

THE PENDRELL – STRATA PLAN VR 264**TIME AND LOCATION:**

7:00pm
Lobby - 1234 Pendrell Street

STRATA COUNCIL

2009/2010

PRESIDENT

Sandra Barsky

VICE-PRESIDENT

Biagio Galle

TREASURER

Tim Hansen

SECRETARY

Diane Dary

PRIVACY OFFICER

Rayne Morgan

AT-LARGE

Phillipe Varrier

STRATA MANAGER

George Nicolaou

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BAYWEST MANAGEMENT

300 – 1770 BURRARD STREET

VANCOUVER, BC V6J 3G7

24 Hr: 604-257-0325

PRESENT

17 Strata Lots Represented By:

10 In Person

7 By Proxy

George Nicolaou, Baywest Management Corporation
Lucian Naita, Baywest Management Corporation

(1) CALL TO ORDER

The meeting was called to order at 7:00pm by the Council President.

(2) CALLING THE ROLL/CERTIFICATION OF PROXIES

Twenty-nine (29) strata lots were eligible to vote at the Special General Meeting. As a quorum required representation by 1/3 of eligible strata lots, a quorum in this instance required representation by ten (10) strata lots. As there were seventeen (17) strata lots being represented at the time of call to order, ten (10) in person and seven (7) by proxy, the meeting was then declared competent to deal with the business at hand.

(3) PROOF OF NOTICE OF MEETING

It was and moved (#102) and seconded (#308) that proper notice of meeting had been provided according to the requirements of the Strata Property Act. **CARRIED**

(4) ADOPTION OF THE AGENDA

It was moved (#304) and seconded (#204) to amend the agenda by changing the date of the previous Annual General Minutes to January 28th 2010. **CARRIED**

An owner disputed that "Unfinished Business" was not on the agenda, therefore contravenes the Strata Property Act. The Strata Manager stated that the meeting can still proceed with the business on-hand. The Council President requested that unfinished business be added to the agenda.

It was moved (#404) and seconded (#308) to adopt the agenda of the Special General Meeting as amended.

THIRTEEN (13) IN FAVOUR, ZERO (0) OPPOSED, FOUR (4) ABSTAINED **CARRIED**

(5) ADOPTION OF THE PREVIOUS AGM MINUTES

It was moved (#401) and seconded (#407) to amend the previous AGM minutes, by adding to section 5 – "Adoption of Agenda" that the agenda violated the Strata Property Act.

FOUR (4) IN FAVOUR, THIRTEEN (13) OPPOSED, ZERO (0) ABSTENTIONS **DEFEATED**

It was moved (#401) and seconded (#407) to amend the previous AGM minutes, by adding to section 14 – "Consideration of 2010 Budget" that the information inserted by the Strata Manager pertaining to the amendments of the Strata Property Act, is incorrect.

FOUR (4) IN FAVOUR, THIRTEEN (13) OPPOSED, ZERO (0) ABSTENTIONS **DEFEATED**

It was moved and seconded to adopt the Annual General Meeting Minutes of January 28th 2010 as distributed.

TWELVE (12) IN FAVOUR, FIVE (5) OPPOSED, ZERO (0) ABSTENTIONS **CARRIED**

At this time, one (1) more owner was present at the meeting, thus increasing the total number of strata lots represented to eighteen (18).

(6) CONSIDERATION OF ¾ VOTE "A" – WITHDRAWAL FROM CRF – ELECTRICAL AUDIT/FIXTURE REPAIR

Be it resolved by a three-quarter (3/4) vote of the Owners of Strata Plan VR 264 – The Pendrell, that an amount not to exceed **\$33,000 (thirty-three thousand dollars)** be withdrawn from the Strata Corporation's Contingency Reserve Fund (CRF) for the purpose of conducting an electrical audit and fixture/receptacle repair in the building. Should the actual expenditure be less than the amount indicated in this resolution, the remaining funds will be returned to the Contingency Reserve Fund (CRF).

It was moved and seconded to adopt ¾ Vote "A" as presented.

After some discussion on the proposed bylaw, a vote was called to adopt ¾ Vote "A" – Withdrawal from CRF – Electrical Audit/Fixture Repair as proposed.

TEN (10) IN FAVOUR, FIVE (5) OPPOSED, THREE (3) ABSTAINED **DEFEATED**

(7) CONSIDERATION OF ¾ VOTE "B" – SPECIAL LEVY – EXTERIOR PAINTING

Be it resolved, by a three-quarter (3/4) vote of the Owners, Strata Plan VR 264, the Pendrell, that the amount of **\$30,000 (thirty-thousand dollars)** be raised as a one-time Special Levy to the Owners for the purpose of painting the exterior of the complex. Costs include Baywest administrative fees.

The colour(s) will be as follows:

- a) Autumnal Equinox (#A1723 creamy white) - for all balcony ceilings, alcove by the front door (ceiling and two walls)
- b) Tomorrow's Taupe (#A1728 accent deep shade) - front face wall and chimney walls, and back wall above porch and two short side walls
- c) Light Taupe (#A1726 main colour) - all remaining walls, balcony side walls, etc.
- d) Authentic Brown (#A1708 - dark brown) - for back porch, front wood strips (trellice) and all exterior and parkade doors

This Special Levy is to be charged upon the Owners in proportion to the unit entitlement of their respective strata lots (see attached Special Levy Fee Schedule "A") and is due and payable on **September 1st 2010** by the owners of record on that date. A late payment penalty of \$50 per month will apply for any unpaid balance.

If the amount collected exceeds that required, subject to Section 108 (6) of the Strata Property Act, any surplus will be returned to the owners of record at a distribution date determined by Council.

It was moved and seconded to adopt ¾ Vote "B" as presented.

An owner stated that the proposed ¾ Vote Resolution violated section 108 of the Strata Property Act. The Strata Manager and Council noted that the resolution complies with the requirements of the Act.

After further discussion on the proposed bylaw, a vote was called to adopt ¾ Vote "B" – Exterior Painting as proposed.

ELEVEN (11) IN FAVOUR, SIX (6) OPPOSED, TWO (2) ABSTAINED **DEFEATED**

(8) CONSIDERATION OF ¾ VOTE "C" – WITHDRAWAL FROM CRF – ELEVATOR INTERIOR UPGRADE

Be it resolved by a three-quarter (3/4) vote of the Owners of Strata Plan VR 264 – The Pendrell, that an amount not to exceed **\$5,000 (five-thousand dollars)** be withdrawn from the Strata Corporation's Contingency Reserve Fund (CRF) as an additional amount for the purpose of upgrading the interior of the elevator. Should the actual expenditure be less than the amount indicated in this resolution, the remaining funds will be returned to the Contingency Reserve Fund (CRF).

It was moved and seconded to adopt ¾ Vote "C" as presented.

After some discussion on the proposed bylaw, a vote was called to adopt ¾ Vote "C" – Withdrawal from CRF – Elevator Interior Upgrade.

THIRTEEN (13) IN FAVOUR, FIVE (5) OPPOSED, ZERO (0) ABSTAINED **DEFEATED**

(9) UNFINISHED BUSINESS

No unfinished business was discussed.

(10) TERMINATION

There being no further business, the meeting was terminated at 7:58pm.

Submitted By:
George, Strata Manager
Baywest Management

Please be advised that copies of Council & General Meeting Minutes should be retained for a period of two (2) years. There will be a charge for extra copies.