

1
CHELSEA GARDENS – LMS 1416

SPECIAL GENERAL MEETING MINUTES

TUESDAY, NOVEMBER 21, 2006

LOCATION:

7:00 pm. – Eaglequest Golf Centre
7778 152nd Street
Surrey, B.C.

**STRATA COUNCIL
2006/2007**

PRESIDENT

Harry Steele - #237

VICE-PRESIDENT

Larry Johnson - #T102

SECRETARY

Bernice Hutton - #149

TREASURER

Victor Monasch - #153

LANDSCAPING

Larry Johnson - #T102
Rick Vael - #T283

SECURITY

Rick Vael - #T283

MAINTENANCE

Gordon Scott - #T318
Garry Kirkland - #K405

APARTMENT

Garry Kirkland - #K405

TOWNHOME LIAISON

Bernice Hutton - #149

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:

215 Owners registered in person

98 Owners registered and represented by proxy

(1) CALL TO ORDER

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

(2) CALLING THE ROLL/CERTIFICATION OF PROXIES

The roll was called and all proxies certified by Mr. Blanchard 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 hand-delivered to all Resident Owners by October 27 and 28, 2006, or mailed October 30, 2006 which is 22 days prior to the meeting date. It was MOVED – K111, that adequate notice was given for this evening's meeting. SECONDED – W222. CARRIED

(4) ADOPTION OF AGENDA

It was MOVED – K313 to adopt the agenda as presented. SECONDED – T149.

313 in favour, 0 opposed, 0 abstained. CARRIED

5) CONSIDERATION OF 3 / 4 VOTE "A" – KENSINGTON AND WINDSOR REPAIRS

3 / 4 VOTE "A" reads:

Be it resolved, as a Special Resolution of the Owners, Strata Plan LMS 1416, that authority be given to raise \$6,500,000.00, in a one-time Special Levy, based on unit entitlement to make repairs to the Kensington

and Windsor apartments buildings. Included within these monies is an allowance of up to \$25,000.00 to be used to investigate possible legal action to recover all or a portion of this assessment. . The Special Levy is due upon passage and payable in three payments, March 1, 2007, June 1, 2007 and September 1, 2007. Fines will be applied to any unpaid balances starting March 15, 2007, June 15, 2007 and September 15, 2007. Furthermore legal action will commence two months after the portion is due for any balances still unpaid.

It was MOVED - #T153 to adopt 3 / 4 Vote "A" as presented. SECONDED – T149.

Guest Speakers reported:

- Home protection Office – Did attend as scheduled and reported on government funding options. Call (604) 646-7050 should you have questions on whether you qualify for their interest free loan or go to their web site at www.hpo.bc.ca.
- Legal – Shawn Smith, of Cleveland and Doan attended the whole meeting and ensured that the meeting conforms to the requirements of the Strata Property Act.
- Strata Manager – Gerry Blanchard gave an overview on how the Engineering firm and Contractor projected costs;
- Engineer – Blair McDonald of McArthur Vantell Ltd. gave an overview of why the work needs to be done, how it will be done and some features of the project;
- Contractor – Craig Davner and Donald Tatham, of Steelhead Contracting gave an overview of the repair process;

Following these presentations, a number of Owners asked questions of the various presenters and we believe most of the questions were answered to the satisfaction of the Owners present.

It was MOVED - # T252 that 3 / 4 Vote A be amended to reflect a new payment schedule where 75% of the Levy is due upon passage and payable by March 1, 2007 and the balance of 25% be payable upon completion of the project. SECONDED – T235. A show of hand was called by the Chair. A n overwhelming number of the Owners present indicated that were not in favour of this amendment.
DEFEATED

The question was called:

267 – in favour, 46 opposed, 85.3% voted in favour
(3 / 4 Vote "A" needed 75% of votes cast to pass)

CARRIED

(6) PAYMENT OF SPECIAL LEVY

- (a) The payment of your Special Levy, as shown on the attached schedule, can be made only by:
Post-dated cheques, dated March 1, 2007, June 1, 2007 and September 1, 2007 payable to:

Strata Plan LMS 1416 – Unit #_____.

**FORWARD YOUR CHEQUES TO THE COUNCIL MAILBOXES
OR DIRECTLY TO DAVIN MANAGEMENT LTD.**

- (b) Payment made through the HPO office.

(7) TERMINATION OF MEETING

There being no further business, the meeting was adjourned at 9:35 p.m.
Gerry Blanchard
Strata Manager