

ANNUAL GENERAL MEETING
Tuesday, April 21, 2009
DRAFT MINUTES

Present: John Davies, President
Tony Lum, Vice-President
Mark Bentz, Director
Guests: Terry Irving, Building Administrator
Peter Morgan, Commercial Owner

At the 6pm start of the Meeting, extra time was allowed to complete registration.

The Meeting was called to order at 6:12pm. It was determined that a quorum was present.

MOTION by Martha Welsh SL349, and seconded by Keith Hyde SL403/404, to have Peter Morgan Chair the meeting. CARRIED

1. APPROVAL OF MINUTES

MOTION: to approve Minutes of AGM April 14, 2008.

MOTION by Martha Welsh SL349, Seconded by Susan deBeck SL260: to add "Martha Welsh and Susan deBeck to meet and develop a green plan for the Commercial Section." CARRIED.

2. REPORT FROM COUNCIL

John Davies presented a report (attached). MOTION to accept by Susan deBeck SL260, Seconded by Antya Schrack SL314/315/316. CARRIED

3. Tony Lum presented the Treasurer's Report

MOTION to accept the Insurance Report as in the AGM Package by Tony Lum, Vice-President, and seconded by Maria Lowe SL407. CARRIED

4. Tony Lum reported that the Auditor's report showed that we balanced the books this fiscal year. MOTION to accept Auditor's Report by Susan deBeck SL260 and Seconded by Mark Bentz Director. CARRIED

5. Tony Lum reported the Budget for the new year has no increase in fees. Keith Hyde SL403/404 questioned the repair budget. It was noted that it is important to have enough to cover emergencies, if there is any excess left over it will be dealt with at the end of the year.

6. SPECIAL RESOLUTIONS

Here is the wording of the Special Resolutions:

The special levies shall become due and payable immediately upon passing of its resolution above. Any owner, who sells, conveys or transfers his/her title, including a remortgage, shall pay the full amount outstanding.

These special levies shall be considered as part of the common expenses of the Strata Corporation and Section 116, 117 and 118 of the Strata Property Act shall be applicable where an owner fails to make the required payment as authorized by the passing of the $\frac{3}{4}$ vote.

A. Building tower crown repair (not started yet):

“BE IT RESOLVED, with a $\frac{3}{4}$ vote of THE OWNERS, STRATA CORPORATION LMS1866 COMMERCIAL that the Strata Corporation shall raise the sum of \$61,275. (Total repair cost is estimated to be \$200,000 for the combination of \$80,000 Scaffolding, \$120,000 for the actual repair, less \$20,425.00 raised on May 2008, less Residential contribution \$118,300, require raising amount is \$61,275) by way of special levy for the repairing of the building tower cement crown on the roof. The crown was reported as a must repair item on the Spratt Emanuel Engineering building envelope study report. This is a joint Residential and Commercial project. Residential pays \$118,300”. Correction was noted in that the cost of this repair has gone down to \$100,000.

MOTION for the Commercial Section to raise \$25,000 by Keith Hyde SL403/404 and Seconded by Antya Schrack SL314/315/316. CARRIED Peter Morgan noted that the Commercial Council was responsible for the adjustment.

B. Building street level mosaic wall repair (not started yet):

“BE IT RESOLVED, with a $\frac{3}{4}$ vote of THE OWNERS, STRATA CORPORATION LMS1866 COMMERCIAL that the Strata Corporation shall put the sum of \$20,425 raised in May 2008 into the CRF account for future repair of the building street level mosaic walls. The mosaic coat covering the street level of the building is failing according to the Spratt Emanuel Engineering (SE) building inspection report. This is a joint Residential and Commercial project. Residential pays \$29,575.00” (this project did not get started because Residential section does not agree on the SE repair method that bolts down the Mosaic wall every 2 feet square).

MOTION to accept by Antya Schrack SL314/315/316 and Seconded by Volker Henning Ahlborn SL421. CARRIED

C. 2009/2010 Insurance cost:

“BE IT RESOLVED, with a $\frac{3}{4}$ vote of THE OWNERS, STRATA CORPORATION LMS1866 COMMERCIAL that the Strata Corporation shall raise by July 16, 2009 the sum of \$38,807.50 (building replacement cost for 2009 is \$80,294,600, up from a year ago at \$73,382,00, insurance for 2008/2009 was \$82,475, estimated insurance cost for 2009/2010 is an increase of 15% to \$95,000, residential contributes \$56,192.50, commercial contribution is \$38,807.50) by way of special levy for the 2009/2010 building insurance, cost is to be ~\$95,000. (FYI, Our building replacement cost in 2006 was \$60,684,000, 2007 was \$73,382,000, 2008 was \$80,294,600)“.

MOTION to approve as presented by Antya Schrack SL314/315/316 and Seconded by Volker Henning Ahlborn SL421: CARRIED

D. Water meter installation (water meter was stolen by Residential section):

“BE IT RESOLVED, with a $\frac{3}{4}$ vote of THE OWNERS, STRATA CORPORATION LMS1866 COMMERCIAL that the Strata Corporation shall raise the sum of \$6,000 by way of special levy for the purpose of re-installing a Commercial section water meter. Council has been upgrading the Commercial water pipe and installed a Commercial water meter in December 2008, Commercial was ready to activate and begin to measure the Commercial water consumption as of Jan 2009 but on Jan 9 Residential hired someone to remove it without our knowledge or consent, so we never got a chance to find out how much water Commercial is using. (FYI, Commercial has 13 small common

washrooms and few private ones in the strata lots whereas Residential has 243 homes, 243 showers, over 243 toilets, 243 kitchens, common laundry rooms on each of the 19 floors and common washrooms in main level and janitor sink in the LM level. Council believes Commercial is using less water than the current 40.85% water/sewer expense. After a few months of water measurement and study, Council was planning to deal with the water/sewer share expense with Residential but Commercial now has no meter. Council wants to re-install the meter to measure and pay Commercial's actual water/sewer expenses).

MOTION to accept by Martha Welsh SL349 and Seconded by Susan deBeck SL260.
CARRIED

E. Water pipe repair project continues:

"BE IT RESOLVED, with a ¾ vote of THE OWNERS, STRATA CORPORATION LMS1866 COMMERCIAL that the Strata Corporation shall continue to use the remaining \$25,000 of the \$50,000 raised by way of special levy for the purpose of repair or upgrade the Commercial owned water pipes"

MOTION to accept by Keith Hyde SL403/404 and Seconded by Martha Welsh SL349.
CARRIED

F. Replace Mezzanine, 1st and 2nd floor Elevator lobby carpets:

"BE IT RESOLVED, with a ¾ vote of THE OWNERS, STRATA CORPORATION LMS1866 COMMERCIAL that the Strata Corporation shall raise the sum of \$15,000 by way of special levy for the purpose of replacing the Mezzanine, 1st and 2nd floors elevator lobby carpet, and purchase of a new floor mat for the 970 Burrard main entrance"

MOTION to approve as presented by Antya Schrack SL314/315/316 and Seconded by Volker Henning Ahlborn SL421: CARRIED

G. Overall building repair fund raising continues into the 2nd year:

"BE IT RESOLVED, with a ¾ vote of THE OWNERS, STRATA CORPORATION LMS1866 COMMERCIAL that the Strata Corporation has raised \$25,000 on its first year and shall continue raising the remaining sum of \$25,000 by way of continuing the \$2,083.43 per month strata fee collection for purpose of raising \$50,000 for the over all building re-coating and caulking. The estimated project cost is ~\$100,000. Residential contributes 59.15% and Commercial 40.85% project"

MOTION to approve as presented by Antya Schrack SL314/315/316 and Seconded by Volker Henning Ahlborn SL421: CARRIED

H. Enclose 1st Floor Conference Room with Glass Walls/Door:

"BE IT RESOLVED, with a ¾ vote of THE OWNERS, STRATA CORPORATION LMS1866 COMMERCIAL that the Strata Corporation shall raise the sum of \$10,000 by way of special levy for the purpose of enclosing the 1st Floor Conference Room with Glass Walls and Door".

MOTION by Susan deBeck SL260 and Seconded by Antya Schrack SL314/315/316 to accept. Martha Welsh SL349 expressed reservations, feeling that enclosing the conference room would be too claustrophobic. Perhaps baffles could be tried or use moving panels. Discussion took place regarding various options to employ for privacy and to dampen the "echo" effect. It was also noted by the President that enclosing with glass walls and a locking door gives greater control on the use of the conference room. MOTION to amend "the purpose" and replace with "to explore options and act" by Keith Hyde SL403/404 and Seconded by Susan deBeck SL260. CARRIED

I. Repair Outdoor Stairs and Common Areas:

"BE IT RESOLVED, with a 3/4 vote of THE OWNERS, STRATA CORPORATION LMS1866 COMMERCIAL that the Strata Corporation shall raise the sum of \$10,000. This is a joint Residential and Commercial project. Residential budgeted \$15,000". MOTION to approve as presented by Antya Schrack SL314/315/316 and Seconded by Volker Henning Ahlborn SL421: CARRIED

J. Restrict Property Usage:

"BE IT RESOLVED, with a 3/4 vote of THE OWNERS, STRATA CORPORATION LMS1866 COMMERCIAL that the Strata Corporation shall restrict the property from use as new School, existing schools are grand fathered and when sold or tenant moved out no new school is allowed. This is a Commercial Section rule only and does not apply to The Electra building bylaws where it applies to both Commercial and residential. Schools bring too much traffic and noise into the property" MOTION by Antya Schrack SL314/315/316 and Seconded by Keith Hyde SL403/404 to accept. CARRIED

7. General Discussion and New Business

MOTION to accept New Budget by Tony Lum, Vice-President, and Seconded by Mark Bentz, Director,. CARRIED

MOTION to Distribute by Maria Lowe SL407 and Seconded by Elena Viktorova SL279. CARRIED

MOTION to Renew by Susan deBeck SL260 and Seconded by Keith Hyde SL403/404. CARRIED

Susan deBeck SL260 commended the outgoing Board on their hard work all year. Marth Welsh SL349 thanked Terry Irving, Building Administrator, and Jerry Andruszko, Custodian, for the good jobs they have been doing all year.

8. ELECTION OF NEW COUNCIL

John Davies, Tony Lum and Mark Bentz stepped down from their positions.

The Chair asked for Nominations

Maria Lowe SL407 nominated John Davies and he accepted

Elena Viktorova SL279 nominated Tony Lum and he accepted

Keith Hyde SL403/404 nominated Mark Bentz and he accepted

John Davies nominated Keith Hyde and he accepted.

Congratulations to John Davies, Tony Lum, Mark Bentz and Keith Hyde, your new Commercial Council.

Motion to Adjourn Meeting at 7:45pm. CARRIED