

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

Special Levy #1	50,000.00	Total Aggregate	<u>9022</u>
Special Levy #2	0.00		
Total Special Assessment	<u>50,000.00</u>		

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2010 Special Levy Contributions	2010 Monthly CRF Contributions	Total Special Levy
2	101-7511	83	0.009199734	459.99	0.00	459.99
3	102-7511	95	0.010529816	526.49	0.00	526.49
4	103-7511	82	0.009088894	454.44	0.00	454.44
1	104-7511	97	0.010751496	537.57	0.00	537.57
5	105-7511	73	0.008091332	404.57	0.00	404.57
11	106-7511	85	0.009421414	471.07	0.00	471.07
6	107-7511	83	0.009199734	459.99	0.00	459.99
10	108-7511	85	0.009421414	471.07	0.00	471.07
9	109-7511	88	0.009753935	487.70	0.00	487.70
8	110-7511	84	0.009310574	465.53	0.00	465.53
7	111-7511	90	0.009975615	498.78	0.00	498.78
40	112-7531	90	0.009975615	498.78	0.00	498.78
39	113-7531	63	0.006982931	349.15	0.00	349.15
38	114-7531	88	0.009753935	487.70	0.00	487.70
37	115-7531	84	0.009310574	465.53	0.00	465.53
41	116-7531	84	0.009310574	465.53	0.00	465.53
36	117-7531	84	0.009310574	465.53	0.00	465.53
42	118-7531	73	0.008091332	404.57	0.00	404.57
35	119-7531	90	0.009975615	498.78	0.00	498.78
43	120-7531	82	0.009088894	454.44	0.00	454.44
34	121-7531	84	0.009310574	465.53	0.00	465.53
44	122-7531	109	0.012081578	604.08	0.00	604.08
33	123-7531	63	0.006982931	349.15	0.00	349.15
32	124-7531	88	0.009753935	487.70	0.00	487.70
31	125-7531	64	0.007093771	354.69	0.00	354.69
30	126-7531	90	0.009975615	498.78	0.00	498.78
84	129-7651	87	0.009643095	482.15	0.00	482.15
83	130-7651	83	0.009199734	459.99	0.00	459.99
82	131-7651	92	0.010197295	509.86	0.00	509.86
81	132-7651	71	0.007869652	393.48	0.00	393.48
85	133-7651	106	0.011749058	587.45	0.00	587.45
80	134-7651	86	0.009532254	476.61	0.00	476.61

86	135-7651	82	0.009088894	454.44	0.00	454.44
79	136-7651	84	0.009310574	465.53	0.00	465.53
78	137-7651	88	0.009753935	487.70	0.00	487.70
77	138-7651	85	0.009421414	471.07	0.00	471.07
76	139-7651	90	0.009975615	498.78	0.00	498.78
13	201-7511	83	0.009199734	459.99	0.00	459.99
14	202-7511	95	0.010529816	526.49	0.00	526.49
15	203-7511	82	0.009088894	454.44	0.00	454.44
12	204-7511	97	0.010751496	537.57	0.00	537.57
16	205-7511	73	0.008091332	404.57	0.00	404.57
22	206-7511	85	0.009421414	471.07	0.00	471.07
17	207-7511	84	0.009310574	465.53	0.00	465.53
21	208-7511	85	0.009421414	471.07	0.00	471.07
20	209-7511	88	0.009753935	487.70	0.00	487.70
19	210-7511	84	0.009310574	465.53	0.00	465.53
18	211-7511	90	0.009975615	498.78	0.00	498.78
57	212-7531	90	0.009975615	498.78	0.00	498.78
56	213-7531	63	0.006982931	349.15	0.00	349.15
55	214-7531	88	0.009753935	487.70	0.00	487.70
54	215-7531	84	0.009310574	465.53	0.00	465.53
58	216-7531	85	0.009421414	471.07	0.00	471.07
53	217-7531	86	0.009532254	476.61	0.00	476.61
59	218-7531	73	0.008091332	404.57	0.00	404.57
52	219-7531	90	0.009975615	498.78	0.00	498.78
60	220-7531	82	0.009088894	454.44	0.00	454.44
51	221-7531	84	0.009310574	465.53	0.00	465.53
50	222-7531	88	0.009753935	487.70	0.00	487.70
49	223-7531	62	0.00687209	343.60	0.00	343.60
61	224-7531	115	0.012746619	637.33	0.00	637.33
48	225-7531	63	0.006982931	349.15	0.00	349.15
47	226-7531	88	0.009753935	487.70	0.00	487.70
46	227-7531	64	0.007093771	354.69	0.00	354.69
45	228-7531	90	0.009975615	498.78	0.00	498.78
95	229-7651	87	0.009643095	482.15	0.00	482.15
94	230-7651	83	0.009199734	459.99	0.00	459.99
93	231-7651	92	0.010197295	509.86	0.00	509.86
92	232-7651	71	0.007869652	393.48	0.00	393.48
96	233-7651	107	0.011859898	592.99	0.00	592.99
91	234-7651	86	0.009532254	476.61	0.00	476.61
97	235-7651	84	0.009310574	465.53	0.00	465.53
90	236-7651	84	0.009310574	465.53	0.00	465.53

89	237-7651	88	0.009753935	487.70	0.00	487.70
88	238-7651	85	0.009421414	471.07	0.00	471.07
87	239-7651	90	0.009975615	498.78	0.00	498.78
24	301-7511	86	0.009532254	476.61	0.00	476.61
23	302-7511	97	0.010751496	537.57	0.00	537.57
25	303-7511	73	0.008091332	404.57	0.00	404.57
29	304-7511	85	0.009421414	471.07	0.00	471.07
26	305-7511	84	0.009310574	465.53	0.00	465.53
28	306-7511	85	0.009421414	471.07	0.00	471.07
27	307-7511	85	0.009421414	471.07	0.00	471.07
71	312-7531	98	0.010862337	543.12	0.00	543.12
70	313-7531	88	0.009753935	487.70	0.00	487.70
69	314-7531	84	0.009310574	465.53	0.00	465.53
72	315-7531	85	0.009421414	471.07	0.00	471.07
68	316-7531	86	0.009532254	476.61	0.00	476.61
73	317-7531	73	0.008091332	404.57	0.00	404.57
67	318-7531	90	0.009975615	498.78	0.00	498.78
74	319-7531	82	0.009088894	454.44	0.00	454.44
66	320-7531	84	0.009310574	465.53	0.00	465.53
65	321-7531	88	0.009753935	487.70	0.00	487.70
64	322-7531	62	0.00687209	343.60	0.00	343.60
75	323-7531	109	0.012081578	604.08	0.00	604.08
63	324-7531	90	0.009975615	498.78	0.00	498.78
62	325-7531	93	0.010308136	515.41	0.00	515.41
104	329-7651	84	0.009310574	465.53	0.00	465.53
103	330-7651	92	0.010197295	509.86	0.00	509.86
102	331-7651	71	0.007869652	393.48	0.00	393.48
105	332-7651	107	0.011859898	592.99	0.00	592.99
101	333-7651	86	0.009532254	476.61	0.00	476.61
106	334-7651	84	0.009310574	465.53	0.00	465.53
100	335-7651	84	0.009310574	465.53	0.00	465.53
99	336-7651	88	0.009753935	487.70	0.00	487.70
98	337-7651	86	0.009532254	476.61	0.00	476.61
9022		100%	50,000.00	0.00	50,000.00	