

MINUTES OF SPECIAL GENERAL MEETING

STRATA PLAN LMS2329 THE STAR OF KITSILANO

HELD: Monday, March 20, 2006, at 7:00 p.m. in the lobby of 2680 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 the time that the meeting was called to order, there were 49 owners present in person or by proxy, as per the registration sheet, thus constituting a quorum.

AGENT: Andrew Seaton, RE/MAX Property Management Services

CALL TO ORDER: The meeting was called to order at 7:08 p.m.

FILING OF PROOF OF NOTICE OF MEETING

The motion "to accept the Notice of Meeting dated February 24th 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 25, 2005 as circulated" was moved, seconded and carried (unanimous).

DISCUSSION AND APPROVAL OF RESOLUTION #1 (Approval of Expenditure by ¾ Vote)

At this point the attendance at the meeting had increased to 52 owners present in person or by proxy. The property manager gave a brief overview of the planned work to the exterior of the south east corner of the building. It was also noted that work on this project has been scheduled to commence on March 27th (subject to the owners' approval of the proposed resolution). After a general discussion, it moved, seconded and carried to "approve the resolution as proposed" (unanimous). The resolution, as proposed and adopted, read:

BE IT RESOLVED by a 3/4 vote that ***THE OWNERS, STRATA PLAN LMS2329*** expend an amount from the Contingency Fund, not to exceed \$20,000.00, for the purpose of conducting a repair to the south east corner of the building.

In the event the total budget for this project is in excess of the amount needed to fund the project, then the Strata Council is hereby directed to re-deposit the excess amount into the Contingency Reserve Fund.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:25 p.m.

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

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Email: aseaton@mypropertymanager.ca

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