

MINUTES OF THE SPECIAL GENERAL MEETING OF THE OWNERS, STRATA
PLAN NW2050, CYPRESS POINT, HELD ON THURSDAY, SEPTEMBER 10, 2009,
AT 7:00 PM IN THE PAVILION LOUNGE, 7531 MINORU BOULEVARD,
RICHMOND, B. C.

In Attendance: 30 Strata lots represented in person
 15 Strata lots represented by proxy
 45 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. 337 motioned and 317 Seconded. Unanimous vote.

2. CERTIFICATION OF PROXIES

Tony Gioventu advised that 15 proxies had been certified.

3. NOTICE OF QUORUM

Tony advised that we had 15 owners by proxy and 30 in person totaling 45 - 36 owners formed a quorum.

4. PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE

The special general meeting package was dated August 20, 2009.

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, Larry Makutra as the Treasurer, Gordon Farrell as Vice President and our guests, Tony Gioventu from CHOA and Grant Haddock, our new lawyer from Haddock & Company.

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 the remediation of the North Wall of building C plus three balcony stacks in the amount of \$285,000.00 to be funded in accordance with Appendix A.

It was **MOVED** (220) and **SECONDED** (233) to approve Special Resolution A.
This motion was **CARRIED 40 FOR AND 5 OPPOSED** by the owners.

b. RESOLUTION B

This Resolution was not voted on as Resolution A was passed making this resolution obsolete.

c. RESOLUTION C

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

The Owners Strata Plan NW2050 approve court costs to a maximum of \$20,000.00 to be funded from the Contingency Reserve Fund to permanently resolve all issues with Shared Facilities. Grant Haddock provided a review of the issues being experienced with Shared Facilities and explained the various deficiencies with the wording of the Agreement.

It was **MOVED** (220) and **SECONDED** (233) to approve Special Resolution C
This motion was **CARRIED UNANIMOUSLY**.

7. ADJOURNMENT - **MOVED** (220) and **SECONDED** (122). The SGM was adjourned at 7:45PM.

Special Levy #1	145,000.00	Total Aggregate	9022
Special Levy #2	0.00		
Total Special Assessment	145,000.00		
	0		

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2009 Special Levy Contributions	2009 Monthly CRF Contributions	Total Special Levy
2	101-7511	83	0.009199734	1,333.96	0.00	1,333.96
3	102-7511	95	0.010529816	1,526.82	0.00	1,526.82
4	103-7511	82	0.009088894	1,317.89	0.00	1,317.89
1	104-7511	97	0.010751496	1,558.97	0.00	1,558.97
5	105-7511	73	0.008091332	1,173.24	0.00	1,173.24
11	106-7511	85	0.009421414	1,366.11	0.00	1,366.11
6	107-7511	83	0.009199734	1,333.96	0.00	1,333.96
10	108-7511	85	0.009421414	1,366.11	0.00	1,366.11
9	109-7511	88	0.009753935	1,414.32	0.00	1,414.32
8	110-7511	84	0.009310574	1,350.03	0.00	1,350.03
7	111-7511	90	0.009975615	1,446.46	0.00	1,446.46
40	112-7531	90	0.009975615	1,446.46	0.00	1,446.46
39	113-7531	63	0.006982931	1,012.52	0.00	1,012.52
38	114-7531	88	0.009753935	1,414.32	0.00	1,414.32
37	115-7531	84	0.009310574	1,350.03	0.00	1,350.03
41	116-7531	84	0.009310574	1,350.03	0.00	1,350.03
36	117-7531	84	0.009310574	1,350.03	0.00	1,350.03
42	118-7531	73	0.008091332	1,173.24	0.00	1,173.24
35	119-7531	90	0.009975615	1,446.46	0.00	1,446.46
43	120-7531	82	0.009088894	1,317.89	0.00	1,317.89
34	121-7531	84	0.009310574	1,350.03	0.00	1,350.03
44	122-7531	109	0.012081578	1,751.83	0.00	1,751.83
33	123-7531	63	0.006982931	1,012.52	0.00	1,012.52
32	124-7531	88	0.009753935	1,414.32	0.00	1,414.32
31	125-7531	64	0.007093771	1,028.60	0.00	1,028.60
30	126-7531	90	0.009975615	1,446.46	0.00	1,446.46
84	129-7651	87	0.009643095	1,398.25	0.00	1,398.25

83	130-7651	83	0.009199734	1,333.96	0.00	1,333.96
82	131-7651	92	0.010197295	1,478.61	0.00	1,478.61
81	132-7651	71	0.007869652	1,141.10	0.00	1,141.10
85	133-7651	106	0.011749058	1,703.61	0.00	1,703.61
80	134-7651	86	0.009532254	1,382.18	0.00	1,382.18
86	135-7651	82	0.009088894	1,317.89	0.00	1,317.89
79	136-7651	84	0.009310574	1,350.03	0.00	1,350.03
78	137-7651	88	0.009753935	1,414.32	0.00	1,414.32
77	138-7651	85	0.009421414	1,366.11	0.00	1,366.11
76	139-7651	90	0.009975615	1,446.46	0.00	1,446.46
13	201-7511	83	0.009199734	1,333.96	0.00	1,333.96
14	202-7511	95	0.010529816	1,526.82	0.00	1,526.82
15	203-7511	82	0.009088894	1,317.89	0.00	1,317.89
12	204-7511	97	0.010751496	1,558.97	0.00	1,558.97
16	205-7511	73	0.008091332	1,173.24	0.00	1,173.24
22	206-7511	85	0.009421414	1,366.11	0.00	1,366.11
17	207-7511	84	0.009310574	1,350.03	0.00	1,350.03
21	208-7511	85	0.009421414	1,366.11	0.00	1,366.11
20	209-7511	88	0.009753935	1,414.32	0.00	1,414.32
19	210-7511	84	0.009310574	1,350.03	0.00	1,350.03
18	211-7511	90	0.009975615	1,446.46	0.00	1,446.46
57	212-7531	90	0.009975615	1,446.46	0.00	1,446.46
56	213-7531	63	0.006982931	1,012.52	0.00	1,012.52
55	214-7531	88	0.009753935	1,414.32	0.00	1,414.32
54	215-7531	84	0.009310574	1,350.03	0.00	1,350.03
58	216-7531	85	0.009421414	1,366.11	0.00	1,366.11
53	217-7531	86	0.009532254	1,382.18	0.00	1,382.18
59	218-7531	73	0.008091332	1,173.24	0.00	1,173.24
52	219-7531	90	0.009975615	1,446.46	0.00	1,446.46
60	220-7531	82	0.009088894	1,317.89	0.00	1,317.89
51	221-7531	84	0.009310574	1,350.03	0.00	1,350.03
50	222-7531	88	0.009753935	1,414.32	0.00	1,414.32
49	223-7531	62	0.00687209	996.45	0.00	996.45
61	224-7531	115	0.012746619	1,848.26	0.00	1,848.26
48	225-7531	63	0.006982931	1,012.52	0.00	1,012.52
47	226-7531	88	0.009753935	1,414.32	0.00	1,414.32
46	227-7531	64	0.007093771	1,028.60	0.00	1,028.60
45	228-7531	90	0.009975615	1,446.46	0.00	1,446.46
95	229-7651	87	0.009643095	1,398.25	0.00	1,398.25
94	230-7651	83	0.009199734	1,333.96	0.00	1,333.96
93	231-7651	92	0.010197295	1,478.61	0.00	1,478.61

92	232-7651	71	0.007869652	1,141.10	0.00	1,141.10
96	233-7651	107	0.011859898	1,719.69	0.00	1,719.69
91	234-7651	86	0.009532254	1,382.18	0.00	1,382.18
97	235-7651	84	0.009310574	1,350.03	0.00	1,350.03
90	236-7651	84	0.009310574	1,350.03	0.00	1,350.03
89	237-7651	88	0.009753935	1,414.32	0.00	1,414.32
88	238-7651	85	0.009421414	1,366.11	0.00	1,366.11
87	239-7651	90	0.009975615	1,446.46	0.00	1,446.46
24	301-7511	86	0.009532254	1,382.18	0.00	1,382.18
23	302-7511	97	0.010751496	1,558.97	0.00	1,558.97
25	303-7511	73	0.008091332	1,173.24	0.00	1,173.24
29	304-7511	85	0.009421414	1,366.11	0.00	1,366.11
26	305-7511	84	0.009310574	1,350.03	0.00	1,350.03
28	306-7511	85	0.009421414	1,366.11	0.00	1,366.11
27	307-7511	85	0.009421414	1,366.11	0.00	1,366.11
71	312-7531	98	0.010862337	1,575.04	0.00	1,575.04
70	313-7531	88	0.009753935	1,414.32	0.00	1,414.32
69	314-7531	84	0.009310574	1,350.03	0.00	1,350.03
72	315-7531	85	0.009421414	1,366.11	0.00	1,366.11
68	316-7531	86	0.009532254	1,382.18	0.00	1,382.18
73	317-7531	73	0.008091332	1,173.24	0.00	1,173.24
67	318-7531	90	0.009975615	1,446.46	0.00	1,446.46
74	319-7531	82	0.009088894	1,317.89	0.00	1,317.89
66	320-7531	84	0.009310574	1,350.03	0.00	1,350.03
65	321-7531	88	0.009753935	1,414.32	0.00	1,414.32
64	322-7531	62	0.00687209	996.45	0.00	996.45
75	323-7531	109	0.012081578	1,751.83	0.00	1,751.83
63	324-7531	90	0.009975615	1,446.46	0.00	1,446.46
62	325-7531	93	0.010308136	1,494.68	0.00	1,494.68
104	329-7651	84	0.009310574	1,350.03	0.00	1,350.03
103	330-7651	92	0.010197295	1,478.61	0.00	1,478.61
102	331-7651	71	0.007869652	1,141.10	0.00	1,141.10
105	332-7651	107	0.011859898	1,719.69	0.00	1,719.69
101	333-7651	86	0.009532254	1,382.18	0.00	1,382.18
106	334-7651	84	0.009310574	1,350.03	0.00	1,350.03
100	335-7651	84	0.009310574	1,350.03	0.00	1,350.03
99	336-7651	88	0.009753935	1,414.32	0.00	1,414.32
98	337-7651	86	0.009532254	1,382.18	0.00	1,382.18

145,000.0

9022 100% 145,000.00 0.00 0

All Funds are due and payable by November 30, 2009

Pre-Authorized Payment Authorization
Amendment Agreement

DATE: _____

I/We acknowledge that monthly strata fees are currently being debited from my/our account by RE/MAX Commercial Realty.

☐ a special levy being passed, a monthly withdrawal is necessary in the amount of \$_____.(indicate amount)

I/We hereby request and authorize RE/MAX Commercial Realty (RE/MAX) on behalf of Strata Plan NW2050 to debit my account for a Special Levy payment as indicated above in addition to the regular monthly strata fee payment already being withdrawn from my account. A Special Levy withdrawal will automatically stop when the term of the levy payment has expired as per the Special Resolution passed that authorizes the Special Levy.

Strata Plan: _____
Civic Address: _____
Owners Name: _____

Owners/Account holders Signature: _____

By signing this form, I/We understand that this document forms an amendment to my/our existing Pre-Authorized Payment Plan and I/We warrant that all persons whose signatures are required to sign on the account have signed this Amendment Agreement.