

STRATA CORPORATION BCS1903
"FREESIA"
1082 SEYMOUR STREET
VANCOUVER, BC

MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS OF "FREESIA", STRATA PLAN BCS1903, HELD AT THE YWCA, MACMILLAN BLOEDEL ROOM AT 535 HORNBY STREET, VANCOUVER, BC. PM ON MONDAY, OCTOBER 20th, 2008 AT 7:00 P.M.

IN ATTENDANCE

23 Owners were represented at the Annual General Meeting, either in person or by proxy (21 Residential strata lot Owners and 2 Commercial strata lot Owners)

Representing Rancho Management Services (B.C.) Ltd.:

Terry Li, Senior Property Manager

1. **CALL TO ORDER**

The meeting was officially called to order at 7:15 p.m. by the Strata Council Vice-President, Mr. Craig Payne. Mr. Payne noted that as there was a lack of quorum at tonight's meeting, bylaw 32 will come into effect in allowing the meeting to proceed after 15 minutes. Bylaw 32 reads as follows:

Quorum

If at the time appointed for a general meeting, a quorum is not present, the meeting shall stand adjourned for a period of fifteen (15) minutes whereupon the adjourned meeting shall be reconvened at the same place and the persons present in person or by proxy and entitled to vote, shall constitute a quorum.

Therefore, as per bylaw 32, it was **MOVED, SECONDED** and **CARRIED** to officially call the meeting to order at 7:15 p.m. Mr. Payne then asked that Mr. Li of Rancho Management Services assist in chairing the remainder of the meeting. There being no objections from Owners present, Mr. Li took to the chair.

2. **CALL THE ROLL AND CERTIFYING PROXIES**

Mr. Li informed that a quorum did not exist, however, as per bylaw 32 the meeting can proceed. A total of 23 Owners were present either represented by proxy or in person. 27 Residential strata lot Owners and 2 Commercial strata lot Owners were represented.

3. **PROOF OF NOTICE**

As per the *Strata Property Act*, Owners are required to be notified in writing twenty (20) days prior to the meeting.

It was **MOVED, SECONDED**, and **CARRIED** to file the Proof of Notice of Meeting as presented.

4. **ADOPTION OF 2007 ANNUAL GENERAL MEETING MINUTES**

It was **MOVED, SECONDED** and **CARRIED** to adopt the Annual General Meeting minutes of

4. **ADOPTION OF 2007 ANNUAL GENERAL MEETING MINUTES – CONT'D**

October 29th, 2007.

5. **INSURANCE REPORT**

Mr. Li informed the Owners that the cost of the insurance premium for the building is approximately \$36,000 for the year.

Mr. Li noted that the Strata Corporation's insurance covers common areas and all suites as listed on the original strata plan. Any content, betterment or improvements and liability are not covered under the Strata Corporation's insurance. Mr. Li recommended Owners obtain the following coverage from their own insurance provider:

- 1) Content
- 2) Betterment and Improvement
- 3) Liability
- 4) Owner Chargeback for Deductible

Mr. Li also pointed out that if Owners need reference to any specific companies in the area they can email him directly after tonight's meeting.

Please be reminded that the Strata's policy only covers the original fixtures installed in the Strata lot by the Developer (ie. hardwood floors installed by the Developers are covered by the Strata's insurance policy, but hardwood floors installed by an Owner after the time of purchase are not covered by the Strata's insurance policy). As per the Act, Owners are required to have insurance for their contents, improvements and betterments, liability, and insurance deductible. Owners should consult an insurance agent to ensure that they have proper coverage.

There being no questions or discussion, it was **MOVED, SECONDED, and CARRIED** to accept the report on insurance.

6. **FINANCIAL REPORT**

Mr. Li then introduced the Council Treasurer, Mr. Andrew Lai to the Owners present. Mr. Lai noted that he has spent a considerable amount of time reviewing all the financial statements throughout the year and also conducted an internal audit of Rancho's financial statements and invoices paid out on behalf of the Strata Corporation. Owners present were very grateful and gave Mr. Lai a loud round of applause. Mr. Lai then proceeded to review the actual expenses during the year and noted that if it wasn't for the number of cold days and increasing utility costs, the Strata Corporation would have been operating on a surplus. However, the year resulted in a minor deficit.

a) **Residential Section Financial Statements:**

The Residential Owners present **MOVED** and **SECONDED** the Residential section 2007/2008 financial statements. There being no further questions, the motion **CARRIED** unanimously.

6. **FINANCIAL REPORT – CONT'D**

b) **Commercial Section Financial Statements:**

The Commercial Owners **MOVED** and **SECONDED** the Commercial section 2007/2008 financial statements. There being no further questions the commercial section financial statements were **CARRIED** as presented.

7. **PROPOSED OPERATING BUDGETS FOR 2008/2009**

Mr. Lai then discussed the proposed operating budget for 2008/2009. Mr. Lai noted that the increase of 5.3% for residential and 6.2% for commercial is nominal and all efforts have been made by the Strata Council to reduce this increase. Even though there are various contractor rate increases, Council is able to present to the Owners a nominal increase which Council feels is justified.

An Owner present noted that the concierge service should be decreased to reduce the increase. Overall, the Owners present did not agree, and noted that a 24 hour concierge adds value to the building.

After discussion, the budgets were put to a vote.

a) **Residential Section Budget:**

The Residential Owners present **MOVED** and **SECONDED** the Residential section budget. After discussion, the motion **CARRIED** unanimously as presented and amended.

b) **Commercial Section Budget:**

The Commercial Owners **MOVED** and **SECONDED** the Commercial section budget. After discussion, the commercial section budget **CARRIED** as presented and amended.

8. **¾ VOTE RESOLUTIONS**

a) **Resolution "A":**

A ¾ vote resolution for additions and amendments to the standard bylaws .

PROPOSED NEW BYLAW 53

53.

(1) *No smoking is permitted.*

(2) *Be courteous to others waiting to use the fitness equipment. Please take turns using the equipment. All users must bring their own towels and wipe down exercise equipment after use.*

(3) *No food or drinks are allowed (except water bottles).*

(4) *The number of visitors per strata lot allowed in the fitness room is limited to two (2). The resident must accompany visitors at all times.*

(5) *The fitness room hours are between the hours of 6:00 a.m. to midnight.*

8. ¾ VOTE RESOLUTIONS – CONT'D

a) Resolution “A” – Cont’d:

- (6) *All personal belongings are to be removed after each use.*
- (7) *Appropriate clothing and shoes must be worn.*
- (8) *No one under the age of fourteen (14) is permitted in the fitness room. Toddlers properly restrained in strollers or car seats are accepted.*
- (9) *Use equipment at your own risk. The strata corporation will not be held liable for any injury, damage or loss however caused.*

AMENDMENT TO BYLAW 47(3)

Existing Bylaw 47(3)

Barbecuing is permitted on the balconies and patios of each strata lot, provided it is conducted in safe manner and does not create a nuisance to other residents.

Amendment (in bold) to Bylaw 47(3)

Barbecuing is permitted on the balconies and patios of each strata lot, provided it is conducted in safe manner and does not create a nuisance to other residents.

No barbeques permitted on the 2nd and 7th floor common areas.

Bylaw 53 was **MOVED** and **SECONDED** and the floor was opened for discussion.

An Owner made a motion to propose an amendment to bylaw 53(4) to include the sentence “*the gym should not be used for commercial purposes.*” The amendment was **SECONDED** and put to vote. **CARRIED.**

An Owner also made a motion to propose an amendment to bylaw 53(5) to read “*The fitness room will be open 24 hours.*”. The amendment was **SECONDED** and put to vote. **CARRIED.**

There was also a friendly amendment to bylaw 53(8) to read “*No one under the age of fourteen (14) is permitted in the fitness room unless supervised by an adult.*”

i) Residential Section Vote:

Bylaw 53 was **CARRIED** as presented and amended.

ii) Commercial Section Vote:

Bylaw 53 was **CARRIED** as presented and amended.

8. **¾ VOTE RESOLUTIONS – CONT'D**

a) **Resolution “A” – Cont’d:**

Bylaw 47(3) was **MOVED** and **SECONDED** and opened for discussion.

An amendment was made to change the bylaws to read as follows “*No barbecues permitted on the 2nd and 7th floor common areas unless approval is obtained from Council*”. The amendment was **SECONDED** and **CARRIED**.

i) **Residential Section Vote:**

Bylaw 47(3) was **CARRIED** as presented and amended.

ii) **Commercial Section Vote:**

Bylaw 47(3) was **CARRIED** as presented and amended.

b) **Resolution “B”:**

A ¾ vote resolution to authorize the withdrawal of \$3,000.00 from the contingency fund to pay for the installation of a security camera by the garage gate in 2008/2009.

¾ Vote Resolution “B” was **MOVED** and **SECONDED** and the floor was opened for discussion. Council noted that the \$3,000 will pay for the installation of a camera pointing directly at the P1 entrance garage gate. This will increase security and monitoring of the area.

i) **Residential Section Vote:**

The ¾ Resolution **CARRIED** unanimously as presented.

ii) **Commercial Section Vote:**

The ¾ Resolution **CARRIED** unanimously as presented.

c) **Resolution “C”:**

A ¾ vote resolution to approve of the lighting and ballast retrofit project in 2008/2009 in order to save energy costs. The payment of the \$9,000.00 cost will be by the way of a special levy paid by all Owners based on unit entitlement and due December 1st, 2008.

¾ Vote Resolution “C” was **MOVED** and **SECONDED** and the floor was opened for discussion. Council informed Owners present that by retrofitting the parkade ballasts, and with the added hydro incentives, costs will be recovered in four years. The average savings per year in hydro costs is \$1,800.

An Owner made an amendment to change the payment of the \$9,000 from the contingency fund. The amendment was **SECONDED** and **DEFEATED** (2 for, 21 against).

i) **Residential Section Vote:**

The ¾ Resolution **CARRIED** unanimously as presented.

ii) **Commercial Section Vote:**

The ¾ Resolution **CARRIED** unanimously as presented.

9. **RESIGNATION OF 2007/2008 STRATA COUNCIL AND ELECTION OF 2008/2009 STRATA COUNCIL MEMBERS**

Mr. Li also noted that all Council members present should be thanked for their volunteered effort and hard work throughout the year. Owners present gave the Council members present a loud round of applause.

As per the terms of the "Act" the current Owners are required to retire from Council. Owners present **MOVED, SECONDED** and **CARRIED** to select Council members by the way of volunteers. The following Owners volunteered to serve on Council:

Shirley Lam, Commercial Section Representative
Nicholas Lim
Susan Van Der Ende
David Stark

Andrew Lai
Craig Payne
Shaz Karim

It was **MOVED, SECONDED** and **CARRIED** to elect the above noted Owners to the 2008/2009 Strata Council.

10. **ANY OTHER MATTER**

a) **Carpeting:**

An Owner noted that the carpet in his suite is wearing prematurely and wondered if other Owners are facing the same situation. Council noted that this item will be included in the winter newsletter.

b) **Hood Fan:**

An Owner inquired if any resolution was made from the hoodfan situation from last year. Strata Council informed the Owner that attempts have been made to settle this with the Developer, however, the Developer refused to take action. After discussion, it was decided that a survey will be conducted after the next Strata Council Meeting to discuss this issue.

c) **Street Walkers:**

Owners discussed various methods to improve the situation with street walkers loitering in the area. Council noted that residents should call the Police non-emergency line directly to deal with the situation.

d) **Gate Timer:**

An Owner noted that the second gate should not open when visitors are buzzed into the building. Rancho will contact the gate company to have this resolved.

11. **NEXT MEETING**

The next meeting will be a Strata Council Meeting. It has been scheduled for **Monday December 1st. 2008 at 6:00 p.m.** in the Lobby in the TV Room at 1082 Seymour (Strata Council Members only).

12. **TERMINATION**

There being no further business, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 8:30 p.m.

Respectfully Submitted,



Terry Li, Senior Property Manager
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HOLIDAY GREETINGS

At this time, Rancho Management Services would like to wish everyone the best of the Holiday Season!

Please note that during the Christmas Holidays and the New Year period any emergency situations can be handled by contacting Rancho's 24 hour emergency number.

RANCHO'S CHRISTMAS HOURS

FRIDAY, DECEMBER 12	CLOSED AT 1:00 PM
WEDNESDAY, DECEMBER 24	CLOSED AT 3:00 PM
THURSDAY, DECEMBER 25	CLOSED
FRIDAY, DECEMBER 26	CLOSED
WEDNESDAY, DECEMBER 31	CLOSED AT 3:00 PM
THURSDAY, JANUARY 1	CLOSED