

1
CHELSEA GARDENS – LMS 1416

SPECIAL GENERAL MEETING BY PROXY MINUTES

TUESDAY, January 25, 2005

LOCATION:

7:00 pm. – Fireside Lounge
13888 70th Avenue
Surrey, B.C.

PRESIDENT/ADMINISTRATION

Dave Brennan - #252

VICE-PRESIDENT

Harry Steele - #237

SECRETARY/TREASURER

John Lockhart - #257

SECURITY/ RV LIAISON

Victor Monasch - #153

LANDSCAPING

Reinhart Brust - #K110

MAINTENANCE

Harry Kitzmann - #W232

APARTMENT/TOWNHOME LIAISON

Bernice Hutton - #149

SOCIAL/RESOLUTIONS

Harry Steele - #252

STRATA MANAGER

Gerry Blanchard

Emergency: 594-5643

Direct Phone: 594-5667

DAVIN MANAGEMENT

208, 6846 KING GEORGE HWY.
SURREY, B.C. V3W 5A1

Phone: 594-5643

Fax: 594-5071

EMERGENCY CONTACT

24 - HOUR SERVICE

(604) 594-5643

ATTENDANCE:

243 Owners registered and represented by proxy

(1) CALL TO ORDER

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

(2) CALLING THE ROLL/CERTIFICATION OF PROXIES

The roll was called and all proxies certified by Mr. Blanchard, Jan LeClerc, and John Bradshaw 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 by Proxy, the notices were mailed to all Resident and Non Resident Owners on December 21, 2004, which is 34 days prior to the meeting date.

It was MOVED – T321, that adequate notice was given for this evening's meeting. SECONDED – K310. CARRIED

(4) CONSIDERATION OF 3 / 4 VOTE "A"

3 / 4 VOTE "A" reads:

Be it Resolved as a 3 / 4 Vote of the Strata Corporation, LMS 1416 that the fiscal year-end be February 28 of each year.

Gerry invited discussion on this Special Resolution. After a number of Owners spoke to the Resolution, it was MOVED – T237 to close the filing of proxy votes. SECONDED – T153. CARRIED

The Question was called.

230 in favour, 13 Opposed, 5 spoilt, 0 noted as abstained.

CARRIED

Gerry Blanchard reported that 3 / 4 “A” passed and the bylaw will be registered at Land Titles. The AGM, therefore will now be scheduled for April 2005. The Budget Committee, Resolutions Committee and Nominations Committee are put on notice to commence their required actions to bring their required information forward to Council for their final approval prior to presentation to the Ownership at the AGM.

(5) TERMINATION OF MEETING

The meeting was terminated at 7:30 p.m.

Gerry Blanchard
Strata Manager