

**CITYGATE 1 LMS195
MINUTES OF THE SPECIAL GENERAL MEETING
JANUARY 25, 2007**

The meeting was held in the lobby of Citygate 1 LMS195 1182 Quebec Street, Vancouver, B.C.

CALLING OF THE ROLL

It was reported at the commencement of the meeting that forty one (41) Owners were present in person and eighty four (84) Proxies for a total of one hundred and twenty five (125) Strata Lots represented.

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

PROOF OF NOTICE

The meeting notice and agenda were distributed on January 4, 2007.

Cam Lowry reviewed the Parliamentary Procedures for the meeting. Cam also reviewed the repiping project and advised that final deficiencies were being addressed by Brighter Mechanical.

A Motion was made to thank all those who were involved with the repiping project for a job well done. Seconded. Carried.

$\frac{3}{4}$ VOTE RESOLUTION 1

Cam Lowry presented $\frac{3}{4}$ vote resolution 1 to the owners and explained that the quote being presented for the restoration of the common areas was based on the information presented at the Information Meeting that was held on January 18, 2007. The remaining funds from the repiping project are proposed to be used to pay for the restoration of the common areas.

A question arose regarding how the project would be managed. The project is smaller than the repiping project and will require fewer trades to be on site. A full time manager will not be required. An owner felt that the design presented may not necessarily be the one to use and suggested that options be obtained for colour and materials. An owner stated that it is difficult to find one design and colour scheme that will please everyone. It is important to update the common areas in order to help maintain everyone's investment. Obtaining other designs will cost more money and not everyone will be happy with the final product.

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$\frac{3}{4}$ VOTE RESOLUTION 1 CONT.

Cam read the proposed $\frac{3}{4}$ vote resolution as follows:

THEREFORE BE IT RESOLVED THAT the owners of Citygate 1 LMS195 approve the use of the remainder of the repiping special assessment funds, \$291,069.55, to pay for the restoration of the lobbies and Tower hallways which will cost \$365,000.00.

A Motion was made to accept $\frac{3}{4}$ vote resolution 1 as presented. Seconded. Carried. 110 voted in favour, 15 voted against, no abstentions.

$\frac{3}{4}$ VOTE RESOLUTION 2

Cam explained that the remaining funds in the special assessment fund will not fully cover the cost of the restoration of the common areas. The owners are being asked to approve the use of the money in the operating surplus account to help cover the cost of the restoration project.

Cam read the proposed $\frac{3}{4}$ vote resolution as follows:

THEREFORE BE IT RESOLVED THAT the owners of Citygate 1 LMS195 approve the use of the funds in the operating surplus account, \$74,268.04, to help pay for the restoration of the lobbies and Tower hallways;

A Motion was made to accept $\frac{3}{4}$ vote resolution 2 as presented. Seconded. Carried. 121 voted in favour, 4 voted against, no abstentions.

$\frac{3}{4}$ VOTE RESOLUTION 3

An owner explained the affect that the roof leaks have had on his suite as his unit is on the top floor. An owner advised that the developer of Citygate 1, Bosa, should be contacted regarding the issue of the roof.

Cam read the proposed $\frac{3}{4}$ vote resolution as follows:

THEREFORE BE IT RESOLVED THAT the owners of Citygate 1 LMS195 approve the withdrawal of up to \$150,000.00 to pay for the replacement of the roof as soon as the weather permits.

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¾ VOTE RESOLUTION 3 CONT.

A Motion was made to accept ¾ vote resolution 3 as presented. Seconded. Carried. Unanimously approved.

There being no further business, the meeting was terminated at 8:20 p.m.

Please retain at least 24 months of Strata Council and General Meeting minutes. Should you decide to sell or remortgage your suite, these minutes will be required by the potential purchaser or lending institute. The Property Management company has copies of the minutes however there would be a charge for obtaining a copy of the minutes.

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