the project and estimates to activate the interior visitor parking gate(s) was received and reviewed by the Strata Council. The scope of work will include the installation of:

- One (1) kantech control panels
- Two (2) wireless receivers
- Programming the west gate closure for night access

The Council reviewed proposals and has recommended that the work be completed by AIC Communications located at #102 950 Powell St. Vancouver B.C. for a total price of \$4,500.00 including labour and materials plus applicable taxes as extra.

WHEREAS:

A. The Ownership LMS 2419 ("the Strata Corporation"), Delano, elect to proceed with the activation of the interior visitor parking gate(s) on the premises.

B. The Ownership of LMS 2419 ("the Strata Corporation"), Delano, has reviewed proposals with several firms and has agreed upon a firm to complete the project.

C. The Ownership of LMS 2419 ("the Strata Corporation"), Delano, wishes to contract AIC Communications to complete the activation of the interior visitor parking gate(s) on the premises as per their submitted proposal and breakdown of costs as listed below:

Expansion of the Fob Access System	4,500.00
Project Contingency	~10% - \$450.00
<i>Sub-Total Estimated Cost</i>	<i>\$4950.00</i>
HST	~12% - \$594.00
<i>Total</i>	<i>\$5,544.00</i>

BE IT RESOLVED by a $\frac{3}{4}$ Vote Resolution of the Owners of Strata Plan LMS 2419 that:

1) The Strata Corporation approves the activation of the interior visitor parking gate(s) on the premises and approve that the project be completed by AIC Communications as recommended and as per the cost breakdown presented above.

2) The Strata Corporation LMS 2419 elects to fund the activation of the interior visitor parking gate(s) as presented below:

In accordance with Section 108 of the Strata Property Act, the Strata Corporation approve an expenditure of no more than \$5,544.00 be levied to the Ownership in order to pay for the recommended activation of the interior visitor parking gate(s) by AIC Communications.

3) The Strata Council take such further actions to execute and deliver in the name of and on behalf of the Strata Corporation such agreements relating to the expansion of the building fob access system.

After review of the proposed resolution, it was **MOVED/SECONDED** (Unit 406 C/Unit 208 W) to approve the proposed resolution as presented.

MOTION DEFEATED
(5 In Favour/25 Against/0 Abstentions)

$\frac{3}{4}$ Vote Resolution #4

**ACTIVATION OF THE INTERIOR VISITORS PARKING GATE(S) BY CONTINGENCY RESERVE FUND
RESOLUTION OF THE OWNERS, STRATA PLAN LMS 2419
(the "Strata Corporation")**

RATIONALE:

The Strata Council has met and discussed additional security upgrades at the premises. It has been recommended that the interior visitor parking gate(s) be activated for added security of the premises. Council met and reviewed the project with three contractors capable of providing such service. A report on the project and estimates to activate the interior visitor parking gate(s) was received and reviewed by the Strata Council. The scope of work will include the installation of:

- One (1) kantech control panels
- Two (2) wireless receivers
- Programming the west gate closure for night access

The Council reviewed proposals and has recommended that the work be completed by AIC Communications located at #102 950 Powell St. Vancouver B.C. for a total price of \$4,500.00 including labour and materials plus applicable taxes as extra.

WHEREAS:

A. The Ownership LMS 2419 ("the Strata Corporation"), Delano, elect to proceed with the activation of the interior visitor parking gate(s) on the premises.

B. The Ownership of LMS 2419 ("the Strata Corporation"), Delano, has reviewed proposals with several firms and has agreed upon a firm to complete the project.

C. The Ownership of LMS 2419 ("the Strata Corporation"), Delano, wishes to contract AIC Communications to complete the activation of the interior visitor parking gate(s) on the premises as per their submitted proposal and breakdown of costs as listed below:

Expansion of the Fob Access System	4,500.00
Project Contingency	~10% - \$450.00
<i>Sub-Total Estimated Cost</i>	<i>\$4950.00</i>
HST	~12% - \$594.00
<i>Total</i>	<i>\$5,544.00</i>

BE IT RESOLVED by a ¾ Vote Resolution of the Owners of Strata Plan LMS 2419 that:

1) The Strata Corporation approves the activation of the interior visitor parking gate(s) on the premises and approve that the project be completed by AIC Communications as recommended and as per the cost breakdown presented above.

2) The Strata Corporation LMS 2419 elects to fund the activation of the interior visitor parking gate(s) as presented below:

In accordance with Section 96 of the Strata Property Act, the Strata Corporation approve an expenditure of no more than \$5,595.00 from its contingency reserve fund (CRF) in order to pay for the recommended the activation of the interior visitor parking gates by AIC Communications.

3) The Strata Council take such further actions to execute and deliver in the name of and on behalf of the Strata Corporation such agreements relating to the expansion of the building fob access system.

After review of the proposed resolution, it was **MOVED/SECONDED** (Unit 203 C/Unit 106 C) to approve the proposed resolution as presented.

MOTION DEFEATED
(13 In Favour/17 Against/0 Abstentions)

NEW BUSINESS

The following items were discussed:

- a) ***Distribution of Fobs*** – Discussion was held on the distribution of new fobs. It was recommended that entrance fobs be traded for keys. Owners requesting a refund for key deposits are asked to submit the receipt in order to receive reimbursement.
- b) ***Storage Locker*** – An owner inquired on the conversion of the caged bike rooms to storage areas. Council will review and report via the next council meeting minutes.

ADJOURNMENT

There being no further business the meeting adjourned at 8:40 p.m.

ATTENTION

Please keep these minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either minutes or bylaws will be at the owner's expense and not the Strata Corporation's.