

MINUTES OF THE ANNUAL GENERAL MEETING
Strata Plan LMS0000 - "The Building"

HELD:	Tuesday, August 7, 20XX
PLACE:	In the Amenity Room at The Building, 1234 1st Street
COUNCIL IN ATTENDANCE:	Members of Council
ABSENT:	N/A
MANAGING AGENT:	John Smith of Property Management Company

CALL TO ORDER

The meeting was called to order at 7.04 pm.

QUORUM REPORT

The Strata Property Act requires that a quorum, which consists of one-third of the eligible voters, be present in order for the meeting to proceed. At today's meeting, 87 units were eligible to vote, of which one third is 27. It was determined that 26 units represented in person and 9 were represented by proxy for a total of 35 strata lots. A quorum was determined present and the meeting was declared legally constituted to proceed with the business at hand.

PROOF OF NOTICE AND THE AGENDA

The notice of the meeting was mailed to all owners on July 6, 20XX in accordance with the Strata Property Act. It was moved by Strata Lot # 12 and seconded by Strata Lot #38 to approve the Notice and Agenda as circulated.

CARRIED

ADOPTION OF LAST YEAR'S AGM MINUTES

It was moved by Strata Lot #82 and seconded by Strata Lot #4 that the minutes of the last annual general meeting held July 5, 2011 be adopted as circulated.

CARRIED

REPORT ON INSURANCE

The Insurance Policy for the Strata Corporation, as attached to the AGM notice, was reviewed by the owners. All owners and residents are reminded that the Strata Corporation's Insurance Policy does not provide for individual contents, betterments or improvements. Owners and residents must carry their own "Homeowner or Tenant Package" insurance for this coverage, including any improvements. You should contact your home insurance company to determine if you have this coverage or not.

20XX/20XX PROPOSED OPERATING BUDGET

The owners reviewed the financial statement and proposed operating budget in detail and took questions regarding such. At the end of the discussion, it was moved and seconded to accept the budget as presented.

CARRIED

SPECIAL RESOLUTION - BYLAW AMENDMENT

Be it resolved as a 3/4 Vote Resolution of the owners of LMS0000, The Building, that the following Bylaws be amended and added to the Bylaws:

Move In/Out

From:

Move-in Fee

(1) The Owner of each Residential Strata lot shall be assessed a non-refundable \$100.00 move-in fee at the commencement of the occupancy by the Owner, and/or each new occupancy of a tenant.

To:

Moving In/Out Procedures

(1) An owner must conform and ensure that any tenants conform to the Move-in and Move-out rules established by Council from time to time.

(2) An owner must provide notice the strata corporation via the resident caretaker or strata agent at least 7 days prior to a move-in/out and of all moving arrangements at least 48 hours before the moving date. All moves must take place between 9.00 am and 7.00 pm.

Moved by Strata Lot #22 and seconded by Strata Lot #37. There were 2 abstentions, 3 opposed and 30 in favour.

CARRIED

ELECTION OF 2012 STRATA COUNCIL

The past council was thanked for their efforts during the year and the floor was open to volunteers/nominations. It was moved, seconded and carried to accept the following owners to the strata council by acclamation:

Jane Smith	#14
Jim Johnson	#22
Bob Jones	#29
Joanne Anderson	#37
Tom Thomas	#53

It was moved and seconded to elect these owners to council.

CARRIED

GENERAL DISCUSSION

There was no further discussion

ADJOURNMENT

There being no further business the meeting was adjourned at 8.47 pm.