

**MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN VR 380  
HELD WEDNESDAY APRIL 23<sup>rd</sup>, 2014 IN THE LOBBY AT LANDMARK CAPRICE AT 1066 E.  
8<sup>TH</sup> AVE, VANCOUVER**

- a) Council Chairperson called the meeting to order at 7:10 pm.
- b) The sign-in sheet indicated 18 owners were present, 3 represented by way of proxy. A quorum being met, the meeting could proceed.

c) It was **MOVED AND SECONDED** that the required notice of the meeting had been received.

**CARRIED**

d) It was **MOVED AND SECONDED** to approve the Agenda.

**CARRIED**

e) **Previous Minutes:**

It was **MOVED AND SECONDED** to approve the minutes of the Special General Meeting held July 24<sup>th</sup>, 2013 as circulated.

**CARRIED**

f) **Financial Statements and Proposed Budget - 2013/2014:**

Owners reviewed the proposed operating budget and balance sheet for fiscal April 1<sup>st</sup>, 2013 to March 31<sup>st</sup>, 2014 reflecting no increase in owners' maintenance payments. The budget together with the balance sheet and maintenance schedule was enclosed with notice of the meeting.

An owner questioned the large increase in the expenses for water & sewer. Council & Condex will review the expenses and update further.

It was **MOVED AND SECONDED** to transfer \$20,000.00 from the Operating Fund Surplus (balance sheet) to the Contingency Reserve Fund.

**CARRIED**

Following discussion and review it was **MOVED AND SECONDED** to adopt the proposed operating budget for fiscal April 1st, 2014 – March 31st, 2015 together with the current balance sheet reflecting no increase in maintenance.

**CARRIED**

g) **RESOLUTION - Section 94 (2) Requirement**

The owners discussed the Depreciation Report, required under s. 94(2) of the Strata Property unless waived by a  $\frac{3}{4}$  vote at a general meeting. Owners were advised that a waiver is in effect for 18 months.

It was **MOVED AND SECONDED** by a  $\frac{3}{4}$  vote resolution that the Owners, Strata Plan VR 380 waive the requirement of section 94 (2) of the Strata Property Act.

**CARRIED 17 FOR / 1 OPPOSED**

h) **Election of Strata Council:**

The outgoing Council was thanked for the hard-work over the year.

The following owners were nominated to serve on the 2013/2014 Strata Council:

Gloria Botelho	Christine Jones	Kemp Edmund	Greg Moore
Carol Piotrowski	Gary Poole	Lori Hanson	

Three other owners were nominated but declined to stand. It was **MOVED** to close the nominations and there being no objection, the nominations were closed. The people nominated and stood were elected to Council by general agreement.

**h) Other Business:**

**Lobby:**

An owner was unhappy that the renovations to the lobby occurred without input from owners. A member of Council agreed that the process was not entirely smooth and there were some unexpected developments and scope but reminded owners that the Council are all volunteers and are doing their best to act towards the good of all. Several owners expressed approval over the improvement in the appearance in the lobby even if the colours chosen were not exactly to their taste.

**Construction:**

Some owners expressed concern regarding the communication protocol regarding construction. It was recommended that an information meeting be held with Silex and the owners in the near future to review the status of construction and next steps.

There being no further new business the meeting adjourned at 8:45 pm.

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**Vancouver, BC V6H 3H4**  
**Tel: 604-682-5611**

**STRATA PLAN VR 380**

**MAINTENANCE FEES**

**April 1, 2014 - March 31, 2015**

<u>Unit</u>	<u>S/L</u>	<u>Maintenance</u>
<u>Number</u>	<u>No.</u>	<u>Fee Due First</u>
		<u>of Each Month</u>
101	5	\$ 245.03
102	4	\$ 231.35
103	3	\$ 251.87
104	1	\$ 316.83
105	2	\$ 309.99
201	19	\$ 239.33
202	18	\$ 233.63
203	17	\$ 255.29
204	16	\$ 235.91
205	15	\$ 233.63
206	14	\$ 231.35
207	13	\$ 235.91
<b>208 *</b>	12	\$ 249.59
<b>209 *</b>	11	\$ 233.63
210	10	\$ 233.63
211	9	\$ 233.63
212	8	\$ 256.43
<b>213 *</b>	7	\$ 233.63
214	6	\$ 241.61
301	33	\$ 239.33
302	32	\$ 233.63
303	31	\$ 255.29
304	30	\$ 235.91
305	29	\$ 233.63

<u>Unit</u>	<u>S/L</u>	<u>Maintenance</u>
<u>Number</u>	<u>No.</u>	<u>Fee Due First</u>
		<u>of Each Month</u>
306	28	\$ 231.35
307	27	\$ 235.91
<b>308 *</b>	26	\$ 249.59
<b>309 *</b>	25	\$ 233.63
310	24	\$ 233.63
311	23	\$ 233.63
312	22	\$ 256.43
<b>313 *</b>	21	\$ 233.63
314	20	\$ 241.61
401	47	\$ 239.33
402	46	\$ 233.63
403	45	\$ 255.29
404	44	\$ 235.91
405	43	\$ 233.63
406	42	\$ 231.35
407	41	\$ 235.91
<b>408 *</b>	40	\$ 249.59
<b>409 *</b>	39	\$ 233.63
410	38	\$ 233.63
411	37	\$ 233.63
412	36	\$ 256.43
<b>413 *</b>	35	\$ 233.63
414	34	\$ 241.61

**Note: \* please add \$10.00 for  
fireplace fuel charges**

**Monthly Total                    \$ 11,396.67**

**Annual Total                        \$ 136,760.00**