

Strata Plan VR-232 – NAVVY JACK EAST
Annual General Meeting Minutes

Held: On Tuesday December 9, 2008 at 10:00 AM in the Meeting Room, 2090 Argyle Ave, West Vancouver, B.C.

Registration and Report on Attendance

Nine (9) Owners were present in person and two (2) by proxy for a total of eleven (11) units represented according to the registration sheet at the time the meeting was called to order. (Quorum is six).

Agent: C & C PROPERTY GROUP LTD.
Jeff Chambers, Representing

Call to Order

There being a quorum present, the meeting was called to order at 10:05 AM by Judy Stubbs.

Proof of Notice

It was **moved/seconded** (Sinclair and Clough) to accept the notice dated November 20, 2008 as proper notice of the meeting.

CARRIED UNANIMOUSLY

Minutes

It was **moved/seconded** (Smith and Green) to accept the minutes from the December 13, 2007 annual general meeting.

CARRIED UNANIMOUSLY

Insurance Report

The agent advised that a copy of the insurance coverage summary was attached to the Notice of Meeting. Owners are advised the insurance policy does not cover contents of a strata lot or any improvements. Consequently, owners are encouraged to discuss their insurance needs with an insurance broker. Owners are also cautioned to discuss any planned vacancy from your unit with your broker as the insurance policy may have certain requirements during such periods.

The Agent was asked to forward a copy of the most current appraisal report to the President.

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Financial Report and 2009 Budget

A copy of the October 31, 2008 Balance Sheet was attached to the Notice of Meeting. The strata corporation's year-end is December 31 so the year-end statements were not available at the time of the meeting.

The strata corporation's Contingency Fund Activity is anticipated to be as follows at year end plus accrued interest for November and December:

Opening Balance (January 1, 2008):	\$52,769.46
Appropriation:	\$ 6,000.00
Interest Earned (to October 31, 2008):	<u>\$ 1,326.48</u>
Closing Balance (December 31, 2008):	\$60,095.94

The 2009 operating budget was presented to owners. Judy Stubbs referred to the President's report that was circulated to owners and explained there were several areas of the budget that have increased which has lead to an increase in maintenance fees for 2009.

It was **moved/seconded** (Clough and Bolton) to approve the 2009 operating budget.

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The schedule of maintenance fee amounts is found in Table 1 on page 3.

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Table 1 - Schedule of Maintenance Fees Effective January 1, 2009

Unit	U/E	Base Maint Fee	Water, Cable Scavenging	To Contingency Fund	Total Fee 2009	Extra Parking
101	497	\$ 488.46	\$ 57.87	\$ 24.85	\$ 571.18	
102	522	\$ 513.03	\$ 57.87	\$ 26.10	\$ 597.00	\$ 10.00
201	497	\$ 488.46	\$ 57.87	\$ 24.85	\$ 571.18	
202	518	\$ 509.10	\$ 57.87	\$ 25.90	\$ 592.86	
203	522	\$ 513.03	\$ 57.87	\$ 26.10	\$ 597.00	
301	497	\$ 488.46	\$ 57.87	\$ 24.85	\$ 571.18	
302	518	\$ 509.10	\$ 57.87	\$ 25.90	\$ 592.86	
303	522	\$ 513.03	\$ 57.87	\$ 26.10	\$ 597.00	
401	497	\$ 488.46	\$ 57.87	\$ 24.85	\$ 571.18	
402	518	\$ 509.10	\$ 57.87	\$ 25.90	\$ 592.86	
403	522	\$ 513.03	\$ 57.87	\$ 26.10	\$ 597.00	\$ 10.00
501	497	\$ 488.46	\$ 57.87	\$ 24.85	\$ 571.18	\$ 20.00
502	518	\$ 509.10	\$ 57.87	\$ 25.90	\$ 592.86	
503	522	\$ 513.03	\$ 57.87	\$ 26.10	\$ 597.00	\$ 10.00
601	775	\$ 761.68	\$ 57.87	\$ 38.75	\$ 858.30	
602	782	\$ 768.56	\$ 57.87	\$ 39.10	\$ 865.53	\$ 10.00
701	637	\$ 626.05	\$ 57.87	\$ 31.85	\$ 715.77	
702	639	\$ 628.02	\$ 57.87	\$ 31.95	\$ 717.84	
Total Monthly	10000	\$ 9,828.17	\$ 1,041.58	\$ 500.00	\$ 11,369.75	\$ 60.00
Total Annual		\$ 117,938.00	\$ 12,499.00	\$ 6,000.00	\$ 136,437.00	\$ 720.00

Owners are asked to send the management company 12 post-dated cheques, made payable to Strata Plan VR-232.

Alternatively, owners may give their cheques to Joan Chard on or before December 27. Belinda Loui agreed to deliver them to the management company on December 29, 2008.

New Business

1. Redevelopment:

Ron Clough provided a summary of his discussions with the council members of the Navvy Jack West building in connection with the redevelopment of their guest suite and lobby. The strata corporation was successful in convincing West Vancouver City Council to allow the strata corporation to create a new strata lot from the guest suite and to sell it. Ron explained what was being done and that West Vancouver's decision may assist the owners of the Navvy Jack East, should they consider doing the same thing. Judy Stubbs explained the new council for 2009 intends to look more seriously at what to do with the pool room.

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2. Birds:

Ron Clough explained the strata corporation is experiencing an ongoing bird roosting problem. He has asked Orkin to provide a quotation to install an electric fence system on the flat roof areas as a deterrent. His system will not harm the birds but will instead make the building less attractive to them. It was moved and seconded (Clough/ Sinclair) that the strata council is directed to complete the installation of this system at an approximate cost of \$3,500.

CARRIED UNANIMOUSLY

3. Keys:

Judy Stubbs advised the new council will attempt to obtain copies of keys to all strata lots for access in an emergency. This is a voluntary measure; however, council reminds owners that if access to a unit is required in an emergency and the council does not have a copy of your key, damage due to forced entry will be the responsibility of a strata lot owner to repair.

Election of Strata Council

On behalf of all owners, Judy Stubbs thanked Helen Schnurr for her many years of service on the strata council.

The 2008 strata council collectively resigned. Owners are reminded the strata corporation's bylaws require a minimum of five owners serve on the council. There was some difficulty in achieving this number. The following owners were nominated for service on the strata council:

Judy Stubbs
Helen Schnurr
Ron Clough
Ken Sinclair
Joan Chard

It was **moved/seconded** (Clough and Smith) to elect these owners to the 2009 strata council.

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It was **moved/seconded** (Schnurr and Chard) to adjourn the meeting.

CARRIED UNANIMOUSLY.

The meeting was terminated at 11:00 AM.

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