

MINUTES OF THE SPECIAL GENERAL MEETING OF THE OWNERS, STRATA PLAN NW2050, CYPRESS POINT, HELD ON TUESDAY, JUNE 10, 2007, AT 7:00 PM IN THE PAVILION LOUNGE, 7531 MINORU BOULEVARD, RICHMOND, B.C.

In Attendance: 27 Strata lots represented in person
14 Strata lots represented by proxy
41 in total

1. CALL TO ORDER:

The meeting was called to order at 7:05 PM by the Council President, Tom Hargraves. Tom motioned for Tony Gioventu to chair the meeting. 313 Seconded. Unanimous vote.

2. CERTIFICATION OF PROXIES

Tony Gioventu advised that 14 proxies had been certified.

3. NOTICE OF QUORUM

Tony advised that we had 14 owners by proxy and 27 in person totaling 41 - 36 owners formed a quorum.

4. PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE

The special general meeting package was dated May 15, 2008.

5. INTRODUCTION OF HEAD TABLE AND SPECIAL GUEST

Tom Hargraves introduced himself as Council President, Carole Borthwick as the Landscaping committee, Joanne Parkinson as the Social committee. Steve Tosh as a new member, Larry Makutra as the Treasurer, Gordon Farrell as Vice President and our guest, Tony Gioventu.

6. SPECIAL RESOLUTIONS

a. RESOLUTION A

BE IT RESOLVED AS A $\frac{3}{4}$ VOTE SPECIAL RESOLUTION THAT:

The Owners of Strata Plan NW2050 approve a roof inspection in the amount of \$2,400.00 to be paid from the operating Fund - Prior Years Surplus.

It was **MOVED** (313) and **SECONDED** (332) to approve Special Resolution A
This motion was **CARRIED 39 FOR AND 2 OPPOSED** by the owners.

b. RESOLUTION B

BE IT RESOLVED AS A $\frac{3}{4}$ VOTE SPECIAL RESOLUTION THAT:

The Owners of Strata Plan NW2050 approve a Building Inspection in the amount of \$8,500.00 to be paid from the Operating Fund - Prior Years Surplus.

It was **MOVED** (307) and **SECONDED** (332) to approve Special Resolution B. This motion was **CARRIED 40 FOR AND 1 AGAINST** by the owners.

c. RESOLUTION C

BE IT RESOLVED AS A $\frac{3}{4}$ VOTE SPECIAL RESOLUTION THAT:

The Owners Strata Plan NW2050 approve the purchase of the following commercial grade equipment in the amount of \$8,800.00 to be paid from the Shared Facility Operating Fund - Prior Years Surplus:

1. Vision Fitness 9700HRT Treadmill
2. Vision Fitness 6700HRT Elliptical Cross-Trainer
3. Vision Fitness 3700HRT Upright Bike

It was **MOVED** (332) and **SECONDED** (330) to approve Special Resolution C. This motion was **CARRIED 37 FOR AND 1 AGAINST** by the owners.

d. RESOLUTION D

BE IT RESOLVED AS A $\frac{3}{4}$ VOTE SPECIAL RESOLUTION THAT:

The Owners Strata Plan NW2050 approve the additional insurance cost in the amount of \$3,200.00 for the Operating account and \$900.00 for the Shared Facility account totaling an additional \$4,100.00 to be paid from their respective Operating Fund - Prior Years Surplus.

It was **MOVED** (332) and **SECONDED** (313) to approve Special Resolution D. This motion was **CARRIED UNANIMOUSLY** by the owners.

e. RESOLUTION E

BE IT RESOLVED AS A $\frac{3}{4}$ VOTE SPECIAL RESOLUTION THAT:

The Owners Strata Plan NW2050 approve the additional legal cost of \$7,000.00 to be paid from the Contingency Reserve Fund.

It was **MOVED** (233) and **SECONDED** (118) to approve Special Resolution E
This motion was **CARRIED UNANIMOUSLY** by the owners.

f. RESOLUTION F

BE IT RESOLVED AS A $\frac{3}{4}$ VOTE SPECIAL RESOLUTION THAT:

The Owners Strata Plan NW2050 approve the expenditure of \$20,000.00 for the new Hot Water / Two Storage Tank system to be paid from the Contingency Reserve Fund.

It was **MOVED** (302) and **SECONDED** (330) to approve Special Resolution F
This motion was **CARRIED UNANIMOUSLY** by a vote of the owners.

g. RESOLUTION G

BE IT RESOLVED AS A $\frac{3}{4}$ VOTE SPECIAL RESOLUTION THAT:

The Owners Strata Plan NW2050 approve the new linoleum in the Exercise Room in the amount of \$2,300.00 to be paid from the Shared Facility Operating Fund - Prior Years Surplus.

It was **MOVED** (332) and **SECONDED** (313) to approve Special Resolution G
This motion was **CARRIED UNANIMOUSLY** by a vote of the owners.

h. RESOLUTION H

BE IT RESOLVED AS A $\frac{3}{4}$ VOTE SPECIAL RESOLUTION THAT:

The Owners Strata Plan NW2050 approve the new rubber flooring in the Exercise room in the amount of \$1,300.00 to be paid from the Shared Facility Operating Account.

It was **MOVED** (330) and **SECONDED** (302) to approve Special Resolution H
This motion was **CARRIED UNANIMOUSLY** by a vote of the owners

i. RESOLUTION I

BE IT RESOLVED AS A $\frac{3}{4}$ VOTE SPECIAL RESOLUTION THAT:

The Owners Strata Plan NW2050 approve the addition of two new digital channels "Showtime" and "Investigative Discovery" in the amount of \$3,800.00 to be paid from the Shared Facility - Operating Fund Surplus.

It was **MOVED** (104) and **SECONDED** (330) to approve Special Resolution I
This motion was **CARRIED 40 FOR and 1 OPPOSED** by a vote of the

owners.

j. RESOLUTION J

BE IT RESOLVED AS A $\frac{3}{4}$ VOTE SPECIAL RESOLUTION THAT:

The Owners Strata Plan NW2050 approve the cost of repairing the Pool Deck in the amount of \$5,300.00 to be paid from the Shared Facility Operating Account.

It was **MOVED** (313) and **SECONDED** (118) to approve Special Resolution J
This motion was **CARRIED UNANIMOUSLY** by a vote of the owners

7. ADJOURNMENT - **MOVED** (307) and **SECONDED** (218). The SGM was adjourned at 8:18PM.