

MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN VR 192, HELD TUESDAY, MAY 20th, 2008 IN THE LOBBY, 550 EAST 6th AVENUE, VANCOUVER, BC.

- a) The meeting was called to order at 7:05 pm.
- b) The signing-in sheet indicated 34 owners were represented, 8 by proxy. A quorum being present the meeting could proceed.
- c) It was duly **MOVED AND SECONDED** that the required notice of the meeting had been received.
CARRIED
- d) **Previous Minutes:**
It was duly **MOVED AND SECONDED** to approve the minutes of the previous Annual General Meeting held on May 31st, 2007 as circulated. **CARRIED**
- e) **Proposed Budget - 2008/2009:**
Owners were presented with a proposed operating budget for the 2008/2009 fiscal year. It was noted there was no increase in maintenance fees.

Following brief discussion and review it was duly **MOVED AND SECONDED** to approve the proposed budget as presented. **CARRIED**

f) **¾ Vote Resolutions:**

1. **Interior Redecoration – Hallway and Stairwell Repainting and Re-carpeting :**

Owners were presented with a ¾ vote resolution calling for the expenditure of up to \$55,000.00 for painting and re-carpeting of the common area hallways and stairwells. This would be paid by way of special assessment and money being withdrawn from the Contingency Reserve Fund.

The budget for the project was from two quotes, one for painting and one for carpeting. Additional quotes would be requested before work is to proceed. Work would be scheduled in the fall/winter months, between mid-October and late November.

Following brief discussion and questions it was duly **MOVED AND SECONDED** that be it resolved by ¾ Vote Resolution that Owner's be special assessed \$25,000.00, based on unit entitlement, due in two equal payments July 1, 2008 and October 1, 2008 and \$30,000.00 be spent from the Contingency Reserve Fund for a total of \$55,000.00 for interior redecoration including hallway and stairwell repainting and re-carpeting. **CARRIED, Unanimously**

2. **Bylaw Amendment – Hard Floor Surfaces :**

Owners were presented with a ¾ vote resolution introducing a bylaw amendment to address noise concerns from installation of hard floor surfaces in the building. There much discussion how the bylaw would apply to previous installations, and how the bylaw would be enforced. It was noted this type of bylaw is commonly found in bylaws of other strata buildings.

A motion was put forward to amend the wording of the bylaw from:

15.6 (a) An owner must receive the written permission of the strata council to install a hard floor surface.

(b) An owner of a strata lot who has or installs a hard floor surface such as hardwood floor or tile in a strata lot must take all reasonable steps to satisfy noise complaints from neighbours, including the installation of a sub-floor; and 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 avoiding walking on such flooring with hard soled footwear.

The wording of the bylaw was amended to:

15.6 (a) An owner must receive the written permission of the strata council to install a hard floor surface with a sound proofing underlay.

(b) An owner of a strata lot who has a hard floor surface such as hardwood floor or tile in a strata lot must take all reasonable steps to satisfy noise complaints from neighbours; and 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 avoiding walking on such flooring with hard soled footwear.

The motion to amend the bylaw wording was duly **MOVED AND SECONDED** be it resolved by $\frac{3}{4}$ Vote to amend the wording of Bylaw #15.6 (a) and (b) as noted above.

CARRIED, Unanimously

Following further discussion and questions it was duly **MOVED AND SECONDED** be it resolved by $\frac{3}{4}$ Vote Resolution that Bylaw #15.6(a) and (b) be adopted as amended.

CARRIED, Unanimously

g) Election of Strata Council:

The following owners were nominated to serve on the 2008/2009 Strata Council:

Caroline Leeks
Olivia Flynn-Gomez
Sheila Walcroft
Barry Whitelaw
Susan Little

There being no further nominations the Council was elected by acclamation.

h) Other Business:

1. From the recent fire inspection, it was noted in the inspection report some suites removed their in-suite heat detector and smoke alarm. These devices are common property of the building, and necessary safety devices. Replacement of in-suite heat detectors and smoke alarms will be charged back to the suite owner.

2. It is advised prior to starting a renovation, a suite owner must contact either a Council Member or a representative of Condex Property Management to provide input on whose responsibility it is for the work being undertaken.

3. The garden is being enlarged in the front of the building with the removal of the sidewalk to the east of the front door. This will also provide more privacy to the east side first floor suites.
4. Top soil is being spread in targeted parts of the garden, mostly to fill in dips around the sprinkler water pipes.
5. A resident asked when cleaning of the exterior is scheduled to be done. It was noted this is an item for discussion after the interior painting and recarpeting is completed.
6. Please note Markus Schmid, a Property Manager with Condex, will be assuming the day to day management of your building. Calls should be directed to Markus Schmid.

There being no further new business the meeting adjourned at 8:00 pm.

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