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PROPERTY MANAGEMENT SERVICES

MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN VR 2781 – WESTPOINTE, HELD ON THURSDAY, FEBRUARY 28th, 2008, AT 7:00 P.M., WITHIN THE MAIN HALL MEETING ROOM, ST. JAMES COMMUNITY SQUARE, 3214 WEST 10th AVENUE, VANCOUVER, B.C.

In Attendance: Nineteen Strata Lots represented in person.
 Nine Strata Lots represented by Proxy.
 Twenty-eight Strata Lots in total.

Property Manager: John Sharkey The Wynford Group

1. CERTIFICATION OF PROXIES

The Property Manager advised the Proxies were certified to be correct, a Quorum was established and that the meeting was duly constituted to proceed.

2. CALL TO ORDER

The Annual General Meeting was called to order at 7:04 p.m. by the Council President, Stanley Chong.

3. ELECTION OF CHAIRPERSON

It was **MOVED** (#304) and **SECONDED** (#313) to elect the Property Manager, John Sharkey, to chair the meeting. **CARRIED UNANIMOUSLY.**

4. FILING OF PROOF OF NOTICE OF MEETING

The Property Manager confirmed that the Notice of the Annual General Meeting was mailed and / or hand delivered to all Owners of record on / before February 7th, 2008, as required by the *Strata Property Act*.

5. APPROVAL OF AGENDA

It was **MOVED** (#304) and **SECONDED** (#219) to approve the Agenda for the Annual General Meeting, as circulated. **CARRIED UNANIMOUSLY.**

6. APPROVAL OF PREVIOUS GENERAL MEETING MINUTES

It was **MOVED** (#304) and **SECONDED** (#219) to approve the Minutes of the Annual General Meeting held on February 15th, 2007, as previously circulated. **CARRIED UNANIMOUSLY.**

7. PRESIDENT'S REPORT

The Council President commented on a number of initiatives undertaken by Council over the past year including:

- installation of the keyless access system;
- landscaping improvements to the back garden boxes and front area planters;
- thanks were expressed to the volunteers who watered and cared for these areas over the course of the growing season; and
- the Garbage Room and Recycle Room gates were replaced by hinged metal doors to eliminate the noise and enhance security.

8. **REPORT ON INSURANCE**

The Certificate of Insurance was attached to the Agenda and was reviewed according to the requirements of the *Strata Property Act*. The Property Manager reminded Owners of the importance of carrying their own insurance as the Strata Corporation's policy does not cover damage to personal property. Owners were advised that recent Supreme Court decisions have held Owners liable for the Strata Corporation's insurance deductible, when it has been determined that the source of the claim is the responsibility of the Owner.

The Property Manager then responded to questions concerning insurance coverage and insurance appraisal methods.

9. **APPROVAL OF THE 2008 OPERATING BUDGET**

It was **MOVED** (#219) and **SECONDED** (#215) to approve the 2008 Operating Budget as presented in the amount of \$228,542.

The Treasurer, Teresa O'Reilly, indicated that the Budget reflects the following:

- an increase of 1.98% in Strata Fees for the year; and
- Income and Expense items were reviewed and questions from the floor were fielded by the Treasurer.

The question was called and the 2008 Operating Budget was **CARRIED UNANIMOUSLY**.

10. **APPROVAL OF 3/4 VOTE RESOLUTIONS #1, #2, #3, & #4**

3/4 VOTE RESOLUTION #1 – SURPLUS / DEFICIT

It was **MOVED** (#109) and **SECONDED** (#313) to approve 3/4 Vote Resolution #1.

WHEREAS the Owners, Strata Plan VR 2781, Westpointe, wish to transfer any year-end operating surplus to the Contingency Reserve Fund or fund any unexpected deficit from the Contingency Reserve Fund;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan VR 2781, Westpointe, to transfer any year-end operating surplus or deficit (fiscal year ending December 31st, 2007), to or from the Contingency Reserve Fund, as and when cash flow permits and Council deems appropriate.

Management discussed the purpose of this Resolution and its effect on the Strata Corporation's Financial Statements. Following a brief discussion, the question was called and the Motion was **CARRIED UNANIMOUSLY**.

3/4 VOTE RESOLUTION #2 – LEGAL

It was **MOVED** (#219) and **SECONDED** (#304) to approve 3/4 Vote Resolution #2.

WHEREAS Section 171 of the *Strata Property Act* states the Strata Corporation must pass a 3/4 Vote Resolution before it sues an Owner;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan VR 2781, Westpointe, to authorize the Strata Council to sue any Owner for non-payment of Strata Fees including an application to the Supreme Court for an Order for Sale any time during the period immediately following the Annual General Meeting of February 28th, 2008, or any adjournment thereof, until the next Annual General Meeting without referring the matter to the Owners for a 3/4 Vote Resolution.

Management discussed the purpose of this Resolution and its effect on the Strata Corporation. Following a brief discussion, the question was called and the Motion was **CARRIED. Twenty-five in favour, zero opposed, three abstentions.**

3/4 VOTE RESOLUTION #3 – COMMON AREA CARPET REPLACEMENT

It was **MOVED** (#215) and **SECONDED** (#205) to approve 3/4 Vote Resolution #3.

WHEREAS the Owners, Strata Plan VR 2781, Westpointe, wish to replace the common area carpeting in the buildings located at 3250 and 3280 West Broadway, Vancouver, British Columbia;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan VR 2781, Westpointe, to authorize an expenditure of up to \$35,000 from the Contingency Reserve Fund to cover the cost of materials and labour associated with the common area carpet replacement.

The question was called and the Motion was **CARRIED. Twenty-four in favour, zero opposed, four abstentions.**

3/4 VOTE RESOLUTION #4 – PAINTING & GENERAL HALLWAY REPAIRS

It was **MOVED** (#304) and **SECONDED** (#209) to approve 3/4 Vote Resolution #4.

WHEREAS the Owners, Strata Plan VR 2781, Westpointe, wish to paint and repair the interior common area hallways and stairwells of the buildings located at 3250 and 3280 West Broadway, Vancouver, British Columbia;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan VR 2781, Westpointe, to authorize an expenditure of up to \$30,000 from the Contingency Reserve Fund to cover the cost of materials and labour associated with the painting of the interior common area hallways and stairwells.

The question was called and the Motion was **CARRIED. Twenty-four in favour, zero opposed, four abstentions.**

11. NEW BUSINESS

An Owner inquired as to why the hole in the drywall in the hallway outside of Unit #219 is taking so long to repair. The Chair explained that the hole in the wall was necessary to gain access to a common area-plumbing repair. The hot water pipe servicing several units had ruptured and the plumber had to access the source of the problem through the wall. The plumbing company was only able to temporarily repair the water service with a clamp, as they were not able to turn off the isolation valve to that area of the complex as the valve has been stripped. The alternative was to shutdown the water to the whole building. Council discussed this option and decided to delay the permanent repair to the water service until after the Christmas Holidays, as it would significantly affect the retail businesses financially. The plumbing contractor has been asked to provide recommendations with respect to changing the locations of the valves so they are more easily accessed as well as how to better isolate sections of the building. A total water shutdown to the building will be necessary for approximately eight hours. This must be scheduled several weeks in advance so as to not disrupt retail operations as much as possible.

In addition, the following topics were discussed:

- The Plexiglas enterphone panel cover is damaged and should be replaced.
- An Owner questioned the extent of the painting that would be included in the now approved painting project. The Council President explained that the quote included painting all the common area hallways and stairwell walls, ceilings, trim, and doorjambs. The Owner requested that

Council have the unit doors painted in as part of the project. The Council conferred and informed the Owner that they would include the painting of the doors as part of this year's painting project.

- An Owner requested that the enterphone microphone in both buildings be adjusted to a higher volume as the voices of people calling up from the front entrance were barely audible.
- Clean-up of the parkade.
- Graffiti removal.

12. ELECTION OF THE 2008 STRATA COUNCIL

The 2007 Council stepped down and the Chairman thanked them for all of their efforts throughout the year.

Nominations were accepted from the floor and the following Owners agreed to let their names stand for Council election:

Lucie Moujabber	#102 – 3280
Stanley Chong	#301 – 3280
Deborah Millard	#302 – 3280

There being no further nominations, the above-noted Owners were declared the 2008 Strata Council by acclamation.

13. MEETING TERMINATION

There being no further business, the meeting was adjourned at 9:00 p.m.

NOTE: PLEASE MAKE YOUR CHEQUES PAYABLE TO "STRATA PLAN VR 2781" AND ENSURE THAT YOUR UNIT NUMBER IS CLEARLY MARKED ON YOUR CHEQUES.

**Do you have a question regarding payment of your account?
If so, please call 604-261-0285 and ask for Accounts Receivable.**

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 at the expense of the Strata Corporation.

IMPORTANT REMINDER

Please note that The Wynford Group office has a multiple phone line system and that there are several different numbers that may appear on your call display. These numbers are for outgoing calls and cannot be used to return calls. Please use only the main contact number: 604-261-0285 to ensure a proper response. Thank you for your cooperation.

THE WYNFORD GROUP OFFICE HOURS ARE MONDAY TO FRIDAY, 9:00 A.M. TO 5:00 P.M. FOR AFTER-HOUR EMERGENCIES ONLY, PLEASE CALL 604-261-0285, THEN PRESS "1" TO BE CONNECTED TO THE ANSWERING SERVICE.

APPROVED _____
BY
COUNCIL: _____

Date: _____

(03/10/08)

(08-AGM-M.2781)