

**ANNUAL GENERAL MEETING MINUTES
STRATA PLAN LMS 4456 – “ONE WALL CENTRE”
938 NELSON STREET, VANCOUVER, BC**

HELD: Monday, December 1, 2008

PLACE: Granville Room – 4th Floor – South Tower

STRATA AGENT: Rick Dickson & Michele Campbell, *Ascent Real Estate Management Corporation*

REGISTRATION

Upon arrival owners signed next to their strata lots on the registration sheet provided and received a voting card prior to being seated.

CALL TO ORDER

The meeting was called to order at 6:00 p.m. by Joan Down, Vice President.

QUORUM REPORT

Registration confirmed there were thirty-three (33) owners present in person or by proxy. This exceeded the required quorum and the meeting was declared competent to proceed.

ELECT PERSON TO CHAIR MEETING

It was moved and seconded to have Joan Down chair the meeting and to have Rick Dickson of Ascent Management facilitate the meeting.

MOTION CARRIED UNANIMOUSLY.

PROOF OF NOTICE & APPROVE AGENDA

It was moved and seconded to approve the Notice of Call and the Agenda, as presented.

MOTION CARRIED UNANIMOUSLY.

APPROVAL OF PREVIOUS GENERAL MEETING MINUTES

It was moved and seconded to approve the minutes of the previous Special General Meeting held on July 8, 2008.

MOTION CARRIED UNANIMOUSLY.

INSURANCE REPORT

The agent noted attached to the call of notice was the current insurance, which covers the period August 1, 2008 to July 31, 2009 placed by the agency CMW Insurance Services Ltd., at total premium of \$54,331.00.

The agent also reminded owners that the deductible on the strata's insurance policy for water and sewer backup damage has increased to \$25,000. Owners should ensure that their personal homeowner insurance has adequate coverage for water and sewer backup damage to cover the deductible, as well as any betterments they may have made in their strata lots.

PRESENTATION ON WINDOW ISSUE

Brian Hubbs of RDH Engineering provided the owners present with a detailed presentation with respect to the window study issue. The presentation provided the owners present with an overview of what has been done over the past two years and what is proposed for the coming year.

The owners present asked questions based on the presentation, which Brian answered.

Brian Hubbs is preparing the final window report, which should be completed in the next few months.

RECEIVE REPORTS

1. **P4/P5 Automatic Door Update:** Havana reported that they are currently waiting for six additional striker plates, which are on order. Once the striker plates have been received they will be installed and the doors will be functional.

APPROVAL OF BUDGET

It was moved and seconded to approve the budget as presented.

The owners are advised that the monthly strata fees have increased effective January 1. Please see the Notice of Call to determine the fees which apply to each suite.

MOTION CARRIED UNANIMOUSLY.

SPECIAL (3/4 VOTE) RESOLUTION #1 – "OPERATIONAL SURPLUS OR DEFICIT"

It was moved and seconded to approve the resolution as presented, which reads as follows:

Therefore, be it resolved the owners, Strata Plan LMS 4456, do hereby authorize the transfer of any operating surplus or deficit to the contingency reserve fund, satisfying the Strata Property Act requirements.

MOTION CARRIED UNANIMOUSLY.

SPECIAL (3/4 VOTE) RESOLUTION #2 – "CONTINGENCY RESERVE FUND"

It was moved and seconded to approve the resolution as presented, which reads as follows:

Therefore, be it resolved the strata corporation be authorized to budget additional contributions to the contingency reserve fund.

MOTION CARRIED UNANIMOUSLY.

SPECIAL (3/4 VOTE) RESOLUTION #3 – "WINDOW STUDY"

It was moved and seconded to approve the resolution as presented, which reads as follows:

Therefore, be it resolved the owners, Strata Plan LMS 4456, authorize the expenditure of up to \$75,000.00 for the ongoing testing and investigation by RDH Engineering. The funds to be taken from the contingency reserve fund.

MOTION CARRIED UNANIMOUSLY.

COUNCIL ELECTIONS

The owners were advised that a new Council must be elected at each Annual General Meeting; members of the current Council were also eligible for re-election. The floor was then opened for nomination. The following owners were nominated:

Joan Down	Michael Mathews	Philip Jhin
Nell Dragovan	Bruce Gleig	Havana Ulrich
Myrna Crawford		

There being no further nominations, it was moved and seconded to elect those nominated.

MOTION CARRIED UNANIMOUSLY.

The outgoing council were thanked for their service by the owners present.

ADJOURNMENT

As there was no further business, the meeting was adjourned at 7:40 p.m.

Ascent Real Estate Management Corporation
Managing Agents
On Behalf of Owners' Strata Plan LMS 4456

R. S. (Rick) Dickson
Strata Agent

RSD/mc