

# Siegle Properties B.C. Ltd.

#210-8833 Odlin Crescent,

Richmond., B.C.

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**Tel: 604-207-2000      Fax: 604-207-2001**

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## **MINUTES OF THE ANNUAL GENERAL MEETING**

### **THE OWNERS OF STRATA PLAN LMS 1101, THE STRATHMORE TOWERS**

**HELD ON:** Tuesday, April 29<sup>th</sup> 2008 at 7:30 p.m.

The Sapphire Meeting Room – 9633 Manchester Drive, Burnaby., B.C.

#### **CALL TO ORDER:**

The meeting was called to order by the Council President, Dimitri Schwartzman at 7:55 p.m.

#### **CALLING OF THE ROLL AND CERTIFYING OF PROXIES:**

The agent reported 320 strata lots were eligible for voting, there were 39 owners attended in person, 78 eligible votes represented by proxy, therefore a quorum was present and the meeting commenced as per the requirement of the Strata Property Act.

#### **1. Proof of Notice of Meeting**

It was **MOVED** and **SECONDED** that proper proof of notice of the meeting as circulated in accordance with the Notice requirement under the Strata Property Act.  
All in favour **MOTION CARRIED**

#### **2. Approval of Agenda**

It was **MOVED** and **SECONDED** to approve the agenda for the meeting,  
All in favour **MOTION CARRIED**

#### **3. Approval of the Previous General Meeting Minutes**

It was **MOVED** and **SECONDED** that the minutes of the Annual General Meeting held on May 29<sup>th</sup> 2007 be approved as presented,  
All in favour **MOTION CARRIED**

#### **4. President's Report**

The president Mr. Dimitri Schwartzman summarized the last AGM approval of the spending for lighting upgrade, painting and now the project had been completed on time and within budget, the building looks great and definitely enhanced the property value. He has also briefed on the operation and the financial strength of the complex that has been improved which attributed to the cooperation of the owners. The underground parkade water ingress repair has been progressed as scheduled and the final phase anticipated to be completed shortly with few additional areas needed to be refitted for permanent cure which were discovered during the flood test.

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**5. Treasurer's Report**

The treasurer Mr. Stephen Ma reported on the Contingency Reserve Funds of the Strathmore Towers has now accumulated to over \$360,000, with all expenses within the budgetary perimeter and no foreseeable upward adjustment in sight, the upcoming maintenance contributions to the operation will remain unchanged..

**6. Report on Insurance**

The insurance policy for the Strata Corporation carry full replacement insurance on The buildings, an insurance policy was attached to the AGM Notice showing the Coverage, values was reviewed by the owners.

*All owners, tenants and residents are reminded to carry their own home or tenant insurance coverage. It is the owner/occupier's onus, liabilities to ensure an adequate coverage is in place.*

**7. Approval of the Operating Budget**

The proposed operating budget for the fiscal year of 2008 to 2009 are for a twelve month period. The Strata Corporation's fiscal year runs from February 1<sup>st</sup>, 2008 to January 31<sup>st</sup>, 2009. The maintenance contribution from owners remains the same and unchanged.

It was **MOVED** and **SECONDED** that the proposed 2008/2009 operating Budget be approved as presented,

All in favour

**MOTION CARRIED**

Attached herewith this set of minutes is the approved budget and the strata fee payment schedule for the fiscal year of 2008/2009. If the strata fees are paid by the Pre-Authorized Payment Plan (PAP), the payment will be debited from the bank account with the new amount. For those using the postdated cheques method will require to make cheques with the new amount and another cheque payment to cover the one time retroactive strata fees with payment payable to:

**Strata Plan LMS 1101**

*In accordance with the Strata By-laws, an owner must pay strata fees on or before the first day of each and every month. Late or outstanding strata fees shall be subject to a \$75.00 fine for each month*

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**8. Approval of a ¾ Vote Resolution**

**WHEREAS** the Owners of Strata Plan LMS 1101. Strathmore Towers, desirous to enhance the safety and security by improving the lighting illumination in the courtyard area and installing a CCTV system in all three levels of underground parkade and the common areas, agree to transfer the 2007 year end operating surplus of \$45,000 and an assessment of \$125,000 by way of contribution from all owners which to be levied according to the schedule of unit entitlement.

**BE IT THEREFORE RESOLVED** that by a ¾ Vote Resolution of the Owners, Strata Plan LMS 1101, process to transfer the 2007 year end surplus fund of \$45,000 and an assessment of \$125,000 from all owners which to be levied according to unit entitlement.

After lengthy discussion and inquiries to the guests from West Coast Surveillance, it was **MOVED** and **SECONDED** to adopt the resolution,

22 opposed  
95 in favour

**MOTION CARRIED**

**9. Election of the New Strata Council**

As required under the Strata Property Act, the current council must resign and a new council be elected. A minimum of three and maximum of seven owners can be on council. The agent expressed appreciation to all members for their time and efforts on presiding as the council for LMS 1101. The floor was then declared open for nomination and election of the new council. The following owners volunteered and were acclaimed to the strata council for the year of 2008/2009 fiscal year:

Ali Khojasteh	#1306 - 9623
Amy Lau	#1807 - 9633
Hanif Merali	# 403 - 9633
Stephen Ma	#2103 - 9603
Dimitri Schwartzman	#1803 - 9633
Iris Wong	#1601 - 9603
Peter Yan	# 905 - 9623

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**10. New Business**

The underground parkade cleaning was discussed and the agent will arrange a cleaning company to schedule power wash on all levels of the parking area.

The prevalence of pharaoh ants in the Emerald Tower sprung great concern of the residents, insecticide has been scheduled in June, agent will co-ordinate with Poulin Pest Control to pesticide the entire building to avoid spreading of the colonies.

The hot tub in the Emerald Tower has been closed for some time due to the cracked drainage pipes, as the drainage system was constructed in the underground without access for repair, interruption of the concrete may tamper the swimming pool structure, the agent was requested to investigate for an alternative course of action.

**11. Adjournment**

There being no further business, the meeting was adjourned at 9:50 p.m.  
The first council meeting will convene on May 1<sup>st</sup> Thursday, 2008

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