

Strata Plan LMS 1000

THE **NEWPORT**  
ON **MAIN**

PO Box 420, 3480 Main Street, Vancouver, BC. V5V 3N2

TEL: 877-1383 FAX: 877-1384

## Minutes of the Annual General Meeting of the Owners of LMS 1000 held May 25<sup>th</sup>, 2006

1. **Call to Order: 7:15 p.m.**
  - Filed proof of notice of meeting. Certification of Proxies:  
Eligible voters: 163. Owners represented in person/proxy: 69. Quorum needed (1/5 of eligible voters) 33.
  
2. **Approval of the minutes of the Annual General Meeting held May 26<sup>th</sup>, 2005**  
*Moved:* O'Neill, A410 *Seconded:* Wall, D202 **Carried**
  
3. **Reports on Operating Budgets for Fiscal 2004/05 and Fiscal 2005/06, and report on Insurance coverage:**  
Treasurer Jason Azuelos spoke on the operating budget fiscal 2005-06 and 2006-07 (as per the budget explanation sheet distributed.) Bill Miller reported that the insurance coverage has been paid.  
**Motion Proposed:** To approve the 2006 / 2007 Operating Budget as presented.  
*Moved:* Azuelos, D201 *Seconded:* Wilkinson, B207 **Carried**
  
4. **Resolution #1:**  
**BE IT RESOLVED AS A SPECIAL RESOLUTION OF THE OWNERS, STRATA PLAN LMS 1000, (the "Strata Corporation") that:**

A sum of \$49,000 be paid from the Contingency Reserve Fund to cover the cost of updating the Enterphone system and the Card Access System.

  - *Moved:* Grant, C207 *Seconded:* Miller, A402 (65 yes / 1 no / 1 abstain) **Carried**
  
5. **Resolution #2**  
**BE IT RESOLVED AS A SPECIAL RESOLUTION OF THE OWNERS, STRATA PLAN LMS 1000, (the "Strata Corporation") that:**  
LMS 1000 Schedule of Bylaws be amended under Division 1 to read as follows:
  4. **Residential Move-In / Move-Out User Fee:**  
(1) Pursuant to Section 110 of the *Strata Property Act* and Regulation 6.9 to the *Strata Property Act* a User Fee in the amount of \$50.00 must be paid to the Strata Corporation for the use of the Common Property elevator and/or stairways for the movement of furnishings and/or more than 10 boxes or other containers within a 24 hour period. It is the responsibility of the Owner of the Strata Lot to which or from which the furnishings, boxes and/or containers are being moved to pay the User Fee, in advance.
  - *Moved:* O'Neill, A410 *Seconded:* Bailey, B202 (65 yes / 3 no) **Carried**

6. **Resolution #3**

**BE IT RESOLVED** AS A SPECIAL RESOLUTION OF THE OWNERS, STRATA PLAN LMS 1000, (the "Strata Corporation") that:

The Strata Corporation pass a special levy in the amount of \$20,000.00 to cover the cost of purchasing equipment for the Amenities Room. Each Strata Lot's share of the special levy is calculated based on the unit entitlement of each Strata Lot, and the amount of each Strata Lot's share of the levy is set out in the attached Schedule.

Each Strata Lot's share of the special levy shall be paid by July 15<sup>th</sup>, 2006.

The funds raised by this special levy will only be used to pay for the costs of this project, and any remainder will be deposited to the Contingency Reserve Fund. If a Strata Lot is sold after this special levy is approved, then the seller owes the Strata Corporation the levy if it is payable before the date the Strata Lot is conveyed, and the purchaser owes the levy if it is payable on or after the date the Strata Lot is conveyed.

- **Moved:** Hanson, B401     **Seconded:** Henderson, A417     (yes 33 / no 31)     **Defeated**

The considerable discussion and suggestions before the vote will be reported under new Business.

7. **Election of Council Members**

Outgoing Council Members with 2-year terms ending at this AGM are Rand Webber, A407 (sold unit, moved), Raquel Kolof, A408, Heidi Allen, F102 and Tara Berkefeld, C102. Amy Wilkinson, B207 cannot continue to the AGM 2007 due to a work conflict, and this 1-year position is also open.

**Jennifer Flaten A309 and Jason Azuelos D201 remain on Council until the AGM 2007.**

Nominated for the 1-year position: Leanne Wall, D202 and Tina O'Neill, A417

Nominated for the four 2- year positions: Tzu-Tu Su, A306, Raquel Kolof, A408, Heidi Allen, F102, Craig Wilkinson, B207, Elizabeth Brett, A220.

Council Members for 2006/2007 elected by ballot:

**Leanne Wall D202, Raquel Kolof A408, Heidi Allen F102, Craig Wilkinson B207, Elizabeth Brett A220.**

8. **New Business**

Questions were asked and a discussion ensued about the Amenities Room during the question period preceding the vote on Resolution #3:

Did the Committee look at other options for the room? How many Owners would really use the equipment? Do Tenants tend to use the facility more? How will the existing hours of operation allow working residents to use the new equipment? What will the noise level be like? How can the hours be extended if there is still the noise from the weight machine? An Owner reminded us of the excessive noise from feet pounding on the treadmill as well. What is the cost of soundproofing the ceiling? And was this taken into account in the quotations? What about leasing equipment, and how would this be allocated for spending?

A group consensus was reached to have Council and the Amenities Committee pursue the answers to the above questions and research the noise levels from various types of equipment. The Suppliers will be approached to loan samples of the various machines (elliptical trainer, rowing, recumbent bike) and a committee will listen in neighboring Units to determine sound transmission. It was suggested that when more information is available, a Town-Hall style meeting be held to inform Owners, hear other opinions and discuss options before any General Meeting be considered. **All owners interested in participating and who have time to donate on a regular basis are strongly encouraged to contact a Council member or the Strata Office.**

Other suggestions for Council to consider: Can the Parkade be power washed? Is there a Welcome Package for new Owners? Is it time for another Bike Room survey to clean up the bike room?

9. **Adjournment: 9:15 p.m. Moved:** Kolof, A408     **Seconded:** Wilkinson, B207     **Carried.**

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## Minutes of the Annual General Meeting of the Owners of LMS 1000 held April 23<sup>rd</sup>, 2007

1. **Call to Order: 7:05 p.m.**
  - Filed proof of notice of meeting. Certification of Proxies:  
Eligible voters: 161. Owners represented in person/proxy: 50. Quorum needed (1/5 of eligible voters) 33.
2. **Approval of the minutes of the Annual General Meeting held May 25<sup>th</sup>, 2006**  
*Moved:* Moody, C101 *Seconded:* Grant, B207 **Carried**
3. **Report on Operating Budget for Fiscal 2006/07 and Report on Contingency Fund Expense (Section 98.)**  
Treasurer Leanne Wall spoke on the operating budget fiscal 2006-07, explaining the budget shortfall was due to the emergency and mandatory Fire System and Electrical repairs, these overages being covered by the Contingency Fund. Bill Miller reported that the 2007 insurance coverage has been paid.  
*Moved by:* Brett A220 *Seconded by:* O'Neill A410  
**Motion Proposed:** To accept the 2006-07 Financials as presented. **Carried**
4. **Report on the Proposed Operating Budget for Fiscal 2007/08**  
The Treasurer and the Strata Manager answered questions on proposed line item figures, including the Gas, Electricity and Fire System lines. The reduction in Gas is forecast based on shutting the pilot lights off for the summer months, as well as reducing the amount of gas feeding the pilot lights and the burners for the winter months. There are approximately 100 incandescent light fixtures using 100-watt bulbs that are being replaced with low-consumption 13w and 23w spiral fluorescents. The Fire System maintenance costs should be within budget this year, as the extent of repairs last year solved the multiple problems. A breakdown of the General Repairs expenses will be sent to all Owners.  
*Moved by:* Kolof A408 *Seconded by:* Moody C101  
**Motion Proposed:** To approve the proposed 2007-08 Operating Budget as presented. **Carried**
5. **Amenities Room Report**  
Elizabeth Brett and Dave Moody answered questions about the proposed Amenities Room upgrades, reviewing the equipment types, security upgrades and air conditioning.
6. **New Business**

**Resolution #1**

**BE IT RESOLVED** BY A  $\frac{3}{4}$  VOTE OF THE OWNERS, STRATA PLAN LMS 1000, (the "Strata Corporation") that:

**The Strata Corporation expend the amount of \$30,000 from the Contingency Reserve Fund to cover the cost of purchasing equipment and improvements for the Amenities Room.**

Rationale: Most of the equipment in the Amenities Room is long overdue for replacement or does not work at all. This area was left as-is during the Building Envelope and Plumbing repairs, and new equipment, security, air conditioning and window covering will be added, along with a recommendation to increase the hours of operation to 6am – 10pm.

**Moved:** MacDonald A415      **Seconded:** Grant C207      (In Favor 42 / Opposed 10)      **Carried**

**Resolution #2**

**The Strata Corporation passes a Special Levy in the amount of \$30,000.00 to reimburse the Contingency Reserve Fund for the Amenities Room equipment and improvements expense.**

**Each Strata Lot's share of the Special Levy is calculated based on the unit entitlement of each Strata Lot, and the amount of each Strata Lot's share of the Levy is set out in the attached Schedule.**

**Each Strata Lot's share of the Special Levy may be paid in six (6) equal monthly payments commencing May 15<sup>th</sup>, 2007 and ending October 15<sup>th</sup>, 2007 or must be paid in full no later than October 15<sup>th</sup>, 2007.**

**The funds raised by this special levy will only be used to reimburse the costs of the Amenities Room project, and any remainder will be left on deposit in the Contingency Reserve Fund. If a Strata Lot is sold after this Special Levy is approved, then the seller owes the Strata Corporation the levy if it is payable before the date the Strata Lot is conveyed, and the purchaser owes the levy if it is payable on or after the date the Strata Lot is conveyed.**

Rationale: This Levy will allow the Owners to re-pay the Contingency Reserve Fund for the Amenities Room equipment and improvements over a 6-month period.

**Moved:** McPherson A310      **Seconded:** Peel A418      (In Favor 41 / Opposed 10)      **Carried**

**7. Election of Council Members**

Outgoing Council Members with 2-year terms ending at this AGM are Leanne Wall D202, Jason Azuelos D201 and Jennifer Flaten A309. Raquel Kolof A408 has resigned with one year remaining (bought a house and is selling.)

Art Kitching A410, Heidi Allen F102 and Elizabeth Brett A220 remain on Council for one year.

Nominated for the 1-year position: Noah Grant C207

Nominated for the 2-year positions: Leanne Wall D202, Ana Zeba A214 and Alec MacDonald A415

There being no more nominations, these positions are acclaimed.

**Council for 2007-08 are:**

**Art Kitching A410, Heidi Allen F102, Elizabeth Brett A220,  
Leanne Wall D202, Alec MacDonald A415, Noah Grant C207, Ana Zeba A214**

**9. Adjournment      8:40pm      Moved: Kolof A408      Seconded: Wall D202      Carried**

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**DRAFT Minutes of the Special General Meeting  
of the Owners of LMS 1000 held June 23<sup>rd</sup>, 2007**

1. **Call to Order: 11:51 a.m.**
  - Filed proof of notice of meeting. Certification of Proxies:  
Eligible voters: 161. Owners represented in person/proxy: 34. Quorum needed (1/5 of eligible voters) 33.
  
2. **Approval of Agenda**  
**Moved by: Macdonald A415      Seconded by: Grant C207      Carried**
  
3. **Approval of the minutes of the Annual General Meeting held April 23<sup>rd</sup>, 2007**  
**Moved by: Macdonald A415      Seconded by: Grant C207      Carried**
  
4. **Report on Amenities Room Improvements:**  
Elizabeth and Bill spoke about the renovations and new equipment. Bill explained the vote taken by Council on June 4<sup>th</sup> 2007 to change the Rules for the Fitness Room.
  
5. **Resolution:** "That the Owners of Strata Plan LMS 1000 ratify a name change of the Amenity Room to Fitness Room as well as the updated Fitness Room Rules." (by majority vote as per Section 125(6) of the Strata Property Act)  
**Moved by: Macdonald A415      Seconded by: Peel A418      Carried Unanimously**
  
6. **New Business**
  
7. **Adjournment:** 12:20 p.m. **Moved by: Macdonald A415      Seconded by: McPherson A310      Carried**

