

**MINUTES
OF THE ANNUAL GENERAL MEETING
THE OWNERS STRATA PLAN BCS 1882
UNO**

Held on November 4, 2009
Within Howard Johnson Plaza Hotel
395 Kingsway, Vancouver, B.C.

The meeting was called to order at 7:07 p.m. by Council President Marilyn Gardner.

Crosby Property Management Ltd. was represented by Teresa Gough.

CALLING THE ROLL AND CERTIFICATION OF PROXIES

The attendance register confirmed at the time of commencement of the meeting there were 31 eligible voters in attendance and 15 represented by proxy for a total of 46. The quorum requirements had been achieved, and the meeting proceeded.

PROOF OF NOTICE & RECEIPT OF FINANCIAL STATEMENTS

It was moved/seconded that the notice dated October 15, 2009 complied with the notice requirements and that the financial statements had been received. CARRIED.

APPROVAL OF GENERAL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Annual General Meeting held October 28, 2009 as circulated. CARRIED.

PRESIDENT'S REPORT

Opening remarks

- It's hard to believe that another year has gone by. The past 2008/2009 season has been a good 3rd year here at UNO, with a lot accomplished in bettering the building. But we've faced a number of challenges as well. The first involves the number of unforeseen maintenance issues i.e. a relatively new hot water heater had to be replaced followed by constant problems with the garage gates and yes, security issues. Then came by-law enforcements concerns, followed by the never ending winter, with record snow falls which our snow removal company could barely keep up with. In January, we lost our Strata Agent and once again Jason Black temporarily filled in the position. Then, due to overwhelming and competing demands from his day job, our newly elected Council President Cameron Barker-Fyfe resigned in February. We were appointed a new Strata Agent Teresa Gough in March 2009. Things have been working extremely well with Teresa and we hope that she will stay for some time and contribute to the continuity of UNO. As an FYI to

Minutes of the Annual General Meeting
The Owners Strata Plan BCS 1882
Held on November 4, 2009

all owner's, for anything that needs immediate attention in our building during the day and after hours, please call Crosby Management directly as they will handle the situation in a timely manner, they can be reached at 604 683 8900.

Security

- Over the past year, we experienced a number of attempted break-ins to the building, on our cars and bicycles, in both the commercial and the residential sides. We've continued to harden the building with new locks and other security features; however security remains everyone's responsibility. We are now part of Blockwatch with limited enrolment from UNO residents; I would encourage all of you to join, if anyone is interested please see us after the meeting – or please email your interest in this program to Craig Armour caarmour@telus.net our Blockwatch Captain. Do your part in keeping UNO a safe place to live.
- We experienced 3 security breaches in the past year, the first of which were 2 break-ins in the Commercial garage area and in the Residents garage, the 2nd was in the Amenity room and attempts to get access to the 2nd floor entrance and the 3rd, was from the Kingsway door entrance up stairwell #24 where 2 steel doors were compromised on floors 4 & 5.
- After these instances, we have increased security by adding additional deadbolt locks to vulnerable doors, Astragal covers have been installed on stairwell #24 doors, as well as the glass door on Kingsway.
- A number of UNO residents continue to leave the building through the garage gates without waiting for the gates to completely close. This applies to pedestrians and cyclists as well. It is absolutely important for everyone to wait until the gate is fully closed before proceeding, and not to allow "tailgating" unless you know exactly who is in the car behind you. Nearly all break-ins in the parkade have come from someone "letting" an individual sneak in through an open gate. These problems are completely preventable, and we encourage everyone to do their part.
- The courtyard gate on Prince Edward: the closing mechanism was upgraded to ensure that this gate always closes.
- We are getting quotes from security companies to make our current system more efficient. We are also looking at placement of additional cameras as well as other improvements to further protect the residents at UNO.
- We are planning to do a FOB audit to help ensure that all FOBs to the building are accounted for and in the proper hands.
- Again - Please pitch-in to make UNO a safe place to live – it's all of our home, and it is everyone's responsibility.
 1. Please wait till the garage gate is totally closed before proceeding. This includes vehicles, bicycles and pedestrians.
 2. Walk around the building – if you notice anything of concern please let Crosby (and council) know.
 3. Report non emergencies to police non emergency number 604-717-3321.

Minutes of the Annual General Meeting
The Owners Strata Plan BCS 1882
Held on November 4, 2009

4. Call 911 to report all suspicious activity.
 5. Do not let anyone enter the building without a FOB.
- Thank you for making security all our business.

Maintenance

- Garage Gates: We have secured a new company effective in September 2009, to take care of the quarterly maintenance, as well as all gate repairs. This decision was made, as we kept having ongoing problems with the gates, without adequate resolution from the previous company. The new company has upgraded the motor and springs on the inner door, which hopefully will eliminate further issues.
- We continue to try to be proactive and maintain the building. Our goal has been preventative & keeping our building in tip top shape and looking great.
- We have implemented a bid process for major work which keeps our costs down without compromising the quality of the work, as well as keeping our suppliers honest.

Intracorp

- Our 5 year Building envelope warranty expires July 3, 2011. Our 10 year Structural warranty expires July 3, 2016.
- It was reported that some of the paint was peeling paint on the concrete vent by the children's playground and Crosby is following up with Intracorp.
- Please report any deficiencies that you notice to Crosby.

Landscaping

- We are in the process of reviewing landscaping companies as on numerous occasions we have had to call the existing company to follow up on their work... We were also not totally satisfied with this past year's snow removal and the high associated costs. However it was an exceptional year for snowfall that no one could have predicted.
- There are a number of dead trees that will need to be replaced this year, as well as ongoing issues with the mud in the front entrance of the building. We're in the process of costing and implementing a design, fitting with the aesthetics of the building, that will reduce the dirt & mud that currently gets dragged into the building resulting in additional maintenance costs.
- The city was contacted regarding the dead trees on the boulevard on East 11th as well as Prince Edward. The city cut down the trees and we are now on a list for replacement. They were also contacted regarding the boulevard flower beds... The city does have a program where residents of UNO can adopt this area and take care of it ...if anyone is interested it is called The Green Streets program operated by the city of Vancouver's Engineering services Tel: 604 873-7204.
- As an FYI, we appreciate the residents help with the courtyard gardening, however please review ideas with Council first. There are technical considerations of the building that must be adhered

Minutes of the Annual General Meeting
The Owners Strata Plan BCS 1882
Held on November 4, 2009

to, which limit what can be planted and where, such as in the courtyard, where the soil depth is limited and delicate waterproofing membranes of the parkade is below.

Building Appearance

- Council as well as UNO residents take pride in the cleanliness & overall appearance of our building.
- We have installed a new outdoor bike rack that matches the exterior aesthetics of the building.
- We have had a number of occurrences with graffiti on the building. We have taken photos of the tags and hopefully working with Blockwatch, they will be able to identify the culprits.
- We continue to have issues with the Garbage room: residents throw things into the room and do not use the bins. Excess items from people moving out like chairs, lamps etc., are just left in the room and as a result we have had to bring in additional trash collection, and increase frequency for cardboard pick-up, which is an additional cost to all UNO owners.. Please break down your cardboard boxes; please put refundable cans & bottles in the cardboard boxes designated for this.
- Residents were storing items outside and on top of their designated lockers which resulted in Council spending one of their mornings collecting the items for disposal.
- The next step will be to focus on parking spots. As a reminder no items are to be stored in your parking stalls including boxes, containers, car parts etc. This not only helps keep things tidy but is a fire-safety concern.

Gym

- Based on residents' feedback we have made some improvements by adding a clock, new fan, additional weights & weight rack. However our challenge to meet other requests is limited to our budget, and the fact that the current equipment is on lease till 2011.
- However we appreciate all your comments & suggestions. Please keep them coming.

Amenity Room

- Council is planning to fix a few of the floorboards and paint the wall.
- We'd like to remind users that there is no smoking or candles in the Amenity Room. Also please be sure to close the windows and turn off lights when leaving. We've added signs to help remind users to this effect.

Plans for 2009-2010

- Tiles for main lobby & P1 & P2 elevators.
- Power washing the building.
- Additional landscaping: tree replacement, green roof etc.
- Additional security cameras and ongoing hardening of the building.
- Fix Amenity floor & wall.
- We will be looking into sourcing a general handyman to reduce our maintenance costs.

**Minutes of the Annual General Meeting
The Owners Strata Plan BCS 1882
Held on November 4, 2009**

- FOB audit.

Closing remarks

- It's been a busy year here at UNO.
- Council spent a significant amount of their personal time and have worked hard for the benefit of all UNO owners. We've tried to address all issues and put forth fair resolutions. We have a couple of issues that are still "a work in progress" but are moving positively towards a resolution. We have been very fortunate to have a dedicated Council composed of individuals with legal, property management, architectural, security and general project management/construction experience. I want to thank you all personally for all your hard work.
- Council has continued to do it's best to improve the security, appearance and to keep the value of all our homes high. Making UNO a sought after and desirable place to live.
- Unfortunately a couple of our Council members will not be seeking re-election. I would like to thank them on behalf of UNO owners for all their hard work & dedication.
- I would like to also thank Teresa Gough for a job well done and being a pleasure to work with.
- Thank you goes out to our past president John Penhall for taking of the garbage room and to Cameron Barker-Fyfe although his stay as president was brief.
- We are looking into a number of initiatives to further contain costs and I'm happy to say that as a result of the work done, the increase to Strata fees, this year is minimal to say the least; however I'll leave that to our Treasurer Jason Kurtz to expand upon.
- In closing, I would like to add that it is every owner's responsibility to know and understand the bylaws and the rules at UNO, and to ensure that their tenants and/ or guests are familiar with them.

REPORT ON INSURANCE COVERAGE

It was moved/seconded that the report on insurance coverage had been received. CARRIED.

The Licensed Strata Agent, Teresa Gough, went through the insurance coverage for the building.

Strata Corporation Insurance - for information only

Section 149 of the Strata Property Act requires the Strata Corporation to have adequate full replacement value insurance for the common property, common assets, buildings shown on the strata plan and fixtures built or installed on a strata lot. The insurance must cover major perils and have liability coverage for property damage and bodily injury of at least \$2,000,000. Your Strata Corporation's insurance policy is currently held with BFL Canada Insurance Services Inc. and is insured for a full replacement value of \$31,050,000.00.

Please refer to the attached Certificate of Insurance included with your Notice of Meeting, which outlines

**Minutes of the Annual General Meeting
The Owners Strata Plan BCS 1882
Held on November 4, 2009**

the insured perils, the limits of coverage and the applicable deductibles.

It is recommended that all owners obtain their own insurance coverage for personal property as well as third party liability coverage. Individual insurance coverage is strongly recommended. Owners are reminded that content/liability insurance is the responsibility of individual owners. It is important that owners carry “**betterment’s and improvements**”. Displacement coverage would also assist owners who would have to move out of their suites during a major loss. Loss of rental coverage is recommended for those individual who rent out their units for investment purposes.

The owners are reminded that the Strata Corporation’s water loss insurance deductible is currently \$10,000.00 and that it is the owners’ responsibility to cover any water losses below the deductible and possibly the \$10,000.00 deductible if they (or their tenants) are found responsible for in regards to their strata lot, other owners’ strata lots which were damaged, and including common area property.

Owners should be aware if in the course of a fire, flood or some other incident, and a resident’s possessions are damaged, that person must make a claim for compensation to his/her own insurance. This is **NOT** covered by the building insurance policy. Non-residents should be sure that their tenants clearly understand this.

TREASURER’S REPORT

Jason Kurtz, the Council Treasurer, introduced the proposed operating budget for the 2009/2010 fiscal year. Jason explained to the owners that there was a very minimal strata fee increase. This is due to the fact that when dealing with a joint budget as line item figures are moved around it is almost unavoidable to avoid an increase in certain areas and slight decreases in others. As a line item is charged, it affects the others. There were some changes to the budget so there were minimal changes to the fees that resulted.

The highlights of the changes to the budget; the proposed budget projects a savings with the garage gate repairs. A new company has been contracted for gate maintenance and many of the major items that were required last year are not anticipated to happen again. There was an increase in the budget for the joint budget and the apartment budget in order to keep up with the costs that arose this year. An exterior cleaning of the building is considered a high priority, and if money permits with the 2009/2010 budget this should be looked at. There was some allotment in the budget for the 5 year warranty review and Council will be obtaining bids from engineering companies to ensure that the 5 year warranty report is submitted on time to the developer. Although the projected expenses for the next fiscal year are expected to increase, costs have been kept down by utilizing prior surpluses. The treasurer cautioned that if those surpluses dwindle, the strata corporation should be prepared for strata fee increases in future years"

APPROVAL OF PROPOSED OPERATING BUDGET

It was moved/seconded to approve the proposed operating budget(s) as circulated for the fiscal year 2009 to 2010.

Discussion

An owner enquired why a strata fee increase was not done as opposed to borrowing against the surplus. The Council responded that they had done many drafts of the budget, and some did include major increases in

**Minutes of the Annual General Meeting
The Owners Strata Plan BCS 1882
Held on November 4, 2009**

the strata fees; however, they took into consideration that many people have had a difficult year with the state of the economy and they thought that it would not hit people as hard if fees were only had minor increases and the surplus was used instead.

Following the discussion the Chairperson called for the vote, the result being 46 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. CARRIED.

PAYMENT OPTIONS (Monthly Strata Fees ONLY):

1. **OWNERS CURRENTLY ON PRE-AUTHORIZED PAYMENT (PAD):** There is no action required from these owners as any new strata fees and/ or retroactive fees adjustments (if any) will be automatically adjusted.
2. **OWNERS WHO PAY BY POST-DATED CHEQUES:** Please send in 12 post-dated cheques payable to Strata Plan BCS 1882 for the new amount. Any change in strata fees is effective from November 4, 2009; therefore, owners may also be required to send in a cheque for the retroactive fees increase (if any).
3. **OWNERS WHO PAY BY AUTOMATIC E-BANKING:** Owners will have to re-submit the new strata fees amount for future months as well as any retroactive payment if necessary.

If you have any questions regarding your account, please contact Marilyn On in our accounting department at 604-689-6982.

CONSIDERATION OF RESOLUTION "A" 3/4 VOTE RESIDENTIAL RENTAL BYLAW 7.7 (3)

It was moved/seconded to approve Resolution "A" as follows:

Be it resolved, by a 3/4 vote of owners of the Strata Corporation BCS 1882 (UNO) in attendance at this meeting in person or by proxy that the Strata Corporation be authorized to add Bylaw # 7.7 (3) to read as follows:

- 7.7 (3) *No strata lot may be rented unless for a term of at least twelve (12) months and pursuant to a written rental agreement with the owner and wherein the tenant agrees to strictly observe all of the provisions of these bylaws.*

Discussion

An owner enquired why this resolution is being considered. The Council informed the owners that the spirit of this resolution was to encourage longer term rentals, which some owners believe will reduce wear and tear on the building. It was pointed out that as the Uno is a residential building, renting out units for very short periods of time, i.e., nightly, could be considered operating a business and the City Bylaws as well as the Strata Corporation Bylaws prevent business from being conducted in the residential section of the strata.

An owner enquired whether it would be required to submit a copy of the lease between the owner and the tenant to the Strata Corporation. The owner was informed that they did not have to provide a copy of the

**Minutes of the Annual General Meeting
The Owners Strata Plan BCS 1882
Held on November 4, 2009**

lease, but that they would be required to submit the Form K to Crosby Property Management Ltd. per the Bylaw requirements.

An owner enquired what recourse an owner would have if the tenant were to breach the lease before the end of the 12 month period. The Council responded that extenuating circumstances would be considered on an individual basis.

An owner stated that many people purchased originally with the idea that they could rent for short terms and this may have been a major factor affecting their decision to purchase at Uno.

An owner enquired about the move in fee and if a move in fee was being collected, why would there be an issue. The Strata Agent advised that tenants often move in without advising anyone, and that when this occurs no move in fee is charged. However, there have been instances where such moves have been identified after the fact and the owners fined and charged the move in fee.

An owner stated that perhaps a better system was required to collect the move in/out fees. Council acknowledged that this is probably true, but that it is difficult to monitor moves without on site management.

An owner stated that often people rent out their units furnished so there would not be a need to book off elevators for the move as no furniture would be entering or exiting the building.

An owner stated that ultimately owners need to take responsibility for their tenants, and that not all tenants cause problems.

Another owner stated that it would be a good idea to raise the fines for failure to properly submit a Form K. An owner enquired what the maximum fine amount permitted is. The Strata Agent has determined that the maximum fine amount that could be amended in the bylaws for a rental violation is \$500.00.

Following the discussion, the Chairperson called for the vote, the result being 11 IN FAVOUR, 35 OPPOSED, 0 ABSTAINED. DEFEATED.

CONSIDERATION OF RESOLUTION "B" 3/4 VOTE RESIDENTIAL RENTAL BYLAW 7.7 (4)

It was moved/seconded to approve Resolution "B" as follows:

Be it resolved, by a $\frac{3}{4}$ vote of owners of the Strata Corporation BCS 1882 (UNO) in attendance at this meeting in person or by proxy that the Strata Corporation be authorized to add Bylaw # 7.7 (4) to read as follows:

7.7 (4) The number of strata lots within the strata corporation that may be leased or rented at any one time is limited to 20. An owner wishing to lease a strata lot must apply in writing to the council for permission to rent.

Discussion

**Minutes of the Annual General Meeting
The Owners Strata Plan BCS 1882
Held on November 4, 2009**

Council advised that some members of council feel that placing limits on the number of rentals would limit the wear and tear on the building associated with high rates of tenancy. It was noted that not all tenants are irresponsible, but that some owners have put forward the belief that if the number of rentals is limited in the building there will be more respect to the building and the community as a whole.

An owner enquired as to how many units were currently rented. The Strata Agent informed the ownership that there are currently 19 units rented that have submitted Form K's. However, there may be other owners who have not notified Crosby they are renting out their suite.

The ownership was informed that per the disclosure statement original owners who purchase directly from the developer would always be exempt from any bylaw prohibiting rentals.

An owner enquired about if a tenant were to vacate the premises, how long would that owner have to replace the tenant before they would lose their place on the allowed rentals list. The Strata Agent has investigated this issue and the amount of time would need to be stated in the Bylaws when they are created.

An owner enquired what would happen to an owner who went against this bylaw and rented their unit anyways. The ownership was informed that the owner would be subject to at \$200.00 fine that can be imposed every seven (7) days until the renter vacated the premises.

An owner stated their belief that such a bylaw would have a negative effect on property values.

Following the discussion, the Chairperson called for the vote, the result being 4 IN FAVOUR, 42 OPPOSED, 0 ABSTAINED. DEFEATED.

CONSIDERATION OF RESOLUTION "C" 3/4 VOTE PET BYLAW 7.9 (1)

It was moved/seconded to approve Resolution "C" as follows:

Be it resolved, by a ¾ vote of owners of the Strata Corporation BCS 1882 (UNO) in attendance at this meeting in person or by proxy that the Strata Corporation be authorized to amend Bylaw # 7.9 (1) that reads:

- 7.9 (1) *An owner, tenant or occupant must not keep any pets on a residential strata lot other than one or more of the following:***
- (a) *a reasonable number of fish or other small aquarium animals;***
 - (b) *a reasonable number of small caged mammals;***
 - (c) *up to 4 caged birds;***
 - (d) *dogs or cats, provided that the total number of dogs and cats does not exceed three.***

**Minutes of the Annual General Meeting
The Owners Strata Plan BCS 1882
Held on November 4, 2009**

to read:

- 7.9 (1) *An owner, tenant or occupant must not keep any pets on a residential strata lot other than one or more of the following:***
- (a) a reasonable number of fish or other small aquarium animals;***
 - (b) a reasonable number of small caged mammals;***
 - (c) up to 4 caged birds;***
 - (d) dogs or cats, provided that the total number of dogs and cats does not exceed two.***

Discussion

Council indicated that they felt it prudent to consider further limitations on the number of pets in a suite due to concerns that 3 pets may not be able to live comfortably in an urban condominium. It was also mentioned that reducing the amount of pets allowed may help improve the problem of the urine stains on the lawns outside.

An owner stated that the Metro Housing Corporation has a rule in their rentals of only one (1) dog or one (1) cat and that the Uno Bylaws, as they are, are rather generous. The Strata Agent informed the ownership that the City of Vancouver Bylaws permit a maximum of three (3) dogs and seven (7) cats per unit.

An owner enquired if seeing-eye dogs would be exempted. Council indicated that this would be the case.

Following the discussion, the Chairperson called for the vote, the result being 32 IN FAVOUR, 10 OPPOSED, 4 ABSTAINED. CARRIED.

GENERAL DISCUSSION

Several owners put forward their interest in a paperless or “green” form of distribution of minutes and other information. An owner stated that he would submit a proposal to the new Strata Council for methods of setting up a paperless distribution in the strata. The Strata Council will review this at the first Council meeting after the AGM.

An owner from the town homes asked if it would be possible to create a rotating seat on the Strata Council that may be shared by various town home owners. An owner responded that that did not seem fair and that it could cause segregation and if town homes were allowed to do it why wouldn't each floor be permitted. The Strata Agent responded that the Strata Property Act does not permit for rotating Council Members; that continuity is required and issues of confidentiality do not allow for this type of set up. It was also expressed that everyone is part of the same complex and that it should be looked at as a whole entity rather than separate sections. There was general agreement that a member of the townhouse community would be very welcomed on the strata council, so that the unique needs of the townhouse owners could be represented. It was pointed out that invitations have been extended to this effect in the past. If it is not practical for a townhouse owner to sit on council due to time constraints, it was suggested that the townhouses form something akin to a subcommittee which reports to council and makes recommendations on a regular basis. This subcommittee would be welcome to attend council meetings as well.

**Minutes of the Annual General Meeting
The Owners Strata Plan BCS 1882
Held on November 4, 2009**

Further, any member of the townhouse community should send any concerns or suggestions to Teresa Gough, Licensed Strata Agent, at tgough@crosbypm.com.

An owner enquired as to how many meetings a Council Member is permitted to miss. It was responded that a Council Member may not miss any more than three (3) consecutive meetings. It was suggested that the complex begin organizing some community get-togethers. It was suggested that a holiday get-together in the month of December be organized, as well as barbeques or events in the summer. The ownership mentioned that there is a fantastic amenity room that could be used in order for neighbours to become more familiar with each other. Several owners remained behind to discuss the first get-together.

Subsequent to this meeting, a date of Thursday, December 10, 2009 at 7:00 p.m. was decided upon for the first annual UNO Holiday Party. All residents and owners are welcome to attend. More information will be distributed shortly.

Several owners commented on the fact that the sprinklers had not yet been shut down for the year. The Strata Agent informed the owners that the winterization has been requested. It has been determined that sprinklers are to be shut down by November 16, 2009.

An owner reported that water tends to pool in the thin strip of grass between the town homes and the retaining wall. Owners will take photos and forward them to the Strata Agent so the matter can be investigated along with the 5 year warranty. It was also mentioned that this water pooling may be causing some dripping into the parkade. Once the Strata Agent receives the information, this matter will be addressed.

An owner enquired whether there were any questions or concerns regarding the Olympic rentals. There was a brief discussion about potential security risks, noise issues, and associated issues if many owners decide to rent on a short term basis for the Olympics. The Strata Agent informed the ownership that any security issues relating to the Olympics will be addressed by the Strata Council as they occur in January, February and March of 2010.

ELECTION OF COUNCIL

Those persons elected to the Council at this meeting will hold office until the next Annual General Meeting.

The following persons agreed to stand for Council:

Residential Section

Marilyn Gardner	Unit 1101
Jason Kurtz	Unit 317
Marc Soehngen	Unit 807
Marlon Tang	Unit 307
Brady Dunlop	Unit 202
Craig Armour	318 E. 11 th Avenue

**Minutes of the Annual General Meeting
The Owners Strata Plan BCS 1882
Held on November 4, 2009**

Commercial Section

Doug Ramsay 355 Kingsway

The above were declared elected by acclamation.

There being no further business, the meeting was adjourned at 8:45 p.m.

Teresa Gough
Licensed Strata Agent
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900
www.crosbypm.com

<p>Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.</p>
--

ONLINE/TELEPHONE BANKING

Crosby offers you convenience!

Crosby Property Management Ltd. has established electronic banking relationships with the major chartered banks and all participating credit unions in BC (i.e. Vancity, Coast Capital Savings, etc.) to make it easier for you to remit your strata fees, special levies, etc.

I'M INTERESTED, HOW DO I DO THIS?

1. Go to bill payment option and set up “**Crosby Property Management Ltd. (Strata)**” as a vendor.
2. You will be required to provide your **Crosby personally assigned unique reference number** (without dashes or spaces). This number can be found in your Crosby correspondence.
3. Enter your payment amount and payment date. You should also be able to set this up as a recurring payment every month.

WHEN SHOULD I MAKE MY PAYMENTS?

It takes 1 to 3 business days for us to receive your payment depending on your financial institution. Please note it is the customer's responsibility to ensure that payments are received by Crosby Property Management Ltd. by the due date to avoid any late payment fines.

**MINUTES
OF THE ANNUAL GENERAL MEETING
THE OWNERS STRATA PLAN BCS 1882
UNO**

Held on Tuesday, October 28, 2008 at 7:00pm
Within The Howard Johnson Plaza Hotel
395 Kingsway, Vancouver B.C.

The meeting was called to order at 7:05pm by the Strata Council President, John Penhall.

Crosby Property Management Ltd. was represented by Property Manager, Dan Craig, of Crosby Property Management Ltd.

CALLING THE ROLL AND CERTIFICATION OF PROXIES

The attendance register confirmed at the time of commencement of the meeting there were 42 eligible voters in attendance and 20.42 represented by proxy for a total of 62.42. The quorum requirements had been achieved, and the meeting proceeded.

PROOF OF NOTICE & RECEIPT OF FINANCIAL STATEMENTS

It was moved/seconded that the notice dated October 8, 2008 complied with the notice requirements and that the financial statements had been received. **CARRIED.**

APPROVAL OF GENERAL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Annual General Meeting held October 23, 2007 as circulated. **CARRIED.**

The Strata Council President, John Penhall, made the following report to summarize the 2007/2008 year.

PRESIDENT'S REPORT

“Year 2 at Uno has been a busy one. Council worked hard to complete many different projects and upgrades this year. There was also the constant challenge of quickly addressing unforeseen items as they came up. To that end, I'd like to thank everyone who took the time to contact either Crosby or council when they came across something that needed attention. This has enabled us to respond quickly in turn.

In the middle of all this, we lost another Property Manager to a surprise career change. Jason Black of Crosby Property Management Ltd. filled in again for several months through the winter of 07/08 before Dan Craig of Crosby Property Management Ltd. joined us as our new Property Manager and the relationship has been a good one. Over the past 10 months Dan has been our strongest advocate and has helped us get many of these objectives accomplished. The highlights of which are:

Minutes of the Annual General Meeting
The Owners Strata Plan BCS 1882
Held on Tuesday, October 28, 2008

Improvements to Common Areas

Landscaping

Council used our first year of occupancy to see how our gardens performed. Then this spring we elected to spend a bit more money sprucing up the beds and replacing the under-performing plants along East 11th Ave and the front entrance.

Courtyard Landscaping

At the same time, we approved up to \$1000.00 for a group of courtyard residents to augment the landscaping around the courtyard. They had the time utilize about \$500 of it, and more work can be done next summer.

Handyman

We had several projects around the building that were addressed by Rudy Fehr “The Handyman”, such as painting the lobby, and floors 3, 6, 8, and 9, to stay ahead of the general wear and tear. We will continue to use Handyman in the future and are in the process of looking for contractors who may be able to work at more reasonable rates.

Larger Projects

Council had a number of challenges regarding several areas where the issues were complicated and the solutions not easy or inexpensive.

Intracorp and Their Ongoing Responsibilities

RDH Report/Other Warranties

At the end of our first year, RDH performed the building envelope inspection and provided a detailed report which was forwarded to Intracorp for their review. Per our original agreement with Intracorp, they covered the cost of this first inspection and will covering 50% of the cost of the building envelope inspection for year 3 and year 5.

Over all, the report was very positive; the building was in good shape, the workmanship not lacking in any way. Dan Craig and I have been coordinating with Intracorp to remediate all the minor items mentioned in the report. I’m happy to report that this past week a team from Intracorp (lead by one of our original builders) has been on site to take care of these outstanding items.

Prior to our common property warranties expiring last fall Council compiled an exhaustive list of the outstanding deficiencies Intracorp still had to deal with. Most of those have been rectified and Dan Craig has been in communication with Intracorp about what remaining work is still outstanding.

Overhead Gates - An “Over” view

The P1 Conundrum

Since we first took possession of Uno, the overhead gates have been an ongoing problem for the building and council. Basically, both overhead gates were over-built for the job they do.

The outer overhead gate was designed to service the commercial property and to be left open during the day. It was not intended for use as a regular resident gate and has broken down repeatedly.

Meanwhile, the inner gate was designed to be extra-wide due to the difficult angle at the entrance.

Minutes of the Annual General Meeting
The Owners Strata Plan BCS 1882
Held on Tuesday, October 28, 2008

Perhaps because of this, it has also experienced a high number of breakdowns over the past 2 years.

However, neither Intracorp nor the installers, Canadian Door Master (CDM), has had a satisfactory explanation, or solution, for these repairs.

Outer Overhead Gate

As we were taking possession in 2006, the original commercial owner, a Toronto furniture company, decided not to expand into the Vancouver market; the property sat empty for the first year as they tried to sell it. During this time, council elected to leave the gate down during the day for extra security, as we were concerned about the fire exit door that leads up to the courtyard; this door is required to remain unlocked per City Fire regulations.

Late in 2007 Ramsay Worden Architects bought and moved into the space. Since they had no need for the over-sized gate for their business, council elected to reduce its height by a third and to keep it open during the day, which we did over the summer - from 6am till 8pm; and 7am till 8pm on weekends. This has worked well for us and we have not experienced any mechanical problems since then. (We also added an alarm on the fire exit door that leads up to the courtyard).

Current Solution – Both Overhead Gates

Since we have not been able to get either the developer, Intracorp, or Canadian Door Master to take responsibility for the high volume of repairs these gates have experienced, we have taken Canadian Door Master's recommendation to get on their quarterly maintenance program and see what transpires over the course of a year - if these problems persist we will have a stronger case to go back to them.

However, while both of these solutions seem to be working well at present, more serious expenditures may still be required in the future.

Natural Gas - Fixed Pricing

This past summer we took the advantage of the deregulation of the Natural Gas industry to lock our building's gas prices for the next 5 years. This will allow council to budget more effectively from year to year as the price of gas is sure to go up, or at the very least fluctuate wildly.

Currently, Terasen Gas has announced rate decreases that industry watchers have dismissed as a tactic to lure customers away from these competitive companies. Conflicting reports have stated the decrease won't be as low as Terasen Gas originally promised. To note, Terasen Gas announced in October 2008 a 10% increase will possibly be implemented in the coming winter months of 2008/2009.

Security Hardening Over View

In the first 15 months of occupancy we experienced 4 break-ins. In the next 12 months there were 2 break-ins in the parkade and 1 rash of mail theft.

Firstly, I'd like to commiserate with and thank all the residents who took the time to report they'd been hit (or just that they suspected something was wrong). Because of you we were able to assist the Vancouver Police in getting 3 different thieves arrested, and in another case were able to discover a weak link in our security around with the inner gate, which has since been dealt with.

Canada Post - Crown Locks

Minutes of the Annual General Meeting
The Owners Strata Plan BCS 1882
Held on Tuesday, October 28, 2008

After the mail theft last March, we arranged to have Canada Post install new postal locks to be put on the enterphones and the lobby mailboxes. Canada Post is in the process of re-keying all the postal crown locks Canada wide, for it took several months for Canada Post to complete this operation due to supplies of the hardware. However, Uno now has the very latest security that Canada Post has to offer, installed free of charge.

Security Cameras

Council added an additional camera inside the inner overhead parkade gate which will help monitor the residents entering and exiting, now that the outer overhead gate is open during the day. This camera help identified weak links in the security of the inner overhead gate that allowed thieves to get in even during broad daylight. Council moved quickly to eliminate that problem. The new camera will also come in handy at Identifying residents' vehicles that do not wait for the gates to close fully behind them.

Bike Cages

The developers installed the P1 bike cages as inexpensively as possible, and Council has been shaking their collective heads over them ever since. Recently we had installed covers to the inside doorknobs to make it impossible for thieves to gain entry that way, but have elected to not waste any more money on these cages.

Council would like to remind residents that there has never been a theft from the Bike Storage rooms; any and all bike theft from Uno has been in those cages. And it breaks council's heart to hear this. Whenever someone reports a bike stolen or one of us bumps into a resident trying to sneak their bike into their suite, it's because they weren't aware a better solution existed.

Many of these people are renters who claim their landlord never told them. So anyone here tonight who didn't know about the Bike Rooms or who has renters please take a moment to contact your tenants and make sure they know about these rooms.

Lighting Upgrades

Ayme Sharma, who was on council for the first year and half, got the ball rolling on a lighting audit for our building. She identified several areas where improvements could be made in to our electrical consumption.

The garbage room lights were originally wired to be on 24/7, but now has been put on a motion sensor.

The Janitor Room, also on 24/7, has been put on a light switch.

Several accent lights around the building were also on 24/7 and we are in the process of getting them put on astrological timers, which will calculate the time correct amount of daylight for the time of year.

The main lobby lights have been put on one of these timers as well.

Garbage Room

Thank you

...to all who observe the timetable around which the Garbage Room functions and the days that various bins are picked up; and for treating the room as you would any other common property in the building.

Minutes of the Annual General Meeting
The Owners Strata Plan BCS 1882
Held on Tuesday, October 28, 2008

There'll always be people who don't comply, who throw all their redeemable liquor bottles in the blue totes, who think it's funny to throw cardboard in the plastic totes - it takes work to recycle that badly. We're not asking residents to clean up after these people, but if you don't follow their example, it really makes a difference.

Bottle Guy

Murad Shukur has been working for us for over a year now. He collects the bottles and splits the proceeds with us 50/50. Uno have made almost \$700.00 over the past fiscal year.

Garbage, Recycling, Redeem-ables, and Cardboard

Council has spent a lot of time each week reordering the recycling, crushing cardboard, and trying to find out who leaves large items that should have been taken to the dump. Thank you to all the residents who do comply... and to anyone here tonight who enjoys "mixing it up", please picture someone else in the building cleaning up after you.

New Bylaws & Fine Increases

Over the past year, Council instituted several new rules and fines that we hope to ratify tonight into bylaws.

Plans for 2008/2009

There are a number of items that we hope will be addressed by the incoming council in the next financial year; some of these we have budgeted for and others that still require more information and pricing.

Tiles in the Main Lobby & P2/P3 Elevator Lobbies.

The existing carpet by the elevators is not long for this world. We are in the process of tendering quotes to have this area tiled over with identical or similar tiles as the rest of the lobby.

Sprinklers for the Feature Garden Beds at E 11th and Prince Edward

Additional sprinkler heads may be installed next year to increase the range and health of vegetation within the boulevard beds.

More Landscaping Next Summer.

The work that Great Canadian Landscaping did this summer was a wonderful start and we should continue this next spring with better soil for some of the shallow beds, replanting some of the perennials for better effect, etc.

Additional Cameras

We have budgeted for one new security camera to be installed this coming year and recommend installing one per year for the next 4 years (as there appears to be 4 more camera ports on the computer)

Party Room/Fitness Room.

Very little has been done with these amenities in the first 2 years and the lack of attention are beginning to show.

Minutes of the Annual General Meeting
The Owners Strata Plan BCS 1882
Held on Tuesday, October 28, 2008

In closing, I want to say that I was not able to run for council again this year. I have thoroughly enjoyed my term as Council President and it was a pleasure getting to know every one of you over the past year. I look forward to running for Council again in the future.

It was my objective this past year to get this building to a place where it essentially runs itself with oversight, only, from our Property Manager, Dan Craig; where any areas for improvement are identified by Council, and owners, in their spare time - because there is nothing else to do. I think Uno is very close to being there.

Sincerely,
John Penhall

TREASURER'S REPORT

The Treasurer summarized the following events that occurred over the past year.

- The expenditures over the past year were not found to be out of the norm and well justified.
- The Treasurer noted that Strata Council has increased Carpet Cleaning to twice a year to further extend the life of the carpet in all common areas of the Tower. Other such noted expenditures were, painting of a number of common area hallways, gutter cleaning; both the outer and inner parkade gate expenses were greatly reduced this year, but the Strata Council stated that funds need to be available if such problems re-occur with the parkade gates.
- The Treasurer also clarified that the budget increases for the coming fiscal year were necessary to ensure a healthy contingency fund now and in the future. The Strata Council felt that the increases across all 6 budgets were necessary.

RATIFICATION OF RULES

It was moved/seconded to ratify the Rules or changes to the Rules as circulated.

New rules follow below.

RULES OF THE PARKADE AND OVERHEAD GATES

- While entering or exiting the parkade, all drivers and cyclist must stop and wait for the gate to close behind them. ("Stop" is defined as a vehicle coming to a full stop with its rear no further than one vehicle length beyond the closing gate).
- All drivers and cyclist must use their own fob to access the overhead gates. Do not allow other vehicles to enter behind your vehicle while you have the gate open.
- Failure to comply with either of the above rules will result in the maximum allowable fine under Section 4.1 (1) (b) of the Uno Bylaws.

**Minutes of the Annual General Meeting
The Owners Strata Plan BCS 1882
Held on Tuesday, October 28, 2008**

RULES OF THE PARKING STALLS

- Only properly insured vehicles may be parked or stored in resident parking stalls. Additionally, trailers; such as boat or moving trailers, may also be parked or stored in a resident's parking stall.
- No other items shall be placed or stored in a resident's parking stall.
- Failure to comply with either of the above rules may result in the maximum fine under Section 4.1 (1) (b) of the Uno Bylaws.

The Adopted Rules were brought up for discussion and ratification.

Discussion

- An owner commented that tracking residents whom contravene the proposed rules may be challenging.
- An owner stated that he has experienced residents, on occasions, trying to exit and/or enter the underground parkade behind him and not waiting till the gate closed to enter or exit on their own. A resident stated that you must stop your vehicle just after the gate to ensure that no resident has room to enter or exit behind you.
- An owner commented that he has noted on several occasions owners not ensuring that all valuables are taken out of their vehicles when parked in the underground parkade and more due diligence is need on the part of the residents.

Following a short discussion, the Chairperson called for the vote, the result being 53 IN FAVOUR, 0 OPPOSED, 1 ABSTAINED. **CARRIED.**

REPORT ON INSURANCE COVERAGE

It was moved/seconded that the report on insurance coverage had been received. **CARRIED.**

Section 149 of the *Strata Property Act* requires that the Strata Corporation have adequate "full replacement value" insurance on the common property, common assets, buildings shown on the strata plan and fixtures built or installed on the strata lot. The insurance must cover major perils and have liability coverage for property damage and bodily injury of at least \$2,000,000.00. As referenced earlier, the Strata Corporation's insurance policy is currently held with BFL Canada Insurance Services and is insured for a full replacement value of \$30,626,200.00. Please refer to the attached Certificate of Insurance included in your meeting notice, which outlines the insured perils, limits of coverage and the applicable deductibles.

**Minutes of the Annual General Meeting
The Owners Strata Plan BCS 1882
Held on Tuesday, October 28, 2008**

The Property Manager would like to remind all owners to obtain their own insurance coverage for personal property contents as well as third party liability coverage. Individual insurance coverage is strongly recommended. **Owners should also obtain additional coverage if they make any major improvements within their strata lots, such as upgrading of appliances, fixtures, floor coverings, hard wood floors etc. It is important that owners carry “betterments and improvements” insurance. Displacement coverage would also assist owners or tenants who would have to move out of their suites during a major loss. Loss of rental coverage is recommended for those individual who rent out their units for investment purposes.**

Owners should be aware that, in the event of a fire, flood or some other incident, where a resident's possessions are damaged, that person must make a claim for compensation to his/her own insurance. This is NOT covered by the building insurance policy. Non-residents owners should be sure that their tenants clearly understand this.

The owners are reminded that the Strata Corporation's water loss insurance deductible is currently \$5,000. It is the owners' responsibility to cover any damage below the deductible or the entire insurance deductible if the damage exceeds the Strata's deductible, regardless of whatever they (or their tenants) were found responsible. This includes damage to their strata lot, other owners' strata lots, and/or common area property.

Owners should make personal arrangements as they see fit.

APPROVAL OF PROPOSED OPERATING BUDGET

It was moved/seconded to approve the proposed operating budget(s) as circulated for the fiscal year September 1, 2008 to August 31, 2008.

Discussion

- An owner inquired about the enterphone lease and whether or not the Strata Corporation has an option to buy out the equipment when the lease expires. The Property Manager commented that the lease will be up in 2011 and it will be up to the Strata Council to decide to buy out the equipment at that time.
- An owner inquired as to the differences between was with the residential budget and joint budget. The Property Manager clarified that the residential budget includes expenses relating to both the townhomes the apartments, whereas the Joint Budget includes all expenses relating to the commercial, apartment, and townhomes.
- An owner commented that the overall budget has yet again increased for the upcoming fiscal year. The Strata Council noted that the overall budget increase was well justified.
- An owner commented on the line item labelled “Enterphone” within the townhome budget and expressed concern since many town home owners do not frequently use the fob system that gains access to many common areas such as; lobby, courtyard, parkade, amenity room, and gym. The

**Minutes of the Annual General Meeting
The Owners Strata Plan BCS 1882
Held on Tuesday, October 28, 2008**

Strata Council noted that this concern will be reviewed by the new Strata Council in the near future.

Following the discussion, the six budgets were voted on separately as follows:

It was moved/seconded to approve the **Joint Use Commercial and Residential** budget as presented for the fiscal period of September 1, 2008 to August 31, 2009 with the results being 62.42 in favour, 0 opposed, 0 abstained. **CARRIED.**

It was moved/seconded to approve the **Residential Budget** as presented for the fiscal period of September 1, 2008 to August 31, 2009 with the results being 53 in favour, 1 opposed, 0 abstained. **CARRIED.**

It was moved/seconded to approve the **Apartment Budget** as presented for the fiscal period of September 1, 2008 to August 31, 2009 with the results being 50 in favour, 0 opposed, 0 abstained. **CARRIED.**

It was moved/seconded to approve the **Townhouse Budget** as presented for the fiscal period of September 1, 2008 to August 31, 2009 with the results being 3 in favour, 0 opposed, 0 abstained. **CARRIED.**

It was moved/seconded to approve the **Outdoor Budget** as presented for the fiscal period of September 1, 2008 to August 31, 2009 with the results being 4 in favour, 0 opposed, 0 abstained. **CARRIED.**

It was moved/seconded to approve the **Commercial Budget** as presented for the fiscal period of September 1, 2008 to August 31, 2009 with the results being 8.42 in favour, 0 opposed, 0 abstained. **CARRIED.**

PLEASE SEND (12) TWELVE POST-DATED CHEQUES PAYABLE TO STRATA PLAN BCS 1882. ANY CHANGE IN STRATA FEES IS EFFECTIVE FROM SEPTEMBER 1, 2008.

OWNERS SHOULD NOTE THAT THE STRATA FEES FOR THE FISCAL PERIOD SEPTEMBER 1, 2008 – AUGUST 31, 2009 HAVE INCREASED, PLEASE CONTACT ACCOUNTING SHOULD YOU HAVE ANY QUESTIONS REGARDING YOUR ACCOUNT.

ANY OWNER ON P.A.P. WILL AUTOMATICALLY HAVE THEIR WITHDRAWAL FOR STRATA FEES ADJUSTED. PLEASE NOTE, THIS MAY BE RETROACTIVE BASED ON THE FISCAL YEAR END.

OWNERS THAT PAY THEIR STRATA FEES THROUGH AUTOMATIC E-BANKING MUST RE-SUBMIT THE NEW STRATA FEE AMOUNT FOR FUTURE MONTHS AS WELL AS ANY RETROACTIVE PAYMENT AS NECESSARY.

If you have any questions regarding your account, please contact Marilyn On in our accounting department at 604-689-6982.

CONSIDERATION OF RESOLUTION "A-D" 3/4 VOTE

**Minutes of the Annual General Meeting
The Owners Strata Plan BCS 1882
Held on Tuesday, October 28, 2008**

It was moved/ seconded to bring resolutions "A-D" to the floor:

**RESOLUTION "A" 3/4 VOTE
MOVE IN/OUT PROCEDURES**

Be it resolved, by a ¾ vote of owners of the Strata Corporation BCS 1882, Uno in attendance at this meeting in person or by proxy that the Strata Corporation be authorized to repeal Bylaw # 7.6 (2) as follows:

A move in/out fee of \$100.00 will be charged for each move into the building.

And replace with the following bylaw:

7.6 Moving in/out procedures

- (2) **The strata corporation requires the owner of a strata lot to pay the strata corporation a non-refundable fee of \$200.00 for each MOVE IN.**

Discussion

- An owner asked how the move in/out damage is dealt with for the building. The Strata Council indicated that the best efforts are taken by Council to insure every move goes as smoothly as possible, and that maintenance programs are in place, such as painting and plastering of common area walls.
- An owner asked whether the move-in fee will help offset common area hallway damage. The Strata Council confirmed that the expenses relating to move-ins such as wear and tear to common property will be offset by the move in fee.

Following the discussion, the Chairperson called for the vote, the result being 62.42 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

**RESOLUTION "B" 3/4 VOTE
ENFORCEMENT OF BYLAWS AND RULES MAXIMUM FINE**

Be it resolved, by a ¾ vote of owners of the Strata Corporation BCS 1882, Uno in attendance at this meeting in person or by proxy that the Strata Corporation be authorized to repeal Bylaw # 4.1 (a) & (b) as follows:

4.1 (1) The strata corporation, and each separate section with respect to any bylaw or rule that relates solely to such section, may fine an owner or tenant a maximum of

- (a) \$100 for each contravention of a bylaw, and
- (b) \$25 for each contravention of a rule.

**Minutes of the Annual General Meeting
The Owners Strata Plan BCS 1882
Held on Tuesday, October 28, 2008**

And replace with the following bylaw:

4.1 (1) The strata corporation, and each separate section with respect to any bylaw or rule that relates solely to such section, may fine an owner or tenant a maximum of

(a) \$200 for each contravention of a bylaw, and

(b) \$50 for each contravention of a rule.

Following the discussion, the Chairperson called for the vote, the result being 59.42 IN FAVOUR, 3 OPPOSED, 0 ABSTAINED. **CARRIED.**

RESOLUTION "C" 3/4 VOTE
NO SMOKING ON LIMITED COMMON PROPERTY

Be it resolved, by a $\frac{3}{4}$ vote of owners of the Strata Corporation BCS 1882, Uno in attendance at this meeting in person or by proxy that the Strata Corporation be authorized to add the new following Bylaw # 7.1 (15) as follows:

Smoking

7.1 (15) There shall be no smoking on any limited common property including, but not limited to, balconies and patio's.

Discussion

- Owners queried whether or not this proposed smoking bylaw includes common areas such as the courtyard. The Strata Council clarified that these areas are already covered in the Strata Corporation's Rules. This new proposal bylaw addressed specifically balconies, decks, and rooftop patios.
- An owner commented that it might be worse to have smokers smoke inside their units than on balconies.
- An owner commented that the possibility of excess cigarette butts could build up at all exterior doors within the grounds of Uno.
- An owner commented that they are experiencing smoke coming through their windows. The Strata Council indicated that all residents have the option to notify the Property Manager of these occurrences, and concerns will be dealt with by the Strata Council.

Following the discussion, the Chairperson called for the vote, the result being 12.42 IN FAVOUR, 49 OPPOSED, 1 ABSTAINED. **DEFEATED.**

**Minutes of the Annual General Meeting
The Owners Strata Plan BCS 1882
Held on Tuesday, October 28, 2008**

RESOLUTION "D" 3/4 VOTE – INSURANCE

Be it resolved, by a ¾ vote of owners of the Strata Corporation BCS 1882, Uno in attendance at this meeting in person or by proxy that the Strata Corporation be authorized to repeal Bylaw # 2.9 as follows:

Claims on Insurance Policies

- 2.9 An owner, tenant or occupant must not do, or omit to do, whether deliberately or accidentally, any act which would result in a claim being made on the insurance policy of either the strata corporation or a separate section.

And replace with the following bylaw:

Insurance

- 2.9. An owner shall indemnify and save harmless the Strata Corporation for any expense incurred by the Strata Corporation in respect of maintenance, repair or replacement rendered necessary where the owner is responsible for damage to the common property, limited common property, common assets or any strata lot as a result of the act, omission, negligence or carelessness of the owner or the owner's visitors, occupants, guest, employees, agents, tenants or a member of the owner's family, but only to the extent that the Strata Corporation is not reimbursed for such an expense from the proceeds received by operation of any insurance policy. In such circumstances, any insurance deductible paid or payable by the Strata Corporation shall be considered an expense not covered by the proceeds received by the Strata Corporation as insurance coverage and will be charged to the owner.

Following the discussion, the Chairperson called for the vote, the result being 62.42 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

GENERAL DISCUSSION

- An owner commented that a fence near his unit is frequently used at all hours of the night by pub goers to attach their bikes to. The Strata Council noted that it will look at possible options to prevent bikes from being fastened to the gate in the near future.
- An owner commented that the commercial unit's bike rack is heavily used and Uno could even use a second bike rack. The Strata Council noted this and will look at possibly adding another bike rack out front of the main entrance of Uno.
- An owner commented on the lack of children equipment found within the courtyard of Uno. The Strata Council noted this and will look into improving this area of the courtyard.
- An owner commented that the addition of a rowing-style machine to the fitness room is greatly needed. The Strata Council noted that a notice for all residents to voice a recommendation for

**Minutes of the Annual General Meeting
The Owners Strata Plan BCS 1882
Held on Tuesday, October 28, 2008**

improvements for any additional fitness equipment will be posted in the near future.

- An owner commented on the over grown trees along Kingsway. The Property Manager indicated that the City of Vancouver is responsible for such maintenance and a letter will be issued to the City of Vancouver.
- An owner commented that Uno should have certain committees to help offset the work load of the Strata Council. The Strata Council welcome all ideas and volunteers on this matter.
- An owner commented on the green roof and lack of green.

ELECTION OF COUNCIL

The Property Manager provided a brief summary of the role of the Strata Council and their anticipated responsibilities. Following which, the following persons agreed to stand for Council:

Residential Section

Cameron Barker-Fyfe
Joelle Ciona
Mark Lavitt
Jason Kurtz
Mark Soehgen
Marilyn Stecko

Commercial Section

Doug Ramsay

As no Commercial representative was present, the one Commercial Executive will be declared as an Executive member for the Strata Council.

The Chairperson advised that under the Bylaws of the Strata Corporation, the Council must consist of a minimum of three (3) to a maximum of seven (7) members.

The six members of the Residential Section and the one Commercial Executive member will make up the Strata Council for the entire Strata Corporation.

The Chairperson thanked all of the other nominees for putting their names forward for consideration, noting that it could be anticipated that during the course of the upcoming year, Committees will be formed and opportunities would exist for owners (not already on Council) to become involved in various aspects of the building's operation.

**Minutes of the Annual General Meeting
The Owners Strata Plan BCS 1882
Held on Tuesday, October 28, 2008**

There being no further business, the meeting was adjourned at 9:37pm.

Dan Craig
Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office #(604) 683-8900
www.crosbypm.com

<p>Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.</p>
--

ONLINE/TELEPHONE BANKING
Crosby offers you convenience!

Crosby Property Management Ltd. has established electronic banking relationships with the major chartered banks and all participating credit unions in BC (i.e. Vancity, Coast Capital Savings, etc.) to make it easier for you to remit your strata fees, special levies, etc.

I'M INTERESTED, HOW DO I DO THIS?

1. Go to bill payment option and set up “**Crosby Property Management Ltd. (Strata)**” as a vendor.
2. You will be required to provide your **Crosby personally assigned unique reference number** (without dashes or spaces). This number can be found in your Crosby correspondence.
3. Enter your payment amount and payment date. You should also be able to set this up as a recurring payment every month.

WHEN SHOULD I MAKE MY PAYMENTS?

It takes 1 to 3 business days for us to receive your payment depending on your financial institution. Please note it is the customer's responsibility to ensure that payments are received by Crosby Property Management Ltd. by the due date to avoid any late payment fines.