

MINUTES OF THE ANNUAL GENERAL MEETING – STRATA PLAN LMS-1872, PARIS PLACE, HELD ON WEDNESDAY, MARCH 30, 2005, IN THIRD FLOOR MEETING ROOM - 183 KEEFER PLACE, VANCOUVER, BC

PRESENT 67 Strata Lots in Person/By Proxy
67 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

The meeting was called to order by Council President, Kent Wiebe, at 7:05 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. He further advised that of the 177 owners, the 67 present/proxy were entitled 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** (#2502/414) to adopt the minutes of the Annual General meeting held March 25, 2004.

CARRIED

STRATA PRESIDENT'S REPORT

The Council President, Kent Wiebe, reported on activities in the building over the last year.

¾ VOTE RESOLUTIONS

1) Adoption of Bylaw #24

IT WAS MOVED/SECONDED (#313/#2602) THAT BE IT RESOLVED by ¾ Vote Resolution that the Owners of Strata Corporation LMS 1872, Paris Place, agree to amend the current bylaw as follows:

BYLAW 24 - ASSESSMENTS, FINES, & MOVE-IN FEES

(e) Council shall from time to time be authorized to set and enforce administrative fees, except for maintenance fees which shall be authorized at an Annual General meeting. If council exercises its discretion as noted above, council will promptly notify the owners of these changes and shall maintain a schedule of fees available for viewing by any owner in the site managers office during regular business hours.

SCHEDULE/FEE

- 1) Move In/Out fee - \$200.00
- 2) Illegal Move - \$500.00 For all moves that are not booked in advance with the Site Manager
- 3) Purchase – Access Card \$25.00 / FOB \$30.00
- 4) New Visitor Parking Pass - \$20.00 each suite is entitled to 2 passes. Renewal of 2nd pass \$10.00 per calendar year
- 5) Parking Space Rental for non-residents as per agreement. There are 13 spaces rented on a monthly basis. Rent is \$50.00 for those who park 6:00a.m. – 6:00p.m. and \$60.00 for those who park 6:00a.m. – 8:00 p.m. Renters are expected to pay a \$25.00 refundable deposit at time of rental.
- 6) Storage Locker Rental – 24 storage lockers were built in 1998
 - 22 - \$40.00
 - 2 - \$45.00
 - 1- \$75.00Renters pay a \$50.00 damage refundable deposit at time of rental and sign an agreement with the Strata Corporation at time of rental
- 7) Bike room key - \$10.00 refundable deposit
- 8) Motorcycle parkway – NON parking space \$20.00/month

CARRIED

#2) Adoption of Bylaws

IT WAS MOVED/SECONDED (#1303/#711) THAT BE IT RESOLVED by ¾ Vote Resolution that The Owners, LMS 1872, Paris Place, adopt the Bylaws as edited and amended, without voting on Bylaw 33. Bylaw 33 would be a separate vote.

CARRIED

It was **MOVED/SECONDED (#405/#412)** to adopt the amended Bylaw 33 as written.

**44 IN FAVOR
11 OPPOSED
CARRIED**

It was noted that Kash Abtin, owner of suites 504 & 508 was included in the opposed.
COVER NOTE TO BYLAW EDITS - 2005

BYLAW 1 - DUTIES OF OWNER

(i) **New – addition.**

BYLAW 2 - DUTIES OF STRATA CORPORATION

(f) maintain and repair the exterior of the buildings, excluding windows, doors, balconies and patios included in a strata lot, including the decorating of the whole of the exterior of the buildings;

Underlined words deleted.

BYLAW 4 - STRATA COUNCIL

(b) A council shall be elected at the first annual general meeting of the owners called by the owner developer under section 9 (1).

Not applicable now and Bylaw 4(b) deleted.

BYLAW 9 - GENERAL MEETINGS

(a) The first annual general meetings shall be called by the owner developer and the meeting shall be held on the earlier of the date on which 60% of the strata lots have been conveyed by him/her, or a date nine (9) months after registration of the strata plan.

Not applicable now and Bylaw 9(a) deleted.

BYLAW 14 - COMMON EXPENSES

(d) At each annual general meeting subsequent to the first annual general meeting, the strata corporation shall prepare an annual budget for the following twelve (12) month period and, after that, all owners shall, subject to subsections (2) and (3), pay a monthly assessment in accordance with their unit entitlement.

Bylaw 14, subsection (d) – change (2) and (3) to (i) and (ii).

BYLAW 18 - PROMOTIONS

During the time that the owner developer of the strata corporation is the first owner of any units, he or she shall have the right to maintain any unit or units, whether owned or leased by him or her, as a display unit, and to carry on all sales functions he or she considers necessary in order to enable him or her to sell the units.

Bylaw 18 deleted in its entirety.

BYLAW 20 - HAZARDS

(e) **New – addition.**

BYLAW 23 - VEHICLES & PARKING

(f) Parking spaces are not to be used for storage of any kind, unless approved by council
ByLaw 23, subsection (f) delete “unless approved by council”.

BYLAW 25 - ASSESSMENTS, FINES AND MOVE-IN FEES

- (c) Any owner found in violation of any bylaw contained herein or rule which may be established from time to time by the strata council pursuant to the Strata Property Act or these bylaws will be subject to a fine of up to \$100.00 for each violation, such fine is to be added to the next assessment payable by such owner.
- (d) The strata council shall charge a \$100 move in fee payable in advance when a new owner of a strata lot or permitted tenant moves into the building. Registered owners as of the date this bylaw is passed are exempt from this bylaw. The developer is exempt from this bylaw.
- (g) Effective May 1, 2000 a Paris Place suite owner is required to pay a \$100.00 Resident Orientation Fee each time a resident moves into a suite the owner owns. Only one Resident Orientation Fee is due when more than one resident moves in within a period of one week (7 calendar days). This fee is to finance incremental administration costs associate with each new resident. These costs include but are not limited to programming access cards, obtaining required documentation from owners, revising resident(s) lists, co-ordinating and conducting tours of property and amenities. The Resident Orientation Fee is separate from and in addition to the existing Paris Place move in fee. No Paris Place owners are grand-fathered or absolved from paying the Resident Orientation Fee and the fee will be applicable to the associated owner of each and every residential unit upon each resident move into Paris Place. Costs to owners associated with providing Paris Place Bylaws to any resident are not included in the Resident Orientation Fee.

Bylaw 25, subsections (c), (d) and (g) deleted.

- (e) **New - Bylaw 24, subsection (e) – please see attached separate special vote.**

BYLAW 29 - SELLING OF STRATA LOTS

- (a) No owner, occupant or agent representing the owner, shall permit “For Sale” signs to be placed on or about the grounds of Strata Plan LMS 1872, except for any sign provided by the strata corporation.

ByLaw 29, subsection (a) – delete “except for any sign provided by the strata corporation”

BYLAW 31 - PETS

- (b) Permit his or her dog/cat nor any resident tenant or visitor’s dog or cat to travel or walk without a leash on any common areas of the strata plan unless adequately controlled, not allow his or her dog/cat to create a noise or nuisance or permit his or her pet to foul any areas within the strata plan, nor allow his or her dog/cat to act in a manner that interferes with the use of common property by the other owners.

- (g) All visitors of owners are to be informed of the bylaws concerning pets and the owners shall be responsible for the enforcement of these regulations. Failure to inform visitors and enforce these bylaws will result in fines of \$50.00 per occurrence.

ByLaw 31, subsection (b) – add “without a leash”

ByLaw 31, subsection (g) – change \$50.00 to \$100.00.

BYLAW 33 - LEASING OF STRATA LOTS

(c) This section 33 shall not be altered, amended or repealed unless the alteration, amendment or repeal is approved by a unanimous resolution as that term is defined in the Strata Property Act.

Bylaw 33, subsection (c) deleted.

INSURANCE REPORT

The insurance cover note for the building was reviewed and attached to the Agenda package.

AUDITED FINANCIAL STATEMENTS

The audited financial statements, as distributed in the AGM package, were reviewed.

It was **MOVED/SECONDED** (#801/#901) to approve the audited financial statements.

CARRIED

The presentation of the new budget did not show a carry forward of any cash that is currently in the account. The budget will only show the actual surplus or deficit for the period from operations. The budget does not reflect the cash in the bank.

PRESENTATION OF THE PROPOSED 2005/2006 OPERATING BUDGET

It was **MOVED/SECONDED** (#801/#313) to adopt the proposed operating budget as presented, with a 0% increase in fees.

CARRIED

ELECTION OF 2005/2006 STRATA COUNCIL

The following people were elected as members of the 2004 Strata Council:

Tim Turner
Kent Wiebe
Joshua Hodgson
Rita Lum
Dmitri Traktovenko
Carmen Leung
Paul Moores

ADJOURNMENT

There being no further business, it was **MOVED/SECONDED** (#810/#2502) to adjourn the meeting at 8:15 p.m.

ATTENTION

Please keep these minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either minutes or bylaws will be at the owner's expense and not the Strata Corporation's.