

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

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**HELD** On Thursday, June 24, 2010 at 7:00 p.m. in the Amenities Room, 1723 Alberni Street, Vancouver, B.C.

**PRESENT** 52 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.

The meeting was called to order at 7:10 p.m. by Bunny Porteous.

**ELECTION OF CHAIR**

It was moved, seconded and carried to elect Teri McEachern as Chairperson for the meeting.

**PROOF OF NOTICE**

It was moved, seconded and carried to accept the notice dated June 3, 2010 as proper Notice of Meeting.

**APPROVAL OF AGENDA**

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

**Business – Levy: Decisions and Process**

The agent advised the owners that a Special General Meeting was scheduled in response to the petition submitted by 20% of the owners of Strata Plan LMS-3432 (The Park), in accordance with the *Strata Property Act* 43. Though the owners requested a discussion on levy decisions and levy process, owners were also provided with status information on the townhouse remediation project and domestic water system replacement.

The townhouse project was discussed at length. Owners were advised that Field Reports (which detail work completed, deficiencies, and forecast activity on a weekly basis) are available on the website. It was reiterated many times during the meeting that the contract with JLK was a 'fixed cost contract', arrived at through the tendering process, with only change orders affecting the contract fee. Change orders are identified in the Field Reports and monitored by Levelton, our engineers, on Council's behalf.

The owners requested a summary of the Townhouse Project costs to date be included in the July council minutes.

The owners expressed concern over the project delay and the resulting HST impact. The council will discuss the HST costs on the outstanding scope of work and mitigate the HST if possible.

A request was made that all future votes be recorded in writing. The strata corporation bylaws read:

**33.3** *At an annual or special general meeting, voting cards must be issued to eligible voters.*

**33.4** *At an annual or special general meeting a vote is decided on a show of voting cards, unless an eligible voter requests a precise count.*

**33.5** *If a precise count is requested, the chair must decide whether it will be by show of voting cards or by roll call, secret ballot or some other method.*

Owners are encouraged to read the notices posted on the buildings website [www.thepark.ca](http://www.thepark.ca) as all relevant information is actively posted. Owners are reminded that Council positions are volunteer and that owners have a responsibility to inform themselves of on-going issues by reading the Minutes and other posted information. Council Meeting discussion and decisions are captured in the Minutes. Much of the information discussed during the Special General Meeting had already been communicated to owners through AGM notices, Minutes, and Special Levy notices.

An information meeting to discuss the two projects will be scheduled in September, as per the owner's request.

Some owners expressed a willingness to volunteer and Council looks forward to hearing from those owners.

An information meeting is to be scheduled in September with the updates of the re-piping and the townhouse project.

Following a lengthy discussion, the meeting was adjourned at 8:30 p.m.

The next council meeting will be held on Tuesday, July 20, 2010 p.m. in the Amenities Room.

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## **HST AND STRATA FEES**

The HST legislation became law on April 30<sup>th</sup>, and becomes effective July 1<sup>st</sup>. Do you have to add HST to your monthly strata fee payments? The answer is “NO” if you own a residential strata lot. Continue to make your payments at the same amount as you have been doing in the past. However, note that most items in your strata corporation’s budget are subject to HST. This means that your strata corporation’s next budget will include an allowance for the additional HST expense which will result in an overall budget to pay for the HST. In other words, you do not have to add 7% to your payments. (The 5% GST is already in the budget). It will be “built into” your strata fees starting with your next strata corporation’s budget. In some strata corporations, an allowance has already been factored in. If you own a commercial strata lot, the HST will be an additional payment to make starting July 1<sup>st</sup>.