

MINUTES OF SPECIAL GENERAL MEETING STRATA PLAN LMS-3432 THE PARK

HELD: On Monday, May 25, 2009 at 7:00 p.m. in the Amenity Room, 1723 Alberni Street, Vancouver, B.C.

PRESENT: 35 owners in person or proxy, as per the registration sheet.

STRATA AGENT: Bunny Porteous, Vancouver Condominium Services Ltd.

QUORUM REPORT

There being no quorum at 7:00 p.m., as per the bylaws of the strata corporation, the meeting was adjourned for 30 minutes, and was called to order at 7:30 p.m. Bunny Porteous, in agreement with the owners, chaired the meeting. Introductions were made and the meeting commenced.

PROOF OF NOTICE

It was moved, seconded and carried to accept the notice dated May 4, 2009 as proper Notice of Meeting.

APPROVAL OF AGENDA

It was moved, seconded and carried to accept the agenda distributed with the Notice of Meeting.

3/4 VOTE RESOLUTION

The $\frac{3}{4}$ vote resolution was presented to the owners for their consideration:

3/4 VOTE RESOLUTION EVAPORATOR & CONDENSOR COIL REPLACEMENT

***WHEREAS** The Owners, Strata Plan LMS-3432 wish to replace the deteriorated evaporative and condensor coils for the make up air unit on the roof top as per the recommendation of Milani Plumbing that notes they have deteriorated to the point where they are not safe to operate and therefore require replacement;*

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan LMS-3432, that a sum of money not exceeding \$15,000 be spent for the purpose of replacing the evaporative and condensor coils for the make up air unit, such expenditure to be charged against the Joint Contingency Reserve Fund.

It was moved, seconded and **carried** (unanimously) by more than 75% of the vote to adopt $\frac{3}{4}$ Vote Resolution – Evaporator & Condensor Coil Replacement.

There being no further business, it was moved, seconded and carried to adjourn the Special General Meeting at 7:35 p.m.

Bunny Porteous
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BP/imc

INSURANCE COVERAGE

All owners and residents are reminded that the strata corporation's insurance policy does not provide coverage for any individual contents, betterments, or improvements (i.e. storage locker contents, clothing, furniture, decorating, upgrading of carpets, flooring, etc.). Owners and residents must carry their own "Owner Package" insurance for this coverage, including any and all improvements. You should contact your home insurance company to determine if you have this coverage or not.