

**MINUTES OF THE ANNUAL GENERAL MEETING – STRATA PLAN LMS-1872, PARIS PLACE Held on Thursday, March 25, 2004 at 3rd floor Meeting room - 183 Keefer Place, Vancouver, B.C.**

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**PRESENT**                      61 Strata Lots in Person/By Proxy  
61 Total Strata Lots represented

**SITE MANAGER:**              Del Wordofa

**MANAGING AGENT:**        Allan Landa – Senior Property Manager, President  
ColyVan Pacific Real Estate Management Services Ltd.

**CALL TO ORDER**

Kent Wiebe, Council President called the meeting to order at 7:10 p.m.

**MEETING PROCEDURES**

The Property Manager confirmed that prior to meeting commencement; all Owners attending were signed in, voting cards issued and proxies certified. The Property Manager advised that of the 177 owners, 61 present/proxy were entitled to vote as a little more than half were actually present to vote. As a quorum had been established the meeting was declared competent to proceed with business.

The Property Manager advised that the notice of this Annual General Meeting had been sent out in accordance with the provisions of the Strata Property Act.

**APPROVAL OF PREVIOUS ANNUAL GENERAL MEETING MINUTES**

It was **MOVED/SECONDED** (#2502/508) to adopt the minutes of the last Annual General meeting held on March 24, 2003.

**CARRIED**

**PRESIDENTS REPORT**

Council President Kent Wiebe relayed to the owners the highlights of the operations over the past year. Kent highlighted three areas the council worked on including;

- Security – General
- Downtown Methodone Clinic – proposal
- Microcell – proposal

### **¾ VOTE RESOLUTION Arrears – Council Authority**

#### **Rationale:**

In order to commence legal action against an owner in default of his or her strata fees a ¾ vote resolution must be ratified at each Annual General Meeting.

**Be it resolved** by a ¾ vote resolution of the Owners, Strata Plan LMS 1872, that the Strata Council be and is hereby authorized to commence legal action against any owner whose strata lot is in arrears of strata fees or special levies in an amount greater than \$2,500.00.

This resolution shall remain in full force and effect from the date of passage hereof to the day immediately preceding the next following Annual General Meeting of the Strata Corporation.

As per the Strata Property Act this Resolution would have to be voted on each year at an Annual General Meeting and passed by a ¾ vote.

It was **MOVED/SECONDED** (#508/#2403) to approve the resolution as presented.

**1 Opposed  
MOTION CARRIED**

### **INSURANCE REPORT**

As per attached.

### **AUDITED FINANCIAL STATEMENTS**

As per attached.

It was **MOVED/SECONDED** (#510/#801) to approve the audited Financial Statements .

**CARRIED**

### **PRESENTATION OF THE PROPOSED 2004/2005 OPERATING BUDGET**

It was **MOVED/SECONDED** (#2303/#514) to approve the proposed 2004/2005 operating budget.

**2 Opposed  
MOTION CARRIED**

### **ELECTION OF 2004/2005 STRATA COUNCIL**

The following people were elected as members of the 2004 Strata Council: Kash Abtin, Joshua Hodgson, Rita Lum, Dmitri Traktoenko, Tim Turner, Kent Wiebe and Patricia Healey.

### **NEW BUSINESS**

#### **Update of the Status of the Downtown Methodone Clinic**

Council reported to the owners on the status of the Methodone clinic proposed for the downtown area.

### **Update on Community Development in the area**

A development application to convert the old Woodward's building parkade into an underground tourist attraction has been approved by City Council which strata council sees as a positive development for the area. For more information on the new museum Storyeum, log onto [www.storyeum.ca](http://www.storyeum.ca)

### **Roof Top Lease**

Representatives from Micro cell were present to give a proposal for the installation of digital cellular antennas. This proposal would generate approximately \$12,000.00 to \$16,000.00 of revenue per year for the next 15 years for the Strata Corporation.

It was **MOVED/SECONDED** (#508/#405) to authorize council to negotiate and execute a contract with Microcell for the roof top lease.

**45 in favour; 16 Opposed  
MOTION CARRIED**

### **ADJOURNMENT**

There being no further business, it was **MOVED/SECONDED** (#2502/#508) to adjourn at 8:55 p.m.