

1
CHELSEA GARDENS – LMS 1416

SPECIAL GENERAL MEETING MINUTES

SATURDAY, MARCH 21, 2009

LOCATION:

Newton Community Centre
7120 136B Street
Surrey, B.C.

STRATA COUNCIL
2008/2009

PRESIDENT
Rod Tondevold - #T235

VICE-PRESIDENT
Bernice Hutton - #149

At Large
Nora Jackson – K313

TREASURERS
Gordon Scott - #T318
Joan Brown - #T138

LANDSCAPING
Rick Vael - #T283
Bernice Hutton - #149

SECURITY
Rick Vael - #T283

MAINTENANCE
Garry Kirkland - #K405

APARTMENT/TOWNHOME LIAISON
Garry Kirkland - #K405

STRATA MANAGER
Gerry Blanchard
E-Mail: gerry@crossroadsmanagement.ca

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EMERGENCY CONTACT
24 HOUR SERVICE
(778) 578-4445
Go to local 222 and press "7"
Your call will be directed to
Gerry's cell phone.

ATTENDANCE:

148 Owners registered in person
100 Owners registered and represented by proxy

(1) CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Rod Tondevold, President.

(2) CALLING THE ROLL/CERTIFICATION OF PROXIES

The roll was called and all proxies certified by Mr. Blanchard with the assistance of Jan LeClerc, W422 and volunteers in accordance with the requirements of the Strata Property Act. The Act requires that a quorum consisting of one-third of the Owners be present in order for the meeting to proceed. Mr. Blanchard reported that a quorum was present.

(3) PROOF OF NOTICE/WAIVER OF NOTICE

Mr. Blanchard advised that appropriate notice must be given to all Owners either by mail to their last-known address or hand-delivered on-site. In the case of this Special General Meeting, the notices were mailed to all Owners on February 28, 2009, (not as reported at the meeting as being hand-delivered and mailed) which is 21 days prior to the meeting date. It was MOVED – W422, that adequate notice was given for this evening's meeting. SECONDED – T49. CARRIED

(4) CONSIDERATION OF 3 / 4 VOTE "A" – TOWNHOUSE AND CLUBHOUSE REPAIRS

WHEREAS:

A: The Strata Council has received a Building Envelope Assessment that reports that 4 townhouse buildings and the clubhouse have water ingress through face-sealed stucco walls. The report from McArthur Vantell Limited (MVL) has recommended that this work take place.

B: HPO allows any KW surplus refunds to be used for townhouse repairs and clubhouse repairs. HPO has written us stating that if a refund for the KW takes place, the funds must be applied to an Owners loan within one or two months.

- C: HPO has reported that if a refund is given and subsequently applied to an Owner's loan, a future application would not be allowed. As previously reported, a separate loan for the clubhouse repairs would not be permitted.
- D: The BTY Group project a construction increase in 2009 of 6%. The BTY Group is one of Canada's most successful and experienced Cost Management and Project Management consultancies in Canada.
- E: Recommended townhouse and clubhouse repairs are a fixed price cost of \$857,198.00. That includes the cost for repairs, warranties, insurances, consulting fees and a building contingency of \$142,802.00 or 17%.
- F: The Strata Council is mandated to repair and maintain all Common Property which includes the exterior of all townhouses and the clubhouse.

3 / 4 VOTE "A"

Be it resolved, as a Special Resolution of the Owners, Strata Plan LMS 1416, that authority be given to raise \$1,000,000.00, in a one-time Special Levy, based on unit entitlement to make repairs to the four Townhouses blocks as identified and the Clubhouse. The Special Levy is due upon passage and payable in 2 equal payments on May 1, 2009 and August 1, 2009.

It was MOVED – T318 and SECONDED – K405 to adopt 3 / 4 Vote "A" as presented.

It was MOVED – W331 and SECONDED – T149 to amend 3 / 4 Vote "A" to read "that authority be given to raise \$860,000.00"....

248 in favour, 0 opposed, 0 abstained. CARRIED

The question was called using a show of hands on 3 / 4 Vote "A" as amended.

242 in favour, 6 opposed, 0 abstained. CARRIED

(6) TERMINATION OF MEETING

It was MOVED - # W331 to terminate the meeting at 7:25 p.m.

Gerry Blanchard
Strata Manager