

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN NW 555, BALMORAL ON THE PARK, HELD ON MONDAY, SEPTEMBER 24, 2007, AT 6:30 PM IN THE TARTAN ROOM, 6759 WILLINGDON AVENUE, BURNABY, BC

Council in attendance: Steve Tomlin, Co-President
Dejan Maksimovic, Co-Vice President
Brian Yakura, Co-Vice President
Jake Fiddick, Treasurer
Louise Larochelle
Patti Adams

Keith Loughlin,
Strataco Management Ltd.

Absent with leave: Jason Morley, Co-President

CALL TO ORDER:

The meeting was called to order by the Strata Council Co-President, Mr. Steve Tomlin, at 6:35 pm.

MINUTES OF THE MEETING OF JULY 30, 2007:

It was

MOVED AND SECONDED:

That the minutes of the meeting of July 30, 2007 be adopted as distributed.

MOTION CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES:

There was no business arising from the minutes.

PRESIDENT'S REPORT:

Indemnity Agreement Summary

The Co-President tabled the Indemnity Agreement summary, which had been updated as of July 31, 2007.

STRATA MANAGER'S REPORT:

1) **Finance Report**

Financial Statements

The Strata Manager tabled the financial statement for the month of July 2007. The Treasurer advised that he had reviewed the financial statement along with the supporting documentation and recommended its approval. It was

MOVED & SECONDED:

That the financial statement for the month of July 2007 be adopted as presented.

MOTION CARRIED UNANIMOUSLY

Receivables Report

The Strata Manager reviewed the receivables report, noting that one strata lot was liened, and that two strata lots were in arrears of the September 2007 strata fee. The Strata Manager noted that courtesy letters had been sent to the owners who were in arrears of the strata fees.

2008 Operating Budget Draft #1

The Strata Manager tabled the first draft of the 2008 operating budget. The Council reviewed the draft operating fee and requested staff to make several amendments to the budget so that there would be no increase in strata fees for 2008.

2) Staff Report

Site Inspection Reports

The Strata Manager informed Council that the site inspection reports were on file, and that any items noted during the reports which required attention would be addressed by staff or presented to the Council for decision.

Rental Information Sheet

The Strata Manager tabled the rental information sheet that had been updated on September 10, 2007, noting that 22 units were known to be rented.

Canadian Pest Control

The Strata Manager tabled correspondence regarding a notification of fee increase of \$2.00 per month (the Strata Manager noted that this had been incorporated into the draft operating budget for 2008).

Overhead Door

The Strata Manager tabled correspondence notifying the contractor that the owners did not approve funding for the installation of a security gate.

Corporate Suite

The Strata Manager tabled correspondence regarding requests for various repairs (done) and re-installation of mirrored closet doors (in progress).

Al Dyck Enterprises

The Strata Manager tabled a quotation for painting of the garbage room floor and common area hallway to the parkade entrance. The Council reviewed the quotation, and after discussion, it was

MOVED AND SECONDED:

That staff be authorized to retain Al Dyck Enterprises to paint the garbage room floor and common area hallway to the parkade entrance.

MOTION CARRIED UNANIMOUSLY

3) Correspondence

The Strata Manager advised that since the last Council meeting correspondence had been sent or received concerning the following: welcome letters sent to new owners and tenants; receipt of vehicle insurance certificate; noise bylaw infraction (no further reports

of noise bylaw infractions); Council approval to install laminate flooring; concerns about possible garbage strike; concerns about overflowing tub (no reports of damage to other units).



Council reminds all owners that Strata Corporation policy requires all communication to Council to be sent via the management office. This will ensure that the correspondence can be dealt with officially by the Strata Council at a duly convened meeting. Thank you for your assistance.

4) **Mechanical**

Simpower

The Strata Manager tabled correspondence requesting the contractor to provide orientation to emergency generator shut-down procedures to the caretaker. (In progress.)

Fraser Health; Recreation Facility Report

The Strata Manager tabled the recreation facility report, noting that there no deficiencies; however, the Strata Corporation had received a request to comply with new rules for pool operation, and compliance with those rules has taken place.

5) **Insurance**

Ocean Province Appraisal:

Custodial Appraisal Program

The Strata Manager tabled the most recent appraisal report, noting that the cost of reproduction new for the building is now \$14,975,000.00. The Strata Manager confirmed that a copy of the appraisal report had been sent to Coastal Insurance Services.

Grow-op in Strata Lot 22

The Strata Manager tabled for Council's information the following: Council refusal to reimburse owner for expenses for cleanup of grow-op from self-insurance fund, and advice that it was not the purpose of the self-insurance fund; letter of appreciation and notification that owner is pursuing matter with Strata Corporation insurance brokers.

6) **Landscaping**

Silva Landscaping

The Strata Manager tabled landscape maintenance report for August 2007.

Al's Tree Service

The Strata Manager tabled a report from Al's Tree Service, noting that advice from the arborist was that the mould and mildew is a seasonal condition, and that he would consider removing the trees if the condition persists over a number of years.

7) **Completed Items**

The Strata Manager reported that the following items had been completed since the last Council meeting: concrete repairs in underground parkade; arborist's report on maple trees; insurance appraisal of building; notice to owners regarding feeding of birds; elevator service (monthly report on file); painting of second floor stairwell; installation of new swimming pool filter; purchase of new pressure gauge for swimming pool; painting of new depth marker for pool; purchase of new line for throwing ring; repair of toilet in women's shower area; installation of backwater valve in strata lots 6 and 9; repair of water leak in riser pipe in second floor stairwell; installation of fire bell outside strata lot 80.

8) **In Progress**

The Strata Manager advised that the following items remained in progress: caulking of "03/04" and "05/06" drops (Coast Pro Contracting).

OTHER BUSINESS:

Shredding of Strata Council Meeting Agendas

Former Council members or current Council members are reminded that if they wish to dispose of copies of Strata Council agendas they should give them to Christel, the onsite caretaker, who can make arrangements to have them shredded.

Rental Parking Stalls

Council entered into a brief discussion regarding renting parking stalls to off site owners, and decided that at this time, this type of rental would not be approved.


ADJOURNMENT:

There being no further business, the meeting adjourned at 7:30 pm, until Monday, October 29, 2007, at 6:30 pm in the Tartan Room, 6759 Willingdon Avenue, Burnaby, BC.

STRATACO MANAGEMENT LTD.

**#101 – 4126 Norland Avenue
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MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN NW 555, BALMORAL ON THE PARK, HELD ON MONDAY, OCTOBER 29, 2007, AT 6:30 PM IN THE TARTAN ROOM, 6759 WILLINGDON AVENUE, BURNABY, BC

Council in attendance: Steve Tomlin, Co-President
Jason Morley, Co-President
Dejan Maksimovic, Co-Vice President
Brian Yakura, Co-Vice President
Jake Fiddick, Treasurer
Louise Larochele
Patti Adams

Keith Loughlin,
Strataco Management Ltd.

CALL TO ORDER:

The meeting was called to order by the Strata Council Co-President, Mr. Jason Morley, at 7:00 pm.

MINUTES OF THE MEETING OF SEPTEMBER 24, 2007:

It was

MOVED AND SECONDED:

That the minutes of the meeting of September 24, 2007 be adopted as distributed.

MOTION CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES:

There was no business arising from the minutes.

PRESIDENT'S REPORT:

Indemnity Agreement Summary

The Co-President tabled the Indemnity Agreement summary updated as of October 17, 2007.

Draft 2007 Annual General Meeting Agenda

The President tabled the draft Annual General Meeting agenda for Council's review. Council reviewed the agenda, and after discussion it was

MOVED AND SECONDED:

That the agenda for the Annual General Meeting to be held on November 26, 2007 be adopted as presented.

MOTION CARRIED UNANIMOUSLY

STRATA MANAGER'S REPORT:

1) Finance Report

Financial Statements

The Strata Manager tabled the financial statements for the months of August and September 2007. The Treasurer advised that he had reviewed the financial statements along with the supporting documentation and recommended their approval. It was

MOVED & SECONDED:

That the financial statements for the months of August and September 2007 be adopted as presented.

MOTION CARRIED UNANIMOUSLY

Receivables Report

The Strata Manager reviewed the receivables report, noting that one strata lot was liened, and one strata lot was in arrears of the October 2007 strata fee. The Strata Manager noted that a reminder letter had been sent to the owner in arrears of the October fee.

Webnet

The Strata Manager confirmed that the September lease payment in the amount of \$485.48 had been received.

2008 Operating Budget Draft #2

The Strata Manager tabled the second draft of the 2008 operating budget, reflecting the changes requested by Council at the last meeting. It was noted that there was no increase in strata fees being proposed for 2008.

2) Staff Report

Site Inspection Reports

The Strata Manager informed Council that the site inspection reports were on file, and that any items noted during the reports which required attention would be addressed by staff or presented to the Council for decision.

Rental Information Sheet

The Strata Manager tabled the rental information sheet updated on October 4, 2007, noting that 21 units were known to be rented.

Canadian Pest Control

The Strata Manager tabled the most recent service report from Canadian Pest Control.

Caretaker

The Strata Manager tabled for Council's information confirmation of approval of a wage and benefit increase for the caretaker, and the holiday entitlement for the caretaker.

Canadian Closet

The Strata Manager tabled correspondence authorizing the contractor to repair the doors in the corporate suite, and noted that this work had now been completed.

Al Dyck Enterprises

The Strata Manager tabled correspondence authorizing the contractor to paint the garbage room floor and hallway leading to the parkade. It was noted that the contractor was quite busy and this work would likely be scheduled for January 2008.

3) **Correspondence**

The Strata Manager advised that since the last Council meeting correspondence had been sent or received concerning the following: welcome letter to new owner and tenant; authorization to install laminate flooring and request for Indemnity Agreement; concerns about continuous water running sounds in unit; receipt of vehicle insurance; request to install laminate flooring; concerns about noise transmission in building; request to install hardwood floors.

Council reviewed the correspondence as follows:

Strata lot 53 – request to install laminate floor: Council reviewed the owner's request and after discussion it was

MOVED AND SECONDED:

That the owner's request to install laminate flooring be approved subject to the usual Strata Corporation specifications.

MOTION CARRIED UNANIMOUSLY

Strata lot 71 – request to install hardwood floors: Council reviewed the owner's request and after discussion it was

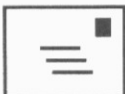
MOVED AND SECONDED:

That the owner's request to install hardwood floors be approved subject to the usual Strata Corporation specifications.

MOTION CARRIED UNANIMOUSLY

It was noted that rule and regulation #16 – Hard Floor Surfaces, states that if an owner or strata lot has or installs hard floor surfaces such as hardwood floors or tile in the strata lot, he/she must take all reasonable steps to satisfy noise complaints from neighbours, including, without limitation, ensuring that no less than 60% of such hard floor surfaces, excepting only kitchens, bathrooms and entry areas, are covered with area rugs or carpet, and avoid walking on such flooring with hard shoes.

Strata lot 21 – water running sounds: The Strata Manager advised that the owner had been notified of the concerns about the sounds of continuous water running in the unit, and that the tenants had moved out of the unit. The Strata Manager further noted that there appeared to be some suspicious activities in strata lot 21 and that he had notified the owner that he would be requesting the City Fire Department and Building Inspector to inspect the unit to ensure that it is safe for occupancy.



Council reminds all owners that Strata Corporation policy requires all communication to Council to be sent via the management office. This will ensure that the correspondence can be dealt with officially by the Strata Council at a duly convened meeting. Thank you for your assistance.

4) **Mechanical**

Johnson Controls

The Strata Manager advised that the service reports from Johnson Controls were on file.

Fraser Health Authority

The Strata Manager tabled the recreation facility report for Council's information, noting that there were no deficiencies and that the premises were well maintained.

Voltech

The Strata Manager advised that the annual fire inspection was scheduled for Wednesday, November 21, 2007.

5) **Insurance**

The Strata Manager tabled correspondence from the Strata Corporation's insurance adjuster requesting all invoices associated with the grow-op incident at strata lot 22. The Strata Manager advised that the invoices had been sent to the adjuster.

6) **Landscaping**

Silva Landscaping

The Strata Manager tabled the landscape maintenance reports for September and October 2007.

University Sprinklers

The Strata Manager tabled correspondence authorizing the contractor to proceed with the winterization of the landscape sprinkler system.

Al's Tree & Garden Services

The Strata Manager tabled correspondence authorizing the contractor to remove the fallen pines by the potting shed and noted that this work was in progress.

7) **Completed Items**

The Strata Manager reported that the following items had been completed since the last Council meeting: notice to owners regarding annual fire inspection scheduled for November 21, 2007; repair of isolation valve at strata lot 76; roof repair (sub roof on 12th floor); replacement of ballast fixture for 9th floor hallway light and repair of faulty dimmer switch; installation of backwater valve for laundry room; repair of ballcock in toilet, women's shower room; repair of leak in riser pipe, 2nd floor stairwell; repair of boiler and installation of pilot regulator needle valve; purchase of additional transmitters for parkade entry gate; monthly elevator inspection (report on file); removal of wasp nest; repair of lock on pedestrian entrance door to parkade.

8) **In Progress**

The Strata Manager advised that the following items remained in progress: annual fire inspection; painting of garbage room floor and hallway; removal of pine trees by potting shed; caulking of "03/04" and "05/06" drops by Coast Pro Contracting (when weather permits); repair of videotape for security system.

OTHER BUSINESS:

Owners Get Together

There was a brief discussion regarding an owners get together, after which it was decided to hold a wine and cheese party in either late January or early February 2008.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:30 pm, until the Annual General Meeting, to be held on Monday, November 26, 2007, in the Tartan Room, 6759 Willingdon Avenue, Burnaby, BC.

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MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN NW-555, BALMORAL ON THE PARK, HELD ON MONDAY, NOVEMBER 26, 2007, AT 7:00 PM IN THE TARTAN ROOM, 6759 WILLINGDON AVENUE, BURNABY, BC

CALL TO ORDER:

The meeting was called to order by the Strata Council Co-President, Mr. Jason Morley, at 7:05 pm.

CALLING OF THE ROLL AND CERTIFICATION OF PROXIES:

Mr. Keith Loughlin, Strata Manager, advised that subsequent to the calling of the roll and certification of proxies it had been determined that of the 82 owners, 79 were eligible to vote. Quorum consisted of 27 voting members. There were 18 owners present in person and 5 represented by proxy for a total of 23 voting members. The meeting was therefore not quorated at the scheduled start time of 7:00 pm. In accordance with the Strata Corporation's bylaws the meeting was adjourned for a period of 30 minutes, whereupon the adjourned meeting was reconvened at the same time and place and the persons entitled to vote constituted a quorum. The meeting was adjourned at 7:05 pm and reconvened at 7:35 pm.

FILING OF PROOF OF NOTICE OF MEETING:

The Strata Manager read into the record the notice of meeting mailed to all registered strata lot owners in accordance with the requirements of the Strata Property Act, stating the date, time, place and purpose of the Annual General Meeting.

MINUTES OF THE SPECIAL GENERAL MEETING OF JULY 30, 2007:

It was

MOVED AND SECONDED:

That the minutes of the Special General Meeting of July 30, 2007 be adopted as presented.

MOTION CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES:

An owner expressed concern that since the resolution to install a second security gate for the underground parkade had failed there had been at least one car break-in and one car stolen. A lengthy discussion then ensued regarding the appropriateness of installing a second security gate. After discussion, no further direction was given to the Council to bring the matter before the owners at the 2008 Annual General Meeting.

STRATA COUNCIL REPORT:

The Strata Council Co-President, Mr. Jason Morley, welcomed the owners and thanked them for attending the meeting. Mr. Morley noted that 2007 had been a good year for the Strata Corporation, and reported on the following:

- New laundry machines had been installed in the laundry room which were much more efficient.
- The Strata Corporation had entered into a lease agreement with Webnet and this arrangement was generating revenue for the Corporation.
- The Strata Corporation had attended to a number of repairs in the underground parking lot.
- The Strata Corporation had removed a number of trees in accordance with the tree report provided by Al's Tree & Garden Service.

- The Strata Corporation was proposing no increase in strata fees for the coming year; however, based on past experience it was anticipated that a small fee increase would be forthcoming in 2009.

Mr. Morley noted that the Strata Corporation had had a number of problems with grow-ops, and although the various authorities had been notified, such as the municipal fire department, the health department, and the RCMP, the Strata Corporation had not received much cooperation from these organizations. It seems that if grow-ops are found after the fact they are not particularly interested in investigating. It is important for owners to be aware of their surroundings, and if they are suspicious that a grow-op exists they should notify the caretaker or Strata Manager, who in turn will notify the owner and the various authorities. Mr. Morley also noted that the Strata Corporation had taken the initiative by requesting investor owners to check their premises on a regular basis and to do a thorough check on their tenant's references.

It was then

MOVED AND SECONDED:

That the Co-President's report be received.

MOTION CARRIED UNANIMOUSLY

GOVERNANCE:

Indemnity Agreement Ratification

The Strata Manager tabled the proposed bylaw amendment to confirm the modifications made by the owners of strata lots 36 and 38, and advised the ownership that when an owner was considering a modification to the strata lot or common property/limited common property, permission had to be received from the Strata Council pursuant to the Strata Corporation's bylaws. In most cases, as part of this approval the Strata Corporation requires the completion of an Indemnity Agreement, in which the owner agrees to take full responsibility for the maintenance and repair of, as well as any liability arising from, the modification. Once executed by the Strata Council and owner, the Indemnity Agreement is presented to the ownership at a General Meeting for ratification as a bylaw amendment. The particulars of the modification are added to the Schedule of Indemnity Agreements which forms part of the Strata Corporation's bylaws. The Strata Manager confirmed that this process ensures that a permanent record of common property modifications is available for the information of the ownership and future purchasers.

It was then

MOVED AND SECONDED:

That:

WHEREAS the Bylaws of the Strata Corporation provide for the manner and conditions whereby owners may alter common property or the strata lot; and

WHEREAS said bylaws require that the owners accept responsibility for the expenses incurred in the maintenance of the common property and/or the strata lot, in accordance with Section 72 (3) of the Strata Property Act, and bylaw 6 (3) of the Strata Corporation; and

WHEREAS The Owners and Strata Council have executed the Indemnity Agreement related to said alterations;

BE IT THEREFORE RESOLVED THAT The Owners, Strata Plan NW 555, hereby ratify the approval of said alterations to the strata lot by the owners of strata lots 36 and 38; and

BE IT FURTHER RESOLVED THAT bylaw 6 (3) of the Strata Corporation's bylaws be amended to reflect the execution of an Indemnity Agreement related to modifications to the strata lot as between the owners of strata lots 36 and 38, and the Strata Corporation.

The floor was then opened for questions. An owner expressed concern that when hardwood floors were installed above her strata lot she had noticed an increase in noise transmission. The owner indicated that she had not written to the Strata Corporation regarding this concern, but had approached the owner, who apparently had made no effort to address these concerns. The Strata Manager advised that if these types of concerns arise they should be placed in writing so that they can be dealt with by management and the Strata Council. It was further noted that when owners request approval to install hardwood or laminate flooring they are requested to comply with the rules and regulations associated with such installations.

There being no further discussion, question was called and the motion was

CARRIED UNANIMOUSLY

FINANCE REPORT:

Mr. Morley advised that Mr. Jake Fiddick, the Strata Council Treasurer, was not available for the meeting; however, the proposed budget had been prepared by management and reviewed by the Strata Council, and was being recommended to the ownership for approval. Mr. Morley then tabled the following:

- balance sheet to September 30, 2007
- 2008 operating budget
- schedule of strata fees
- depreciation report
- contract summary

Mr. Morley noted that the budget did not call for an increase in strata fees; however, it called for an increased reserve contribution in the amount of \$21,463.65 including interest.

It was then

MOVED AND SECONDED:

That:

WHEREAS The Strata Property Act sets out the required information to be submitted with the proposed budget; and

WHEREAS The Strata Property Act requires the Strata Corporation to report on the contingency reserve funds, operating expenses and unapproved expenses; and

WHEREAS The Strata Property Act establishes the approval process for the various components of the budget for the coming fiscal year;

BE IT THEREFORE RESOLVED THAT:

- ⇒ The Owners, Strata Plan NW 555, hereby authorize a 2008 reserve contribution in the amount of \$21,463.65, including interest estimated at \$250.00. (refer to Section 93 of the Strata Property Act)
- ⇒ The Owners, Strata Plan NW 555, hereby authorize operating expenses in the amount of \$237,992.60 (exclusive of the reserves and capital expenses). (refer to Section 103 (1) of the Strata Property Act)
- The Owners, Strata Plan NW 555, hereby authorize the carryover of anticipating operating surplus funds estimated to be \$2,072.28, to reduce total contributions to the 2008 operating fund. (refer to Section 105 (1) of the Strata Property Act)

The floor was then opened for questions. There was a brief discussion regarding window cleaning (which will be scheduled in Spring 2008) and concrete repairs in the underground parkade. It was noted that the account for exterior repairs included funds for concrete repairs in the underground parkade and that these repairs were done on a regular basis. There being no further questions, the question was called and the motion was

CARRIED UNANIMOUSLY

INSURANCE POLICY REVIEW AND APPROVAL:

The Strata Manager reminded the owners that the Strata Corporation's insurance policy does not cover personal belongings or improvements which may have been made to the strata lots since originally built. Owners who have made improvements to their strata lots, such as flooring upgrades, appliance upgrades, cabinet upgrades, or the installation of other fixtures or chattels, must ensure that all of these are reported to their homeowner insurers, and that they have coverage to allow for these improvements to be restored in case of a major loss. Owners are also responsible to ensure that they obtain insurance for their personal belongings as well as for personal liability in case of a civil lawsuit against them.

The owners were also reminded to ensure that they query their broker about obtaining loss assessment coverage to "buy down" the Strata Corporation's insurance deductibles (which can be a significant amount) to the level of their homeowner's insurance deductible. A number of homeowner insurance policies do not provide this coverage as a matter of course, and this should be specifically requested.

The Strata Manager strongly recommended that if owners have any questions regarding their insurance requirements or their current homeowner policy, they take the Strata Corporation's insurance certificate to their personal brokers so that they can discuss coverages to avoid any financial hardship in case of an insurable claim.

It was

MOVED AND SECONDED:

That:

WHEREAS the Strata Corporation currently insures considerable assets over which it has an insurable interest but no beneficial ownership; and

WHEREAS the Strata Corporation is required in its mandate to deal with matters affecting not only the common property, common facilities and common assets, but also those fixtures built or installed by the owner/developer as part of the original construction; and

WHEREAS the Strata Council is recommending that the Strata Corporation approve the property insurance policy and related risks in accordance with the Certificate of Insurance attached to the notice of meeting, which sets out the current level of insurance coverage;

BE IT THEREFORE RESOLVED THAT The Owners, Strata Plan NW 555, hereby approve the insurance policy and the terms as set out in the Insurance Certificate dated December 31, 2006, setting out the coverages for the benefit of The Owners, Strata Plan NW 555, in accordance with Section 149 of the Strata Property Act and related regulations.

The floor was then opened for discussion. There being none, question was called and the motion was

CARRIED UNANIMOUSLY

ELECTION OF 2008 STRATA COUNCIL:

Mr. Morley noted that the current Council retires at the Annual General Meeting, and while existing members were eligible for re-election if they were nominated and chose to stand, any interested owners were urged to place their name forward in nomination. The Strata Manager was then requested to conduct the election. The floor was opened for nominations and the following were duly nominated:

- | | |
|---------------------|------------|
| ➤ Jason Morley | Suite 403 |
| ➤ Daniel Maksimovic | Suite 501 |
| ➤ Jake Fiddick | Suite 1505 |
| ➤ Brian Yakura | Suite 1504 |
| ➤ Louise LaRochelle | Suite 404 |
| ➤ Patti Adams | Suite 1103 |
| ➤ Steve Tomlin | Suite 1201 |

It was

MOVED AND SECONDED:

That nominations be closed.

MOTION CARRIED

There being no further nominations, the above-mentioned were declared elected to the 2008 Strata Council by acclamation.

OTHER BUSINESS:

Rental Restrictions

There was a brief discussion regarding rental restrictions, after which the 2008 Strata Council was directed to bring forward an amended rental restriction bylaw at the 2008 Annual General Meeting.

ADJOURNMENT:

There being no further business, the meeting adjourned at 8:10 pm.

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MINUTES OF THE SPECIAL MEETING OF THE STRATA COUNCIL, STRATA PLAN NW 555, BALMORAL ON THE PARK, HELD ON MONDAY, NOVEMBER 26, 2007, AT 8:15 PM IN THE TARTAN ROOM, 6759 WILLINGDON AVENUE, BURNABY, BC

Council in attendance: Steve Tomlin
Jason Morley
Daniel Maksimovic
Brian Yakura
Louise Larochele
Patti Adams

Keith Loughlin,
Strataco Management Ltd.

Absent with leave: Jake Fiddick

CALL TO ORDER:

The meeting was called to order by the Strata Manager, Mr. Keith Loughlin, at 8:15 pm.

PURPOSE OF MEETING:

The Strata Manager noted that the purpose of the meeting was to elect the 2008 Strata Council officers and to discuss a gift certificate for the caretaker.

It was

MOVED AND SECONDED:

That all business be dispensed with, with the exception of election of the 2008 Strata Council officers and approval of a gift certificate for the caretaker.

MOTION CARRIED UNANIMOUSLY

ELECTION OF COUNCIL OFFICERS:

The following Council members were nominated to the positions noted:

Co-President	Steve Tomlin
Co-President	Jason Morley
Co-Vice President	Daniel Maksimovic
Co-Vice President	Brian Yakura
Treasurer	Jake Fiddick
Members-at-Large	Louise Larochele, Patti Adams

There being no further nominations, the above were declared elected to the noted positions by acclamation.

GIFT CERTIFICATE FOR CARETAKER:

Council discussed a gift certificate for the caretaker, and after discussion it was

MOVED AND SECONDED:

That a gift certificate be presented to the caretaker.

MOTION CARRIED UNANIMOUSLY

ADJOURNMENT:

There being no further business, the meeting adjourned at 8:30 pm, until Monday, January 28, 2008, at 6:30 pm in the Tartan Room, 6759 Willingdon Avenue, Burnaby, BC.

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