

**STRATA PLAN LMS621 – THE WESTERLUND**

**TIME & LOCATION:**  
6:30 p.m.  
by Parkade Entrance  
1353 W 70<sup>th</sup> Ave, Vancouver

**STRATA COUNCIL  
2024-25**

**President**  
Karen Hansen

**Vice President**  
Duncan Watt

**Treasurer**  
Lilibeth Corpus Taypin

**At Large**  
Ipek Delemen

**STRATA MANAGER**  
Simon Wang  
Metrowest Building Services Ltd  
315 – 515 W Pender Street  
Vancouver, B.C. V6Z 1S4  
Phone: 604.681.2296  
24/7 emergency: 604.681.2296  
Fax: 604.681.2297  
email: [info@metrowestbs.com](mailto:info@metrowestbs.com)

**PRESENT:**

10 (ten) strata lots were present, of which 7 (seven) strata lots were present in person and 3 (three) strata lots by proxy.

Metrowest Building Services Ltd was present by Simon Wang, the Strata Manager.

Guest: Russell (Russ) Steiner from EWF Services Inc.

**(1) CALL TO ORDER**

The Council President Karen Henson called the meeting to order at 6:30 p.m. To ensure the meeting running smoothly, the Strata Manager Simon Wang assisted the Chair in facilitating the meeting. There was no objection to it.

**1.1 Introduction to the Fire Panel Replacement Project**

Mr. Russell Steiner from EWF Services Inc. presented on the fire panel replacement project and explained its necessity. The attendees asked several questions, which Mr. Steiner answered. Once all questions were addressed, Mr. Steiner left the meeting. The owners expressed their gratitude to Mr. Steiner for his presentation.

**(2) CALLING THE ROLL & CERTIFICATION OF PROXIES**

Subject to the Bylaws, a quorum for a general meeting is eligible voters holding 1/3 of the Strata Corporation's votes, present in person or by proxy. As the Strata Corporation currently consists of 15 eligible voters, 5 represents quorum in

this instance. At the commencement of the meeting there were 7 (seven) eligible voters in person and 3 (three) by proxy for a total of 10 (ten) votes represented. The quorum requirements were achieved. Thus, the meeting was declared to proceed with the business at hand.

**(3) PROOF OF NOTICE OF MEETING**

The *Strata Property Act* requires that the owners receive the general meeting notice fourteen days prior to the Meeting. It was noted that the Notice of Meeting was complied with the notice requirements of the *Strata Property Act* and that the most recently approved financial statements had been received. It was moved, seconded, and carried that proper notice of meeting had been provided in accordance with the requirements of the *Strata Property Act*. **CARRIED**

**(4) ADOPTION OF THE AGENDA**

It was moved, seconded, and carried to adopt the order of the agenda of Special General Meeting as presented. **CARRIED**

**(5) RESOLUTIONS****5.(a) 3/4 Vote Resolution "A" – To Replace Fire Panel**

It was then moved and seconded to put Resolution "A" – To Replace the Fire Panel on the floor for consideration, which read as follows:

**"WHEREAS**

- A. Pursuant to Section 3 of the Strata Property Act, the strata corporation is responsible for managing and maintaining the common property and common assets of the strata corporation for the benefit of the owners;
- B. Pursuant to Section 97 of the Strata Property Act, the strata corporation must not spend money from the operating fund unless the expenditure is:
  - (b) First approved by a resolution passed by a 3/4 vote at an annual or special general meeting.
- C. The fire system panel is reaching the end of its service span;
- D. The Strata Corporation wishes to replace the fire panel;

**BE IT RESOLVED** by a  $\frac{3}{4}$  vote resolution of The Owners, Strata Plan LMS621, that \$14,000 be raised for the purpose of repairing or replacing the fire system, including the fire sprinkler and the fire panel, and such fund be assessed by special levy.

The special levy of \$14,000.00 shall be assessed on February 27, 2025, and shall become due and payable in full immediately upon the passing of this resolution by the owners on the title at the end of that day.

For financial convenience only, the owners may pay this special levy at any time until April 1, 2025. However, this special levy is not considered as an "installment" levy as contemplated by Section 108(3)(e) of the *Strata Property Act*, and Section 109 of the *Strata Property Act* does not apply.

Owners who have not made payment in full by April 1, 2025, will be assessed a fine of \$25 per month until full payment is received. The Strata Corporation may further add interest charges at the rate of 10% per annum compounded annually.

This special levy shall be considered as part of the common expenses of the Strata Corporation in accordance with Sections 116, 117 and 118 of the *Strata Property Act*, and it shall be applicable if an owner fails to make the required payment as authorized by the passing of this  $\frac{3}{4}$  vote.

End of the Resolution"

After a discussion and addressing all questions, a vote was called to approve Resolution "a" – To Replace the Fire Panel as presented.

**NINE (9) IN FAVOR, ONE (1) OPPOSED, NONE (0) ABSTAINED**

**CARRIED**

**5.(b) 3/4 Vote Resolution "B" - To Upgrade Enterphone Panel**

It was then moved and seconded to put Resolution "B" – To Upgrade the Enterphone Panel on the floor for consideration, which read as follows:

**"WHEREAS**

- A. Pursuant to Section 3 of the Strata Property Act, the strata corporation is responsible for managing and maintaining the common property and common assets of the strata corporation for the benefit of the owners;
- B. Pursuant to Section 97 of the Strata Property Act, the strata corporation must not spend money from the operating fund unless the expenditure is:
  - (b) First approved by a resolution passed by a 3/4 vote at an annual or special general meeting
- C. The enterphone panel is out of date;
- D. The Strata Corporation aims to upgrade the enterphone panel with a modern system;

**BE IT RESOLVED** by a  $\frac{3}{4}$  vote resolution of The Owners, Strata Plan LMS621, that \$5,000 be raised for the purpose of repairing or replacing the parkade door operating system, such as the rollers, motor, or other parts that are causing noise, and such fund be assessed by special levy.

The special levy of \$5,000.00 shall be assessed on February 27, 2025, and shall become due and payable in full immediately upon the passing of this resolution by the owners on title at the end of that day.

For financial convenience only, the owners may pay this special levy at any time until June 1, 2025. However, this special levy is not considered as an "installment" levy as contemplated by Section 108(3)(e) of the *Strata Property Act*, and Section 109 of the *Strata Property Act* does not apply.

Owners who have not made payment in full by June 1, 2025, be assessed a fine of \$25 per month until full payment is received. The Strata Corporation may further add interest charges at the rate of 10% per annum compounded annually.

This special levy shall be considered as part of the common expenses of the Strata Corporation in accordance with Sections 116, 117, and 118 of the *Strata Property Act*, and it shall be applicable if an owner fails to make the required payment as authorized by the passing of this  $\frac{3}{4}$  vote.

End of the Resolution"

After a discussion and addressing all questions, a vote was called to approve Resolution "B" – To Upgrade Enterphone Panel as presented.

**NINE (9) IN FAVOR, ONE (1) OPPOSED, NONE (0) ABSTAINED**

**CARRIED**

**(6) TERMINATION**

There being no further business, the meeting was terminated at 7:35 p.m.

Submitted by:



Simon Wang  
The Strata Manager  
Metrowest Building Services Ltd.

Please be advised that copies of Council & General Meeting Minutes should be retained for a period of two years. There would be a charge for extra copies.

Owners and residents are required to put their requests/concerns in writing to the Strata Council via the Strata Manager so that Council can address them at the next Council Meeting.



**Strata Plan LMS 621 - the Westerlund**

**3/4 Vote Resolution "A"  
To Replace the Fire Panel**

**Due Feb 27, 2025 & latest to Pay April 1, 2025**

<b>Unit Number</b>	<b>Strata Lot Number</b>	<b>Unit Entitlement</b>	<b>Amounts</b>
101	2	61	870.54
102	3	54	770.64
103	1	55	784.91
201	4	68	970.44
202	5	68	970.44
203	6	68	970.44
204	7	67	956.17
301	8	68	970.44
302	9	68	970.44
303	10	68	970.44
304	11	67	956.17
401	12	68	970.44
402	13	66	941.90
403	14	68	970.44
404	15	67	956.17
Total Unit Entitlement		981	<u><u>14,000.00</u></u>



**Strata Plan LMS 621 - the Westerlund**

**3/4 Vote Resolution "B"  
To Upgrade the Enterphone**

Due Feb 27, 2025 and latest to Pay Jun 1, 2025

<b>Unit Number</b>	<b>Strata Lot Number</b>	<b>Unit Entitlement</b>	<b>Amounts</b>
101	2	61	310.91
102	3	54	275.23
103	1	55	280.33
201	4	68	346.59
202	5	68	346.59
203	6	68	346.59
204	7	67	341.49
301	8	68	346.59
302	9	68	346.59
303	10	68	346.59
304	11	67	341.49
401	12	68	346.59
402	13	66	336.39
403	14	68	346.59
404	15	67	341.49
Total Unit Entitlement		981	<b><u><u>5,000.00</u></u></b>