

ANNUAL GENERAL MEETING MINUTES

Tuesday, March 25, 2008

14 ROYAL AVENUE – BCS 1676

LOCATION:

7:00 p.m. – Amenities Room
#14 Royal Avenue
New Westminster, B.C.

**STRATA COUNCIL
2008/2009**

PRESIDENT

Bob Logan - #305

VICE PRESIDENT

Barry Slocombe - #216

TREASURER

Sherry Baker - #106

BYLAWS

Tatiana Mersiadis - #309

SECURITY

Rob McCombie - #503

AT LARGE

Dave Brown - #104

Ted Yeadon - #417

STRATA MANAGER

Rob Douglas

Direct Phone: (604) 501-4424

E-Mail: rdouglas@baywest.ca

Fax: (604) 592-3666

ACCOUNTANT

Catheleen Whomes

Direct: (604) 501-4438

E-Mail: cwhomes@baywest.ca

BAYWEST MANAGEMENT

13520 78th AVENUE

SURREY, B.C. V3W 8J6

24-HOUR SERVICE:

Phone: (604) 591-6060

IMPORTANT INFORMATION Please have this translated

重要資料 請找人為你翻譯

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

알려드립니다 이것을 번역해 주십시오

CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

सुधी महत्वही विषय वरवी विमो वेसे विमो ए सुसंवा वरवण

ATTENDANCE:

30 Owners registered and represented in person
3 Owners registered and represented by proxy

Rob Douglas, Baywest Management Corporation

(1) CALL TO ORDER

The meeting was called to order at 7:05 p.m.

(2) INTRODUCTIONS AND WELCOME

Rob Douglas from Baywest Management introduced the members of Council as follows: President, Barry Slocombe; Vice-President, Bob Logan; Treasurer, Sherry Baker; Security, Rob McCombie; Bylaws, Tatiana Mersiadis and At Large, Dave Brown.

(3) CALLING THE ROLL/CERTIFICATION OF PROXIES

Prior to the start of this evening's meeting, the roll was called and the Strata Manager, in accordance with the requirements of the Strata Property Act, Section 56, certified all proxies. Also required by the Act, Section 48.2 is that a quorum, which consists of one-third of the Owners in good standing be present either in person or by proxy in order for the meeting to proceed. There are 72 units of which 70 strata lots were in good standing. One-third of 70 is 24. There were 30 Owners represented in person and 3 by proxy and therefore a quorum was established.

(4) PROOF OF NOTICE/WAIVER OF NOTICE

Section 45 of the Strata Property Act states the Strata Corporation must give at least 14 day's notice of an Annual General Meeting, specifying the date, time, place and nature of the business. Section 68.1(3) states the notice given by post is deemed to have been given 4 days after it has been mailed. The notices of this evening's meeting were hand delivered to each Owner's last-known address on March 5, 2008, which is in

accordance with the timeframe set out in the Act. Notices contained the agenda, the proposed 2008/2009 budget and fee schedules, budget notes, copy of the insurance summary and a proxy voting form.

It was then MOVED – 505 that the Proof of Notice be accepted. SECONDED – 201. CARRIED

(5) **ELECTION OF CHAIR OF MEETING**

It was requested that Rob Douglas facilitate the meeting. The Strata Manager asked the Owners if there were any objections. No objections noted.

(6) **ADOPTION OF AGENDA**

A motion was placed on the floor to approve the agenda as outlined in the Notice of Meeting. It was therefore MOVED – 405 to accept the agenda as per the Notice of Meeting. SECONDED – 302. The motion was CARRIED

(7) **ADOPTION OF PREVIOUS MINUTES**

A motion was requested to approve the previous General Meeting Minutes regarding the Annual General Meeting held April 4, 2007. It was MOVED – 213 to approve the Annual General Meeting Minutes held April 4, 2007. SECONDED – 104. CARRIED UNANIMOUSLY

(8) **PRESIDENT'S REPORT**

"Good evening and thank you for attending the Annual General Meeting. By your attendance this evening, you have demonstrated your interest in the business of our Strata and all members of your Strata Council appreciate it.

I regret that I cannot be with you this evening, but a personal matter has taken me to Saskatoon for the week.

It has been year of both pain and pleasure to serve as your President this past year. Pain, as there has been much in the way of having to deal with the developer, ONNI, on many issues. Regrettably some which remain un-resolved, but nonetheless ongoing. A pleasure because so many of you have contributed to allowing our community to flourish and move forward.

As I step down this year as President I wish to thank your hardworking council:

Bob Logan, a 2 year veteran of council is tireless in his efforts to make our community a better place, Bob has saved us thousands of dollars with his mechanical knowledge on such issues as our heating system and other items.

Rob McCombie, Rob not only heads our volunteer security program, he further actively participates at all levels of the running our community, despite travelling extensively each week with his job.

Sherry Baker, Sherry has been invaluable to council with her knowledge of accounting and keeps us on the right track financially.

Tatiana Mersiadis, a two year veteran of council has been in charge of by-laws for us and has participated on resolving some tough issues we have faced.

Dave Brown, Dave like Rob, joined us a year ago and has contributed at every turn as our member at large.

Countless hours of have been put in by all members of council and I believe that a round of applause is deserved.

If I can, through Bob Logan, I would like to take a few more minutes of your time to remind you a few important issues. Actually, you are not the group that needs reminding but rather some of that group of owners that are not here this evening.

In any event, these points are important:

1. **Guest Parking**, as there has been so much abuse of the guest parking area, we have placed new signs up in the Guest Parking area and if your guests vehicles do not have a parking pass they will be towed.
2. **Parking** at the front door is restricted to 15 minutes. This is important so that the area is not congested in case of an emergency.
3. **Pets**, please read and re-read the bylaws concerning the ownership of a pet in the building. Also please pick up after your pet and if your pet has an accident in the common areas of the building please attend to it immediately.
4. **Exercise Room**, this room is for all to enjoy. Please ensure that the weights are returned to the racks and the equipment cleaned after you use it. Also pets are not allowed in the exercise room due to health concerns.
5. **Guest and Amenities Suites**, just a reminder that they are available for rent for special occasions, please contact Sherry or Don Baker.
6. **Quiet enjoyment**, whether you are in your suite, the common areas, the exercise room or anywhere in the building, it is a requirement that you allow your neighbours quiet enjoyment.
7. **Amenities Room**, the washroom located here in the Amenities room is **NOT** for the residents use. Please use your own bathroom facilities. A number of renters of this suite have found the bathroom dirty and in at least one case, a number of newspapers were scattered around the washroom.

Your continued co-operation with respect to the foregoing issues is most appreciated and will just make our community a nicer place to live.

Finally, I would encourage any of you interested in becoming a member of council that you step forward.

Respectfully submitted."

Barry Slocombe

(9) RATIFICATION OF NEW RULE

In accordance with the Strata Property Act, Section 125-6: "A Rule ceases to have effect at the first Annual General Meeting held after it is made, unless the Rule is ratified by a Resolution passed by a majority vote." A motion to ratify the Rule is therefore in order. Following some discussion, it was MOVED – 501 to place the Rule on the floor for discussion. SECONDED – 209. The proposed Rules read as follows:

1. An Owner of a strata lot, when selling his strata lot, will not permit realtor For Sale signs to be permitted on or about the common property or For Sale signs to be placed in the window of the strata lot.
2. No skate-boards, roller-blades, hockey, soccer or any sports to be played in any of the parkades within the building.

A brief explanation was provided surrounding the new proposed Rules. There being no further questions or concerns, the vote was called and there were 33 in favour and 0 opposed. The motion CARRIED

(10) ANNUAL REPORT ON INSURANCE

14 Royal Avenue East is currently insured through BFL Canada Stewart's Insurance Services in the amount of \$17,988,500. The deductibles on the insurance policy are as follows:

All Risks - \$1,000 Water & Sewer - \$2,500 Earthquake – 10% Flood - \$10,000
Pollution - \$25,000 Glass - \$100

Owners were advised the Strata Corporation insures the buildings inside and out as was originally constructed. Owners are responsible to insure their personal items they bring into the strata lot; all personal effects and betterments or improvements that may have been made to the strata lot over time. It was also recommended to have insurance coverage for the Strata Corporation's insurance deductible.

(11) CONSIDERATION OF THE 2008/2009 PROPOSED BUDGET

It was MOVED – 505 to place the budget on the floor for discussion. SECONDED – 201. The Strata Manager advised detailed notes were provided to the Owners with respect to any amendment to the proposed budget. An increase in the Strata Fees was being proposed for the 2008/2009 fiscal year. Following some discussion and questions regarding the budget, the vote was called and the motion was CARRIED UNANIMOUSLY

STRATA FEES:

With the approval of this evening's operating budget, the Owners were advised the Strata Fees will be increased from the prior fiscal year. The fee schedule is attached to the Minutes. Owners should note there are 2 methods for paying Strata Fees.

1. Pre-Authorized Chequing (PAC). For those Owners who are registered on PAC, no further action is required, as the new Strata Fees will automatically be deducted out of your account.
2. Post-Dated Cheques. For those Owners who choose to pay by post-dated cheques, please forward your payments payable to Strata Plan BCS 1676 commencing April 1, 2008 to March 1, 2009.

For those Owners who have already forwarded post-dated cheques, an adjustment cheque will be required. A copy of the fee schedule is attached to these Minutes.

(12) GENERAL DISCUSSION

The following items were discussed by the Owners and a number of items will be brought forward to the first Strata Council Meeting for further discussion and consideration.

1. Owners were reminded that with the newly occupied Residents/ Owners of the Nurses' Lodge, Owners/tenants within 14 Royal Avenue East are reminded to ensure they are not parking within the Nurses' Lodge parking area. Vehicles will soon be towed if Owner's vehicles belonging to 14 Royal are seen parking in the Nurses' Lodge parking area.
2. Owners are also reminded to please ensure they are waiting for the gate to close prior to leaving the parkade. Owners requested that Council consider establishing new Rules regarding specific fines that may be levied against Owners not waiting for the gate to close. This will be further discussed at the Council level.
3. It was suggested that Council consider additional Rules regarding the use and possible restriction of the usage of the toilet within the amenity room. It was agreed that Council would consider perhaps locking the toilet and restricting the use for Owners using the amenity room.
4. Window cleaning – The Owners requested that Council consider a spring window cleaning for all inaccessible windows. The exterior windows were cleaned last year through IBM Building Maintenance. Council will further consider the spring/summer window cleaning shortly.
5. Owners also requested Council consider exterior building cleaning. Some Owners expressed concern that the exterior of the building does require some cleaning including some power-washing of balconies and decks. Council will look at obtaining some pricing for the next fiscal budget for a detailed exterior building cleaning. Council also discussed briefly some options to proceed with power-washing the exterior balconies. This will be further discussed as some Owners offered some suggestions regarding different methods of cleaning.
6. Security – Rob McCombie also briefly discussed some of the security items that have been dealt with over the past year.
7. Owners requested that the Council also consider obtaining budget pricing for hallway repainting. Some Owners expressed concern that there appears to be different colours of paint on the wall with the Developer's attempts to repaint certain areas of the hallways within the building. Council will further discuss and obtain the necessary pricing for this particular project.
8. A reminder to Pet Owners to please ensure they are picking up after their pets, particularly while on common property.
9. An Owner advised that the New Westminster Food Bank has submitted a letter of thanks to the Owners who have been volunteering and donating the recyclable drink containers.
10. Dryer vent booster fans – Sherry Baker advised that if anyone is interested in purchasing a dryer vent booster fan, they are to contact Sherry Baker. Sherry has made some arrangements to have a booster fan installed for her dryer and has specific information if Owners wish to install a booster fan as well.
11. Deficiencies – The Owners and the Strata Manager briefly discussed some of the remaining common area and deficiencies specific to various units. Some Owners have expressed concerns with their patio bricks. This specific deficiency will be follow up on with Onni and Council.

(13) COUNCIL ELECTIONS

The Owners thanked the present Council for all their hard work and dedication to the building throughout this past year.

In accordance with the Bylaws for 14 Royal Avenue East, Section 12.1, the present Council must officially step down at the Annual General Meeting. Should they wish, they may stand for re-election for another term. The Bylaws allow the election of a minimum of 3 to a maximum of 7 to serve on Council. The floor was then opened for nominations and/or volunteers.

The following names were received:

Bob Logan (305)	Barry Slocombe (216)	Sherry Baker (106)	Tatiana Mersiadis (309)
Rob McCombie (503)	Dave Brown (104)	Ted Yeadon (417)	

As there were no further volunteers or nominations received, the above-noted Owners were elected to the 2008/2009 Strata Council by acclamation. It was MOVED – 507 to elect the above-noted Owners by acclamation. SECONDED – 209. CARRIED

(14) TERMINATION

There being no further business, the meeting was adjourned at 9:00 p.m.

Rob Douglas
Strata Manager

Please be advised you should retain copies of Council and General Meeting Minutes for a period of 2 years. There will be a charge for copies.

**14 ROYAL AVENUE BCS1676
ADOPTED STRATA FEE 2008-2009**

Unit#	SL#	U/E	Old			Fee Inc by	New Strata Fee
			Strata Fee	Operating	CRF		
101	1	115	255.39	252.56	28.35	25.52	280.91
102	2	100	222.07	219.62	24.65	22.20	244.27
103	3	117	259.59	256.95	28.84	26.20	285.79
104	4	112	248.72	245.97	27.61	24.86	273.58
105	5	95	210.97	208.63	23.42	21.08	232.05
106	6	99	219.85	217.42	24.40	21.97	241.82
107	7	113	250.94	248.17	27.86	25.09	276.03
201	8	118	262.05	259.15	29.09	26.19	288.24
202	9	101	224.30	221.81	24.90	22.41	246.71
203	10	98	217.63	215.22	24.16	21.75	239.38
204	11	123	273.15	270.13	30.32	27.30	300.45
205	12	83	184.32	182.28	20.46	18.42	202.74
206	13	83	184.32	182.28	20.46	18.42	202.74
207	14	89	197.64	195.46	21.94	19.76	217.40
208	15	91	202.08	199.85	22.43	20.20	222.28
209	16	84	186.54	184.48	20.71	18.65	205.19
210	17	83	184.32	182.28	20.46	18.42	202.74
211	18	63	139.90	138.36	15.53	13.99	153.89
212	19	106	235.40	232.79	26.13	23.52	258.92
213	20	115	255.39	252.56	28.35	25.52	280.91
214	21	98	217.63	215.22	24.16	21.75	239.38
215	22	101	224.30	221.81	24.90	22.41	246.71
216	23	118	262.05	259.15	29.09	26.19	288.24
301	24	123	273.15	270.13	30.32	27.30	300.45
302	25	118	262.05	259.15	29.09	26.19	288.24
303	26	101	224.30	221.81	24.90	22.41	246.71
304	27	98	217.63	215.22	24.16	21.75	239.38
305	28	125	277.59	274.52	30.81	27.74	305.33
306	29	85	188.76	186.67	20.95	18.86	207.62
307	30	85	188.76	186.67	20.95	18.86	207.62
308	31	91	202.08	199.85	22.43	20.20	222.28
309	32	93	206.53	204.24	22.93	20.64	227.17
310	33	86	190.98	188.87	21.20	19.09	210.07
311	34	85	188.76	186.67	20.95	18.86	207.62
312	35	64	142.13	140.55	15.78	14.20	156.33
313	36	110	244.27	241.58	27.12	24.43	268.70
314	37	115	255.39	252.56	28.35	25.52	280.91
315	38	98	217.63	215.22	24.16	21.75	239.38
316	39	101	224.30	221.81	24.90	22.41	246.71
317	40	118	262.05	259.15	29.09	26.19	288.24
401	41	123	273.15	270.13	30.32	27.30	300.45
402	42	118	262.05	259.15	29.09	26.19	288.24
403	43	101	224.30	221.81	24.90	22.41	246.71
404	44	98	217.63	215.22	24.16	21.75	239.38
405	45	125	277.59	274.52	30.81	27.74	305.33
406	46	85	188.76	186.67	20.95	18.86	207.62

**14 ROYAL AVENUE BCS1676
ADOPTED STRATA FEE 2008-2009**

Unit#	SL#	U/E	Old			Fee Inc by	New Strata Fee
			Strata Fee	Operating	CRF		
407	47	85	188.76	186.67	20.95	18.86	207.62
408	48	109	242.06	239.38	26.87	24.19	266.25
409	49	93	206.53	204.24	22.93	20.64	227.17
410	50	86	190.98	188.87	21.20	19.09	210.07
411	51	85	188.76	186.67	20.95	18.86	207.62
412	52	64	142.13	140.55	15.78	14.20	156.33
413	53	110	244.27	241.58	27.12	24.43	268.70
414	54	115	255.39	252.56	28.35	25.52	280.91
415	55	98	217.63	215.22	24.16	21.75	239.38
416	56	101	224.30	221.81	24.90	22.41	246.71
417	57	118	262.05	259.15	29.09	26.19	288.24
501	58	121	268.70	265.73	29.83	26.86	295.56
502	59	115	255.39	252.56	28.35	25.52	280.91
503	60	101	224.30	221.81	24.90	22.41	246.71
504	61	138	306.45	303.07	34.02	30.64	337.09
505	62	92	204.31	202.05	22.68	20.42	224.73
506	63	83	184.32	182.28	20.46	18.42	202.74
507	64	109	242.06	239.38	26.87	24.19	266.25
508	65	93	206.53	204.24	22.93	20.64	227.17
509	66	84	186.54	184.48	20.71	18.65	205.19
510	67	90	199.87	197.65	22.19	19.97	219.84
511	68	86	190.98	188.87	21.20	19.09	210.07
512	69	130	288.69	285.50	32.05	28.86	317.55
513	70	96	213.18	210.83	23.67	21.32	234.50
514	71	101	224.30	221.81	24.90	22.41	246.71
515	72	114	253.16	250.36	28.10	25.30	278.46
		7,268	16,140.03	15,961.64	1,791.70	1,613.31	17,753.34