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**MINUTES OF THE ANNUAL GENERAL MEETING**  
**TAPESTRY - STRATA PLAN BCS 2645**  
**April 15, 2013**

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Held at 7:00 p.m. in the Community Room in Tapestry  
2821 Heather Street, Vancouver, BC

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Being that at 7:03 PM there were only 41 Owners present in person or by proxy (52 votes), the condition of quorum was not met therefore the meeting was adjourned for 15 minutes as per the requirements of the Bylaws.

At 7:18 PM there were 45 Owners present in person or by proxy (56 votes), the quorum was established and the President of the Strata Council, Alan Ip, called the meeting to order.

The proxies were deemed to be certified and the proof of Notice of Meeting was confirmed.

**APPROVAL OF THE AGENDA**

It was moved and seconded to adopt the Agenda of the Meeting as circulated.  
**CARRIED** unanimously.

**REPORT ON STRATA INSURANCE**

Copies of the insurance coverage had been provided for the Owners. The renewal policy expires on March 31, 2014.

A discussion ensued regarding the high increase in the insurance premium, of approx. 26%. It was explained that part of the increase is due to the increase in the replacement value of the building (appraised value). The main reason of the increase however is due to the global events in the last years, affecting the insurance of condo buildings, such as earthquakes, tsunami, as well as water damage claims.

A question was asked regarding obtaining comparable quotations from other brokers - it was explained that the responses received from other brokers indicated that the underwriters able to insure big condo buildings were not too many and they had already been approached by BFL.

**APPROVAL OF THE MINUTES OF THE 2012 ANNUAL GENERAL MEETING**

It was moved and seconded to approve the minutes of the 2012 Annual general meeting as circulated. **CARRIED** unanimously.

### **APPROVAL OF THE 2013/2014 OPERATING BUDGET**

It was moved and seconded to approve the Residential Budget as proposed.

Owners asked several questions regarding different categories of the budget and the following have been noted:

- the budget allows for same maintenance fees as last year, for both the Residential and the Commercial Sections;
- the budget allows \$20,000 for addition of a video surveillance system and cameras to the parking area. This is expected to be a deterrent and will hopefully reduce the number of break ins to cars, storage lockers, bike lockers etc;
- owners agreed that in addition to the fob audit, the common area key should be changed and new keys be provided;
- the budget allows \$25,000 for a depreciation report and a 6 years building envelope review. The Strata Council already obtained three quotations from different engineering firms;
- the surplus from last year will be carried forward into next fiscal year's operating budget (for both sections).

There being no further questions a vote was called and the Residential Section Budget was **CARRIED** unanimously.

The representative of the Commercial Owner (Vancouver Coastal Health) had no questions and approved the Commercial Section Budget. **CARRIED**.

### **ELECTION OF COUNCIL**

The President of the Council explained that at this time all the previous Council members are stepping down and asked for volunteers/nominations from the floor. He also explained that according to the Bylaws, an Executive Committee should be elected for each section and then a Strata Council. The owners present agreed that the members of the Residential Executive Committee should also be part of the Strata Council.

Following discussions, the following members agreed to run for the Strata Council:

- |                          |                               |
|--------------------------|-------------------------------|
| - Alan Ip                | - #309A - Residential Section |
| - Gordon McTaggart-Cowan | - #503H - Residential Section |
| - Duane Laird            | - #404H - Residential Section |
| - Gary Cody              | - #107A - Residential Section |
| - Rochelle Leung         | - #308A - Residential Section |
| - Jason McLean           | - #915H - Residential Section |
| - Anita Sehgal           | - VCH - Commercial Section    |

It was moved and seconded to close the nominations. **CARRIED** unanimously.

There being no objection from the floor, a vote was called and the Council members as above were elected unanimously.

Special Thanks were extended to both Michael Taylor and Chad Colgur for the hard work and dedication to the best interests of the building over the duration of their several years tenure on the Strata Council.

### **NEW BUSINESS**

The following issues were discussed:

- ***VCH Green Space*** – Owners thanked the representative of Vancouver Coastal Health (VCH) for the park improvements;
- ***Washing between Suite Balcony Glass and Concrete Wall*** - An Owner asked how can the above noted area be cleaned. This will be investigated.
- ***Owners Attendance at Council Meetings*** - Owners may participate in Council meetings as observers, they may not vote or contribute to the discussions.
- ***Damage to Storage Locker*** – A owner reported that the locker had been damaged and should be repaired. The Owner was directed to address this matter directly with the property manager.

### **TERMINATION**

There being no further business, it was moved seconded and unanimously **CARRIED** to adjourn the meeting at 8:15 PM.

### **COUNCIL MEETING**

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The newly elected Council members briefly met after the Annual General Meeting.

The following officers were elected:

- |                  |   |                       |
|------------------|---|-----------------------|
| - President      | – | Alan Ip;              |
| - Vice President | – | Duane Laird;          |
| - Treasurer      | – | Gord McTaggart-Cowan; |
| - Secretary      | – | Jason McLean;         |
| - Member         | – | Anita Sehgal(VCH);    |
| - Member         | – | Gary Cody;            |
| - Member         | – | Rochelle Leung.       |

The next Council meeting will be held on Tuesday, April 30, 2013.

**Please retain at least 24 months of Strata Council and General Meeting minutes. Should you decide to sell or re-mortgage your suite, these minutes will be required by the potential purchaser or lending institute. The Property Management company has copies of the minutes, however there will be a charge for obtaining a copy of the minutes.**

Gateway Property Management Corporation  
#400 – 11950 – 80<sup>th</sup> Avenue  
Delta, BC V4C 1Y2  
Senior Property Manager:

Administrative Assistant:

Main Switchboard:	604-635-5000
Fax:	604-635-5001
After Hours Emergency:	604-601-7316
Cristiana Vlasceanu	604-635-5030
<a href="mailto:cvlasceanu@gatewaypm.com">cvlasceanu@gatewaypm.com</a>	
Sharon Irwin	604-635-5018
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