

MINUTES OF THE SPECIAL GENERAL MEETING OF THE OWNERS, STRATA PLAN NW2050, CYPRESS POINT, HELD ON WEDNESDAY, MARCH 3, 2010, AT 7:00 PM IN THE PAVILION LOUNGE, 7531 MINORU BOULEVARD, RICHMOND, and B. C.

In Attendance: 23 Strata lots represented in person
 13 Strata lots represented by proxy
 36 in total

1. CALL TO ORDER:

The meeting was called to order at 7:12 PM by the Council President, Gordon Farrell.

2. CERTIFICATION OF PROXIES

Tony Gioventu advised that 13 proxies had been certified.

3. NOTICE OF QUORUM

Gord advised that we had 13 owners by proxy and 23 in person totaling 36 owners forming a quorum.

4. PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE

The special general meeting package was dated January 28, 2010.

5. INTRODUCTION OF HEAD TABLE AND SPECIAL GUEST

Gordon Farrell introduced himself as Council President, and requested the members present at the head table to introduce themselves to the owners. Present were Larry Makutra, Treasurer; Tony Gioventu, Executive Director of CHOA; Carole Borthwick, Vice President; Cheryl Jones, Fire & Safety and Carla Evans, Pavilion Lounge

6. SPECIAL RESOLUTIONS

a. RESOLUTION A

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

The Owners of Strata Plan NW2050 cancel the remediation of the balcony stack from the North Wall of Building C and add the remediation of the balcony stack from the North Wall of Building A, at no extra cost, as outlined in the cover sheet for Resolution A & B.

It was **MOVED** (314) and **SECONDED** (313) to approve Special Resolution A.
This motion was **CARRIED 34 FOR AND 2 OPPOSED** by the owners.

b. RESOLUTION B

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

The Owners Strata Plan NW2050 approve the bay window area on the North side of building A at a total cost of \$85,000.00; \$35,000.00 to be paid by the CRF and \$50,000.00 to be paid by special levy in three equal payments starting March 15, 2010 and ending May 15, 2010.

It was **MOVED** (314) and **SECONDED** (313) to approve Special Resolution C
This motion was **CARRIED 34 FOR AND 2 OPPOSED** by the owners.

A Motion was made from the floor to instruct the Strata Council to come up with a scheduled forecast for repairs to be presented to the owners at the next AGM.

It was **MOVED** (105) and **SECONDED** (122) to approve the proposed motion.
This motion was carried.

7. ADJOURNMENT - **MOVED** (313) and **SECONDED** (307). The SGM was
adjourned at 8:15 PM