

**MINUTES
OF THE SPECIAL GENERAL MEETING
THE OWNERS STRATA PLAN LMS 869
PACIFIC PLACE LANDMARK I**

Held on November 4, 2008
Within the Meeting Room
950 Cambie Street, Vancouver, BC

The meeting was called to order at 6:35 pm by Jim Malick, Council President.
Crosby Property Management Ltd. was represented by Linda Taphorn, General Manager & James Sullivan, Property Manager.

CALLING THE ROLL AND CERTIFICATION OF PROXIES

The attendance register confirmed at the time of commencement of the meeting there were 48 eligible voters in attendance and 29 represented by proxy for a total of 77. The quorum requirements had been achieved, and the meeting proceeded.

PROOF OF NOTICE

It was moved/seconded that the notice dated October 14, 2008 complied with the notice requirements. CARRIED.

APPROVAL OF GENERAL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Annual General Meeting held April 14, 2008 as circulated. CARRIED.

CONSIDERATION OF RESOLUTION "A" 3/4 VOTE

It was moved/seconded to approve Resolution "A" as follows:

BE IT RESOLVED by a 3/4 vote of the owners, that Strata Corporation LMS 869, Pacific Place Landmark I, be authorized to transfer from the Contingency Reserve Fund funds not to exceed \$140,000 to the Pressure Relief Valve Reserve.

Discussion

Dave Osmond representing Trotter & Morton presented to the owners the need for repair and need to move the 28 Pressure Relief Valves. Two examples of the PRV's were shown.

Questions and discussion from the floor included

- Was Trotter & Morton sure there were only 28 valves? According to the drawings of the building and their experience it appeared to be the correct number.
- Are there PRV's in the commercial section? Yes.
- Unit specific valves were probably water shut off valves and not PRV's.

Following the discussion the Chairperson called for the vote, the result being 74 IN FAVOUR, 3 OPPOSED and 0 ABSTAINED. CARRIED.

**Minutes of the Special General Meeting
The Owners Strata Plan LMS 869
Held on November 4, 2008**

CONSIDERATION OF RESOLUTION "B" 3/4 VOTE

It was moved/seconded to approve Resolution "B" as follows:

BE IT RESOLVED by a 3/4 vote of the owners, that Strata Corporation LMS 869, Pacific Place Landmark I, hereby rescind its current Bylaws,

and replace with new Bylaws, attached.

Discussion

Several owners spoke in opposition to the new bylaws. At this time there might be changes to the Strata Act coming from the provincial legislature and maybe it would be better to do this in the future.

It was suggested by council that those that were speaking in opposition, assist council with the re-writing if this resolution doesn't pass. Owners questioned council's priorities.

Following the discussion the Chairperson called for the vote, the result being 35 IN FAVOUR, 42 OPPOSED and 0 ABSTAINED. **DEFEATED.**

CONSIDERATION OF RESOLUTION "C" 3/4 VOTE

It was moved/seconded to approve Resolution "C" as follows:

BE IT RESOLVED by a 3/4 vote of the owners of the Strata Corporation LMS 869, Pacific Place Landmark I, to terminate Crosby Property Management Ltd.'s Management Contract in accordance with the June 4, 1993 Management Contract.

Discussion

Owners spoke of specific challenges they had with Crosby. Others said that although it seemed to take a long time to get problems resolved Crosby is understanding from Crosby representatives.

Council is in discussion with 2 companies for taking over the management of the building. This is down from a list of 7 – 10 companies able to handle a building this size.

Are owners going to be advised of which company is being hired before they are hired?

No, this is a job for the council and is one of many reasons they are elected.

Following the discussion the Chairperson called for the vote, the result being 59 IN FAVOUR, 18 OPPOSED and 0 ABSTAINED. **CARRIED.**

There being no further business, the meeting was adjourned at 8:20 pm.



James Sullivan, Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office #(604) 683-8900 www.crosbypm.com

Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.