

Minutes of the Electra (LMS 1866) Strata Council meeting, May 20, 2008 (Sessions 1 and 2) and February 17, 2009 (Sessions 3, 4 and 5), Electra Commercial Boardroom

Strata Council Delegates Present (alphabetical):

- * John Davies (Commercial)
- * Tony Lum (Commercial)
- * Evan Sahmet (Residential)
- * Karson Tse (Residential)

Acknowledged Guests (Alphabetical):

- * Bob Adams, General Manager, Facilitech Property Management (Residential property manager), (Minutes, for Residential)
- * Jamie Bleay, solicitor, Access Law Group, for the Commercial Section (February 17, 2009 sessions only)
- * Howard Burton, President, Residential Council;
- * Terry Irving, Building Administrator, Commercial Section (assistance to the Chair at his request with minutes of the February 17, 2009 session only)
- * Peter Morgan, Commercial Owner, (Minutes, for the Strata Council meeting)

1. Meeting called to order by consensus at 6:07 pm, Mr. Sahmet in the chair.
2. Minutes of the previous meeting waived by consensus
3. **MOTION:** (Davies/Sahmet): To appoint Peter Morgan as temporary chair of the meeting until an executive is elected. Unanimous.
4. **MOTION:** (Davies/Lum): To become a Committee of Whole to develop a job description for the President of the 2008/2009 Strata Council. Unanimous.

COMMITTEE OF THE WHOLE

5. **MOTION:** (Davies/Lum): To approve the job description of the President of the 2008/2009 Strata Council, per discussion, as follows:

The President:

- * Oversees the implementation of strata council projects
- * Provides as much volunteer time as possible to the business of the Strata Council
- * Provides as much volunteer time as possible at the Electra
- * Provides leadership to the Strata Council
- * Provides the ability to reconcile differences between members of the Strata Council
- * Provides the ability to encourage solutions to challenges that confront the Strata Council
- * Provides business experience to the Strata Council and its work
- * Ensure the Strata Council has a policy-making process in place, and
- * Works with the Strata Council to determine priorities for the work of the Strata Council

AMENDMENT TO THE MOTION: (Lum/Davies): To require the Strata Council President to attend the Electra daily and be "hands on" as part of the job description.

The Chair called for a vote on the amendment. The vote was 2 in favour and 2 against. The Chair declined to cast his vote and ruled the amendment fails.

The Chair called for a vote on the motion: Unanimous

RISE FROM COMMITTEE OF THE WHOLE

MOTION: By consensus: To accept the decision of the Committee of the Whole.

6. Election of Strata Council Executive

6a: Election of President

i) Call for nominations: In order: Evan Sahmet nominated by Mr. Tse and accepts; John Davies nominated by Mr. Lum and accepts.

ii) Each Candidate offered reasons why he should be elected President, and included comments that indicated they could, or would, comply with the job description, and each specifically mentioned the fact they had business experience, which was a prerequisite.

iii) The Chair asked if any of the Committee members had questions to clarify the statements. Several were asked and answered.

The Chair asked if the members of the Strata Committee wished to have a secret ballot. Declined unanimously.

The Chair asked for a show of hands for those voting for Mr. Davies. Two votes were noted.

The Chair asked for a show of hands for those voting for Mr. Sahmet. Two votes were noted.

The Chair declared a tie.

The Chair abstained.

The Chair asked the two candidates if they wished to confer on how the stalemate might be resolved.

They agreed.

The Chair adjourned the meeting at 7:02 pm for to allow a brief conference and caucus.

The Chair called the meeting to order at 7:14 and was informed there was no resolution reached during the break.

The Chair asked the members of the Committee how they wished to proceed with a resolution of the stalemate.

Motion: (Sahmet/Lum): To adjourn sine die. Unanimous.

Meeting session adjourned at 7:24 pm.

The third session of the May 20, 2008 meeting resumed February 17, 2009 in the Commercial Boardroom

The Chair (Mr. Morgan) called the meeting to order at 4:35 pm and declared a quorum. Those delegates who were present May 20, 2008 were also present at this session.

The Chair noted the meeting was a resumption and continuation of the May 20, 2008 meeting and that it was being conducted under the principles of Roberts Rules of Order.

The Chair asked Mr. Sahmet to not interrupt the meeting. No point of order was raised.

When order was restored, the Chair explained that this was the third session of the May 20, 2008 meeting, which was properly called by a strata council delegate in that month, and he reminded the delegates that during the first session of the meeting, they had unanimously elected him as Chair for the purposes of electing the president and vice-president of the Strata Council, and that he was in

the chair when the second session ended.

The Chair noted that the resumption of the meeting was pursuant to section 6 (a) of the Electra Bylaws (2003). The section requires that the president and vice-president of the Strata Council be chosen at the first meeting of the Strata Council following an Annual General meeting. He read the section to ensure the delegates understood it:

"At the first meeting of each of the council and the executives of each separate section held after each annual general meeting of the Strata Corporation, the council and the section executives shall elect from among their members a president and vice- president, who shall hold office until the conclusion of the next annual general meeting or until their successors are elected or appointed."

The Chair asked Mr. Sahmet three times politely and respectfully to not interrupt the meeting until he was recognized to speak by the Chair. No point of order was raised. Mr. Sahmet continued trying to interrupt the meeting.

The Chair adjourned the meeting briefly at 4:37 to allow Mr. Sahmet to compose himself.

The Chair resumed the meeting in its fourth session when Mr. Sahmet attempted to start another Strata Council meeting during the break with himself as Chair. The Chair reminded Mr. Sahmet that the room in which he was sitting was previously booked for the current meeting. Another Strata Council meeting may not begin while a current meeting is underway.

Mr. Sahmet continued to disrupt the meeting.

The Chair explained to Mr. Sahmet that, if he wished, he could call his own meeting once the current meeting had completed.

Mr. Sahmet claimed that there was no meeting.

The Chair explained that the meeting was already underway, and he urged Mr. Sahmet to stop disrupting the meeting so that all the delegates, Mr. Sahmet included, might understand the purpose of the meeting.

Mr. Adams interrupted the meeting. Mr. Lum interrupted the meeting.

The Chair restored order, and the meeting resumed.

The Chair explained to the Council delegates that during the first session, by unanimous consent, the minutes of the meeting provided by the Chair would be the official record of the meeting, and that Residential chose to keep their own version of the minutes of the meeting (Mr. Adams recording), the Commercial had chosen to use the official minutes as their minutes, and this was so noted in the Residential version of the minutes.

The Chair noted that during the May 20, 2008 sessions of the meeting that Mr. Davies and Mr. Sahmet had each stood for election to President of the Strata Council, and that there was a tie vote, but that the Chair chose to adjourn the meeting twice in an effort to have the parties resolve their differences so that it would not be necessary for the Chair to cast the deciding vote. The Chair said that he did so in the hope the pressures of time and the necessary common work to be done would

place sufficient pressure on the Strata Council delegates to cause them to work through their differences co-operatively so that an election could take place.

He also noted that Electra Bylaw 6(a) makes it a requirement that the *first* meeting of the council choose the presidential and vice-presidential positions, and the use of the word "shall" in it meant that the first meeting could not end until the decisions were made. He explained that he would call for another vote shortly, and that a decision would be made at that time to establish the legally constituted table officers for the Electra Strata Council for fiscal 2008/2009.

The Chair then distributed copies of the draft minutes for the May 20, 2008 sessions, and copies of the Residential version of the May 20, 2008 sessions. There was no material differences between the two sets, nor in the Chair's explanation to this point on the meeting of what transpired during those sessions.

Mr. Burton interrupted the meeting to ask why the Chair's version of the minutes had not been distributed. The Chair recognized Mr. Burton, and explained they had not yet circulated generally because the meeting had not yet finished.

The Chair asked Mr. Sahmet if he had an objection to make about the legality of today's sessions of the meeting. Mr. Sahmet replied in the affirmative. The Chair recognized Mr. Sahmet and him to make his objection.

Mr. Sahmed said that the Chair's recitation of events "Is in grave dispute." He said that he felt that the current meeting was not a resumption of a Strata Council meeting, but that it was, instead, a Strata Council meeting that he had called for the same time and place after the Chair had called for a resumption of the May 20, 2008 sessions. He further claimed that the Chair had no standing to call a Strata Council meeting, since only a Strata Council delegate could do so. He claimed that there had been numerous meetings of the Electra Strata Council for 2008 and 2009, and that records existed of these meetings, and that delegates from both the Residential and Electra sections had "attended" these meetings.

Mr. Sahmet told the Chair that the Chair was not the Chair of the current meeting, and that the agenda was to be discussed among the members of the Strata Council.

The Chair asked Mr. Sahmet to not interrupt the meeting when Mr. Sahmet attempted to start another meeting of the Strata Council.

The Chair explained to Mr. Sahmet that the Chair did not call the current meeting, which began May 20, 2008, and that the Residential version of the minutes reported that Mr. Sahmed had called that meeting. The Chair of an adjourned meeting always has the right to restart a meeting if it had not ended, and that one had not done so, but had simply adjourned. '

The Chair noted that when the May 2008 meeting began, Mr. Sahmet was in the Chair, and that the delegates had unanimously asked Mr. Morgan to chair the meeting dealing with the election of the president and vice-president, and that since that had not yet taken place, Mr. Morgan was still the meeting's Chair.

The Chair notes that the Commercial Boardroom had been booked for his meeting, which was now underway.

The Chair asked Mr. Sahmet to not interrupt the meeting until he was recognized by the Chair.

The Chair, in response to the claim that the situation was in dispute, asked Mr. Sahmet to check the draft minutes and the Residential version of the May 20, 2008 sessions of the meeting and that he would find that the situation was as the Chair related, and that there was agreement between the two sets of minutes on the points about who was chair and how the meeting was conducted.

The Chair asked Mr. Sahmet to not interrupt the meeting until he was recognized by the Chair.

The Chair then recognized Mr. Sahmet, asking him if he had further points to make.

Mr. Sahmet explained that the May 20, 2008 meeting was not called by him, but by Mr. Davies. (Mr. Davies, as a council delegate, also has the right to call a properly convened Strata Council meeting.) Mr. Sahmet also repeated that several meetings of the Strata Council had been called without the Chair's involvement since May 2008. He reiterated that it was the Chair's interpretation of the facts that was in "great dispute."

The Chair recognized Mr. Bleay of Access Law Group, the solicitor for the Commercial Section.

The Chair asked Mr. Sahmet to not interrupt the meeting.

The Chair asked Mr. Bleay to comment, as a lawyer, on the legality of the current Strata Council meeting as constituted. Mr. Bleay noted that if the president and vice-president were not elected at the first meeting, then the Electra's bylaws "had been violated." He said the issue was whether "everybody at this table agrees whether or not a president and vice-president were elected at that meeting [May 20, 2008 session] , and whether or not the appointment subsequently of the president and vice-president was in compliance with your Bylaws. My opinion is, no."

The Chair recognized Mr. Sahmet.

Mr. Sahmet expressed appreciation for the presence of Mr. Bleay, and that it was constructive that the Commercial section had a lawyer. He said that Mr. Bleay's comments would be correct if there was no official election, but he maintained that there was such an election. He referred to a meeting of the two Residential delegates on July 3, 2008, which was called by him (but which was not attended by the Commercial delegates according to a record of the meeting) and that the election of the Electra Strata Council president and vice-president occurred during that meeting. He claimed that a number of issues regarding the building had been resolved during that meeting and others, subsequently. He said that the Commercial delegates were "participating in those meetings and attempting not to recognize the legitimacy of the meetings." He indicated he did not understand their position.

Mr. Sahmet agreed that there was a May 20, 2008 meeting of the Strata Council, and that several "unsuccessful attempts to elect" the president and vice-president occurred during it, and that it was after that, at another Strata Meeting, that the elections were held.

The Chair asked Mr. Sahmet if it was his contention that those would be the "second and subsequent meetings" of the Strata Council. Mr. Sahmet agreed that was the case.

The Chair recognized Mr. Lum. Mr. Lum noted that the Commercial delegates did not recognize the meetings subsequent to May 20, 2008 as Strata Council meetings, and, when they attended those meetings, it was as observers only, and that they had requested the minutes reflect that.

The Chair asked Mr. Sahmet not to interrupt the meeting, nor Mr. Lum while he was speaking.

Mr. Lum, continuing, said that, because the subsequent meetings were not recognized by the Commercial delegates, "whatever meetings you held were Residential meetings."

The Chair recognized Mr. Sahmet, who said that the Commercial delegates, when they were at the subsequent meetings, participated in the meetings.

The Chair asked Mr. Sahmet to clarify whether the delegates were invited by the Residential delegates to participate in specific aspects of discussions once they had arrived as observers. Mr. Sahmet agreed they were invited to do so.

Mr. Sahmet agreed with Mr. Lum that the Commercial delegates, when they were at these meetings, were "as observers or something like that," but that it was his position that they were participating as Council members, and that "whether they were coming as observers or not, that is an officially convened Strata meeting." It was his position that the Commercial delegates "cannot refuse to recognize an official Strata Council meeting."

The Chair recognized Mr. Adams of Facilitech, the Residential Council's strata property manager, and asked if he could provide an opinion on the legality of the current Strata Council meeting.

Mr. Adams replied that he'd prefer not to do so, as he was not a lawyer, As he was speaking further, Mr. Sahmet interrupted him and the meeting.

The Chair asked Mr. Sahmet not to interrupt the meeting.

The Chair asked for a motion as to whether the current meeting was properly constituted under the Electra Bylaws.

Mr. Davies so moved.

Mr. Sahmet and Mr. Burton interrupted the meeting simultaneously.

The Chair asked Mr. Burton and Mr. Sahmet to stop interrupting the meeting, explaining that the delegates to the Strata Council, the Chair and those recognized by the Chair could speak under the rules of the meeting.

Mr. Burton continued to interrupt the meeting.

The Chair again asked Mr. Burton to stop interrupting the meeting.

When order was restored, the Chair recognized Mr. Sahmet. He asked that Mr. Bleay be able to respond to Mr. Sahmet's comments about whether the July 3, 2008 meeting and numerous meetings afterward were meetings of the Strata Council.

The Chair recognized Mr. Bleay,

Mr. Bleay said that if the Electra bylaws hadn't been complied with, "there were great big fat question marks over all meetings held subsequently... you can't Shanghai a meeting knowing you haven't complied with Bylaw 6(a). You've decided to ignore part of your Bylaws if you don't want to worry about them... Before you can hold a meeting down the road, you need to comply with the Bylaws." Mr. Bleay said that from his reading of the minutes, compliance hadn't happened. He added, "According to your Bylaws, you haven't finished your first meeting after the Annual General Meeting."

The Chair asked Mr. Sahmet to not interrupt the meeting.

Mr. Sahmet protested that he was attempting to have a dialogue with Mr. Bleay. The Chair said that there was no dialogue, that the Chair had allowed Mr. Sahmet to ask Mr. Bleay his opinion, and Mr. Bleay had done so, and the Chair had responsibility, under the rules of the meeting, to maintain order.

The Chair then asked Mr. Sahmet again, respectfully and politely, to stop interrupting the meeting.

Mr. Sahmet disagreed that this was a validly called meeting.

The Chair invited Mr. Sahmet to take up his opinion at some future time with some other organization, but that the Chair, not hearing a seconder to Mr. Davies's motion, had ruled the motion withdrawn.

The Chair ruled on the matter of the current meeting's legality as having been thoroughly vetted, and that that the Chair would like to proceed with the meeting.

Mr. Sahmet asked the Chair if he could ask Mr. Bleay another question.

The Chair recognized Mr. Sahmet.

Mr. Sahmet repeated his position that the election of officers had taken place at a second meeting of the Strata Council, which he said had taken place on July 3, 2008. He said that there is no requirement that the Chair of May 20, 2008 meeting remained in the Chair when the meeting was reconvened, and that the "power and authority" of the Chair [of the current meeting] was in dispute."

The Chair was asked by Mr. Lum, as no question was being asked of Mr. Bleay, to prevent Mr. Sahmet from speaking further on the topic. The Chair asked Mr. Lum to allow the Chair to give Mr. Sahmet a few more minutes to speak, in the hopes that Mr. Sahmet would not further interrupt the meeting on the matter when he finished.

Mr. Sahmet repeated his positions as earlier noted.

The Chair asked Mr. Sahmet to leave the premises if he could not move to other aspects of the meeting. Mr. Sahmet declined to leave.

The Chair attempted to resume the meeting, explaining that he would shortly call another vote on the positions of president and vice-president of the Strata Council.

The Chair asked Mr. Burton twice, respectfully and politely, to stop interrupting the meeting.

The Chair called a brief adjournment to allow Mr. Burton to compose himself.

When order had been restored, the Chair resumed the fifth session of the meeting.

The Chair recognized Mr. Sahmet, who wished to propose a motion.

Motion: (Sahmet /) This meeting shall not recognize Peter Morgan's involvement in conducting the meeting, and that the Strata Council meeting shall be conducted by myself as Chair, and that the four strata council members resume their meeting from 2008 with Mr. Sahmet as Chair, according to an agenda that had been prepared by Strata Council manager Bob Adams.

(The Chair notes for the record that neither Mr. Adams, nor Facilitech, the company he represents, has a management contract with the Electra Strata Council nor the Commercial Section, but does have an agreement with the Residential section.)

The Chair said he was interpreting Mr. Sahmet's motion as two motions, with the first part as a challenge to the Chair. The Chair explained that in such a situation, the Chair would hand the Chair to another member of the meeting, so a debate could occur between Mr. Sahmet and Mr. Morgan as to whether the Chair should be upheld in its ruling that the current session was valid.

Mr. Burton, Mr. Sahmet and Mr. Lum all interrupted the meeting.

When order had been restored, the Chair recognized Mr. Sahmet, who asked to withdraw his motion, and substitute another one. The Chair, noting there was no seconder for the first motion, agreed to the substitution.

Motion: (Sahmet /) : That the Strata Council request and demand Peter Morgan's non-involvement in the Strata Council meeting unless the Strata Council [the Strata Council] requests his further participation, and for Mr. Sahmet to chair the Strata Council meeting according to the agenda prepared by Strata Council manager Bob Adams.

The Chair said he interpreted the first part of the motion as a challenge to the Chair.

The Chair again asked for Mr. Burton to stop interrupting the meeting.

When order had been restored, the Chair recognized Mr. Sahmet, who asked Mr. Bleay if the current meeting was legitimately called.

The Chair recognized Mr. Bleay, who reiterated his previous points regarding respect for the Bylaws of the Electra, and that it was clear that the May 20, 2008 session of the meeting had appointed Mr. Morgan as Chair until the choice of president and vice-president was resolved, and that the delegates to that meeting had not completed the meeting. "In the circumstances," he said, "you can't say that you've complied with the Bylaws." He said the meetings that were subsequently conducted "can't right the wrong that still exists."

The Chair asked Mr. Burton and Mr. Sahmet to stop interrupting the meeting.

When order had been restored, the Chair recognized Mr. Lum, who suggested adjourning the current

meeting and resuming it again another day. However, he said he did not really want to do that, he wanted to elect the positions and move forward. The Chair took Mr. Lum's suggestion under advisement.

The Chair explained to Mr. Sahmet that the underlying purpose of the meeting was "to try to resolve the situation that you and your other delegates here have found themselves in, to the detriment of this building." He said that he was trying to help the delegates "figure a way out, to figure out an end-game."

The Chair said that he had spoken with a number of owners on both the residential and commercial sections recently. He said the words he used, which included "disgusted", "shocked" and "appalled", all apply to all of the delegates to the Strata Council. He said, "Not one of you has a way out. All it's going to do is get worse, and in a few weeks you're going to face the AGMs, and all of the owners, and you're not going to have a way out. You're going to be calling each other liars and thieves and crooks. That will make it even worse."

The Chair said he wanted to help the delegates figure a way out of the dilemma in a co-operative way, and not in the way in which the building's affairs as Residential versus Commercial had been conducted for the previous 10 months. The Chair said that he was trying to add his input, as an owner of the building, as part of the meeting's process. He said that the policies both sides had been following "was literally beggar-thy-neighbour."

The Chair noted that all of the owners were part of the building, and that the only way "we as owners can escape the carnage" that the delegates are "perpetrating on each other is to move out." He said that would be seen as a failure. "You blame them; they blame you, but it doesn't make much difference because that strategy is not working," he said.

The Chair said that if the delegates to the meeting would allow, he would provide them with ideas for how to end all of their disputes, "so that you can, in fact, figure a way out of this."

The Chair recognized Mr. Sahmet.

Mr. Sahmet said he felt the way to resolve the issues was for his fellow delegates to "be in compliance with the law." He said the problems were not created "by anyone here." He said that they were caused by "my fellow delegates not recognizing the validity of the Strata Council." Mr. Sahmet again repeated his earlier positions about the status of meetings. He said that he and the other Residential delegate, Mr. Tse, had always had good intentions for the building. He said that they had never barred the Commercial delegates from participating in the Residential delegates meetings, and had encouraged them to do so.

Mr. Sahmet said that it was possible for the delegates at "the officially convened Strata Council meeting, [to] put aside any differences at a meeting called by myself, because I have standing to call a Strata Council meeting. All we have to do is for the delegates to recognize it would be an official Strata Council meeting."

The Chair noted previous speakers had been clear that the Electra bylaws prevented the Commercial delegates from agreeing to the condition. He explained that he wanted to see if the two sides could negotiate their way out of the situation. Addressing all of the delegates to the current Strata Council session, "What I have discovered in the past 10 months is that you are not only incapable of doing

that, but that you are driving each other away. Ten months have shown that to be the case."

The Chair recognized Mr. Sahmet, who reiterated his points about the president and vice-president being elected at a second meeting of the Council.

The Chair noted that while the situation was odd, he was only trying to go by the actual wording of the of Electra bylaws. He urged the delegates to give him the courtesy of allowing him to continue the meeting so the issues could be legally resolved and some suggestions for resolving a number of outstanding issues between the delegates could be made. He noted that he had put a lot of work into preparations for this meeting and the potential resolutions, which he would like to distribute.

The Chair said that he was trying to follow the Bylaws as they exist, not as how some delegates chose to think they ought to be worded. He said that it was possible to resolve the issues of residential delegates making decisions of their own about the building in the past 10 months, in a co-operative fashion.

The Chair admonished Mr. Sahmet for interrupting, with the Chair noting that it was still possible to rescue the situation, but that Mr. Sahmet kept trying to prevent the possibility from coming from the Chair. Addressing all the delegates to the meeting, the Chair said that all the owners of the Electra wanted the "warfare to stop, but you can't continue to do the same thing over and over again, and expect different results."

The Chair said that he hoped that his suggestions would allow the delegates to go to the AGMs with to say that the two sides had resolved all their issues in a co-operative fashion, and that it would be a lot better for the building than the alternative.

Mr. Sahmet reiterated his point that the Chair was not the Chair of the meeting.

The Chair asked Mr. Burton, who had interrupted the meeting with a proposal a public administrator be brought in to oversee the operation of the Strata, to stop interrupting the meeting.

The Chair recognized Mr. Bleay, who said that a public administrator would be an expensive option for the strata. He said there were other options for getting work done at a Council meeting, such as the delegates agreeing that all motions be resolved by consensus, instead of by vote.

The Chair asked Mr. Sahmet to stop interrupting the meeting

The Chair said he was trying to present "a neutral solution" to the issues that did not require an administrator.

The Chair asked Mr. Sahmet again to stop interrupting the meeting.

The Chair recognized Mr. Lum, who asked Mr. Sahmet if Mr. Sahmet recognized the May 20, 2008 meeting as being a meeting of the Strata Council. Mr. Sahmet said that he did.

The Chair again asked Mr. Sahmet to stop interrupting the meeting, and to allow the Chair to outline his proposed solutions for the issues. He said that the solution that Mr. Sahmet was proposing, which was recognition of the July 3, 2008 meeting of Residential delegates, was not accepted by the Commercial delegates as a solution, nor was it a legal solution.

The Chair asked Mr. Burton to stop interrupting the meeting.

Motion: (Sahmet / Tse): That the delegates recognize the July 3, 2008 meeting as a meeting of the Strata Council

The Chair ruled the motion out of order as its intent was to contravene Section 6 (a) of the Electra Bylaws.

Mr. Sahmet and Mr. Tse left the meeting.

The Chair, seeing that a quorum remained, offered a document of pledges to the remaining delegates, noting that it was up to each delegate to initial and sign each pledge if the delegate agreed with a particular pledge, and the signed sheets be given to him folded, so that he could not see their contents, and to not show them to anybody else. He noted that the pledges were a personal position for each delegate, and that they did not bind their respective section councils.

The Chair said that the document itself would be part of the public record, so that the owners could see what pledges were being suggested, but that only in the event of a tie vote for president or vice-president, would the signed pledges be revealed. He said that if the pledge sheets for the delegates for that particular position were used, the particular delegate's pledges would be revealed and form part of the meeting's public record. He said the largest number of pledges to which they agreed would help him to decide how to cast the deciding vote for that position.

He briefly adjourned the meeting to allow the Strata Council delegates remaining to review the pledge sheets, as they had not previously seen them.

When the sixth session of the meeting resumed, the Chair asked for nominations for the position of Strata Council vice-president.

Mr. Davies nominated Mr. Lum. Mr. Lum accepted.

The Chair called for further nominations. There were none.

The Chair called for a vote but declared Mr. Lum elected as vice-president by acclamation.

The Chair asked for nominations for the position of Strata Council as president. Mr. Lum again nominated Mr. Davies. Mr. Davies again accepted.

The Chair called for further nominations. There were none.

The Chair called for a vote, preserving Mr. Sahmet's previous acceptance, and declared Mr. Davies elected as president.

The Chair handed the meeting to Mr. Davies. The Chair asked for a motion to adjourn.

Motion (Lum / Davies): That the meeting of the May 20, 2008 and its sessions end and be finally adjourned.

The meeting adjourned after 6 pm.