



VANCOUVER CONDOMINIUM SERVICES LTD.

400 - 1281 W. GEORGIA STREET, VANCOUVER, B.C. V6E 3J7

April 19, 2011

MEMO TO: Owners
Strata Plan LMS-4050

FROM: Bunny Porteous

RE: **ANNUAL GENERAL MEETING**

Attached are the minutes of the Annual General Meeting held on April 11, 2011. Please read and retain them for future reference.

Residential Owners

STRATA FEES: There is a slight decrease in strata fees.

For those owners on pre-authorized chequing (PAC), your payments will be adjusted automatically to the new rate.

For those owners who pay by post-dated cheques, please issue 12 new post-dated cheques payable to "Strata Plan LMS-4050" effective May 1, 2011.

Commercial Owners

STRATA FEES: There is an increase in strata fees retroactive to February 1, 2011.

As the Annual General Meeting was held after the strata corporation's fiscal year-end, all owners will be required to issue a "catch-up" cheque made payable to "Strata Plan LMS-4050" which covers the difference in your strata fees since the strata corporation's fiscal year-end and the time the new budget was passed on April 11, 2011.

For those owners on pre-authorized chequing (PAC), your strata fee payments will be adjusted to the new rate on May 1, 2011. Therefore, you will be required to issue a "catch-up" cheque for the months of February, March and April as the "catch-up" fee will not be withdrawn from your bank account. **SEE ATTACHED CATCH-UP FEE SCHEDULE.**

For those owners who pay by post-dated cheques, please issue new post-dated cheques made payable to "Strata Plan LMS-4050" at the new strata fee amount. **SEE ATTACHED SCHEDULE FOR YOUR NEW STRATA FEE AMOUNT.** You will also be required to issue a "catch-up" cheque for the months of February, March and April. **SEE ATTACHED CATCH-UP FEE SCHEDULE.**

PLEASE SEE THE ATTACHED STRATA FEE SCHEDULE

BYLAWS: NEW BYLAWS WERE PASSED. Available on the strata website "The501.net"

BP/af
Attachment

LMS4050/AGM Cover Memo.docx



STRATA PLAN LMS4050
Strata Fees Catch-Up / Catch-Down Schedule

12-Apr-11
 YEAR END: JANUARY 31

Passed On: April 11, 2011

UNIT	S.L.	U/E	NEW FEES 2011/2012	OLD FEES 2010/2011	DIFF X 1 MONTH	DIFF X 2 MONTHS	DIFF X 3 MONTHS
1351	1	656	\$522.92	\$433.26	\$89.66	\$179.32	\$268.98
1355	2	414	\$330.01	\$273.43	\$56.58	\$113.16	\$169.74
1359	3	416	\$331.61	\$274.75	\$56.86	\$113.72	\$170.58
1363	4	415	\$330.81	\$274.09	\$56.72	\$113.44	\$170.16
1367	5	414	\$330.01	\$273.43	\$56.58	\$113.16	\$169.74
1371	6	413	\$329.21	\$272.77	\$56.44	\$112.88	\$169.32
1375	7	416	\$331.61	\$274.75	\$56.86	\$113.72	\$170.58
1379	8	414	\$330.01	\$273.43	\$56.58	\$113.16	\$169.74
1383	9	436	\$347.55	\$287.96	\$59.59	\$119.18	\$178.77
1387	10	644	\$513.35	\$425.33	\$88.02	\$176.04	\$264.06
1391	11	886	\$706.26	\$585.16	\$121.10	\$242.20	\$363.30
0210	12	752	\$364.98	\$368.92	(\$3.94)	(\$7.88)	(\$11.82)
0209	13	726	\$352.36	\$356.17	(\$3.81)	(\$7.62)	(\$11.43)
0208	14	725	\$351.88	\$355.68	(\$3.80)	(\$7.60)	(\$11.40)
0207	15	724	\$351.39	\$355.19	(\$3.80)	(\$7.60)	(\$11.40)
0206	16	726	\$352.36	\$356.17	(\$3.81)	(\$7.62)	(\$11.43)
0205	17	725	\$351.88	\$355.68	(\$3.80)	(\$7.60)	(\$11.40)
0204	18	722	\$350.42	\$354.21	(\$3.79)	(\$7.58)	(\$11.37)
0203	19	725	\$351.88	\$355.68	(\$3.80)	(\$7.60)	(\$11.40)
0202	20	723	\$350.91	\$354.70	(\$3.79)	(\$7.58)	(\$11.37)
0201	21	684	\$331.98	\$335.56	(\$3.58)	(\$7.16)	(\$10.74)
0301	22	468	\$227.14	\$229.60	(\$2.46)	(\$4.92)	(\$7.38)
0302	23	550	\$266.94	\$269.83	(\$2.89)	(\$5.78)	(\$8.67)
0303	24	736	\$357.22	\$361.08	(\$3.86)	(\$7.72)	(\$11.58)
0304	25	Strata suite	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0401	26	468	\$227.14	\$229.60	(\$2.46)	(\$4.92)	(\$7.38)
0402	27	550	\$266.94	\$269.83	(\$2.89)	(\$5.78)	(\$8.67)
0403	28	364	\$176.67	\$178.58	(\$1.91)	(\$3.82)	(\$5.73)
0404	29	583	\$282.96	\$286.01	(\$3.05)	(\$6.10)	(\$9.15)
0405	30	571	\$277.13	\$280.13	(\$3.00)	(\$6.00)	(\$9.00)
0406	31	371	\$180.06	\$182.01	(\$1.95)	(\$3.90)	(\$5.85)
0407	32	583	\$282.96	\$286.01	(\$3.05)	(\$6.10)	(\$9.15)
0408	33	474	\$230.05	\$232.54	(\$2.49)	(\$4.98)	(\$7.47)
0501	34	468	\$227.14	\$229.60	(\$2.46)	(\$4.92)	(\$7.38)
0502	35	555	\$269.37	\$272.28	(\$2.91)	(\$5.82)	(\$8.73)
0503	36	361	\$175.21	\$177.10	(\$1.89)	(\$3.78)	(\$5.67)
0504	37	580	\$281.50	\$284.54	(\$3.04)	(\$6.08)	(\$9.12)
0505	38	464	\$225.20	\$227.63	(\$2.43)	(\$4.86)	(\$7.29)
0506	39	456	\$221.32	\$223.71	(\$2.39)	(\$4.78)	(\$7.17)
0507	40	536	\$260.15	\$262.96	(\$2.81)	(\$5.62)	(\$8.43)
0508	41	371	\$180.06	\$182.01	(\$1.95)	(\$3.90)	(\$5.85)
0509	42	580	\$281.50	\$284.54	(\$3.04)	(\$6.08)	(\$9.12)
0510	43	477	\$231.51	\$234.01	(\$2.50)	(\$5.00)	(\$7.50)
0601	44	470	\$228.11	\$230.58	(\$2.47)	(\$4.94)	(\$7.41)
0602	45	551	\$267.43	\$270.32	(\$2.89)	(\$5.78)	(\$8.67)
0603	46	363	\$176.18	\$178.08	(\$1.90)	(\$3.80)	(\$5.70)
0604	47	580	\$281.50	\$284.54	(\$3.04)	(\$6.08)	(\$9.12)
0605	48	467	\$226.66	\$229.11	(\$2.45)	(\$4.90)	(\$7.35)
0606	49	444	\$215.49	\$217.82	(\$2.33)	(\$4.66)	(\$6.99)
0607	50	545	\$264.51	\$267.37	(\$2.86)	(\$5.72)	(\$8.58)
0608	51	375	\$182.01	\$183.97	(\$1.96)	(\$3.92)	(\$5.88)
0609	52	581	\$281.99	\$285.03	(\$3.04)	(\$6.08)	(\$9.12)
0610	53	476	\$231.03	\$233.52	(\$2.49)	(\$4.98)	(\$7.47)
0701	54	469	\$227.63	\$230.09	(\$2.46)	(\$4.92)	(\$7.38)
0702	55	551	\$267.43	\$270.32	(\$2.89)	(\$5.78)	(\$8.67)
0703	56	364	\$176.67	\$178.58	(\$1.91)	(\$3.82)	(\$5.73)
0704	57	582	\$282.47	\$285.52	(\$3.05)	(\$6.10)	(\$9.15)
0705	58	468	\$227.14	\$229.60	(\$2.46)	(\$4.92)	(\$7.38)
0706	59	445	\$215.98	\$218.31	(\$2.33)	(\$4.66)	(\$6.99)
0707	60	548	\$265.97	\$268.84	(\$2.87)	(\$5.74)	(\$8.61)
0708	61	371	\$180.06	\$182.01	(\$1.95)	(\$3.90)	(\$5.85)
0709	62	578	\$280.53	\$283.56	(\$3.03)	(\$6.06)	(\$9.09)
0710	63	478	\$232.00	\$234.50	(\$2.50)	(\$5.00)	(\$7.50)

STRATA PLAN LMS4050
Strata Fees Catch-Up / Catch-Down Schedule

12-Apr-11
 YEAR END: JANUARY 31

Passed On: April 11, 2011

UNIT	S.L.	U/E	NEW FEES 2011/2012	OLD FEES 2010/2011	DIFF X 1 MONTH	DIFF X 2 MONTHS	DIFF X 3 MONTHS
0801	64	472	\$229.08	\$231.56	(\$2.48)	(\$4.96)	(\$7.44)
0802	65	549	\$266.46	\$269.33	(\$2.87)	(\$5.74)	(\$8.61)
0803	66	363	\$176.18	\$178.08	(\$1.90)	(\$3.80)	(\$5.70)
0804	67	582	\$282.47	\$285.52	(\$3.05)	(\$6.10)	(\$9.15)
0805	68	466	\$226.17	\$228.62	(\$2.45)	(\$4.90)	(\$7.35)
0806	69	445	\$215.98	\$218.31	(\$2.33)	(\$4.66)	(\$6.99)
0807	70	546	\$265.00	\$267.86	(\$2.86)	(\$5.72)	(\$8.58)
0808	71	372	\$180.55	\$182.50	(\$1.95)	(\$3.90)	(\$5.85)
0809	72	581	\$281.99	\$285.03	(\$3.04)	(\$6.08)	(\$9.12)
0810	73	479	\$232.48	\$234.99	(\$2.51)	(\$5.02)	(\$7.53)
0901	74	467	\$226.66	\$229.11	(\$2.45)	(\$4.90)	(\$7.35)
0902	75	549	\$266.46	\$269.33	(\$2.87)	(\$5.74)	(\$8.61)
0903	76	363	\$176.18	\$178.08	(\$1.90)	(\$3.80)	(\$5.70)
0904	77	581	\$281.99	\$285.03	(\$3.04)	(\$6.08)	(\$9.12)
0905	78	467	\$226.66	\$229.11	(\$2.45)	(\$4.90)	(\$7.35)
0906	79	446	\$216.47	\$218.80	(\$2.33)	(\$4.66)	(\$6.99)
0907	80	549	\$266.46	\$269.33	(\$2.87)	(\$5.74)	(\$8.61)
0908	81	372	\$180.55	\$182.50	(\$1.95)	(\$3.90)	(\$5.85)
0909	82	581	\$281.99	\$285.03	(\$3.04)	(\$6.08)	(\$9.12)
0910	83	480	\$232.97	\$235.48	(\$2.51)	(\$5.02)	(\$7.53)
1001	84	471	\$228.60	\$231.07	(\$2.47)	(\$4.94)	(\$7.41)
1002	85	554	\$268.88	\$271.79	(\$2.91)	(\$5.82)	(\$8.73)
1003	86	361	\$175.21	\$177.10	(\$1.89)	(\$3.78)	(\$5.67)
1004	87	578	\$280.53	\$283.56	(\$3.03)	(\$6.06)	(\$9.09)
1005	88	466	\$226.17	\$228.62	(\$2.45)	(\$4.90)	(\$7.35)
1006	89	444	\$215.49	\$217.82	(\$2.33)	(\$4.66)	(\$6.99)
1007	90	548	\$265.97	\$268.84	(\$2.87)	(\$5.74)	(\$8.61)
1008	91	372	\$180.55	\$182.50	(\$1.95)	(\$3.90)	(\$5.85)
1009	92	581	\$281.99	\$285.03	(\$3.04)	(\$6.08)	(\$9.12)
1010	93	483	\$234.42	\$236.96	(\$2.54)	(\$5.08)	(\$7.62)
1101	94	471	\$228.60	\$231.07	(\$2.47)	(\$4.94)	(\$7.41)
1102	95	551	\$267.43	\$270.32	(\$2.89)	(\$5.78)	(\$8.67)
1103	96	361	\$175.21	\$177.10	(\$1.89)	(\$3.78)	(\$5.67)
1104	97	583	\$282.96	\$286.01	(\$3.05)	(\$6.10)	(\$9.15)
1105	98	466	\$226.17	\$228.62	(\$2.45)	(\$4.90)	(\$7.35)
1106	99	445	\$215.98	\$218.31	(\$2.33)	(\$4.66)	(\$6.99)
1107	100	546	\$265.00	\$267.86	(\$2.86)	(\$5.72)	(\$8.58)
1108	101	372	\$180.55	\$182.50	(\$1.95)	(\$3.90)	(\$5.85)
1109	102	579	\$281.02	\$284.05	(\$3.03)	(\$6.06)	(\$9.09)
1110	103	478	\$232.00	\$234.50	(\$2.50)	(\$5.00)	(\$7.50)
1201	104	472	\$229.08	\$231.56	(\$2.48)	(\$4.96)	(\$7.44)
1202	105	550	\$266.94	\$269.83	(\$2.89)	(\$5.78)	(\$8.67)
1203	106	364	\$176.67	\$178.58	(\$1.91)	(\$3.82)	(\$5.73)
1204	107	578	\$280.53	\$283.56	(\$3.03)	(\$6.06)	(\$9.09)
1205	108	467	\$226.66	\$229.11	(\$2.45)	(\$4.90)	(\$7.35)
1206	109	438	\$212.58	\$214.88	(\$2.30)	(\$4.60)	(\$6.90)
1207	110	548	\$265.97	\$268.84	(\$2.87)	(\$5.74)	(\$8.61)
1208	111	372	\$180.55	\$182.50	(\$1.95)	(\$3.90)	(\$5.85)
1209	112	576	\$279.56	\$282.58	(\$3.02)	(\$6.04)	(\$9.06)
1210	113	481	\$233.45	\$235.97	(\$2.52)	(\$5.04)	(\$7.56)
1401	114	481	\$233.45	\$235.97	(\$2.52)	(\$5.04)	(\$7.56)
1402	115	541	\$262.57	\$265.41	(\$2.84)	(\$5.68)	(\$8.52)
1403	116	362	\$175.70	\$177.59	(\$1.89)	(\$3.78)	(\$5.67)
1404	117	579	\$281.02	\$284.05	(\$3.03)	(\$6.06)	(\$9.09)
1405	118	466	\$226.17	\$228.62	(\$2.45)	(\$4.90)	(\$7.35)
1406	119	445	\$215.98	\$218.31	(\$2.33)	(\$4.66)	(\$6.99)
1407	120	547	\$265.49	\$268.35	(\$2.86)	(\$5.72)	(\$8.58)
1408	121	374	\$181.52	\$183.48	(\$1.96)	(\$3.92)	(\$5.88)
1409	122	580	\$281.50	\$284.54	(\$3.04)	(\$6.08)	(\$9.12)
1410	123	477	\$231.51	\$234.01	(\$2.50)	(\$5.00)	(\$7.50)
1501	124	471	\$228.60	\$231.07	(\$2.47)	(\$4.94)	(\$7.41)
1502	125	551	\$267.43	\$270.32	(\$2.89)	(\$5.78)	(\$8.67)
1503	126	362	\$175.70	\$177.59	(\$1.89)	(\$3.78)	(\$5.67)

STRATA PLAN LMS4050
Strata Fees Catch-Up / Catch-Down Schedule

12-Apr-11
 YEAR END: JANUARY 31

Passed On: April 11, 2011

UNIT	S.L.	U/E	NEW FEES 2011/2012	OLD FEES 2010/2011	DIFF X 1 MONTH	DIFF X 2 MONTHS	DIFF X 3 MONTHS
1504	127	579	\$281.02	\$284.05	(\$3.03)	(\$6.06)	(\$9.09)
1505	128	465	\$225.69	\$228.13	(\$2.44)	(\$4.88)	(\$7.32)
1506	129	437	\$212.10	\$214.39	(\$2.29)	(\$4.58)	(\$6.87)
1507	130	545	\$264.51	\$267.37	(\$2.86)	(\$5.72)	(\$8.58)
1508	131	382	\$185.40	\$187.41	(\$2.01)	(\$4.02)	(\$6.03)
1509	132	579	\$281.02	\$284.05	(\$3.03)	(\$6.06)	(\$9.09)
1510	133	477	\$231.51	\$234.01	(\$2.50)	(\$5.00)	(\$7.50)
1601	134	469	\$227.63	\$230.09	(\$2.46)	(\$4.92)	(\$7.38)
1602	135	554	\$268.88	\$271.79	(\$2.91)	(\$5.82)	(\$8.73)
1603	136	362	\$175.70	\$177.59	(\$1.89)	(\$3.78)	(\$5.67)
1604	137	578	\$280.53	\$283.56	(\$3.03)	(\$6.06)	(\$9.09)
1605	138	467	\$226.66	\$229.11	(\$2.45)	(\$4.90)	(\$7.35)
1606	139	445	\$215.98	\$218.31	(\$2.33)	(\$4.66)	(\$6.99)
1607	140	545	\$264.51	\$267.37	(\$2.86)	(\$5.72)	(\$8.58)
1608	141	373	\$181.03	\$182.99	(\$1.96)	(\$3.92)	(\$5.88)
1609	142	582	\$282.47	\$285.52	(\$3.05)	(\$6.10)	(\$9.15)
1610	143	476	\$231.03	\$233.52	(\$2.49)	(\$4.98)	(\$7.47)
1701	144	470	\$228.11	\$230.58	(\$2.47)	(\$4.94)	(\$7.41)
1702	145	550	\$266.94	\$269.83	(\$2.89)	(\$5.78)	(\$8.67)
1703	146	363	\$176.18	\$178.08	(\$1.90)	(\$3.80)	(\$5.70)
1704	147	580	\$281.50	\$284.54	(\$3.04)	(\$6.08)	(\$9.12)
1705	148	466	\$226.17	\$228.62	(\$2.45)	(\$4.90)	(\$7.35)
1706	149	447	\$216.95	\$219.29	(\$2.34)	(\$4.68)	(\$7.02)
1707	150	546	\$265.00	\$267.86	(\$2.86)	(\$5.72)	(\$8.58)
1708	151	371	\$180.06	\$182.01	(\$1.95)	(\$3.90)	(\$5.85)
1709	152	584	\$283.44	\$286.51	(\$3.07)	(\$6.14)	(\$9.21)
1710	153	476	\$231.03	\$233.52	(\$2.49)	(\$4.98)	(\$7.47)
1801	154	470	\$228.11	\$230.58	(\$2.47)	(\$4.94)	(\$7.41)
1802	155	550	\$266.94	\$269.83	(\$2.89)	(\$5.78)	(\$8.67)
1803	156	363	\$176.18	\$178.08	(\$1.90)	(\$3.80)	(\$5.70)
1804	157	580	\$281.50	\$284.54	(\$3.04)	(\$6.08)	(\$9.12)
1805	158	466	\$226.17	\$228.62	(\$2.45)	(\$4.90)	(\$7.35)
1806	159	447	\$216.95	\$219.29	(\$2.34)	(\$4.68)	(\$7.02)
1807	160	546	\$265.00	\$267.86	(\$2.86)	(\$5.72)	(\$8.58)
1808	161	372	\$180.55	\$182.50	(\$1.95)	(\$3.90)	(\$5.85)
1809	162	582	\$282.47	\$285.52	(\$3.05)	(\$6.10)	(\$9.15)
1810	163	476	\$231.03	\$233.52	(\$2.49)	(\$4.98)	(\$7.47)
1901	164	469	\$227.63	\$230.09	(\$2.46)	(\$4.92)	(\$7.38)
1902	165	547	\$265.49	\$268.35	(\$2.86)	(\$5.72)	(\$8.58)
1903	166	364	\$176.67	\$178.58	(\$1.91)	(\$3.82)	(\$5.73)
1904	167	583	\$282.96	\$286.01	(\$3.05)	(\$6.10)	(\$9.15)
1905	168	464	\$225.20	\$227.63	(\$2.43)	(\$4.86)	(\$7.29)
1906	169	436	\$211.61	\$213.90	(\$2.29)	(\$4.58)	(\$6.87)
1907	170	548	\$265.97	\$268.84	(\$2.87)	(\$5.74)	(\$8.61)
1908	171	370	\$179.58	\$181.52	(\$1.94)	(\$3.88)	(\$5.82)
1909	172	582	\$282.47	\$285.52	(\$3.05)	(\$6.10)	(\$9.15)
1910	173	475	\$230.54	\$233.03	(\$2.49)	(\$4.98)	(\$7.47)
2001	174	469	\$227.63	\$230.09	(\$2.46)	(\$4.92)	(\$7.38)
2002	175	549	\$266.46	\$269.33	(\$2.87)	(\$5.74)	(\$8.61)
2003	176	364	\$176.67	\$178.58	(\$1.91)	(\$3.82)	(\$5.73)
2004	177	579	\$281.02	\$284.05	(\$3.03)	(\$6.06)	(\$9.09)
2005	178	466	\$226.17	\$228.62	(\$2.45)	(\$4.90)	(\$7.35)
2006	179	444	\$215.49	\$217.82	(\$2.33)	(\$4.66)	(\$6.99)
2007	180	551	\$267.43	\$270.32	(\$2.89)	(\$5.78)	(\$8.67)
2008	181	372	\$180.55	\$182.50	(\$1.95)	(\$3.90)	(\$5.85)
2009	182	582	\$282.47	\$285.52	(\$3.05)	(\$6.10)	(\$9.15)
2010	183	476	\$231.03	\$233.52	(\$2.49)	(\$4.98)	(\$7.47)
2101	184	469	\$227.63	\$230.09	(\$2.46)	(\$4.92)	(\$7.38)
2102	185	547	\$265.49	\$268.35	(\$2.86)	(\$5.72)	(\$8.58)
2103	186	363	\$176.18	\$178.08	(\$1.90)	(\$3.80)	(\$5.70)
2104	187	581	\$281.99	\$285.03	(\$3.04)	(\$6.08)	(\$9.12)
2105	188	466	\$226.17	\$228.62	(\$2.45)	(\$4.90)	(\$7.35)
2106	189	445	\$215.98	\$218.31	(\$2.33)	(\$4.66)	(\$6.99)

STRATA PLAN LMS4050
Strata Fees Catch-Up / Catch-Down Schedule

12-Apr-11
 YEAR END: JANUARY 31

Passed On: April 11, 2011

UNIT	S.L.	U/E	NEW FEES 2011/2012	OLD FEES 2010/2011	DIFF X 1 MONTH	DIFF X 2 MONTHS	DIFF X 3 MONTHS
2107	190	550	\$266.94	\$269.83	(\$2.89)	(\$5.78)	(\$8.67)
2108	191	371	\$180.06	\$182.01	(\$1.95)	(\$3.90)	(\$5.85)
2109	192	584	\$283.44	\$286.51	(\$3.07)	(\$6.14)	(\$9.21)
2110	193	477	\$231.51	\$234.01	(\$2.50)	(\$5.00)	(\$7.50)
2201	194	469	\$227.63	\$230.09	(\$2.46)	(\$4.92)	(\$7.38)
2202	195	547	\$265.49	\$268.35	(\$2.86)	(\$5.72)	(\$8.58)
2203	196	365	\$177.15	\$179.07	(\$1.92)	(\$3.84)	(\$5.76)
2204	197	582	\$282.47	\$285.52	(\$3.05)	(\$6.10)	(\$9.15)
2205	198	468	\$227.14	\$229.60	(\$2.46)	(\$4.92)	(\$7.38)
2206	199	418	\$202.88	\$205.07	(\$2.19)	(\$4.38)	(\$6.57)
2207	200	564	\$273.74	\$276.69	(\$2.95)	(\$5.90)	(\$8.85)
2208	201	378	\$183.46	\$185.44	(\$1.98)	(\$3.96)	(\$5.94)
2209	202	584	\$283.44	\$286.51	(\$3.07)	(\$6.14)	(\$9.21)
2210	203	477	\$231.51	\$234.01	(\$2.50)	(\$5.00)	(\$7.50)
2301	204	467	\$226.66	\$229.11	(\$2.45)	(\$4.90)	(\$7.35)
2302	205	550	\$266.94	\$269.83	(\$2.89)	(\$5.78)	(\$8.67)
2303	206	365	\$177.15	\$179.07	(\$1.92)	(\$3.84)	(\$5.76)
2304	207	580	\$281.50	\$284.54	(\$3.04)	(\$6.08)	(\$9.12)
2305	208	466	\$226.17	\$228.62	(\$2.45)	(\$4.90)	(\$7.35)
2306	209	444	\$215.49	\$217.82	(\$2.33)	(\$4.66)	(\$6.99)
2307	210	550	\$266.94	\$269.83	(\$2.89)	(\$5.78)	(\$8.67)
2308	211	372	\$180.55	\$182.50	(\$1.95)	(\$3.90)	(\$5.85)
2309	212	583	\$282.96	\$286.01	(\$3.05)	(\$6.10)	(\$9.15)
2310	213	475	\$230.54	\$233.03	(\$2.49)	(\$4.98)	(\$7.47)
2401	214	467	\$226.66	\$229.11	(\$2.45)	(\$4.90)	(\$7.35)
2402	215	550	\$266.94	\$269.83	(\$2.89)	(\$5.78)	(\$8.67)
2403	216	367	\$178.12	\$180.05	(\$1.93)	(\$3.86)	(\$5.79)
2404	217	578	\$280.53	\$283.56	(\$3.03)	(\$6.06)	(\$9.09)
2405	218	467	\$226.66	\$229.11	(\$2.45)	(\$4.90)	(\$7.35)
2406	219	444	\$215.49	\$217.82	(\$2.33)	(\$4.66)	(\$6.99)
2407	220	550	\$266.94	\$269.83	(\$2.89)	(\$5.78)	(\$8.67)
2408	221	372	\$180.55	\$182.50	(\$1.95)	(\$3.90)	(\$5.85)
2409	222	582	\$282.47	\$285.52	(\$3.05)	(\$6.10)	(\$9.15)
2410	223	477	\$231.51	\$234.01	(\$2.50)	(\$5.00)	(\$7.50)
2501	224	467	\$226.66	\$229.11	(\$2.45)	(\$4.90)	(\$7.35)
2502	225	552	\$267.91	\$270.81	(\$2.90)	(\$5.80)	(\$8.70)
2503	226	363	\$176.18	\$178.08	(\$1.90)	(\$3.80)	(\$5.70)
2504	227	580	\$281.50	\$284.54	(\$3.04)	(\$6.08)	(\$9.12)
2505	228	467	\$226.66	\$229.11	(\$2.45)	(\$4.90)	(\$7.35)
2506	229	444	\$215.49	\$217.82	(\$2.33)	(\$4.66)	(\$6.99)
2507	230	550	\$266.94	\$269.83	(\$2.89)	(\$5.78)	(\$8.67)
2508	231	372	\$180.55	\$182.50	(\$1.95)	(\$3.90)	(\$5.85)
2509	232	581	\$281.99	\$285.03	(\$3.04)	(\$6.08)	(\$9.12)
2510	233	476	\$231.03	\$233.52	(\$2.49)	(\$4.98)	(\$7.47)
2601	234	469	\$227.63	\$230.09	(\$2.46)	(\$4.92)	(\$7.38)
2602	235	552	\$267.91	\$270.81	(\$2.90)	(\$5.80)	(\$8.70)
2603	236	365	\$177.15	\$179.07	(\$1.92)	(\$3.84)	(\$5.76)
2604	237	577	\$280.05	\$283.07	(\$3.02)	(\$6.04)	(\$9.06)
2605	238	467	\$226.66	\$229.11	(\$2.45)	(\$4.90)	(\$7.35)
2606	239	445	\$215.98	\$218.31	(\$2.33)	(\$4.66)	(\$6.99)
2607	240	547	\$265.49	\$268.35	(\$2.86)	(\$5.72)	(\$8.58)
2608	241	374	\$181.52	\$183.48	(\$1.96)	(\$3.92)	(\$5.88)
2609	242	583	\$282.96	\$286.01	(\$3.05)	(\$6.10)	(\$9.15)
2610	243	475	\$230.54	\$233.03	(\$2.49)	(\$4.98)	(\$7.47)
2701	244	481	\$233.45	\$235.97	(\$2.52)	(\$5.04)	(\$7.56)
2702	245	537	\$260.63	\$263.45	(\$2.82)	(\$5.64)	(\$8.46)
2703	246	365	\$177.15	\$179.07	(\$1.92)	(\$3.84)	(\$5.76)
2704	247	578	\$280.53	\$283.56	(\$3.03)	(\$6.06)	(\$9.09)
2705	248	467	\$226.66	\$229.11	(\$2.45)	(\$4.90)	(\$7.35)
2706	249	444	\$215.49	\$217.82	(\$2.33)	(\$4.66)	(\$6.99)
2707	250	544	\$264.03	\$266.88	(\$2.85)	(\$5.70)	(\$8.55)
2708	251	374	\$181.52	\$183.48	(\$1.96)	(\$3.92)	(\$5.88)
2709	252	582	\$282.47	\$285.52	(\$3.05)	(\$6.10)	(\$9.15)

STRATA PLAN LMS4050
Strata Fees Catch-Up / Catch-Down Schedule

12-Apr-11
 YEAR END: JANUARY 31

Passed On: April 11, 2011

UNIT	S.L.	U/E	NEW FEES 2011/2012	OLD FEES 2010/2011	DIFF X 1 MONTH	DIFF X 2 MONTHS	DIFF X 3 MONTHS
2710	253	478	\$232.00	\$234.50	(\$2.50)	(\$5.00)	(\$7.50)
2801	254	497	\$241.22	\$243.82	(\$2.60)	(\$5.20)	(\$7.80)
2802	255	541	\$262.57	\$265.41	(\$2.84)	(\$5.68)	(\$8.52)
2803	256	364	\$176.67	\$178.58	(\$1.91)	(\$3.82)	(\$5.73)
2804	257	578	\$280.53	\$283.56	(\$3.03)	(\$6.06)	(\$9.09)
2805	258	467	\$226.66	\$229.11	(\$2.45)	(\$4.90)	(\$7.35)
2806	259	433	\$210.16	\$212.43	(\$2.27)	(\$4.54)	(\$6.81)
2807	260	547	\$265.49	\$268.35	(\$2.86)	(\$5.72)	(\$8.58)
2808	261	546	\$265.00	\$267.86	(\$2.86)	(\$5.72)	(\$8.58)
2809	262	808	\$392.16	\$396.40	(\$4.24)	(\$8.48)	(\$12.72)
2901	263	498	\$241.70	\$244.31	(\$2.61)	(\$5.22)	(\$7.83)
2902	264	536	\$260.15	\$262.96	(\$2.81)	(\$5.62)	(\$8.43)
2903	265	368	\$178.61	\$180.54	(\$1.93)	(\$3.86)	(\$5.79)
2904	266	580	\$281.50	\$284.54	(\$3.04)	(\$6.08)	(\$9.12)
2905	267	466	\$226.17	\$228.62	(\$2.45)	(\$4.90)	(\$7.35)
2906	268	436	\$211.61	\$213.90	(\$2.29)	(\$4.58)	(\$6.87)
2907	269	546	\$265.00	\$267.86	(\$2.86)	(\$5.72)	(\$8.58)
2908	270	546	\$265.00	\$267.86	(\$2.86)	(\$5.72)	(\$8.58)
2909	271	809	\$392.65	\$396.89	(\$4.24)	(\$8.48)	(\$12.72)
3001	272	497	\$241.22	\$243.82	(\$2.60)	(\$5.20)	(\$7.80)
3002	273	535	\$259.66	\$262.47	(\$2.81)	(\$5.62)	(\$8.43)
3003	274	370	\$179.58	\$181.52	(\$1.94)	(\$3.88)	(\$5.82)
3004	275	580	\$281.50	\$284.54	(\$3.04)	(\$6.08)	(\$9.12)
3005	276	466	\$226.17	\$228.62	(\$2.45)	(\$4.90)	(\$7.35)
3006	277	446	\$216.47	\$218.80	(\$2.33)	(\$4.66)	(\$6.99)
3007	278	553	\$268.40	\$271.30	(\$2.90)	(\$5.80)	(\$8.70)
3008	279	539	\$261.60	\$264.43	(\$2.83)	(\$5.66)	(\$8.49)
3009	280	807	\$391.68	\$395.91	(\$4.23)	(\$8.46)	(\$12.69)
3101	281	680	\$330.04	\$333.60	(\$3.56)	(\$7.12)	(\$10.68)
3102	282	917	\$445.06	\$449.87	(\$4.81)	(\$9.62)	(\$14.43)
3103	283	488	\$236.85	\$239.41	(\$2.56)	(\$5.12)	(\$7.68)
3104	284	624	\$302.86	\$306.13	(\$3.27)	(\$6.54)	(\$9.81)
3105	285	554	\$268.88	\$271.79	(\$2.91)	(\$5.82)	(\$8.73)
3106	286	872	\$423.22	\$427.80	(\$4.58)	(\$9.16)	(\$13.74)
3201	287	560	\$271.79	\$274.73	(\$2.94)	(\$5.88)	(\$8.82)
3202	288	802	\$389.25	\$393.45	(\$4.20)	(\$8.40)	(\$12.60)
3203	289	453	\$219.86	\$222.24	(\$2.38)	(\$4.76)	(\$7.14)
3204	290	539	\$261.60	\$264.43	(\$2.83)	(\$5.66)	(\$8.49)
3205	291	649	\$314.99	\$318.39	(\$3.40)	(\$6.80)	(\$10.20)
3301	292	699	\$339.26	\$342.92	(\$3.66)	(\$7.32)	(\$10.98)
3302	293	911	\$442.15	\$446.93	(\$4.78)	(\$9.56)	(\$14.34)
3303	294	511	\$248.01	\$250.69	(\$2.68)	(\$5.36)	(\$8.04)
3304	295	675	\$327.61	\$331.15	(\$3.54)	(\$7.08)	(\$10.62)
U/E FOR COMM.		5524	\$74,281.81	\$74,281.67	\$0.14	\$0.28	\$0.42
U/E FOR RES.		143976	X12	X12			
STRATA SUITE U/E		474	\$891,381.72	\$891,380.04			
TOTAL U/E		149974					
STRATA SUITE U/E		(474)					
ASSESSABLE U/E		149500					

Although the total fees may not change, each fee charged may change depending on the split calculation.

MINUTES OF ANNUAL GENERAL MEETING
STRATA PLAN LMS-4050
THE 501

HELD

On Monday, April 11, 2011 at 6:30 in the Amenity Room,
501 Pacific Street, Vancouver, B.C.

PRESENT

85 owners in person or proxy, as per the registration sheet.

STRATA AGENT

Bunny Porteous, Vancouver Condominium Services Ltd.

GUESTS

Kevin Grastny, Halsall Engineering
Paul Mendes, Lesperance Mendes Solicitors

QUORUM REPORT

There being no quorum present at 6:30 p.m., as per the bylaws for the strata corporation, the meeting was adjourned for 30 minutes and was called to order at 7:00 p.m. by council president Brent Belsher. Introductions were made and the meeting commenced.

GUEST BUSINESS

Kevin Grastny from Halsall Engineering was invited to attend the council meeting to discuss the benefits of completing a contingency reserve study and maintenance plan. In order to achieve a full service life of the building Assets (Roof, windows, boilers, elevators, hallway carpets, fire alarm equipment, building components etc.) the Provincial Government is finalizing legislation which will mandate strata corporations prepare a Reserve Fund Study (depreciation report) within the next two years. Strata corporations must ensure that adequate maintenance is carried out each year and in turn, the timely replacement of the assets at the end of their usual service life depends on the adequacy of the reserve fund. Maintenance Plans and Reserve Studies are two support tools that contribute toward good stewardship of the physical assets in the best interest of the strata corporation. The Reserve Study is a long range financial planning tool that is the basis for a capital reserve to accommodate anticipated future major common projects such as, replacement of the roofs etc. Many building owners do not accrue adequate funds to cover the cost of such future repairs and replacements which can result in special levies to cover the cost of such expenditures.

Kevin informed the owners that a reserve study (cost \$11,500 + HST) will provide financial

guidance so that the building owners can make prudent and informed decisions regarding the provision of adequate reserve funding and will also provide a planning tool to help ensure financial continuity and dependability for current and future owners. Following further discussion, the council and owners thanked Kevin Grastny for attending the meeting and he departed at 7:00 p.m.

ELECTION OF CHAIR

It was moved, seconded and carried to elect the council president, Mr. Brent Belsher as chairperson for the meeting.

PROOF OF NOTICE

It was moved, seconded and carried to accept the Notice dated March 21, 2011 as proper Notice of Meeting.

APPROVAL OF AGENDA

It was moved, seconded and carried to accept the Agenda.

MINUTES

It was moved, seconded and **carried** to adopt the minutes of the March 31, 2010 Annual General Meeting. There was no business arising.

It was moved, seconded and **carried** to adopt the minutes of the June 14, 2010 Special General Meeting. There was no business arising.

UNFINISHED BUSINESS

There was no Unfinished Business.

PRESIDENT'S REPORT

The council President Brent Belsher, welcomed the owners and reviewed the President's Report attached to the AGM Notice. Brent thanked the council, the agent and the building manager for their hard work over the last year.

INSURANCE REPORT

The insurance policy for Strata Corporation LMS-4050 as attached to the AGM Notice was reviewed by the owners and approved.

All owners and residents are reminded that the strata corporation's insurance policy does not provide for individual contents, betterments or improvements (i.e., storage locker contents, clothing, furniture, decorating, upgrading of carpets, flooring, etc.). Owners and residents must carry their own "Owner Package" insurance for this coverage, including any improvements. You should contact your home insurance company to determine if you have this coverage or not.

IMPORTANT

Owners are highly recommend to review their personal home insurance to ensure they have proper coverage for the strata corporation's water damage deductible of \$20,000 should they be deemed responsible for a water loss. As per the *Strata Property Act*, the strata corporation is responsible for common property and common assets. Water losses under the \$20,000 water damage deductible are deemed the owner's responsibility to repair.

IMPORTANT

The agent reminded the owners that the maintenance of dishwasher/washing machine hoses, water shut off valves, fridge line, toilet wax seals, hose bibs etc. are responsible of the owners to maintain. They should be checked regularly for leaks to prevent costly damages to the owners and increases to the strata corporation's insurance premium and deductibles. Owners with rental units should advise their tenants to complete regular maintenance checks. Owners are highly recommended to ensure their home owner insurance package includes sufficient coverage for the \$15,000 water damage deductible.

TREASURER'S REPORT

The council Treasurer, Mr. George Afleck reviewed the financial highlights of the fiscal year ending January 31, 2011.

2011/2012 BUDGET (YEAR END JANUARY 31ST)

The 2011/2012 budget was presented to the owners for a detailed review and analysis. The agent advised the owners that there was an error on line item 9010, Recreation Area. The budgeted amount of \$16,500 is not a shared cost with the commercial and should be allocated to residential only.

It was moved, seconded and **carried** to approve the budget in the total amount of \$1,001,169.

Following discussion, it was moved, seconded and **carried** to approve the budget in the total amount of \$1,001,169.

Notice to Residential Owners

Owners please note there is a slight decrease in strata fees.

For those owners on pre-authorized chequing (PAC), your payments will be adjusted automatically to the new rate. **Please see the attached strata fee schedule.**

For those owners who pay by post-dated cheques, please issue 12 new post-dated cheques payable to "Strata Plan LMS-4050 effective May 1, 2011.

A refund will be sent to the Residential owners for the adjustment in the strata fees for the month of February, March and April.

Notice to Commercial Owners

Owners please note: There will be an increase in the strata fees retroactive to February 1, 2011 for the Commercial owners.

As the Annual General Meeting was held after the strata corporation's fiscal year-end, commercial owners will be required to issue a "catch-up" cheque made payable to "Strata Plan LMS-4050" which covers the difference in your strata fees since the strata corporation's fiscal year-end and the time the new budget was passed on April 11, 2011.

If you are on the PAC Automatic Payment Program, your payments will be automatically adjusted to the new rate May 1, 2011 for the 2011 fiscal year. Therefore, it will be necessary for you to send a "catch-up" cheque made payable to "Strata Plan 4050" for the months of February, March and April. Please refer to the catch-up fee schedule for details.

GUEST

Mr. Paul Mendes/Lesperance Mendes Solicitors.

"At this time the representative for the units owned by Amacon-Onni was requested to leave the room" as per Section 169 of the *Strata Property Act*.

169 (1) If the strata corporation joins or sues an owner in the owner's capacity as owner or as owner developer, or if an owner sues the strata corporation, that owner.

(c) does not, despite being an owner, have a right to attend those portions of any annual or special general meeting or council meeting at which the suit is dealt with or discussed.

Paul Mendes was invited to attend the council meeting to discuss $\frac{3}{4}$ Vote Resolution #1 – Authorization of Residential Contingency Reserve Fund Expenditure” and $\frac{3}{4}$ Vote Resolution #2 – Authorization of Legal Proceedings”.

Paul reviewed the council’s recommendation to pursue legal action to acquire a 1,925 sq.ft. storage area that was not included by the developer in the handover of The 501 to the strata corporation which is a breach of Section 6 of the Strata Property Act.

The council is proposing the storage room be used for additional lockers, bicycle storage or a workshop.

Following further discussion, the council and the owners thanked Paul Mendes for attending the council meeting and he departed at 7:55 p.m.

The following $\frac{3}{4}$ Vote Resolution was presented to the owners for their consideration:

3/4 VOTE RESOLUTION - #1

3/4 VOTE RESOLUTION #1 AUTHORIZATION OF RESIDENTIAL CONTINGENCY RESERVE FUND EXPENDITURE

WHEREAS pursuant to s. 96 of the Strata Property Act, S.B.C. 1998, c. 43 (the “Act”) a strata corporation must not spend money from the Residential Contingency Reserve Fund (the “CRF”) unless the expenditure is consistent with the purposes of the CRF, as set out in the Act, and first approved by a resolution passed by a $\frac{3}{4}$ vote at an annual or general meeting;

AND WHEREAS, the Strata Council has recently received legal advice that the Developer may be occupying a Storage Area in contravention of the Strata Property Act;

AND WHEREAS, the Storage Area in question, an area of 1,925 square feet could be used for several purposes of benefit to all Strata Owners, namely additional Strata Owner storage, maintenance material and cleaning storage, Building Manager office space, security camera system storage, carpentry room, kayak and recreational item storage, and bicycle storage, amongst other uses;

AND WHEREAS, the Strata Council is obligated to act on this matter due to its fiduciary responsibility over the Strata Corporation and its assets;

AND WHEREAS, the Residential Contingency Reserve Fund is a fund for expenses that occur less often than once a year or that do not usually occur;

BE IT RESOLVED that, pursuant to s. 96 of the Act by a $\frac{3}{4}$ vote of The Owners, Strata Plan LMS-

4050 (the "Strata Corporation"), the Strata Corporation approve the expenditure of up to \$30,000 from the Residential CRF for the purpose of pursuing a legal proceeding to acquire full ownership of the Storage Room in question.

Following discussion, it was moved, seconded and **carried** by more than 75% of the vote to adopt $\frac{3}{4}$ Vote Resolution #1. (68 in favour, 7 opposed, 2 abstentions).

* * *

The following $\frac{3}{4}$ Vote Resolution was presented to the owners for their consideration:

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

3/4 VOTE RESOLUTION #2 AUTHORIZATION OF LEGAL PROCEEDINGS

WHEREAS, pursuant to s. 171 of the Strata Property Act, S.B.C. 1998, c. 43 (the "Act") a Strata Corporation may sue, as a representative of all owners, about any matter affecting the strata corporation if the suit is authorized by a $\frac{3}{4}$ vote at an annual or general meeting;

AND WHEREAS, pursuant to s. 172 of the Act a Strata Corporation may sue on behalf of one or more owners about matters affecting only their strata lots, if the suit is authorized by a $\frac{3}{4}$ vote at an annual or general meeting;

AND WHEREAS, the Strata Corporation, legally known as The Owners, Strata Plan LMS 4050 (the "Strata Corporation"), wishes to commence, continue and participate in legal proceedings claiming damages and other relief in relation to the ownership of a storage room regarding the condominium known as The 501 (the "Proceedings");

AND WHEREAS, the Strata Corporation may wish to commence, continue and participate in other proceedings related to the Proceedings (the "Related Proceedings"); and

AND WHEREAS, the Strata Corporation may wish to commence, continue and participate in appeals arising from orders made in the Proceedings and Related Proceedings (the "Appeals").

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan LMS-4050 is hereby fully authorized, pursuant to sections 171 and 172 of the Act, to sue as a representative of all owners (except any who are being sued), on its own behalf and on behalf of those owners who deliver to the strata council of the Strata Corporation (the "Strata Council") a duly signed owner consent in the form attached to this $\frac{3}{4}$ vote resolution, and to take such steps in relation to the Proceedings, Related Proceedings, and Appeals as the Strata Council may consider advisable, including, but not limited to:

- a. suing, adding, substituting or removing any parties in the Proceedings or Related Proceedings;

- b. commencing, continuing and participating in any counterclaims or third party claims in the Related Proceedings;
- c. participating in mediations and otherwise conducting settlement negotiations in relation to the Proceedings, Related Proceedings or Appeals;
- d. discontinuing or consenting to the dismissal of the Proceedings, Related Proceedings or Appeals, in whole or in part, with or without payment of legal costs by the Strata Corporation; and
- e. preparing for and participating in any trials or hearings in the Proceedings, Related Proceedings or Appeals.

BE IT FURTHER RESOLVED, any settlement of the Proceedings, Related Proceedings or Appeals must be approved by a $\frac{3}{4}$ vote resolution of the owners at a duly convened general meeting of the Strata Corporation.

BE IT FURTHER RESOLVED, all funds recovered from any of the Proceedings, Related Proceedings or Appeals above shall be distributed on a unit-entitlement basis to all persons who are registered owners of a strata lot in Strata Plan LMS 4050 on the date that:

- a. a $\frac{3}{4}$ vote resolution approving a settlement of any of the above legal proceedings is approved; or
- b. the funds are received by the Strata Corporation;
whichever is earlier.

Following discussion, it was moved, seconded and **carried** by more than 75% of the vote to adopt $\frac{3}{4}$ Vote Resolution #2. (76 in favour, 0 opposed, 1 abstention).

* * *

The following $\frac{3}{4}$ Vote Resolution was presented to the owners for their consideration:

3/4 VOTE RESOLUTION - #3

3/4 VOTE RESOLUTION #3 DRYER VENT BOOSTER FANS

WHEREAS The Owners, Strata Plan LMS-4050 wish to install dryer vent booster fans in 12 strata lots as recommended by Michael A. Smith Dryer Vent Cleaning, to prevent condensation build up which results in ceiling water damages;

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan LMS-4050, that a sum of money not exceeding \$20,000 be spent for the purpose of the stated installation of booster fans and completing drywall damages, such expenditure to be charged against the Residential Contingency

Reserve Fund.

Following discussion, it was moved, seconded and carried **unanimously** to adopt $\frac{3}{4}$ Vote Resolution #3. (85 in favour, 0 opposed, 0 abstentions).

* * *

The following $\frac{3}{4}$ Vote Resolution was presented to the owners for their consideration:

3/4 VOTE RESOLUTION - #4

***3/4 VOTE RESOLUTION #4
FITNESS CENTRE***

WHEREAS The Owners, Strata Plan LMS-4050, wish to purchase an elliptical machine and replace an area of the fitness centre flooring;

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan LMS-4050, that a sum of money not exceeding \$15,000 be spent for the purpose of purchasing a new elliptical machine and installation of a high quality rubber mat flooring in the weight area of the fitness center, such expenditure to be charged against the Residential Contingency Reserve Fund.

A motion was presented to amend the Resolution to read "that a sum of money not exceeding \$15,000 spent for the purpose of upgrading the Fitness Centre, such expenditure to be charged against the Residential Contingency Reserve Fund".

It was moved, seconded and carried **unanimously** to amend the Resolution.

Following discussion, it was moved, seconded and carried **unanimously** to adopt the amended $\frac{3}{4}$ Vote Resolution #4. (85 in favour, 0 opposed, 0 abstentions).

* * *

The following $\frac{3}{4}$ Vote Resolution was presented to the owners for their consideration:

3/4 VOTE RESOLUTION - #5

***3/4 VOTE RESOLUTION #5
AV ROOM UPGRADES***

WHEREAS The Owners, Strata Plan LMS-4050, wish to upgrade the AV Room with new carpeting, TV, sound system and furniture,

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan LMS-4050, that a sum of money not exceeding \$15,000 be spent for the purpose of upgrading the AV Room with new carpeting, TV, sound system and furniture, such expenditure to be charged against the Residential Contingency Reserve Fund.

Following discussion, it was moved, seconded and carried **unanimously** to adopt $\frac{3}{4}$ Vote Resolution #5. (85 in favour, 0 opposed, 0 abstentions).

* * *

The following $\frac{3}{4}$ Vote Resolution was presented to the owners for their consideration:

$\frac{3}{4}$ VOTE RESOLUTION - #6

***$\frac{3}{4}$ VOTE RESOLUTION #6
BYLAW AMENDMENT***

WHEREAS The Owners, Strata Plan LMS-4050, pursuant to Division 2 of Part 7 of the Strata Property Act, S.B.C. 1998, may amend the bylaws of their Strata Corporation;

AND WHEREAS The Owners, Strata Plan LMS-4050, wish to amend the bylaws of their Strata Corporation;

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan LMS-4050, that the bylaws of their Strata Corporation be amended as follows, such amendment to be effective upon the filing of an Amendment to Bylaws in prescribed form in the Land Title Office:

By amending bylaw Division 10-33 (5)(6):

- 10.33(5) Personal information collected from the use and operation of the video surveillance system and access control system is retained by way of electronic data storage for up to 3 days on the strata corporation's computer data storage system, at which time the personal information recorded and collected will be recorded over.
- 10.33(6) Requests for access to view a specific individual's personal information, other than access to view those portions of the video surveillance or access control system that contain personal information for the individual requesting access, must be made in writing and delivered to the strata corporation's strata agent. Access to the specific individual's personal information, other than personal information recorded and collected using the video surveillance system and the access control system, will be made available in the presence of an elected member of the strata council or the strata corporation's strata agent, within 14 days from the date of the request and copies of personal information will be provided and a reasonable fee will be charged for the copies of the personal information. Personal information recorded and collected using the video surveillance system and the access control system will, provided that the personal

information has not previously been recorded over, be made available for inspection within 24 hours from the date of the request and a reasonable fee will be charged for the inspection of that personal information.

To read:

10.33(5) Personal information collected from the use and operation of the video surveillance system and access control system is retained by way of electronic data storage for up to 3 days on the strata corporation's computer data storage system, at which time the personal information recorded is permanently deleted from the systems' computer hard drives. If an incident is reported within the 3-day period and a request is made to view the recording of a specific individual's personal information, relevant portions of the stored data can be copied to an exterior storage device for future review.

10.33(6) Requests for access to view a specific individual's personal information, other than access to view those portions of the video surveillance or access control system that contain personal information for the individual requesting access, must be made in writing and delivered to the strata corporation's strata agent. The strata agent will make the requested information available within 14 days from the date of the request and copies will be provided for a reasonable fee.

By adding a new bylaw Division 10 - 33(7), to read as follows:

10.33(7) Personal information recorded and collected using the video surveillance system and the access control system must be made in writing and may be emailed to the building manager. Provided that the personal information has not previously been recorded over, the building manager will make the requested stored data available for inspection within 24 hours from the date of the request.

A motion was presented to amend the wording of the new bylaw to read:

"Request for access to view personal information recorded and collected using the video surveillance system and the access control system must be made in writing and may be emailed to the building manager. Provided that the personal information has not previously been recorded over, the building manager will make the requested stored data available for inspection within 24 hours from the date of the request".

It was moved, seconded and carried **unanimously** to amend the wording of the Resolution.

Following discussion it was moved, seconded and carried unanimously to adopt the amended $\frac{3}{4}$ Vote Resolution #6 – Bylaw Amendment.

* * *

NEW BUSINESS

1. The owners requested that council review the following item at the next council meeting.

1. Strike up Fitness Centre and AV Room sub-committees, to provide proposals for the upgrades with the approved funding.
2. Obtain costs to install security cameras in the underground parkade.
3. Upgrade the commercial common area bathrooms.

ELECTION OF STRATA COUNCIL

The members of council for 2010/2011 automatically retired from their positions, pursuant to the *Strata Property Act*. The owners expressed their appreciation for a job well done by their outgoing council.

The owners expressed their appreciation for a job well done by their outgoing council.

The following owners were nominated for council for 2011/2012:

Brent Belsher	Unit #202
Brenda Lea Brown	Unit #604
Jenny Ashton	Unit #1505
Rodney Legrow	Unit #204
George Afleck	Unit #208
Rob McDowell	Unit #207
Harvey Wolfson	Unit #407

There being no further nominations, it was moved, seconded and carried to cease nominations. The owners nominated were declared elected by acclamation.

There being no further business, the Annual General Meeting was adjourned at 8:30 p.m. The newly elected council will hold their first council meeting on Monday, May 2, 2011 at 7:00 p.m.

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EARTHQUAKE INSURANCE?

Following news reports of major earthquakes, owners inquire about earthquake insurance for their strata corporations. Yes, your strata corporation is covered, but remember that your contents are not covered and that the strata corporation's policy has a deductible (see below). Please note that the strata corporation's insurance policy does not cover your contents and, as such, you should ensure that your homeowner's policy does. If there is a good shake "fixtures" and flooring installed by you will not, except in limited circumstances, be covered by your strata corporation's insurance policy either. Think of your strata corporation's insurance as covering your strata lot only as it existed on "day one" when it was sold by the developer. Most improvements and betterments since then are not covered by the strata corporation's insurance policy. You should check with your own insurance agent to obtain coverage for these items. If you do not have a "tenant's" or "home owner's" package, you should consider it.

Deductible:

Your strata corporation has a full insurance policy, which includes earthquake coverage. Please note, however, that the earthquake coverage has a deductible which, at this time, is between 10 - 20% of the full appraised and insured value of the strata corporation. It is clear that such a deductible means a lot of money in the event of an earthquake, even a mild one. To put it another way, your strata corporation is uninsured for earthquake caused damage up to the deductible amount. It is not possible to purchase supplementary insurance to cover this deductible; however, it may be possible for you, as a homeowner, to purchase an earthquake rider on your homeowner's policy, which may provide coverage for your own strata lot but not for the strata corporation's common property. Your own insurance broker should be able to provide further information on this topic.

If you have any questions concerning the strata corporation's insurance coverage, please feel free to contact your strata agent during regular business hours.