

ANNUAL GENERAL MEETING
STRATA PLAN LMS 674

DATE HELD: SEPTEMBER 11, 2016

LOCATION: MEETING ROOM
 1702 CHESTERFIELD AVE.
 NORTH VANCOUVER, BC

CALL TO ORDER: 7:20 PM

CALLING OF ROLL AND CERTIFICATION OF PROXIES:

Owners that were represented

Gerry(101), Iris(102), Anne(103), Proxy (104), Absent (201),
Proxy (202), Kathy (203), Kelly(204), Cecilia (301), Jennifer (302),
Mike (303), Barry (304).

ELECTION OF CHAIR OF MEETING

Barry was elected chair for the meeting,Iris Seconds.

PROOF OF NOTICE OF MEETING

All residence were given notice of AGM meeting in strata meeting minutes more than 14 days prior. A copy of the agenda was given to each residence within the 14 day period. AGM notice was posted in the foyer, August 25, 2016.

ADOPTION OF THE AGENDA:

Adoption of the agenda was approved and Second by Anne.

ADOPTION OF THE PREVIOUS ANNUAL GENERAL MEETING MINUTES
JUNE 30,2015

All residents present at the AGM were able to read the previous AGM minutes moved by Barry Seconded by Jennifer.

PRESIDENTS REPORT REPORTED BY BARRY AND KELLY

repair the light louver in elevator

Kelly went over pages 5-14 of the agenda when signing papers it needs to be hand written not through email. as a strata you are to refer to yourself strata council the should be a minimum 4 people max 5 on strata council

financial paper Kelly prepared several proposed budgets credit in overpayment by Gerry, .84cent heather 26.6 and Kelly 81.43 these monies went back to the operating fund which was agreed by council operating fund \$5779.16 proposed @ 5% increased was not possible proposed @8% increased given a surplus of \$5984.32 an increase in the insurance premium was noted all residents should have a operating fire extinguisher ABC Barry moved to accept the President report Gerry Seconds

ANNUAL REPORTS ON INSURANCE

claimed was made in 2015 due to blockage from leaves \$2500 meets the minimum of the insurance deductible otherwise it is rolled over each year moved to adopt by Barry and Anne Seconds

ADOPTION OF THE 2016/2017 OPERATING BUDGET

Kelly reported the Presidents Report on the operating budget see remarks in the above Presidents Report section. Barry moved to adopt Kathy Seconds.

ELECTION OF STRATA COUNCIL FOR 2016

| | |
|----------------|---------------|
| President | Kelly (204) |
| Vice President | Gerry (101) |
| Treasury | Iris (102) |
| Sectary | Cecilia (301) |
| At Large | Kathy (203) |

GENERAL DISCUSSION

Wednesday September 21, 2016 window cleaners will arrive at 9:00am. Please close all windows, they will clean the overhangs and skylights, outside railings and any windows that you cannot get to.

Kelly would like to a stopper on the front door. Mike said he would put it on.

Barry was in contact with Waste Management Company to have the lock on the garbage will be moved to the outside of the bin, they said that they will move the wheels to accommodate this request. Iris said that they will be here on Friday, if not Barry will call again.

Jennifer inquired about the hours of the hallway fan to be turn on during the dinner hours.

Gerry inquired about the use of LED light to save money last for up to 25 years

Barry mentioned the increase of the rats and mice, possible causes dog food kept in the storage room.

note to sent to all residents.

Barry inquired when the last time the building was re keyed, over 10yrs, it was be costly due to the rekeys to all trades people

Ann will stencil VISITORS in the first parking spot in parkade.

Reminders that if there is garbage, dog poop for everyone to take part and be responsible for the building.

(An email list was went sent around)

TERMINATION OF MEETING

Barry moved to terminate the meeting at 8:32pm. Seconded by Gerry.