

**NOTICE OF A SPECIAL GENERAL MEETING OF THE
OWNERS OF STRATA CORPORATION LMS2329
"THE STAR OF KITSILANO"**

Date: Monday, January 22, 2007
Time: 6:30 p.m. (Registration at 6:15 p.m.)
Location: Lobby of 2680 West 4th Avenue, Vancouver, BC

PURPOSE OF MEETING: To discuss and vote on a resolution which would approve a Special Levy (Residential Section Only) to conduct a repair to replace the hot water circulation piping for the residential section of the Strata.

AGENDA

6:15 p.m. Registration

6:30 p.m. Call to Order

Quorum Report; Proof of Notice of Meeting

Approval of Previous Minutes - AGM held Tuesday, May 23rd 2006

Discussion and voting on Resolution -

Preamble: During 2006 small leaks began to occur in the hot water, re-circulating, piping that runs through the ceiling above the 2nd floor hallway. The initial leaks were repaired but further investigation revealed that the numerous "elbows" on the piping were actually the weak spots that, unless dealt with in a comprehensive manner, could be expected to continue on an ongoing basis as different parts of the piping fail. Consequently the Strata Council instructed the Property Manager to obtain quotations for the replacement of this copper piping from its' origination in the basement boiler room to its' extremities at either end of the 2nd floor hallway ceiling. Quotations have been received for both the re-piping as well as the repair and resurfacing of the drywall and they vary in price between \$15,000 and \$33,800. It is estimated that the entire project will come in at slightly below \$20,000.

The following resolution has been proposed:

BE IT RESOLVED by a 3/4 vote that ***THE OWNERS, STRATA PLAN LMS2329 (residential section)*** approve a Special Levy of \$20,000.00, for the purpose of replacing the Hot Water Re-circulation piping and for the repair of the ceiling and walls after this work has been completed. .

Adjournment

VOTING: Except in cases where a unanimous resolution is required, an owner is not entitled to vote at a general meeting unless all contributions payable for his/her strata lot have been paid. Cheques will not be accepted at the meeting unless certified. A spouse who is not registered on title must have a proxy authorization to vote.

PROPOSED SPECIAL LEVY \$20,000.00

Unit No.	Strata Lot No.	Unit Entitlement	Proposed Special Levy
RESIDENTIAL SECTION			
201	1	68	262.60
202	2	68	262.60
203	3	67	258.74
204	4	51	196.95
205	5	89	343.70
206	6	75	289.63
207	7	84	324.39
208	8	45	173.78
209	9	47	181.50
210	10	49	189.23
211	11	60	231.70
212	12	42	162.19
213	13	76	293.49
214	14	42	162.19
215	15	61	235.57
216	16	49	189.23
217	17	49	189.23
218	18	61	235.57
219	19	42	162.19
220	20	54	208.53
221	21	49	189.23
222	22	85	328.25
223	23	68	262.60
224	24	68	262.60
225	25	68	262.60
226	26	68	262.60
227	27	68	262.60
228	28	93	359.14
301	29	64	247.15
302	30	64	247.15
303	31	63	243.29
304	32	51	196.95
305	33	89	343.70
306	34	75	289.63
307	35	84	324.39
308	36	45	173.78
309	37	47	181.50
310	38	50	193.09
311	39	61	235.57
312	40	42	162.19
313	41	76	293.49
314	42	42	162.19
315	43	60	231.70
316	44	50	193.09
317	45	50	193.09

RESIDENTIAL SECTION

Unit No.	Strata Lot	Unit Entitlement	Proposed Special Levy
318	46	61	235.57
319	47	42	162.19
320	48	54	208.53
321	49	49	189.23
322	50	85	328.25
323	51	64	247.15
324	52	64	247.15
325	53	64	247.15
326	54	64	247.15
327	55	64	247.15
328	56	94	363.00
401	57	64	247.15
402	58	64	247.15
403	59	63	243.29
404	60	51	196.95
405	61	89	343.70
406	62	75	289.63
407	63	84	324.39
408	64	44	169.92
409	65	47	181.50
410	66	49	189.23
411	67	61	235.57
412	68	42	162.19
413	69	76	293.49
414	70	42	162.19
415	71	60	231.70
416	72	50	193.09
417	73	49	189.23
418	74	61	235.57
419	75	42	162.19
420	76	54	208.53
421	77	49	189.23
422	78	85	328.25
423	79	64	247.15
424	80	64	247.15
425	81	64	247.15
426	82	64	247.15
427	83	64	247.15
428	84	94	363.00
		5,179	20,000.00

MINUTES OF SPECIAL GENERAL MEETING

STRATA PLAN LMS2329 THE STAR OF KITSILANO

HELD: Monday, January 22, 2007, at 6:30 p.m. in the lobby of 2680 West 4th Avenue, Vancouver, BC

PRESENT: As there are 84 Residential Strata Lots, owners representing 28 strata lots (1/3) were required to constitute a quorum. At the time that the meeting was called to order, there were 20 owners present in person or by proxy, as per the registration sheet, thus not constituting a quorum. As per the building bylaws, 30 minutes after the set time for the Special General Meeting the number of people present constitutes a quorum and at 7:00 p.m. 20 people were present in person or by proxy and therefore a quorum existed.

AGENT: Charles Bristow, RE/MAX Property Management Services

CALL TO ORDER: The meeting was called to order at 7:00 p.m.

FILING OF PROOF OF NOTICE OF MEETING

The motion "to accept the Notice of Meeting dated December 27th 2006 as proper notice" was moved, seconded and carried (unanimous). The notice will be filed with the strata corporation's records.

APPROVAL OF PREVIOUS MINUTES

The motion "to approve the minutes of the Annual General Meeting held May 23, 2006 as circulated" was moved, seconded and carried (unanimous).

DISCUSSION AND APPROVAL OF RESOLUTION (Approval of Expenditure by $\frac{3}{4}$ Vote)

At this point the property manager gave a brief overview of the planned work required to replace the hot water recirculation piping in the ceiling of the 2nd floor hallway of the building. It was also noted that work on this project has been scheduled to commence on April 2nd (subject to the owners' approval of the proposed resolution). After a general discussion, it was moved, seconded and carried to "approve the resolution as proposed" (one opposed). The resolution, as proposed and adopted, read:

BE IT RESOLVED by a 3/4 vote that **THE OWNERS, STRATA PLAN LMS2329 (residential section)** approve a Special Levy of \$20,000.00, for the purpose of replacing the Hot Water Recirculation piping and for the repair of the ceiling and walls after this work has been completed. .

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:10 p.m.

PLEASE NOTE:-

Attached is a schedule indicating, by unit entitlement, the amount due for this Special Levy.

This amount is currently due and **cannot** be paid for from your direct deposit authorization.

Please send your cheque made out to Strata Plan LMS2329 to the address below

All comments, concerns and suggestions for the strata council or management can be mailed or faxed to:

**RE/MAX Property Management Services
Suite 110 – 6086 Russ Baker Way
Richmond, BC V7B 1B4**

Attention: Charles Bristow

Phone: (604) 821-2999 Fax: (604) 821-1822

Email: cbristow@mypropertymanager.ca

Minutes prepared by Charles Bristow
RE/MAX Property Management Services

APPROVED SPECIAL LEVY \$20,000.00

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