

MINUTES OF ANNUAL GENERAL MEETING

STRATA PLAN LMS2329 THE STAR OF KITSILANO

HELD: Tuesday, May 23rd 2006, at 7:00 p.m. at Cornerstone Coffee Bar, 2698 West 4th Avenue, Vancouver, BC

PRESENT: As there are 99 Strata Lots, owners representing 33 strata lots (1/3) were required to constitute a quorum. At 7:00 p.m. there were 20 owners present in person or by proxy. As per bylaw 9.15 of the strata corporation, the call to order was delayed. At 7:15 there were 33 owners present in person or by proxy and the meeting was called to order.

AGENT: Andrew Seaton, RE/MAX Property Management Services

CALL TO ORDER: The meeting was called to order at 7:15 p.m.

FILING OF PROOF OF NOTICE OF MEETING & RECEIPT OF FINANCIAL STATEMENTS

A copy of the financial statements for Strata Plan LMS2329 had been attached to the notice of meeting. The motion "to accept the Notice of Meeting dated May 2, 2006 as proper notice and to receive the financial statements" 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 Special General Meeting held March 20th 2006 as circulated" was moved, seconded and carried (32 in favour, 0 opposed, 1 abstention).

STRATA COUNCIL PRESIDENT'S REPORT

Robert Mathews, the Strata Council President, briefly reviewed the activities and accomplishments of the last year. Among the notable activities of the past year were the re-tiling of the parkade elevator lobby and the completion of exterior maintenance work to the south east corner of the building. It was also noted that work had commenced to improve some of the planters along the south side of the building and that new carpeting would soon be installed in the stairwell which leads from the lobby to the second floor. Mr. Mathews concluded his report by thanking council for their work and noting that the operations of the building had run smoothly throughout the past year. He also noted that this past year would be his last year on council as he had sold his unit - the owners thanked Robert for all his work on council over the years.

REPORT ON INSURANCE

The certificate of insurance was attached to the Notice of Meeting and was reviewed according to the requirements of the Strata Property Act. It was noted that the total insured value of the building is based on an insurance appraisal that is updated each year. Owners were reminded that the strata corporation's insurance policy does not cover any improvements or betterments that are installed or constructed by residents (e.g. hardwood floors) or personal contents of any kind. Owners should ensure that they have adequate homeowner insurance to cover contents and improvements or upgrades to their unit. It was also noted that Owners should be aware that the strata corporation has a bylaw which enables it to charge insurance deductibles back to owners in many cases when a claim results from within a strata lot or from an owner's actions (or lack of action). In many cases (but not all) an owner's personal insurance will cover the cost of the amounts charged back to an owner by the strata corporation.

APPROVAL OF 2006/2007 OPERATING BUDGET

The property manager reviewed the proposed operating budget for the period June 1, 2006 to May 31, 2007. It was noted that the budget proposes that strata fees be increased by an average of approximately \$19.50 per month for a residential strata lot and approximately \$13.60 for a commercial strata lot.

After a brief discussion of some of the expense line items contained in the proposed operating budget, it was moved, seconded, and carried "to approved the operating budget as presented" (unanimous).

As a result, please note that strata fee amounts have changed for the budget year commencing June 1st 2006 (see attached schedule of strata fees for important payment information).

Strata Fees

Please note that monthly strata fee amounts have changed for the budget year commencing June 1st 2006. See attached schedule of strata fees for important payment information.

If you have been paying your strata fees via post-dated cheques, please remember that a new set of post-dated cheques should be mailed to RE/MAX Property Management Services (cheques should be made payable to "Strata Plan LMS2329"). If you are paying by pre-authorized payment plan (automatic debit from your chequing account) please note that your monthly strata fee payments will be adjusted to the new amount automatically. If you are not already paying your monthly strata fees by pre-authorized payment, and you wish to commence a pre-authorized plan, please contact the property manager. A schedule of strata fees is attached to these minutes.

ELECTION OF STRATA COUNCIL

The members of council resigned from their positions as per the bylaws of the strata corporation. The following owners were nominated for council:

Residential Section

Wendy Smith
Victoria James

Suite 212
Suite 223

Stacy Scott
Karen O'Brien

Suite 203
Suite 407

Commercial Section

Hari Singh Khalsa
John Woo

2662 W. 4th
2666 W. 4th

As there was no need for an election, the nominated owners were declared elected by acclimation.

NEW BUSINESS

1. Landscaping: An owner volunteered to act as landscaping liaison. The property manager will forward landscaper's contact information to the owner.
2. Emergency Response Committee: It was noted that the strata corporation's Emergency Response Committee is in need of volunteers. Approximately two years ago, the strata purchased some emergency supplies and updated its emergency response plan. Volunteers are needed to assist with keeping the plan up to date and to help with related matters (e.g. floor wardens etc). If you would like to volunteer, please contact the property manager or a member of council.
3. Security Patrol: An owner suggested that the strata consider employing a security patrol. It was noted that quotations had been obtained for this in 2005 and that it had been agreed that it was too costly at that time. Another owner suggest that the strata consider approaching neighbouring buildings in order to ascertain whether these buildings may be interested in sharing the cost of a security patrol. The strata council will follow up on this matter. During the discussion, it was noted that it is important that residents are vigilant about the security of the building.
4. Noise Complaint: An owner asked about appealing a previous council decision to levy a fine following a noise complaint. It was noted that the appropriate forum for this appeal would be a council meeting. It was agreed that this matter would be discussed at the next council meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:05 p.m. Council remained behind for a brief meeting, during which it was agreed that the next council meeting would be held at 7:00 p.m. on June 5th 2005 in suite 212.

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: Andrew Seaton

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

Email: aseaton@mypropertymanager.ca

Minutes prepared by Andrew N. Seaton
RE/MAX Property Management Services

MONTHLY STRATA FEES (JUNE 1, 2006 - MAY 31, 2007)
STRATA PLAN LMS2329 - THE STAR OF KITSILANO

Unit No.	Strata Lot No.	Unit Entitlement	Total Monthly Strata Fees
RESIDENTIAL SECTION			
201	1	68	174.49
202	2	68	174.49
203	3	67	171.93
204	4	51	130.87
205	5	89	228.38
206	6	75	192.46
207	7	84	215.55
208	8	45	115.47
209	9	47	120.61
210	10	49	125.74
211	11	60	153.96
212	12	42	107.78
213	13	76	195.02
214	14	42	107.78
215	15	61	156.53
216	16	49	125.74
217	17	49	125.74
218	18	61	156.53
219	19	42	107.78
220	20	54	138.57
221	21	49	125.74
222	22	85	218.12
223	23	68	174.49
224	24	68	174.49
225	25	68	174.49
226	26	68	174.49
227	27	68	174.49
228	28	93	238.64
301	29	64	164.23
302	30	64	164.23
303	31	63	161.66
304	32	51	130.87
305	33	89	228.38
306	34	75	192.46
307	35	84	215.55
308	36	45	115.47
309	37	47	120.61
310	38	50	128.30
311	39	61	156.53
312	40	42	107.78
313	41	76	195.02
314	42	42	107.78

Unit No.	Strata Lot No.	Unit Entitlement	Total Monthly Strata Fees
RESIDENTIAL SECTION (cont.)			
315	43	60	153.96
316	44	50	128.30
317	45	50	128.30
318	46	61	156.53
319	47	42	107.78
320	48	54	138.57
321	49	49	125.74
322	50	85	218.12
323	51	64	164.23
324	52	64	164.23
325	53	64	164.23
326	54	64	164.23
327	55	64	164.23
328	56	94	241.21
401	57	64	164.23
402	58	64	164.23
403	59	63	161.66
404	60	51	130.87
405	61	89	228.38
406	62	75	192.46
407	63	84	215.55
408	64	44	112.91
409	65	47	120.61
410	66	49	125.74
411	67	61	156.53
412	68	42	107.78
413	69	76	195.02
414	70	42	107.78
415	71	60	153.96
416	72	50	128.30
417	73	49	125.74
418	74	61	156.53
419	75	42	107.78
420	76	54	138.57
421	77	49	125.74
422	78	85	218.12
423	79	64	164.23
424	80	64	164.23
425	81	64	164.23
426	82	64	164.23
427	83	64	164.23
428	84	94	241.21

**MONTHLY STRATA FEES (JUNE 1, 2006 - MAY 31, 2007)
STRATA PLAN LMS2329 - THE STAR OF KITSILANO**

Unit No.	Strata Lot	Unit Entitlement	Total Monthly Strata Fees
COMMERCIAL SECTION			
2028	85	72	133.35
2026	86	55	101.86
2698	87	117	216.69
2696	88	50	92.60
2692	89	57	105.57
2688	90	70	129.64
2686	91	82	151.87
2682	92	32	59.27
2678	93	80	148.16
2676	94	67	124.09
2670	95	59	109.27
2670	96	56	103.71
2668	97	78	144.46
2666	98	72	133.35
2662	99	244	451.90

IMPORTANT STRATA FEE INFORMATION

Strata fee amounts have changed for the budget year commencing June 1st 2006. If you have been paying your strata fees via post-dated cheques, please remember that a new set of post-dated cheques should be mailed to RE/MAX Property Management Services (cheques should be made payable to "Strata Plan LMS2329"). If you are paying by pre-authorized payment plan (automatic debit from your chequing account) please note that your monthly strata fee payments will be adjusted to the new amount automatically. If you are not already paying your monthly strata fees by pre-authorized payment, and you wish to commence a pre-authorized plan, please contact the property manager.