

**MINUTES OF STRATA COUNCIL MEETING
STRATA PLAN NW 1505 – LINCOLN'S GATE
10620 – 150TH STREET
SURREY, BC**

Held Thursday February 18th 2016

PRESENT:

Anne Cook, Alison Longley

REGRETS:

Tara Friesen, Chris Knox

CALL TO ORDER

A quorum being present the meeting was called to order at 6.50pm
Anne Cook acted as Chairman.

The meeting scheduled for January 2016 was postponed due to scheduling conflicts.

APPROVAL OF MINUTES

It was moved, seconded and carried to approve the Minutes of the Council Meeting held December 1st 2015.

FINANCE

Council approved financial statements from Davin Management for the month of November and December 2015.

MAINTENANCE UPDATE

- There is still a problem with standing water between the 1800 and 2300 buildings. More drainage rocks will be added and the area will be landscaped.
- A number of parking stalls have been damaged by tree roots. The roots will be removed and the stalls will be re-paved.
- A leaking chimney in the 1800 building will be repaired as soon as weather permits. In the meantime it has been covered with plastic.

BUSINESS ARISING FROM THE LAST MINUTES

The owner who was renting a unit in violation of the Strata Bylaws has now complied by removing the tenants and paying the fines.

ANNUAL GENERAL MEETING

The AGM will be held on March 1st 2016. A new Council will be elected. Volunteers to serve on Council are needed. Anyone interested in serving on Council can give their name to a Council member or attend the meeting and volunteer in person. Anyone not attended the

meeting should give a proxy to anyone attending, or to a Council member, in order attain the necessary quorum.

As NW1505 is self-managed it is beneficial to have new members so that they can learn what is involved. The amount of time necessary to serve on Council would not be onerous for new members. It would mostly involve email communications with other Council members and attendance at approximately 6 Council meetings per year.

RECREATION CENTRE UPDATE

There has been no progress made in finalizing the Co-ownership Agreement for the Recreation Centre. The Centre is now closed and not expected to open during 2016, according to the Property Manager in charge. NW 1505 Council members are trying to find a way to get it re-opened but need the support of, at least, two of the 4 Strata s involved. Owners will be advised of any progress in this regard.

REMINDER

Minutes are now being delivered electronically. Owners are required to provide an email address to the Council if they have not already done so. Anyone without access to email should contact a Council member to make other arrangements for delivery.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7.50pm.
The next meeting will be the Annual General Meeting on March 1st 2016..

Please retain at least 24 months of Strata Council and General Meeting minutes. These minutes will be required at the time of sale by the potential purchaser or lending institute. A charge will be assessed for replacement copies.

GARBAGE DUMPING

Garbage dumping continues to be a problem in our Strata. A fine of \$200 will be assessed to anyone found dumping household furniture, electronics, tires, or any prohibited items.

Residents should be aware that Waste Management could refuse to empty bins that contain cardboard or any other items that can be recycled.

PLEASE NOTE : The cardboard bin is located between the 1900 and 2000 buildings.

STRATA COUNCIL EMAIL ADDRESS - lincolns1505@gmail.com

DAVIN MANAGEMENT ADDRESS: Unit 1 – 10180 – 153RD Street, Surrey, B.C. V3R 0B5

Residents can contact Council members at the above email address.

In the event of an emergency or for anyone who doesn't have email, Anne Cook can be reached by phone at (604) 588-5393.

Submitted by NW 1505 Council

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**MINUTES OF STRATA COUNCIL MEETING
STRATA PLAN NW 1505 – LINCOLN'S GATE
10620 – 150TH STREET
SURREY, BC**

Held Tuesday, March 15th 2016

PRESENT:

Anne Cook, Alison Longley, Chris Knox, Leslie Brown

REGRETS:

Tara Friesen

CALL TO ORDER

A quorum being present the meeting was called to order at 7.20pm
Anne Cook acted as Chairman.

APPOINTMENT OF OFFICERS

President, Chris Knox
Vice President, Alison Longley
Treasurer, Anne Cook
Joint Committee, Anne Cook, Alison Longley

APPROVAL OF MINUTES

It was moved, seconded and carried to approve the Minutes of the Annual General Meeting and the Council Meeting held February 18th 2016

FINANCE

Council approved financial statements from Davin Management for the month January 2016.

MAINTENANCE UPDATE

- The area between the 1800 building will be landscaped as soon as weather permits..
- Work on repaving parking stalls damaged by tree roots will begin when weather permits.
- A leaking chimney in the 1800 building still needs to be repaired.
- Walkways will be power washed as soon as weather permits.
- A permit has been received to remove an unstable tree on the west side of the 1800 building.

COMPLAINT

A dog, belonging to someone in the 1900 building has been seen regularly off leash on the common property. The owner does not pick up after it. Council will ask the Property Manager for NW 1460 to send a letter to the owner.

RECREATION CENTRE UPDATE

Due to the inactivity by the Property Manager for the Recreation Centre, NW 1505 Council is withholding monthly payments to the Centre and using the funds to do necessary repairs in order to get the Centre re-opened as soon as possible.

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ADJOURNMENT

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**MINUTES OF STRATA COUNCIL MEETING
STRATA PLAN NW 1505 – LINCOLN'S GATE
10620 – 150TH STREET
SURREY, BC**

Held Tuesday, Wednesday April 13th 2016

PRESENT:

Anne Cook, Alison Longley, Leslie Brown, Tara Friesen

REGRETS:

Chris Knox

CALL TO ORDER

A quorum being present the meeting was called to order at 7.00pm.

Anne Cook acted as Chairman.

APPROVAL OF MINUTES

It was moved, seconded and carried to approve the Minutes of the Council meeting held on March 15th 2016.

FINANCE

Council approved financial statements from Davin Management for the month February 2016.

RECREATION CENTRE

The meeting was called specifically to discuss the problems with the mismanagement of the Recreation Centre which resulted in closure in October 2015. Since then no effort has been made to carry out necessary repairs in order to have it re-opened. Three of the Strata Corporations retained lawyers to review the draft Co-Management Agreement which was prepared by an independent Lawyer over a year ago. To date no progress has been made with respect to any changes necessary to make the agreement acceptable to all parties.

One Strata, on the advice of their lawyer, has been withholding monthly contributions to the Centre for over a year. In December 2015 the other three Strata Corporations decided to follow suit resulting in a complete withdrawal of funding to the Centre. NW 1505 took it upon themselves to use the funds that we were withholding, to do necessary repairs in the Centre in order to fulfill their obligation under the Easement Agreement and to ensure that the Centre would be ready to open in time for the summer. This included re-grouting and sealing the hot tub and showers, replacing three fans and repairing one fan, replacing one toilet in the ladies washroom, replacing the automatic door closer at the front entrance. We also installed lighting at the front entrance of the complex which had been out since the roadway was paved in 2014. The paving company severed the electrical wires and paved over them cutting off power to the lighting on the entrance sign. This was a safety issue and should have been done by the Joint Committee over a year ago.

Despite all our efforts the other Strata Corporations are still not willing to participate in opening the Centre and the Property Manager also appears to be content to keep it closed.

NW 1505 Council feels that it is time to seek legal advice on this unmanageable situation and .if necessary take legal action to bring an end to this blatant violation of the Easement Agreement between the 4 Strata Corporations.

We are, therefore, calling a Special General Meeting to authorize the use of funds from the "Contingency Reserve Fund" in order to seek a legal opinion and if necessary take legal action in order to enforce the terms of the Easement Agreement.

Owners are encouraged to attend the meeting or provide a proxy to someone who will be in attendance. It is important that we get a quorum either in person or by proxy. You may appoint any Council member as your proxy and proxies can be delivered by email to the Strata email address below.

LEGAL MATTER

There was a brief discussion regarding a lawsuit filed by an owner who was fined by the Strata for renting his Unit without authorization from the Strata. This matter is being taken care of by the Strata Insurance Company lawyers under the terms of the Strata Insurance Policy. Council members will be required to provide all necessary documentation and to attend any Court hearings.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8.30pm.

Please retain at least 24 months of Strata Council and General Meeting minutes. These minutes will be required at the time of sale by the potential purchaser or lending institute. A charge will be assessed for replacement copies.

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Submitted by NW 1505 Council

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**MINUTES OF STRATA COUNCIL MEETING
STRATA PLAN NW 1505 – LINCOLN'S GATE
10620 – 150TH STREET
SURREY, BC**

Held Friday May 13th 2016

PRESENT:

Anne Cook	Treasurer/Chairman
Tara Friesen	
Leslie Brown	

Regrets: Chris Knox

CALL TO ORDER

The meeting was called to order at 6.30.pm.
Anne Cook acted as Chairman.

The meeting was called specifically to discuss the status of the Recreation Centre and the non-participation of the other Strata Corporations.

It was noted that the Vice President, Alison Longley had resigned from Council.
Chris Knox was appointed to fill her position on the Joint Committee
Anne Cook was appointed to take Alison's duties as liaison with the Lawyer appointed to provide a legal opinion on the status of the Recreation Centre.

RECREATION CENTRE

The hot tub and swimming pool are ready to open subject to inspection by Fraser Health which is scheduled for Wednesday May 18th 2016. If it passes inspection it will be open to residents the following day.

NW 1505 completed all the repairs necessary to allow the facility to open without any assistance from the other three Strata Corporations. It is understood they are holding their monthly contributions in trust on the advice of their lawyers.

One Strata, NW 1608, has agreed to participate in the opening of the Centre and to pay some of the ongoing costs from the funds they are holding in trust. There has been no communication with the other two Strata Corporations.

It was suggested that NW 1505 arrange for an inspection of the building envelope to prove to the other Strata Corporations that, in spite of possible building code issues, there is no danger of water ingress.

There is still no Co-Ownership Agreement in place in spite of the fact that two Strata Corporations have approved it and the lawyers for the other two had had the document for review for, at least, 18 months. To date no changes to the document have been suggested.

LEGAL

The lawyer, acting on behalf of NW1505 has asked for a \$15,000 retainer to commence legal action to force the other Strata Corporations to participate in the funding of the Recreation Centre. Council declined this request, for the time being, on the grounds that they would prefer that legal action only be taken as a last resort.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7.30pm.
The next meeting will be held in June 2016.

Please retain at least 24 months of Strata Council and General Meeting minutes. These minutes will be required at the time of sale by the potential purchaser or lending institute. A charge will be assessed for replacement copies.

GARBAGE DUMPING

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Submitted by NW 1505 Council

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Lincoln's Gate – Strata Plan NW 1505
Annual General Meeting Minutes
Tuesday, March 1st, 2016

The Meeting was called to order at 7:00 pm.

There were 25 units present either in person or by proxy. As 23 units constitutes a quorum, the meeting continued.

CERTIFY PROXIES

There were 16 proxies presented, and all were valid.

FILE PROOF OF NOTICE

The notice of Annual General Meeting dated February 5th, 2016 was accepted as being proper notice.

ADOPTION OF THE AGENDA

MOVED by 2203, **SECONDED** by 2302 to accept the agenda as presented. **MOTION CARRIED**

ADOPTION OF THE PREVIOUS GENERAL MEETING MINUTES

MOVED by 1803, **SECONDED** by 2302 to accept the minutes of the March 4th, 2015 Annual General Meeting as presented and previously circulated to all Owners. **MOTION CARRIED**

BUSINESS ARISING FROM PREVIOUS GENERAL MEETING MINUTES

There was no business arising.

INSURANCE REPORT

The insurance coverage that is contained in the insurance policy of the Strata Corporation of NW 1505 was reviewed. *A reminder that individual owners are responsible for obtaining insurance coverage for the contents of their units which should contain coverage for "Strata Deductible Insurance" for insurance claim deductibles as well as any improvements owners have made to their strata lot beyond those that would have been provided by the developer when the base unit was purchased.* Please check with your home insurance provider to ensure you have the proper coverage.

ADOPTION OF THE PROPOSED BUDGET

The proposed budget was reviewed and it was then:

MOVED by 2203, **SECONDED** by 1803 to accept the proposed operating budget as presented.

The vote was called and there were 25 votes in favour, and 0 votes opposed to the Budget.

MOTION CARRIED

IMPORTANT INFORMATION REGARDING STRATA FEES

The approved budget does not contain a strata fee increase. If you are paying by post dated cheques, please ensure you have submitted cheques for the coming year. **All cheques should be payable to NW 1505 and sent to the Davin Management Ltd. office.**

NEW BUSINESS

Rec Centre – Council is working to have the facility re-opened, however there have been issues with some of the other stratas not cooperating towards this goal. Council will continue to work towards a successful re-opening of the centre this year.

ELECTION OF STRATA COUNCIL

In accordance with the Strata Property Act of BC, the Strata Council Members resigned their seat. The following owners were nominated for Council and elected by acclamation:

Tara Friesen	Unit 2107
Anne Cook	Unit 2302
Alison Longley	Unit 2203
Christopher Knox	Unit 2207
Leslie Brown	Unit 2100

There being no further business, the meeting was adjourned at 7:35 pm.

Tyson Wheeler
Strata Manager
Extension: 222
twheeler@davinltd.com



#1 10180 153rd Street
Surrey, BC, V3R 0B5
P: 604-594-5643 F: 604-594-5071
www.davinltd.com

NW 1505 - Lincoln's Gate

APPROVED Budget January 1st, 2016 to December 31st, 2016

Operating Fund Balance as of December 31st, 2015	\$	17,772.02
Contingency Fund Balance as of December 31st, 2016	\$	121,072.70
Estimated Operating Fund Balance as of December 31st, 2015	\$	17,772.02
Estimated Contingency Fund Balance as of December 31st, 2016	\$	136,072.70

	Approved Budget 2015	Actual Expense 2015	APPROVED Budget 2016
<u>INCOME</u>			
Strata Maintenance Fees	\$ 192,913.16	\$ 192,914.88	\$ 192,914.70
Interest Income	\$ -	\$ 328.54	\$ -
Parking Income	\$ 3,000.00	\$ 4,320.00	\$ 4,000.00
Fines Income	\$ -	\$ 353.04	\$ -
Prior Year Surplus	\$ 32,562.47	\$ 33,277.37	\$ 25,378.15
TOTAL INCOME	\$ 228,475.63	\$ 231,193.83	\$ 222,292.85

EXPENSES

OPERATING EXPENSES

Management Fees	\$ 9,654.97	\$ 9,654.96	\$ 9,654.97
Insurance	\$ 21,500.00	\$ 21,961.50	\$ 22,887.00
Insurance Appraisal	\$ 1,000.00	\$ 787.50	\$ -
Statutory Financial Review	\$ 420.00	\$ 420.00	\$ 420.00
Repair & Maintenance	\$ 61,755.46	\$ 54,796.40	\$ 61,370.00
Recreational Facilities	\$ 50,997.88	\$ 50,997.84	\$ 50,997.88
Office Expense	\$ 2,275.00	\$ 1,704.73	\$ 2,275.00
Bank Charges	\$ 120.00	\$ 120.00	\$ 120.00
Landscaping Contract	\$ 29,568.00	\$ 28,320.00	\$ 29,568.00
Landscaping - R & M	\$ 20,000.00	\$ 17,981.00	\$ 20,000.00
Snow Removal	\$ 4,000.00	\$ -	\$ 4,000.00
Electricity	\$ 6,000.00	\$ 4,563.14	\$ 6,000.00
Subtotal	\$ 207,291.31	\$ 191,307.07	\$ 207,292.85
Contingency Contribution	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Total Operating Expense	\$ 222,291.31	\$ 206,307.07	\$ 222,292.85

Unit Number	Unit Entitlement	Factor	Approved 2015 Fee	APPROVED 2016 Fee	Contingency Contribution	APPROVED Total 2016
1800	86	0.0137	\$ 220.78	\$ 203.62	\$ 17.17	\$ 220.78
1801	86	0.0137	\$ 220.78	\$ 203.62	\$ 17.17	\$ 220.78
1802	86	0.0137	\$ 220.78	\$ 203.62	\$ 17.17	\$ 220.78
1803	86	0.0137	\$ 220.78	\$ 203.62	\$ 17.17	\$ 220.78
1804	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
1805	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
1806	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
1807	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
1808	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
1809	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
1810	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
1811	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
1812	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
1813	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
1814	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
1815	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
1816	86	0.0137	\$ 220.78	\$ 203.62	\$ 17.17	\$ 220.78
1817	86	0.0137	\$ 220.78	\$ 203.62	\$ 17.17	\$ 220.78
1818	86	0.0137	\$ 220.78	\$ 203.62	\$ 17.17	\$ 220.78
1819	86	0.0137	\$ 220.78	\$ 203.62	\$ 17.17	\$ 220.78
2000	94	0.0150	\$ 241.32	\$ 222.56	\$ 18.76	\$ 241.32
2001	94	0.0150	\$ 241.32	\$ 222.56	\$ 18.76	\$ 241.32
2002	94	0.0150	\$ 241.32	\$ 222.56	\$ 18.76	\$ 241.32
2003	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
2004	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
2005	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
2006	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
2007	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
2008	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
2009	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
2010	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
2011	94	0.0150	\$ 241.32	\$ 222.56	\$ 18.76	\$ 241.32
2012	85	0.0136	\$ 218.22	\$ 201.25	\$ 16.97	\$ 218.22
2014	85	0.0136	\$ 218.22	\$ 201.25	\$ 16.97	\$ 218.22
2016	85	0.0136	\$ 218.22	\$ 201.25	\$ 16.97	\$ 218.22
2018	85	0.0136	\$ 218.22	\$ 201.25	\$ 16.97	\$ 218.22
2020	94	0.0150	\$ 241.32	\$ 222.56	\$ 18.76	\$ 241.32
2022	94	0.0150	\$ 241.32	\$ 222.56	\$ 18.76	\$ 241.32
2100	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
2101	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
2102	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
2103	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
2104	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
2105	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
2106	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
2107	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
2200	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
2201	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
2202	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19

2203	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
2204	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
2205	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
2206	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
2207	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
2300	94	0.0150	\$ 241.32	\$ 222.56	\$ 18.76	\$ 241.32
2301	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
2302	94	0.0150	\$ 241.32	\$ 222.56	\$ 18.76	\$ 241.32
2303	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
2304	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
2305	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
2306	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
2307	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
2308	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
2309	85	0.0136	\$ 218.22	\$ 201.25	\$ 16.97	\$ 218.22
2310	92	0.0147	\$ 236.19	\$ 217.82	\$ 18.36	\$ 236.19
2311	85	0.0136	\$ 218.22	\$ 201.25	\$ 16.97	\$ 218.22
2313	85	0.0136	\$ 218.22	\$ 201.25	\$ 16.97	\$ 218.22
2315	85	0.0136	\$ 218.22	\$ 201.25	\$ 16.97	\$ 218.22
2317	94	0.0150	\$ 241.32	\$ 222.56	\$ 18.76	\$ 241.32
	6262		\$ 16,076.10	\$14,826.23	\$1,250.00	\$16,076.23

Lincolns Gate -Strata Plan NW 1505
Minutes of the Special General Meeting held Monday May 9th 2016

The Meeting was called to order at 7:00 pm.

Anne Cook acted as Chairman

There were 30 units present either in person or by proxy. As 23 units constitutes a quorum, the meeting continued.

CERTIFY PROXIES

There were 22 proxies presented, and all were valid.

FILE PROOF OF NOTICE

The notice of Special General Meeting dated April 18th 2016 was accepted as being proper notice.

ADOPTION OF THE AGENDA

A motion to adopt the agenda as presented was approved unanimously.

ADOPTION OF THE PREVIOUS GENERAL MEETING MINUTES

A motion to approve the minutes of the Annual General Meeting dated March 1st 2016 was approved unanimously.

There was a brief discussion about the status of the Amenity Building and the pool and all those present expressed an interest in seeing the facility re-opened as soon as possible.

APPROVAL OF RESOLUTION "A" –APPROVAL OF STRATA CORPORATION TO SEEK LEGAL ADVICE AND IF NECESSARY COMMENCE LEGAL ACTION REGARDING AMENITY BUILDING

A motion to approve Resolution "A" was approved unanimously.

APPROVAL OF RESOLUTION "B" – APPROVAL OF USE OF CONTINGENCY FUNDS FOR SEEKING A LEGAL OPINION AND IF NECESSARY PROCEEDING WITH LEGAL ACTION

A motion to approve Resolution "B" was approved unanimously.

There being no further business the meeting adjourned at 7.30pm