

**SPECIAL GENERAL MEETING MINUTES
STRATA PLAN LMS 4456 - "ONE WALL CENTRE"
938 NELSON STREET, VANCOUVER, BC**

HELD: Friday, March 11, 2011

PLACE: Port Hardy Boardroom – North Tower
938 Nelson Street, Vancouver, BC

MANAGING AGENT: Derrin Geisheimer, Strata Agent, Ascent Real Estate Management Corporation

REGISTRATION

Upon arrival, all owners were asked to sign in next to their strata lot on the registration sheet provided to determine a tally for quorum. Voting cards were issued to all eligible voters.

CALL TO ORDER

The meeting was called to order at 10:00 a.m.

QUORUM REPORT

Registration confirmed that there were thirty (30) owners present in person or by proxy. This exceeded the 1/3 quorum requirement of the *Strata Property Act of British Columbia* and the meeting was declared competent to proceed.

PROOF OF NOTICE

The Notice of Call was mailed to all owners on February 14, 2011. It was **MOVED** and **SECONDED** to accept the notice as delivered.

MOTION CARRIED UNANIMOUSLY.

APPROVAL OF PREVIOUS GENERAL MEETING MINUTES

There being no errors or omissions noted in the minutes of the Annual General Meeting held on January 8, 2011, it was **MOVED** and **SECONDED** to approve the minutes as circulated.

MOTION CARRIED UNANIMOUSLY.

BUSINESS ARISING

1. **RDH Update – Design Stage:** Ed Thiessen gave an overview of where RDH is with the design stage and advised that they are 90% complete with the drawings. One item that RDH is still waiting for from Bruno Wall is the "Wind Study". A discussion took place in regards to the additional venting of units. RDH advised they will provide a proposal for further review.
2. **Windows Update:** Nick Milkovich, an architect retained by Wall Financial, gave an overview of the process with the city. A number of owners expressed their concerns about the tinting issue. Nick advised that he is working with the City and that he will request a site review by city staff.

3. **RDH Update – Construction Management:** Kevin Ganzert gave a brief overview of the construction management process for those that weren't at the AGM. A number of owners asked questions regarding the potential cost savings.
4. **Legal Update:** Council President, Bruce Gleig, gave a brief report on legal matters to the owners.

3/4 VOTE RESOLUTION: RDH CONSTRUCTION MANAGEMENT SERVICES

WHEREAS, the Strata Corporation LMS 4456 would like to use construction management services, as set out in the proposal by RDH Building Engineering Ltd. dated December 9, 2010, for the pre-construction phase of the window replacement program.

BE IT RESOLVED, by a $\frac{3}{4}$ vote of the Owners of Strata Corporation LMS 4456 – "One Wall Centre", that the construction management services proposal by RDH Building Engineering Ltd. dated December 9, 2010 for the pre-construction phase of the window replacement program be authorized at a cost of \$30,000 (thirty thousand dollars) to be funded by the Contingency Reserve Fund.

It was **MOVED** and **SECONDED** to approve the resolution as presented.

A vote was called with thirty (30) owners in favour, zero (0) opposed and zero (0) abstentions.

MOTION CARRIED UNANIMOUSLY.

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:00 a.m.

Ascent Real Estate Management Corporation
Managing Agents
On Behalf of Owners' Strata Plan LMS 4512

Derrin Geisheimer
Strata Agent

DG/an

Direct Number: 604-293-2452
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When you sell your property, you may be requested to produce at least two years of strata council meeting minutes. Therefore, it is recommended to properly file and retain the entire year's strata records. Service charges apply to obtain additional copies of the strata meeting minutes from the managing agency.

Copies of meeting minutes are posted on the strata corporation's website shortly after they are distributed by mail. Contact the concierge for your login credentials.

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