

STRATA PLAN LMS101 AVONLEA
Minutes of the Annual General Meeting
Held on Tuesday, February 15, 2011 at 7:00 p.m. at Stoney Creek Community School,
2740 Beaverbrook Crescent, Burnaby, B.C.

COUNCIL MEMBERS PRESENT:

Annette Maxwell	President
Brian Arnold	Vice President
Al Abdulla	Treasurer
Stephane Castera	Council Member
Yves Jobin	Council Member
Carol Ohno	Council Member

MANAGEMENT: Dan Bourke, Property Manager
PACIFIC QUORUM PROPERTIES INC.

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Annette Maxwell, President.

2. CALLING THE ROLL, CERTIFYING PROXIES, ISSUING VOTING CARDS.

Dan Bourke confirmed that of the 58 units eligible to vote 26 owners were represented, 22 in person and 4 by proxy, meeting the 33% requirement of the Strata Property Act to conduct business; and that voting cards representing the 26 votes have been issued.

It was also confirmed that notice of the AGM has been provided as per the Strata Property Act.

3. APPROVAL OF PREVIOUS MEETING MINUTES

It was:

MOVED AND SECONDED (Maxwell/Castera)

To approve the Annual General Meeting Minutes of March 17, 2010 as distributed.

CARRIED

4. COUNCIL REPORT

Annette Maxwell, President thanked all the owners for attending the General Meeting and introduced each of the Council Members present and the Property Manager from Pacific Quorum Properties. Annette reported that it had been a good year with the major undertaking of the roof replacement project being completed and a number of smaller projects that improved the property. Annette also indicated that there had been a number of perimeter drainage projects performed which was not unusual for the property however, the number of projects was slightly higher than average.

Dan Bourke also reported that while these projects significantly impacted the operating budget of the Strata Corporation, the roof replacement project has come in substantially under budget.

5. INSURANCE REPORT

Dan Bourke reviewed the declarations' page of the property's insurance coverage issued by Coastal Insurance Serves Ltd. and indicated that while there is a group benefit program offered by Coastal Insurance Services to properties managed by Pacific Quorum Properties Inc., a number of competitive quotations from the major insurance providers in British Columbia was reviewed by Management to ensure that the insurance coverage and premiums provided to the Strata Corporations was the best possible coverage.

Dan Bourke reviewed in detail the various types of coverage and advised owners that they should review their homeowner's insurance coverage to ensure that their homeowner's policy covers the various Strata Corporation insurance policy deductibles.

INSURANCE NOTICE

Also noted was the fact that owners may be responsible for the Strata's insurance deductible in the event of a claim which emanates from within the owners unit.

Owners should investigate coverage for such deductible charge backs through their individual homeowner's insurance broker.

The current deductible amount for water escape is **\$7,500.00**

6. CONSIDERATION OF THE 2011 PROPOSED BUDGET

Management reviewed the financial reports ending December 31, 2010.

After yearend adjustments the deficit totalled \$10,315.66, for the most part due to increased repair and maintenance items as previously discussed. Management also presented the proposed 2011 Operating Budget which was presented with an increase to strata fees in the amount of 5.7%. This increase can be attributed to higher insurance premiums and repair and maintenance expenses.

After a detailed discussion,

It was then:

MOVED AND SECONDED (Abdulla/Maxwell)

To approve proposed 2011 operating budget as presented.

CARRIED

NOTICE RE: STRATA FEES ADJUSTEMENT

With the passing of the budget, new fee rates are effective

January 1, 2011. (See attached schedule.)

For those owners paying by way of auto debit, your withdrawal rate will be adjusted automatically on March 1, 2011.

For those owners paying by cheque, please remit cheques in the new amount including the shortfall.

**Questions regarding your strata fees should be directed to
Pacific Quorum Accounting Department at 604-685-3828
or via email: accounting@pacificquorum.com**

7. 3/4 VOTE RESOLUTION #1 - Authorization to commence legal action

The Resolution was read into the record.

Be it resolved:

That the Owners, Strata Plan LMS 101 approve to proceed with legal collection action to collect past due Strata Fees and Special Assessment payments from Strata lot # 34.

It was then MOVED AND SECONDED (Holthe/Schmidt)

To approve the Resolution as proposed.

CARRIED 24 in favor # 19 & 26 opposed, with no abstentions.

8. 3/4 VOTE RESOLUTION #2 - Contingency Reserve Fund Transfer

The Resolution was read into the record.

Be it resolved:

That the Owners, Strata Plan LMS 101 approve a transfer of \$10,315.66 representing the 2010 Operating Deficit from the Contingency Reserve Fund to the Operating Account.

It was then, MOVED AND SECONDED (Culley/Abdulla)

To approve the resolution as presented.

After a short discussion a vote was called.

CARRIED

9. ELECTION OF THE 2011 STRATA COUNCIL

The Strata Council was thanked for contributions to the operation of the Strata Corporation last year, specifically the Roofing Committee, made up of Stephane Castera, Morris Kozoroski, Yves Jobin & Brian Arnold.

As their term on Council terminates at this evening's meeting, the floor was opening to nominations for the 2011 Strata Council.

After accepting their nominations, the following owners' names were put forward for election to the 2011 Strata Council.

Brian Arnold	Stephane Castera	Al Abdulla
Yves Jobin	Morris Kozoroski	Carol Ohno
Michael McDonald		

After closing the floor to nominations a vote was called and the above owners elected to the 2011 Strata Council.

10. NEW BUSINESS

The owners discussed various topics with respect to the operation of the Strata Corporation, of which the centralization of the local newspapers in the mailbox kiosk received an overwhelming support, as well as possible dates for the annual junk day and neighbourhood barbeque.

11. ADJOURNMENT

There being no further business the meeting was adjourned at 8:25 p.m.

The next Strata Council Meeting is scheduled for Tuesday March 22, 2011

Attention:

Please keep these minutes as a permanent record of your strata corporation business.

Submitted by:

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