

LOCATION:

Coquitlam Aquatic Centre
Coquitlam, BC
6:45 p.m.

**STRATA COUNCIL
2007 / 2008**

PRESIDENT

Kelly Reid - #420- 2980

VICE-PRESIDENT/LANDSCAPE

Robin Tadd - #114 - 2970

TREASURER

Michelle Lynde - #124-2980

SOCIAL

Gail Surcess – #402-2970

AT LARGE

Judy MacLeod - #118-2970

Walter Vettorel - #127-2980

STRATA MANAGER

Donna Smith
Email: donnas@baywest.ca
Direct Line: 604-501-4415
Direct Fax: 604-592-3654

STRATA ACCOUNTANT

Catheleen Whomes
Direct Line: 604-501-4438
Email: cwhomes@baywest.ca

BAYWEST MANAGEMENT

13520 – 78th Avenue
SURREY, BC V
Phone: 604-591-6060

PRESENT:

28 Owners registered and represented in person
17 Owners registered and represented by proxy

Donna Smith, Baywest Management Corporation

(1) CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Council President, Kelly Reid, who proceeded to chair the meeting.

(2) CALLING THE ROLL/CERTIFICATION OF PROXIES

All received proxies were verified and certified by the Strata Manager.

One hundred and fifty of the 158 strata lots at Montclair were paid up and therefore eligible to vote at the Annual General Meeting. As a quorum requires representation by 1/3 of eligible strata lots, a quorum in this instance required representation by 50 strata lots. As only 45 strata lots were represented at the time of the call to order, the meeting was delayed for 15 minutes and at that time the Owners agreed to waive the 30-minute delay approved in the Strata Corporation Bylaws as additional Owners are not expected to attend. The meeting was declared competent to deal with the business at hand with the 45 strata lots then represented.

(3) PROOF OF NOTICE OF MEETING

The Strata Manager stated that at least 20 days' notice of the meeting was provided to all Owners as required by the Strata Property Act. Owners confirmed receipt of the notice.

(4) ADOPTION OF THE AGENDA

It was MOVED - 142 to adopt the agenda of the Annual General Meeting as presented. SECONDED – 209. CARRIED

(5) ADOPTION OF PREVIOUS MINUTES

It was MOVED - 142 to adopt the Annual General Meeting Minutes of February 22, 2006 as distributed. SECONDED – 114. CARRIED

(6) PRESIDENT'S REPORT

There was no report.

(7) ANNUAL INSURANCE REPORT

Each Owner was provided with a copy of the insurance cover note for the building as part of the Notice of Annual General Meeting package. The cover note set out the coverage and deductibles the Strata Corporation currently holds on the property. The Strata Manager highlighted features of the insurance policy which included:

- All property coverage for \$23,575,000
- Liability coverage at \$10 million
- Directors and officers liability at \$2 million
- Deductibles: Water/Sewer - \$2,500, All Risks - \$1,000

The Strata Manager opened the floor for insurance related questions and responded to the same.

Owners are reminded they must purchase contents and/or homeowner's insurance for any in-suite upgrades (betterments) they make and for their personal effects. The Strata Corporation's insurance does not cover these. Owners are also encouraged to ensure their tenants place contents insurance on their personal effects. Owners are also encouraged to place insurance for coverage of Strata Corporation insurance deductibles. If any Owner is liable for the cause of a claim (toilet overflow, washing machine malfunction, etc.) the Strata Corporation may bill the unit Owner the deductible for the claim.

(8) SPECIAL RESOLUTION #1

It was MOVED – 431:

“Be it resolved as a $\frac{3}{4}$ vote of the Owners, Strata Plan LMS 1606, to authorize a permanent transfer of up to \$21,000.00 from the Contingency Reserve Fund to supply adequate funding for special projects listed below.”

- a) Major Roof Maintenance and Repair at a cost of up to \$30,000.00;
- b) Replacement of the floor surface of 85 Decks at a cost of up to \$30,000.00;
- c) Replacement or Adjustment to a section of sidewalk which has been moved by tree roots at a cost of \$3,000.00;
- d) Substantial Repair to 5 Wooden Window Boxes at a cost of up to \$17,000.00; and
- e) Replacement of the two Receivers for the Parking Garages and the Garage Door Transmitters at a cost of not more than \$10,000.00.

SECONDED – 114 In discussion it was confirmed only the decks on the 2nd and 3rd floors are being repaired and recovered. The roof repair planned is not the entire roof; it is to repair deficiencies that developed over the life of the roof (which is not uncommon) and should result in a prolonged life expectancy of 5 – 7 years for the roof. Kelly noted two respected roof inspection companies carried out inspections on the roof and came to the same conclusion. Therefore Tek Roofing was awarded the repair project.

The 4th floor ceilings where leaks were evident will not be closed and repaired until it is clear the roof above is repaired. The vote was taken and there were 44 in favour and 1 opposed. The motion was
CARRIED

(9) SPECIAL RESOLUTION #2

It was MOVED – 427:

“Be it resolved as a ¾ vote of the Owners, Strata Plan LMS 1606, to approve closure of the hot tub for one year (until the 2008 Annual General Meeting), after which Owners will evaluate whether to close the hot tub on a permanent basis.”

SECONDED – 434. Discussion ensued. As some residents are not respecting the pool and area, to the point of leaving broken glass in the hot tub and causing one Owner a cut foot, Council is concerned from a liability standpoint. The cost to operate the pool and maintain and repair the equipment is also mounting. It is not practical to add video surveillance to the area. There are times when the area is used as an unofficial day care area, with children left there unaccompanied by an adult. The vote was taken and there were 32 in favour and 13 opposed. The motion was DEFEATED

(10) SPECIAL RESOLUTION #3

It was MOVED – 124:

“Be it resolved as a ¾ vote of the Owners, Strata Plan LMS 1606 to amend the Strata Corporation bylaws by adding Section **35 (B) VISITOR PARKING:**

- a) “An Owner’s vehicle parked in visitor parking on week days between 6:00 p.m. – 7:00 a.m. the next day, and at all times on weekends and Statutory Holidays, is subject to towing without further notice.
- b) All vehicles belonging to visitors MUST display a valid “visitor parking pass”.

SECONDED – 114 It was confirmed visitors may park overnight with a Visitor Parking Pass in their vehicle, but Owners may not use a Visitor Parking Pass in their vehicle and park in Visitor Parking. The signage on Princess Crescent indicates vehicles must display a resident Parking Pass, however Owners’ vehicles will not be towed as long as they are parked in an authorized parking place along Princess Crescent. The vote was taken and there were 44 in favour and 1 opposed. The motion was CARRIED

(11) SPECIAL RESOLUTION #4

It was MOVED - 427:

“Be it resolved as a ¾ vote of the Owners, Strata Plan LMS 1606 to amend **bylaw 40 Move-fee/Move out** by changing the bylaw heading to **Move-in/Move-out** and adding the following subsections (b) and (c):

- b) All Owners/tenants moving in or out of the Montclair must advise the Resident Manager in writing at least seven days in advance of the move; and
- c) Owners/tenants moving in or out of the building may only do so between the hours of 9:00 a.m – 9:00 p.m.”

SECONDED – 114. There were 42 votes in favour, 2 opposed and 1 abstention. The motion was CARRIED

(12) ADOPTION OF THE PROPOSED 2007/2008 OPERATING BUDGET

It was MOVED - 142 that the proposed 2007/2008 operating budget be accepted as presented. SECONDED - 114 There were 44 votes in favour and one opposed. The motion was CARRIED

Owners – please note the maintenance fee increase is effective February 1, 2007. For Owners paying by preauthorized withdrawal, the retroactive increase for February and March will be taken out automatically on April 10, 2007. Owners paying by cheque are reminded to include the increase for February and March in their April 1, 2007 payment, or submit an extra cheque for that amount.

(13) COUNCIL COMMENTS

President Kelly took this time to sincerely thank the Council members working together with her during the past year. They all put forth considerable time and effort to ensure the efficient and proper running of the Montclair. Any other Owner volunteers during the last year are also appreciated. There was a round of applause for Council and volunteers.

(14) ELECTION OF COUNCIL

Kelly advised all Council Members are considered to have resigned at this point, but are eligible to be nominated to the Council. The following Owners agreed to let their names stand for election to Council for the next fiscal year:

Kelly Reid (420) Robin Tadd (114) Michelle Lynde (124) Gail Surcess (402)
Judy MacLeod (118) Walter Vettorai (127).

These Owners were declared elected by acclamation.

(15) ADJOURNMENT

There being no further business, the meeting adjourned at 9:30 p.m.

Donna Smith
Strata Manager

(The next Strata Council meeting will be held ***Wednesday, April 25, 2007 at 7:00 p.m.***)

<p>Please be advised that copies of Council & General Meeting Minutes should be retained for a period of two years.</p>
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