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**CHELSEA GARDENS – LMS 1416**

**SPECIAL GENERAL MEETING MINUTES**

**TUESDAY, MARCH 21, 2006**

**LOCATION:**

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

**STRATA COUNCIL  
2005/2006**

**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

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**DAVIN MANAGEMENT  
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24 - HOUR SERVICE  
(604) 594-5643**

**ATTENDANCE:**

261 Owners registered in person

71 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. It was noted that this was the largest turn out of Owners to a General Meeting with 332 units represented and approximately 450 Residents in attendance.

**(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 February 28, 2006, or mailed March 1, 2006 which is 20 days prior to the meeting date. It was MOVED – T305, that adequate notice was given for this evening's meeting.  
SECONDED – T321. CARRIED

**(4) ADOPTION OF AGENDA**

It was MOVED – T305 to adopt the agenda as presented.  
SECONDED – T321.

332 in favour, 0 opposed, 0 abstained.

CARRIED

5) **CONSIDERATION OF 3 / 4 VOTE “A” – MAYFAIR REPAIRS SPECIAL LEVY**

3 / 4 VOTE “A” reads:

**WHEREAS:**

A: The Strata Council has received a Building Envelope Assessment regarding the Mayfair at Chelsea Gardens, Strata Plan LMS 1416 , 13860 – 70<sup>th</sup> Avenue, Surrey, BC.

B: The report from McArthur Vantell Limited (MVL) has recommended that this work must take place.

C: Recommended repairs are estimated at a total cost of \$ 2,500,000.00 that includes the cost for repairs, warranties, insurances, consulting fees and bulking contingency fund of 25%.

D: The Strata Council is mandated to repair and maintain all common Property which includes the exterior of the Mayfair.

**BE IT RESOLVED THAT:**

**3 / 4 VOTE “A”**

**Be it resolved, as a Special Resolution of the Owners, Strata Plan LMS 1416, that authority be given to raise \$ 2,500,000.00 in a one-time Special Levy, based on unit entitlement to make repairs to the Mayfair apartment. The Special Levy is due upon passage and payable in two payments, the first due May 15, 2006, and the second is July 15, 2006.**

It was MOVED - #K405 to adopt 3 / 4 Vote “A” as presented. SECONDED – T153.

Guest Speakers reported:

- Home protection Office – Did not attend as scheduled to report on government funding options. This information will be attached;
- Legal – Shawn Smith, of Cleveland and Doan reported that the Strata Property Act requires the payment be based on unit entitlement – not a flat rate, the duty to repair of all Owners, and possible legal action that may be taken to recover repair costs. The last item will be presented at the next AGM for Owner’s consideration;
- Strata Manager – Gerry Blanchard gave an overview on how the Engineering firm and Contractor was chosen;
- 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, including the need to replace all the windows;
- Finance – Victor Monasch, the Strata Council Treasurer gave information on how the project funding was developed, why the use of Contingency Funds would not be used and developments of the project cost as information was assimilated.
- Repair Committee – Garry Kirkland, Strata Council member gave information on how a Repair Committee has been chosen to interact with the Mayfair Owners to keep them in touch with activities, the Contractor, Engineer, and all the Owners of Chelsea Gardens on the progress of the work. Security of the Owners and their units during the repairs will be kept as the most important criteria of the work in progress.

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 most of the Owners present.

The question was called:

264 – in favour, 41 opposed, 6 spoilt ballots. 86.6% voted in favour  
(3 / 4 Vote "A" needed 75% of votes cast to pass)

CARRIED

**(6) PAYMENT OF SPECIAL LEVY**

The payment of your Special Levy, as shown on the attached schedule, can be made by:

Post-dated cheques, dated May 15, 2006, and July 15, 2006 payable to:

**Strata Plan LMS 1416 – Unit # \_\_\_\_.**

**(7) TERMINATION OF MEETING**

There being no further business, the meeting was adjourned at 9:15 p.m.

Gerry Blanchard  
Strata Manager