



FirstService
RESIDENTIAL

LMS 2876 – OMEGA CITY HOMES

REVISED SPECIAL GENERAL MEETING MINUTES

PLEASE FIND ATTACHED MINUTES
WITH MINOR REVISIONS (IN BOLD ON
1ST PAGE)

**MINUTES
OF THE SPECIAL GENERAL MEETING
THE OWNERS STRATA PLAN LMS 2876
OMEGA CITY HOMES**

Held on September 16, 2013
Within Omega Cityhomes Lobby
638 W 7th Ave, Vancouver, BC V5Z1B5

The meeting was called to order at 7:00 pm by Daryl Thomson.

CALLING THE ROLL AND CERTIFICATION OF PROXIES

Subject to the bylaws, a quorum for an annual or special general meeting is *eligible* voters holding 1/3 of the strata corporation's votes, present in person or by proxy. **As the strata corporation currently consists of 59 eligible voters, 20 represents quorum in this instance. The attendance register confirmed at the time of commencement of the meeting there were 11 eligible voters in attendance and 22 represented by proxy for a total of 33 votes represented. The quorum requirements had been achieved and the meeting proceeded.**

PROOF OF NOTICE

It was MOVED by #320, SECONDED by #313 that the notice dated August 27, 2013 complied with the notice requirements. CARRIED.

APPROVAL OF GENERAL MEETING MINUTES

It was MOVED by #2315 Ash Street, SECONDED by #313 to approve the Minutes of the Special General Meeting held November 9, 2011 as circulated. CARRIED.

CONSIDERATION OF RESOLUTION 3/4 VOTE

It was MOVED by #313, SECONDED by #220 to approve the Resolution as follows:

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan LMS 2876 – Omega City Homes, that in accordance with Section 94(3) (a) of the Strata Property Act the requirement to obtain a Depreciation Report is hereby waived until the next Annual General Meeting.

Following a discussion the Chairperson called for the vote, the result being 32 IN FAVOUR, 0 OPPOSED and 1 ABSTAINED. CARRIED.

There being no further business, the meeting was terminated at 7:30 pm on September 16, 2013.

THE OWNERS STRATA PLAN LMS 2876
OMEGA CITY HOMES

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.

FSRConnect™

FirstService Residential provides a complimentary website for each of its strata clients. The website gives residents and owners secured log-in and access to:

✓ Account balance & history	✓ Owner's profile update
✓ Meeting minutes	✓ Bylaws and rules
✓ Building notices & announcements	✓ Insurance summary of coverage
✓ Other strata documents such as engineering report, depreciation report, homeowner's manual, etc.)	✓ Event calendars

It also allows your Strata Manager to send you emergency alerts via the contact numbers as indicated in your registered profile.

To sign up, please visit <http://fsresidential.com/British-Columbia/Homeowners/Forms> and complete our online "FSRConnect Registration" form.

Let's Connect!

FirstService offers convenience!

1) Pre-Authorized Debit Payment (PAD)

For Owners who wish to enroll in our PAD for the 1st time, a copy of our PAD Agreement can be downloaded from our website at www.fsresidential.com under the "Forms" section.

2) Online/Telephone Banking

FirstService offers convenience! Our office 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 "**FirstService Residential (Strata)**" as a vendor.
2. You will be required to provide your FirstService personally assigned unique reference number (without dashes or spaces). This number can be found in your FirstService 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 FirstService Residential by the due date to avoid any late payment fines.