

**MINUTES
OF THE ANNUAL GENERAL MEETING
THE OWNERS STRATA PLAN LMS-4383
THE MONDRIAN**

Held on Thursday, December 2, 2004 at 6:30 pm
Within the Columbia Room at the Holiday Inn & Suites
1110 Howe Street, Vancouver, BC

The meeting was called to order by the Strata Council President, Mr. Jack Wolman at 6:31 pm.

Mr. Wolman then advised that upon receipt of information from the Property Manager with respect to the registration process, there were not sufficient owners present in person or by proxy to constitute a quorum.

Mr. Wolman further noted that pursuant to the bylaws of the Strata Corporation the meeting would be adjourned and reconvened in thirty (30) minutes.

The meeting was then called to order pursuant to the information as noted above at 7:01 pm.

Mr. Wolman then welcomed everyone to the Annual General Meeting, introduced all of the Strata Council Members and further introduced the Senior Property Manager representing Crosby Property Management Ltd. Mr. Kevin D. Green along with Mr. Green's assistant, Ms. Bonnie Morrison.

Mr. Green then also welcomed the ownership and further provided some detailed information regarding agenda procedures, the ballots which had been handed out during registration and also additional meeting protocol.

After further review the President and Chair of the Annual General Meeting Mr. Wolman, then proceeded with the regular business at hand.

CALLING THE ROLL AND CERTIFICATION OF PROXIES

The attendance register confirmed at the time of commencement of the meeting there were 48 eligible voters in attendance and 42 represented by proxy for a total of 90. The quorum requirements had been achieved, and the meeting proceeded.

PROOF OF NOTICE MEETING OR WAIVER OF NOTICE, ACKNOWLEDGEMENT OF RECEIPT OF FINANCIAL STATEMENTS

It was moved/seconded that the notice dated November 12, 2004 complied with the notice requirements and that the financial statements had been received.

There being no discussion, question was called and the Chair then declared the **MOTION CARRIED** with the result being 90 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

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APPROVAL OF GENERAL MEETING MINUTES

There being no errors or omissions, it was moved/seconded to approve the Minutes of the Annual General Meeting held December 15, 2003 and SGM held on March 10, 2003 as previously circulated.

There being no discussion, question was called and the Chair then declared the **MOTION CARRIED** with the result being 90 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

PRESIDENT'S REPORT

Mr. Jack Wolman, the President and Chair of the Annual General Meeting, then referred the owners to his President's Report Summary as contained within the Agenda.

Mr. Wolman touched on each item contained within his summary with specific mention made to Crosby Property Management Ltd., the newly-hired Resident Manager, the Strata Corporation arrears, Insurance costs, Litigation processes, the Petition for the potential new development adjacent to the property, Warranty, Elevator problems, Mechanical Systems within the building, Natural Gas, Security, Taxes, the BC Assessment Notices, Garage Gate failures, Council Meeting Minutes, Special Projects and Pets.

Mr. Wolman then answered a few questions from the ownership and at the end of this process proceeded with the remaining Agenda items.

RATIFICATION OF RULES

It was moved/seconded to ratify the Rules as presented.

After a brief explanation from the Council President with respect to the Rules and preparation of them and there being no questions from the floor, question was called and the chair then declared the **MOTION CARRIED** with the result being 90 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

REPORT ON INSURANCE COVERAGE

It was moved/seconded that the report on insurance coverage had been received. There being no required discussion, question was called and the Chair then declared the **MOTION CARRIED** with the result being 90 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

APPROVAL OF PROPOSED OPERATING BUDGET

The President, Mr. Jack Wolman, then presented the ownership with some brief information regarding the upcoming Operating Budget and the past financial fiscal year. Mr. Wolman made reference to Water & Sewer, Gas and Insurance costs.

The Treasurer, Mr. Ed Fontana, then addressed the Strata Council and provided detailed information on the

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Proposed Operating Budget on an item-by-item basis as required.

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Mr. Fontana's report made reference to the past year's Operating Budget deficit, the Budget Worksheet preparation, the Budget for the upcoming fiscal year as proposed by the Strata Council, fee increases, the Contingency Reserve Fund, Electricity, Gas, Insurance, Water & Sewer, the Mortgages on the suites owned by the Strata Corporation and additional information of this type.

The floor was then opened up for questions and several of the owners enquired to the Strata Council with respect to the possibility of purchasing a photocopier, the Strata Corporation's potential Website costs, the increase in strata fees, Alarm Monitoring, the Building Envelope line item, Caretaker wages, contract costs and Property Manager costs.

All questions accordingly were addressed as required and after further review, it was then moved/seconded to adopt the proposed operating budget as presented.

There being no required additional discussion, question was called and the Chair then declared the **MOTION CARRIED** with the result being 90 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

PLEASE SEND (12) TWELVE POST-DATED CHEQUES PAYABLE TO STRATA PLAN LMS-4383. THE CHANGE IN STRATA FEES IS EFFECTIVE FROM NOVEMBER 1, 2004.

AS THERE IS A CHANGE IN STRATA FEES, ANY OWNER ON P.A.P. WILL AUTOMATICALLY HAVE THEIR WITHDRAWAL FOR STRATA FEES ADJUSTED. PLEASE NOTE, THIS WILL BE RETROACTIVE BASED ON THE FISCAL YEAR END.

If you have any questions regarding your account, please contact Joan Ladera in our accounting department at 604-689-6951.

CONSIDERATION OF RESOLUTION "A" 3/4 VOTE – OPERATING BUDGET DEFICIT

After a brief review regarding Agenda procedures, it was then moved/seconded to approve Resolution "A" ¾ Vote – Operating Budget Deficit as follows:

Be it resolved that Strata Corporation LMS-4383 be authorized to expend a sum of money not exceeding \$62,000.00 for the purpose of recovery of the past year's operating budget deficit. This expenditure will be funded from the Contingency Reserve Fund.

This expenditure will be funded by a special levy assessed to the owners in proportion to the unit entitlement of their respective strata lots. (schedule attached).

This special levy is due and payable in full immediately upon passage of this Resolution by the owners of record on the date of passage.

Pursuant to Section 108.5 and 108.6 of the Strata Property Act, if any owner is entitled to receive a refund of over \$100.00 from any unused portion of this special levy, a refund will be issued to the current owner(s) at the time of

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the refund. In the event of a sale, strata lot owners are responsible to make their own private arrangements with the purchaser with regards to the disposition of any refund.

Any special levy outstanding after February 1, 2005 shall be assessed a fine of \$100.00 and a subsequent fine on the first of each month following until paid in full.

The Strata Corporation may, under Section 116 (1) of the Strata Property Act, register a Certificate of Lien against the owner's strata lot for any unpaid special levy.

Discussion

There being limited required discussion and further taking into account the information and the discussion which took place during the Operating Budget approval, question was called and the Chair then declared the **MOTION CARRIED** with the result being 79 IN FAVOUR, 9 OPPOSED, 2 ABSTAINED.

The Property Manager then provided some information to the ownership regarding payment of the ¾ vote Special Levy and the upcoming Special Levies, if approved.

If any owners have any questions or concerns regarding payment of the newly-approved Operating Budget, Strata Fees or any approved Special Levies, they are kindly asked to contact Joan Ladera at 604-689-6951 at Crosby Property Management Ltd. for any and all required information.

CONSIDERATION OF RESOLUTION "B" 3/4 VOTE – ELEVATOR PROGRAMMING

After a brief review regarding Agenda procedures, it was then moved/seconded to adopt Resolution "B" ¾ Vote – Elevator Programming as follows:

Be it resolved that Strata Corporation LMS-4383 be authorized to expend a sum of money not exceeding \$45,000.00 for the purpose of covering costs and/or hardware, software, installation and re-programming of the fobs entry system to limit residential elevator access to designated floors.

This expenditure will be funded by a special levy assessed to the owners in proportion to the unit entitlement of their respective strata lots. (schedule attached).

This special levy is due and payable in full immediately upon passage of this Resolution by the owners of record on the date of passage.

Pursuant to Section 108.5 and 108.6 of the Strata Property Act, if any owner is entitled to receive a refund of over \$100.00 from any unused portion of this special levy, a refund will be issued to the current owner(s) at the time of the refund. In the event of a sale, strata lot owners are responsible to make their own private arrangements with the purchaser with regards to the disposition of any refund.

Any special levy outstanding after February 1, 2005 shall be assessed a fine of \$100.00 and a subsequent fine on the first of each month following until paid in full.

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The Strata Corporation may, under Section 116 (1) of the Strata Property Act, register a Certificate of Lien against the owner's strata lot for any unpaid special levy.

Discussion

The floor was then opened up for discussion and a detailed review and information with respect to this Resolution was presented to the ownership by the Strata Council.

At the end of this process, question was called and the Chair then declared the **MOTION DEFEATED** with the result being 24 IN FAVOUR, 65 OPPOSED, 1 ABSTAINED.

CONSIDERATION OF RESOLUTION "C" 3/4 VOTE – ALLEY LEVEL GARAGE GATE REPLACEMENTS

After a brief review regarding Agenda procedures, it was then moved/seconded to adopt Resolution "C" 3/4 Vote Alley Level Garage Gate Replacement as follows:

Be it resolved that Strata Corporation LMS 4383 be authorized to expend a sum of money not exceeding \$15,000.00 to cover the costs of replacing the alley level garage gate.

This expenditure will be funded by a special levy assessed to the owners in proportion to the unit entitlement of their respective strata lots. (schedule attached).

This special levy is due and payable in full immediately upon passage of this Resolution by the owners of record on the date of passage.

Pursuant to Section 108.5 and 108.6 of the Strata Property Act, if any owner is entitled to receive a refund of over \$100.00 from any unused portion of this special levy, a refund will be issued to the current owner(s) at the time of the refund. In the event of a sale, strata lot owners are responsible to make their own private arrangements with the purchaser with regards to the disposition of any refund.

Any special levy outstanding after February 1, 2005 shall be assessed a fine of \$100.00 and a subsequent fine on the first of each month following until paid in full.

The Strata Corporation may, under Section 116 (1) of the Strata Property Act, register a Certificate of Lien against the owner's strata lot for any unpaid special levy.

Discussion

Similar discussion took place with an explanation from the Strata Council regarding the necessity for approval of this Resolution pertaining to the on-going problems in the past and anticipated problems in the future with respect to the garage gate. A few questions were then posed regarding location and actual specifics of the gate, which were answered by the Strata Council.

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There being limited further discussion, question was called and the Chair then declared the **MOTION CARRIED** with the result being 79 IN FAVOUR, 10 OPPOSED, 1 ABSTAINED.

CONSIDERATION OF RESOLUTION "D" 3/4 VOTE – WEBSITE

After a brief review regarding Agenda procedures, it was then moved/seconded to adopt Resolution “D” ¾ Vote – Website as follows:

Be it resolved that Strata Corporation LMS 4383 be authorized to expend a sum of money not exceeding \$2,000.00 to cover the costs of maintaining a condominium website.

This expenditure will be funded by a special levy assessed to the owners in proportion to the unit entitlement of their respective strata lots. (schedule attached).

This special levy is due and payable in full immediately upon passage of this Resolution by the owners of record on the date of passage.

Pursuant to Section 108.5 and 108.6 of the Strata Property Act, if any owner is entitled to receive a refund of over \$100.00 from any unused portion of this special levy, a refund will be issued to the current owner(s) at the time of the refund. In the event of a sale, strata lot owners are responsible to make their own private arrangements with the purchaser with regards to the disposition of any refund.

Any special levy outstanding after February 1, 2005 shall be assessed a fine of \$100.00 and a subsequent fine on the first of each month following until paid in full.

The Strata Corporation may, under Section 116 (1) of the Strata Property Act, register a Certificate of Lien against the owner’s strata lot for any unpaid special levy.

Discussion

A great deal of discussion took place with respect to this Resolution with attention paid to costs, access of the Website, possibility of listing owner’s E-mail addresses, possibility of purchasing a copier and other issues of this type.

As the discussion became circular, question was called and the Chair then declared the **MOTION DEFEATED** with the result being 56 IN FAVOUR, 33 OPPOSED 1 ABSTAINED.

CONSIDERATION OF RESOLUTION "E" 3/4 VOTE – GUEST SUITE RENOVATIONS

After a brief review regarding Agenda procedures, it was than moved/seconded to adopt Resolution “E” ¾ Vote – Guest Suite Renovations as follows:

Be it resolved that Strata Corporation LMS 4383 be authorized to expend a sum of money not exceeding \$5,000.00 to cover the costs of renovations and of purchases of appliances as required along with needed modifications for the

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Guest Suite located at 969 Richard Street for long-term rental purposes.

This expenditure will be funded by a special levy assessed to the owners in proportion to the unit entitlement of their respective strata lots. (schedule attached).

This special levy is due and payable in full immediately upon passage of this Resolution by the owners of record on the date of passage.

Pursuant to Section 108.5 and 108.6 of the Strata Property Act, if any owner is entitled to receive a refund of over \$100.00 from any unused portion of this special levy, a refund will be issued to the current owner(s) at the time of the refund. In the event of a sale, strata lot owners are responsible to make their own private arrangements with the purchaser with regards to the disposition of any refund.

Any special levy outstanding after February 1, 2005 shall be assessed a fine of \$100.00 and a subsequent fine on the first of each month following until paid in full.

The Strata Corporation may, under Section 116 (1) of the Strata Property Act, register a Certificate of Lien against the owner's strata lot for any unpaid special levy.

Discussion

Additional discussion took place with respect to approval of this Resolution, but it was noted that much of this discussion had already taken place during the Operating Budget and previous $\frac{3}{4}$ vote resolution discussions.

A few owners then queried the Strata Council on the feasibility of moving some of the appliances from lounges to the Guest Suite, which had not been previously considered.

There being no additional required discussion, question was called and the Chair then declared the **MOTION DEFEATED** with the result being 35 IN FAVOUR, 49 OPPOSED, 6 ABSTAINED.

CONSIDERATION OF RESOLUTION "F" $\frac{3}{4}$ VOTE – SATELLITE SERVICES

After a brief review regarding Agenda procedures, it was then moved/seconded to adopt Resolution "F" $\frac{3}{4}$ Vote – Satellite Services as follows:

Be it resolved that Strata Corporation LMS 4383 be authorized to expend a sum of money not exceeding \$8,500.00 for the purpose of providing Shaw Satellite service to the owners at 969 Richards Street.

This expenditure will be funded by a special levy assessed to the owners in proportion to the unit entitlement of their respective strata lots. (schedule attached).

This special levy is due and payable in full immediately upon passage of this Resolution by the owners of record on the date of passage.

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Pursuant to Section 108.5 and 108.6 of the Strata Property Act, if any owner is entitled to receive a refund of over \$100.00 from any unused portion of this special levy, a refund will be issued to the current owner(s) at the time of the refund. In the event of a sale, strata lot owners are responsible to make their own private arrangements with the purchaser with regards to the disposition of any refund.

Any special levy outstanding after February 1, 2005 shall be assessed a fine of \$100.00 and a subsequent fine on the first of each month following until paid in full.

The Strata Corporation may, under Section 116 (1) of the Strata Property Act, register a Certificate of Lien against the owner's strata lot for any unpaid special levy.

Discussion

It was then officially noted that this Resolution was for the owners of 960 (M-2) Richard Street only as 989 (M-1) Richard Street already had satellite service.

There being no real in-depth discussion needed, question was called and the Chair then declared the **MOTION DEFEATED** with the result being 18 IN FAVOUR, 16 OPPOSED 0 ABSTAINED.

Prior to proceeding the Council President then advised the ownership that for the upcoming $\frac{3}{4}$ Vote Resolutions "G" through "K", it could be possible to vote on all of the Bylaws as a whole. With the above in mind, each and every Bylaw with respect to the proposed amendments was reviewed in detail by the Strata Council and a few questions were then posed from the ownership on each specific Bylaw on an individual basis.

In an attempt to move the meeting along a show of hands vote was taken to see if these Bylaws could be voted upon as a whole and approved. Unfortunately, this process was DEFEATED in its entirety and the Chair then confirmed that each Bylaw would be voted on individually. The Chair then proceeded with the appropriate business at hand with respect to this matter.

CONSIDERATION OF RESOLUTION "G" $\frac{3}{4}$ VOTE – BYLAWS 5.3

After a brief review regarding Agenda procedures, it was then moved/seconded to adopt Resolution "G" $\frac{3}{4}$ Vote – Bylaws as follows:

Be it resolved that Strata Corporation LMS 4383 do hereby approve an amendment to the Bylaws of the Strata Corporation and replace Bylaw 5.3 in its entirety as follows:

- 5.3 An owner, tenant, occupant or visitor must not keep a pet on a strata lot other than one or more of the following:
- (a) A reasonable number of fish or other small aquarium animals, housed in a tank that does not exceed 10 gallons;

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- (b) A reasonable number of small caged mammals;
- (c) Up to 2 caged birds;
- (d) 2 dogs;
- (e) Up to 2 cats.

And replace it to read as follows:

5.3 An owner, tenant, occupant or visitor must not keep a pet on a strata lot other than one or more of the following:

- (a) A reasonable number of fish or other small aquarium animals, housed in a tank that does not exceed 10 gallons;
- (b) A reasonable number of small caged mammals;
- (c) Up to 2 caged birds;
- (d) Up to one dog, or one cat.

All vicious dogs, as defined by the Vancouver Animal control by-law, are prohibited from the Mondrian, as follows:

- (a) Any dog with a known propensity, tendency or disposition to attack without provocation any domestic animals or humans; or
- (b) Any dog which has bitten another domestic animal or human without provocation;
- (c) A Pit Bull Terrier, American Pit Bull Terrier, Pit Bull, Staffordshire Bull Terrier,
- (d) American Staffordshire Terrier or any dog of mixed breeding which includes any of the aforementioned breeds.

Discussion

There being no discussion, question was called and the Chair then declared the **MOTION DEFEATED** with the result being 67 IN FAVOUR 23 OPPOSED 0 ABSTAINED.

CONSIDERATION OF RESOLUTION "H" 3/4 VOTE – BYLAWS 40.2

After a brief review regarding Agenda procedures, it was then moved/seconded to adopt Resolution “H” ¾ Vote – Bylaws as follows:

Be it resolved that Strata Corporation LMS 4383 do hereby approve an amendment to the Bylaws of the Strata Corporation and replace Bylaw 40.2 in its entirety as follows:

40.2 The owner, tenant, occupant or visitor must provide notice to the strata corporation of all moving

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arrangements at least 48 hours before the moving date. All moves must take place between 9:00 a.m. and 4:00 p.m., Monday through Friday and 9:00 a.m. to 4:00 p.m. on Saturdays, Sundays and statutory holidays.

And replace it to read as follows:

40.2 The owner, tenant, occupant or visitor must provide notice to the strata corporation of all moving arrangements at least 72 hours before the moving date. All moves must take place between 9:00 a.m. and 4:00 p.m., Monday through Friday and 9:00 a.m. to 4:00 p.m. on Saturdays, Sundays and statutory holidays.

Discussion

There being no required discussion, question was called and the Chair then declared the **MOTION CARRIED** with the result being 78 IN FAVOUR, 12 OPPOSED, 0 ABSTAINED.

CONSIDERATION OF RESOLUTION "I" 3/4 VOTE – BYLAWS 40.6

After a brief review regarding Agenda procedures, it was then moved/seconded to adopt Resolution “I” ¾ Vote – Bylaws as follows:

Be it resolved that Strata Corporation LMS 4383 do hereby approve an amendment to the Bylaws of the Strata Corporation and replace Bylaw 40.6 in its entirety as follows:

40.6 The Strata Owner must pay a refundable move-in fee of \$300.00. All common area damage resulting from the move-in/out will be deducted from the move-in fee. The cost of the move-in/out administrator will be deducted from the move-in fee.

And replace it to read as follows:

40.6 The Strata Owner must pay a non-refundable move-in fee of \$50 (for Sun-Thu Moves) and \$100.00 (for Fri-Sat moves). The unit owner must provide security coverage during the move-in/out. Any damage to the common areas resulting from a move-in/out will be charged to the unit owner.

Discussion

There being no required discussion, question was called and the Chair then declared the **MOTION CARRIED** with the result being 80 IN FAVOUR, 10 OPPOSED, 0 ABSTAINED.

CONSIDERATION OF RESOLUTION "J" 3/4 VOTE – BYLAWS 42.7

After a brief review regarding Agenda procedures, it was then moved/seconded to adopt Resolution “J” ¾ Vote – Bylaws as follows:

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Be it resolved that Strata Corporation LMS 4383 do hereby approve an amendment to the Bylaws of the Strata Corporation and replace Bylaw 42.7 in its entirety as follows:

42.7 Where an owner leases a strata lot in contravention of bylaws, 42.3, 42.4 or 42.5, the owner shall be subject to a fine of \$200.00 and the strata corporation shall take all necessary steps to terminate the lease or tenancy, including, but not limited to, seeking a declaration or Court injunction to enforce the bylaw. Any legal costs incurred by the strata corporation in enforcing the rental bylaws shall be the responsibility of the contravening owner and shall be recoverable from the owner.

And replace it to read as follows:

42.7 Where an owner leases a strata lot in contravention of bylaws 42.2, 42.3, 42.4 or 42.5, the owner shall be subject to a fine of \$200.00 and the strata corporation shall take all necessary steps to terminate the lease or tenancy, including, but not limited to, seeking a declaration or Court injunction to enforce the bylaw. Any legal costs incurred by the strata corporation in enforcing the rental bylaws shall be the responsibility of the contravening owner and shall be recoverable from the owner.

Discussion

The Council President then noted that there were some typographical errors with respect to this Resolution and a minor amendment which would not materially affect the Resolution was required.

Owners were advised that the Resolution would need to be amended and would read as follows:

Be it resolved that Strata Corporation LMS 4383 do hereby approve an addition to the Bylaws of the Strata Corporation and add Bylaw 42.3 as follows:

42.3 Where an owner leases a strata lot in contravention of bylaws 42.1, 42.2, the owner shall be subject to a fine of \$200.00 and the strata corporation shall take all necessary steps to terminate the lease or tenancy, including, but not limited to, seeking a declaration or Court injunction to enforce the bylaw. Any legal costs incurred by the strata corporation in enforcing the rental bylaws shall be the responsibility of the contravening owner and shall be recoverable from the owner.

There being no additional discussion, all owners present agreed that the amendment was appropriate.

There being no further additional discussion required, question was called and the Chair then declared the AMENDED motion and **AMENDED RESOLUTION CARRIED** with the result being 80 IN FAVOUR, 10 OPPOSED, 0 ABSTAINED.

CONSIDERATION OF RESOLUTION "K" 3/4 VOTE – BYLAWS 44.10

After a brief review regarding Agenda procedures, it was then moved/seconded to adopt Resolution “D” 3/4 Vote – Bylaws as follows:

Be it resolved that Strata Corporation LMS 4383 do hereby approve an amendment to the Bylaws of the Strata

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Corporation and replace Bylaw 44.10 in its entirety as follows:

- 44.10 An owner, tenant, occupant or visitor must not display or erect fixtures, poles, antennas, clotheslines, racks, storage sheds and similar structures permanently or temporarily on limited common property, common property or land that is a common asset. Despite the foregoing, the placing of items on the limited common property balconies or patio areas shall be limited to free standing, self contained planter boxes or containers, summer furniture and accessories.

And replace it to read as follows:

- 44.10 An owner, tenant, occupant or visitor must not display or erect fixtures, poles, antennas, clotheslines, racks, storage sheds and similar structures permanently or temporarily on limited common property, common property or land that is a common asset. Despite the foregoing, the placing of items on the limited common property balconies or patio areas shall be limited to free standing, self contained planter boxes or containers, summer furniture and accessories. Satellite dishes may be erected on balconies with the following provisos:
- (a) The satellite dish shall not be affixed to the railing or building envelope
 - (b) The satellite dish must be free standing on a tripod, or other suitable support
 - (c) A safety line must be affixed to the satellite support assembly
 - (d) The satellite dish and support must be placed as far inboard as possible so as to limit its visibility from the street level
 - (e) No penetrations in the building envelope are permitted
 - (f) The satellite dish installation must be inspected and approved by council.

Discussion

There being no required discussion, question was called and the Chair then declared the **MOTION DEFEATED** with the result being 57 IN FAVOUR, 30 OPPOSED, 3 ABSTAINED.

GENERAL DISCUSSION

- A) Appreciation
Prior to proceeding, an owner then wished to offer a vote of confidence and a special “*Thank You*” for the for the service being provided to the Strata Corporation by the outgoing Strata Council. Many other owners echoed these comments, which were graciously accepted by the Strata Council.

Similar comments were also echoed by the audience for the services provided by Crosby Property Management Ltd. and the Property Manager again thanked the Strata Council for their selection of Crosby and further thanked the ownership for their kind words.

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ELECTION OF COUNCIL

Prior to proceeding, an additional loud round of applause was then offered for the outgoing Strata Council for a job well done.

The Property Manager then advised that at this time pursuant to the bylaws of the Strata Corporation, all current Strata Council Members must resign and it was the obligation of the ownership present to elect a new Strata Council, which must consist of a minimum of three (3) and a maximum of seven (7) members.

The roles, responsibilities and duties of a Strata Council Member were then explained in detail by the Property Manager along with the nomination procedure.

The Property Manager then echoed to the ownership, that he had enjoyed working with the current Strata Council and that they were very businesslike, matter of fact and to the point at all times in dealing with the matters of the Strata Corporation. The Property Manager further confirmed it was a pleasure to attend both Council Meetings and Annual General Meetings at LMS-4383 The Mondrian.

With some additional information provided to the ownership by the Property Manager regarding the election procedure, the following owners were nominated to the Strata Council:

Jack Wolman	2503 – 969
Ross Allen	PH2 – 989
David Rowan	2404 – 969
Craig Sinclair	2801 – 969
George Athanasopoulos	2402 - 969

Ed Fontana along with Dave McCurrach, were also nominated to the Strata Council but declined with thanks.

There being no further nominations, it was then moved/seconded to close nominations.

There being no discussion, question was called and the Chair then declared the **MOTION CARRIED** and the nominations closed.

The Property Manager further noted that the above Strata Council nominations were then declared **ELECTED** to the Strata Council by **ACCLAMATION**.

A further round of applause and congratulations was then offered to the newly-appointed Strata Council Members.

Those persons elected to the Council at this meeting will hold office until the next Annual General Meeting.

There being no additional business, the ownership present were then thanked for attending the Annual General Meeting and it was then moved/seconded to adjourn the meeting at 9:24 pm.

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There being no discussion, the Chair then declared the **MOTION CARRIED** and the meeting officially terminated.

A brief meeting was then held with the newly-elected Strata Council Members to discuss a few issues with respect to the Strata Corporation and elect Council officers.

The Property Manager then provided the Strata Council with information pertaining to the Roles, Responsibilities and Duties of a Strata Council officer along with the available positions.

With the above in mind, the following Strata Council Members were then declared **ELECTED BY ACCLAMATION** to the enclosed officer positions:

Jack Wolman	Council President
Ross Allen	Vice President
David Rowan	Treasurer

There being no additional discussion required, appropriate congratulations was then offered to the newly-appointed Council officers.

There being no further business, it was then moved/seconded to adjourn the meeting at 9:31 pm.

Kevin D. Green
Senior Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900
www.crosbypm.com

Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.