



VANCOUVER CONDOMINIUM SERVICES LTD.

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

April 24, 2009

MEMO TO: Owners
Strata Plan LMS-4050

FROM: Bunny Porteous

RE: **ANNUAL GENERAL MEETING MINUTES**

Attached are the minutes of the Annual General Meeting held on Wednesday, April 15, 2009. Please read and retain them for future reference.

➡ **STRATA FEES:** There is an increase in strata fees retroactive to February 1, 2009.

For those owners on pre-authorized chequing (PAC), your payments will be adjusted to the new rate on May 1, 2009. Therefore, you will be required to send in a cheque for the catch-up amount for February, March and April 2009. See attached catch-up schedule.

For those owners who pay by post-dated cheques, please issue 12 new post-dated cheques payable to "Strata Plan LMS-4050" for the new amount. See attached strata fee schedule.

➡ **SPECIAL LEVY:** A special levy was passed. See attached levy schedules. Payment is due on June 1, 2009.

This levy will NOT be added to PAC pre-authorized chequing plan. Please issue a cheque payable to "Strata Plan LMS-4050".

Late payments are subject to late fines. See Attached levy schedule.

➡ **BYLAWS:** New bylaws were passed. Please contact VCS to obtain a copy.

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Attachment

LMS-4050/agm cover memo.doc



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

16-Apr-09
 YEAR END: JANUARY 31

Passed On: **APRIL 15, 2009**

UNIT	S.L.	U/E	NEW FEES 2009/2010	OLD FEES 2008/2009	DIFF X 1 MONTH	DIFF X 2 MONTHS	DIFF X 3 MONTHS
1351	1	656	\$409.79	\$418.52	(\$8.73)	(\$17.46)	(\$26.19)
1355	2	414	\$258.62	\$264.13	(\$5.51)	(\$11.02)	(\$16.53)
1359	3	416	\$259.87	\$265.40	(\$5.53)	(\$11.06)	(\$16.59)
1363	4	415	\$259.24	\$264.77	(\$5.53)	(\$11.06)	(\$16.59)
1367	5	414	\$258.62	\$264.13	(\$5.51)	(\$11.02)	(\$16.53)
1371	6	413	\$257.99	\$263.49	(\$5.50)	(\$11.00)	(\$16.50)
1375	7	416	\$259.87	\$265.40	(\$5.53)	(\$11.06)	(\$16.59)
1379	8	414	\$258.62	\$264.13	(\$5.51)	(\$11.02)	(\$16.53)
1383	9	436	\$272.36	\$278.16	(\$5.80)	(\$11.60)	(\$17.40)
1387	10	644	\$402.30	\$410.86	(\$8.56)	(\$17.12)	(\$25.68)
1391	11	886	\$553.47	\$565.26	(\$11.79)	(\$23.58)	(\$35.37)
0210	12	752	\$355.56	\$347.85	\$7.71	\$15.42	\$23.13
0209	13	726	\$343.26	\$335.82	\$7.44	\$14.88	\$22.32
0208	14	725	\$342.79	\$335.36	\$7.43	\$14.86	\$22.29
0207	15	724	\$342.32	\$334.90	\$7.42	\$14.84	\$22.26
0206	16	726	\$343.26	\$335.82	\$7.44	\$14.88	\$22.32
0205	17	725	\$342.79	\$335.36	\$7.43	\$14.86	\$22.29
0204	18	722	\$341.37	\$333.97	\$7.40	\$14.80	\$22.20
0203	19	725	\$342.79	\$335.36	\$7.43	\$14.86	\$22.29
0202	20	723	\$341.85	\$334.43	\$7.42	\$14.84	\$22.26
0201	21	684	\$323.41	\$316.39	\$7.02	\$14.04	\$21.06
0301	22	468	\$221.28	\$216.48	\$4.80	\$9.60	\$14.40
0302	23	550	\$260.05	\$254.41	\$5.64	\$11.28	\$16.92
0303	24	736	\$347.99	\$340.45	\$7.54	\$15.08	\$22.62
0304	25	Strata suite	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0401	26	468	\$221.28	\$216.48	\$4.80	\$9.60	\$14.40
0402	27	550	\$260.05	\$254.41	\$5.64	\$11.28	\$16.92
0403	28	364	\$172.10	\$168.37	\$3.73	\$7.46	\$11.19
0404	29	583	\$275.65	\$269.67	\$5.98	\$11.96	\$17.94
0405	30	571	\$269.98	\$264.12	\$5.86	\$11.72	\$17.58
0406	31	371	\$175.41	\$171.61	\$3.80	\$7.60	\$11.40
0407	32	583	\$275.65	\$269.67	\$5.98	\$11.96	\$17.94
0408	33	474	\$224.11	\$219.25	\$4.86	\$9.72	\$14.58
0501	34	468	\$221.28	\$216.48	\$4.80	\$9.60	\$14.40
0502	35	555	\$262.41	\$256.72	\$5.69	\$11.38	\$17.07
0503	36	361	\$170.69	\$166.99	\$3.70	\$7.40	\$11.10
0504	37	580	\$274.23	\$268.29	\$5.94	\$11.88	\$17.82
0505	38	464	\$219.39	\$214.63	\$4.76	\$9.52	\$14.28
0506	39	456	\$215.60	\$210.93	\$4.67	\$9.34	\$14.01
0507	40	536	\$253.43	\$247.93	\$5.50	\$11.00	\$16.50
0508	41	371	\$175.41	\$171.61	\$3.80	\$7.60	\$11.40
0509	42	580	\$274.23	\$268.29	\$5.94	\$11.88	\$17.82
0510	43	477	\$225.53	\$220.64	\$4.89	\$9.78	\$14.67
0601	44	470	\$222.22	\$217.40	\$4.82	\$9.64	\$14.46
0602	45	551	\$260.52	\$254.87	\$5.65	\$11.30	\$16.95
0603	46	363	\$171.63	\$167.91	\$3.72	\$7.44	\$11.16
0604	47	580	\$274.23	\$268.29	\$5.94	\$11.88	\$17.82
0605	48	467	\$220.80	\$216.02	\$4.78	\$9.56	\$14.34
0606	49	444	\$209.93	\$205.38	\$4.55	\$9.10	\$13.65
0607	50	545	\$257.68	\$252.10	\$5.58	\$11.16	\$16.74
0608	51	375	\$177.31	\$173.46	\$3.85	\$7.70	\$11.55
0609	52	581	\$274.71	\$268.75	\$5.96	\$11.92	\$17.88
0610	53	476	\$225.06	\$220.18	\$4.88	\$9.76	\$14.64
0701	54	469	\$221.75	\$216.94	\$4.81	\$9.62	\$14.43
0702	55	551	\$260.52	\$254.87	\$5.65	\$11.30	\$16.95
0703	56	364	\$172.10	\$168.37	\$3.73	\$7.46	\$11.19
0704	57	582	\$275.18	\$269.21	\$5.97	\$11.94	\$17.91
0705	58	468	\$221.28	\$216.48	\$4.80	\$9.60	\$14.40
0706	59	445	\$210.40	\$205.84	\$4.56	\$9.12	\$13.68
0707	60	548	\$259.10	\$253.48	\$5.62	\$11.24	\$16.86
0708	61	371	\$175.41	\$171.61	\$3.80	\$7.60	\$11.40

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

16-Apr-09
 YEAR END: JANUARY 31

Passed On: **APRIL 15, 2009**

UNIT	S.L.	U/E	NEW FEES 2009/2010	OLD FEES 2008/2009	DIFF X 1 MONTH	DIFF X 2 MONTHS	DIFF X 3 MONTHS
0709	62	578	\$273.29	\$267.36	\$5.93	\$11.86	\$17.79
0710	63	478	\$226.01	\$221.11	\$4.90	\$9.80	\$14.70
0801	64	472	\$223.17	\$218.33	\$4.84	\$9.68	\$14.52
0802	65	549	\$259.58	\$253.95	\$5.63	\$11.26	\$16.89
0803	66	363	\$171.63	\$167.91	\$3.72	\$7.44	\$11.16
0804	67	582	\$275.18	\$269.21	\$5.97	\$11.94	\$17.91
0805	68	466	\$220.33	\$215.55	\$4.78	\$9.56	\$14.34
0806	69	445	\$210.40	\$205.84	\$4.56	\$9.12	\$13.68
0807	70	546	\$258.16	\$252.56	\$5.60	\$11.20	\$16.80
0808	71	372	\$175.89	\$172.07	\$3.82	\$7.64	\$11.46
0809	72	581	\$274.71	\$268.75	\$5.96	\$11.92	\$17.88
0810	73	479	\$226.48	\$221.57	\$4.91	\$9.82	\$14.73
0901	74	467	\$220.80	\$216.02	\$4.78	\$9.56	\$14.34
0902	75	549	\$259.58	\$253.95	\$5.63	\$11.26	\$16.89
0903	76	363	\$171.63	\$167.91	\$3.72	\$7.44	\$11.16
0904	77	581	\$274.71	\$268.75	\$5.96	\$11.92	\$17.88
0905	78	467	\$220.80	\$216.02	\$4.78	\$9.56	\$14.34
0906	79	446	\$210.88	\$206.30	\$4.58	\$9.16	\$13.74
0907	80	549	\$259.58	\$253.95	\$5.63	\$11.26	\$16.89
0908	81	372	\$175.89	\$172.07	\$3.82	\$7.64	\$11.46
0909	82	581	\$274.71	\$268.75	\$5.96	\$11.92	\$17.88
0910	83	480	\$226.95	\$222.03	\$4.92	\$9.84	\$14.76
1001	84	471	\$222.70	\$217.87	\$4.83	\$9.66	\$14.49
1002	85	554	\$261.94	\$256.26	\$5.68	\$11.36	\$17.04
1003	86	361	\$170.69	\$166.99	\$3.70	\$7.40	\$11.10
1004	87	578	\$273.29	\$267.36	\$5.93	\$11.86	\$17.79
1005	88	466	\$220.33	\$215.55	\$4.78	\$9.56	\$14.34
1006	89	444	\$209.93	\$205.38	\$4.55	\$9.10	\$13.65
1007	90	548	\$259.10	\$253.48	\$5.62	\$11.24	\$16.86
1008	91	372	\$175.89	\$172.07	\$3.82	\$7.64	\$11.46
1009	92	581	\$274.71	\$268.75	\$5.96	\$11.92	\$17.88
1010	93	483	\$228.37	\$223.42	\$4.95	\$9.90	\$14.85
1101	94	471	\$222.70	\$217.87	\$4.83	\$9.66	\$14.49
1102	95	551	\$260.52	\$254.87	\$5.65	\$11.30	\$16.95
1103	96	361	\$170.69	\$166.99	\$3.70	\$7.40	\$11.10
1104	97	583	\$275.65	\$269.67	\$5.98	\$11.96	\$17.94
1105	98	466	\$220.33	\$215.55	\$4.78	\$9.56	\$14.34
1106	99	445	\$210.40	\$205.84	\$4.56	\$9.12	\$13.68
1107	100	546	\$258.16	\$252.56	\$5.60	\$11.20	\$16.80
1108	101	372	\$175.89	\$172.07	\$3.82	\$7.64	\$11.46
1109	102	579	\$273.76	\$267.82	\$5.94	\$11.88	\$17.82
1110	103	478	\$226.01	\$221.11	\$4.90	\$9.80	\$14.70
1201	104	472	\$223.17	\$218.33	\$4.84	\$9.68	\$14.52
1202	105	550	\$260.05	\$254.41	\$5.64	\$11.28	\$16.92
1203	106	364	\$172.10	\$168.37	\$3.73	\$7.46	\$11.19
1204	107	578	\$273.29	\$267.36	\$5.93	\$11.86	\$17.79
1205	108	467	\$220.80	\$216.02	\$4.78	\$9.56	\$14.34
1206	109	438	\$207.09	\$202.60	\$4.49	\$8.98	\$13.47
1207	110	548	\$259.10	\$253.48	\$5.62	\$11.24	\$16.86
1208	111	372	\$175.89	\$172.07	\$3.82	\$7.64	\$11.46
1209	112	576	\$272.34	\$266.44	\$5.90	\$11.80	\$17.70
1210	113	481	\$227.42	\$222.49	\$4.93	\$9.86	\$14.79
1401	114	481	\$227.42	\$222.49	\$4.93	\$9.86	\$14.79
1402	115	541	\$255.79	\$250.25	\$5.54	\$11.08	\$16.62
1403	116	362	\$171.16	\$167.45	\$3.71	\$7.42	\$11.13
1404	117	579	\$273.76	\$267.82	\$5.94	\$11.88	\$17.82
1405	118	466	\$220.33	\$215.55	\$4.78	\$9.56	\$14.34
1406	119	445	\$210.40	\$205.84	\$4.56	\$9.12	\$13.68
1407	120	547	\$258.63	\$253.02	\$5.61	\$11.22	\$16.83
1408	121	374	\$176.83	\$173.00	\$3.83	\$7.66	\$11.49
1409	122	580	\$274.23	\$268.29	\$5.94	\$11.88	\$17.82

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

16-Apr-09
 YEAR END: JANUARY 31

Passed On: **APRIL 15, 2009**

UNIT	S.L.	U/E	NEW FEES 2009/2010	OLD FEES 2008/2009	DIFF X 1 MONTH	DIFF X 2 MONTHS	DIFF X 3 MONTHS
1410	123	477	\$225.53	\$220.64	\$4.89	\$9.78	\$14.67
1501	124	471	\$222.70	\$217.87	\$4.83	\$9.66	\$14.49
1502	125	551	\$260.52	\$254.87	\$5.65	\$11.30	\$16.95
1503	126	362	\$171.16	\$167.45	\$3.71	\$7.42	\$11.13
1504	127	579	\$273.76	\$267.82	\$5.94	\$11.88	\$17.82
1505	128	465	\$219.86	\$215.09	\$4.77	\$9.54	\$14.31
1506	129	437	\$206.62	\$202.14	\$4.48	\$8.96	\$13.44
1507	130	545	\$257.68	\$252.10	\$5.58	\$11.16	\$16.74
1508	131	382	\$180.62	\$176.70	\$3.92	\$7.84	\$11.76
1509	132	579	\$273.76	\$267.82	\$5.94	\$11.88	\$17.82
1510	133	477	\$225.53	\$220.64	\$4.89	\$9.78	\$14.67
1601	134	469	\$221.75	\$216.94	\$4.81	\$9.62	\$14.43
1602	135	554	\$261.94	\$256.26	\$5.68	\$11.36	\$17.04
1603	136	362	\$171.16	\$167.45	\$3.71	\$7.42	\$11.13
1604	137	578	\$273.29	\$267.36	\$5.93	\$11.86	\$17.79
1605	138	467	\$220.80	\$216.02	\$4.78	\$9.56	\$14.34
1606	139	445	\$210.40	\$205.84	\$4.56	\$9.12	\$13.68
1607	140	545	\$257.68	\$252.10	\$5.58	\$11.16	\$16.74
1608	141	373	\$176.36	\$172.54	\$3.82	\$7.64	\$11.46
1609	142	582	\$275.18	\$269.21	\$5.97	\$11.94	\$17.91
1610	143	476	\$225.06	\$220.18	\$4.88	\$9.76	\$14.64
1701	144	470	\$222.22	\$217.40	\$4.82	\$9.64	\$14.46
1702	145	550	\$260.05	\$254.41	\$5.64	\$11.28	\$16.92
1703	146	363	\$171.63	\$167.91	\$3.72	\$7.44	\$11.16
1704	147	580	\$274.23	\$268.29	\$5.94	\$11.88	\$17.82
1705	148	466	\$220.33	\$215.55	\$4.78	\$9.56	\$14.34
1706	149	447	\$211.35	\$206.77	\$4.58	\$9.16	\$13.74
1707	150	546	\$258.16	\$252.56	\$5.60	\$11.20	\$16.80
1708	151	371	\$175.41	\$171.61	\$3.80	\$7.60	\$11.40
1709	152	584	\$276.12	\$270.14	\$5.98	\$11.96	\$17.94
1710	153	476	\$225.06	\$220.18	\$4.88	\$9.76	\$14.64
1801	154	470	\$222.22	\$217.40	\$4.82	\$9.64	\$14.46
1802	155	550	\$260.05	\$254.41	\$5.64	\$11.28	\$16.92
1803	156	363	\$171.63	\$167.91	\$3.72	\$7.44	\$11.16
1804	157	580	\$274.23	\$268.29	\$5.94	\$11.88	\$17.82
1805	158	466	\$220.33	\$215.55	\$4.78	\$9.56	\$14.34
1806	159	447	\$211.35	\$206.77	\$4.58	\$9.16	\$13.74
1807	160	546	\$258.16	\$252.56	\$5.60	\$11.20	\$16.80
1808	161	372	\$175.89	\$172.07	\$3.82	\$7.64	\$11.46
1809	162	582	\$275.18	\$269.21	\$5.97	\$11.94	\$17.91
1810	163	476	\$225.06	\$220.18	\$4.88	\$9.76	\$14.64
1901	164	469	\$221.75	\$216.94	\$4.81	\$9.62	\$14.43
1902	165	547	\$258.63	\$253.02	\$5.61	\$11.22	\$16.83
1903	166	364	\$172.10	\$168.37	\$3.73	\$7.46	\$11.19
1904	167	583	\$275.65	\$269.67	\$5.98	\$11.96	\$17.94
1905	168	464	\$219.39	\$214.63	\$4.76	\$9.52	\$14.28
1906	169	436	\$206.15	\$201.68	\$4.47	\$8.94	\$13.41
1907	170	548	\$259.10	\$253.48	\$5.62	\$11.24	\$16.86
1908	171	370	\$174.94	\$171.15	\$3.79	\$7.58	\$11.37
1909	172	582	\$275.18	\$269.21	\$5.97	\$11.94	\$17.91
1910	173	475	\$224.59	\$219.72	\$4.87	\$9.74	\$14.61
2001	174	469	\$221.75	\$216.94	\$4.81	\$9.62	\$14.43
2002	175	549	\$259.58	\$253.95	\$5.63	\$11.26	\$16.89
2003	176	364	\$172.10	\$168.37	\$3.73	\$7.46	\$11.19
2004	177	579	\$273.76	\$267.82	\$5.94	\$11.88	\$17.82
2005	178	466	\$220.33	\$215.55	\$4.78	\$9.56	\$14.34
2006	179	444	\$209.93	\$205.38	\$4.55	\$9.10	\$13.65
2007	180	551	\$260.52	\$254.87	\$5.65	\$11.30	\$16.95
2008	181	372	\$175.89	\$172.07	\$3.82	\$7.64	\$11.46
2009	182	582	\$275.18	\$269.21	\$5.97	\$11.94	\$17.91
2010	183	476	\$225.06	\$220.18	\$4.88	\$9.76	\$14.64

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

16-Apr-09
 YEAR END: JANUARY 31

Passed On: **APRIL 15, 2009**

UNIT	S.L.	U/E	NEW FEES 2009/2010	OLD FEES 2008/2009	DIFF X 1 MONTH	DIFF X 2 MONTHS	DIFF X 3 MONTHS
2101	184	469	\$221.75	\$216.94	\$4.81	\$9.62	\$14.43
2102	185	547	\$258.63	\$253.02	\$5.61	\$11.22	\$16.83
2103	186	363	\$171.63	\$167.91	\$3.72	\$7.44	\$11.16
2104	187	581	\$274.71	\$268.75	\$5.96	\$11.92	\$17.88
2105	188	466	\$220.33	\$215.55	\$4.78	\$9.56	\$14.34
2106	189	445	\$210.40	\$205.84	\$4.56	\$9.12	\$13.68
2107	190	550	\$260.05	\$254.41	\$5.64	\$11.28	\$16.92
2108	191	371	\$175.41	\$171.61	\$3.80	\$7.60	\$11.40
2109	192	584	\$276.12	\$270.14	\$5.98	\$11.96	\$17.94
2110	193	477	\$225.53	\$220.64	\$4.89	\$9.78	\$14.67
2201	194	469	\$221.75	\$216.94	\$4.81	\$9.62	\$14.43
2202	195	547	\$258.63	\$253.02	\$5.61	\$11.22	\$16.83
2203	196	365	\$172.58	\$168.84	\$3.74	\$7.48	\$11.22
2204	197	582	\$275.18	\$269.21	\$5.97	\$11.94	\$17.91
2205	198	468	\$221.28	\$216.48	\$4.80	\$9.60	\$14.40
2206	199	418	\$197.64	\$193.35	\$4.29	\$8.58	\$12.87
2207	200	564	\$266.67	\$260.89	\$5.78	\$11.56	\$17.34
2208	201	378	\$178.72	\$174.85	\$3.87	\$7.74	\$11.61
2209	202	584	\$276.12	\$270.14	\$5.98	\$11.96	\$17.94
2210	203	477	\$225.53	\$220.64	\$4.89	\$9.78	\$14.67
2301	204	467	\$220.80	\$216.02	\$4.78	\$9.56	\$14.34
2302	205	550	\$260.05	\$254.41	\$5.64	\$11.28	\$16.92
2303	206	365	\$172.58	\$168.84	\$3.74	\$7.48	\$11.22
2304	207	580	\$274.23	\$268.29	\$5.94	\$11.88	\$17.82
2305	208	466	\$220.33	\$215.55	\$4.78	\$9.56	\$14.34
2306	209	444	\$209.93	\$205.38	\$4.55	\$9.10	\$13.65
2307	210	550	\$260.05	\$254.41	\$5.64	\$11.28	\$16.92
2308	211	372	\$175.89	\$172.07	\$3.82	\$7.64	\$11.46
2309	212	583	\$275.65	\$269.67	\$5.98	\$11.96	\$17.94
2310	213	475	\$224.59	\$219.72	\$4.87	\$9.74	\$14.61
2401	214	467	\$220.80	\$216.02	\$4.78	\$9.56	\$14.34
2402	215	550	\$260.05	\$254.41	\$5.64	\$11.28	\$16.92
2403	216	367	\$173.52	\$169.76	\$3.76	\$7.52	\$11.28
2404	217	578	\$273.29	\$267.36	\$5.93	\$11.86	\$17.79
2405	218	467	\$220.80	\$216.02	\$4.78	\$9.56	\$14.34
2406	219	444	\$209.93	\$205.38	\$4.55	\$9.10	\$13.65
2407	220	550	\$260.05	\$254.41	\$5.64	\$11.28	\$16.92
2408	221	372	\$175.89	\$172.07	\$3.82	\$7.64	\$11.46
2409	222	582	\$275.18	\$269.21	\$5.97	\$11.94	\$17.91
2410	223	477	\$225.53	\$220.64	\$4.89	\$9.78	\$14.67
2501	224	467	\$220.80	\$216.02	\$4.78	\$9.56	\$14.34
2502	225	552	\$260.99	\$255.33	\$5.66	\$11.32	\$16.98
2503	226	363	\$171.63	\$167.91	\$3.72	\$7.44	\$11.16
2504	227	580	\$274.23	\$268.29	\$5.94	\$11.88	\$17.82
2505	228	467	\$220.80	\$216.02	\$4.78	\$9.56	\$14.34
2506	229	444	\$209.93	\$205.38	\$4.55	\$9.10	\$13.65
2507	230	550	\$260.05	\$254.41	\$5.64	\$11.28	\$16.92
2508	231	372	\$175.89	\$172.07	\$3.82	\$7.64	\$11.46
2509	232	581	\$274.71	\$268.75	\$5.96	\$11.92	\$17.88
2510	233	476	\$225.06	\$220.18	\$4.88	\$9.76	\$14.64
2601	234	469	\$221.75	\$216.94	\$4.81	\$9.62	\$14.43
2602	235	552	\$260.99	\$255.33	\$5.66	\$11.32	\$16.98
2603	236	365	\$172.58	\$168.84	\$3.74	\$7.48	\$11.22
2604	237	577	\$272.81	\$266.90	\$5.91	\$11.82	\$17.73
2605	238	467	\$220.80	\$216.02	\$4.78	\$9.56	\$14.34
2606	239	445	\$210.40	\$205.84	\$4.56	\$9.12	\$13.68
2607	240	547	\$258.63	\$253.02	\$5.61	\$11.22	\$16.83
2608	241	374	\$176.83	\$173.00	\$3.83	\$7.66	\$11.49
2609	242	583	\$275.65	\$269.67	\$5.98	\$11.96	\$17.94
2610	243	475	\$224.59	\$219.72	\$4.87	\$9.74	\$14.61
2701	244	481	\$227.42	\$222.49	\$4.93	\$9.86	\$14.79

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

16-Apr-09
 YEAR END: JANUARY 31

Passed On: **APRIL 15, 2009**

UNIT	S.L.	U/E	NEW FEES 2009/2010	OLD FEES 2008/2009	DIFF X 1 MONTH	DIFF X 2 MONTHS	DIFF X 3 MONTHS
2702	245	537	\$253.90	\$248.40	\$5.50	\$11.00	\$16.50
2703	246	365	\$172.58	\$168.84	\$3.74	\$7.48	\$11.22
2704	247	578	\$273.29	\$267.36	\$5.93	\$11.86	\$17.79
2705	248	467	\$220.80	\$216.02	\$4.78	\$9.56	\$14.34
2706	249	444	\$209.93	\$205.38	\$4.55	\$9.10	\$13.65
2707	250	544	\$257.21	\$251.63	\$5.58	\$11.16	\$16.74
2708	251	374	\$176.83	\$173.00	\$3.83	\$7.66	\$11.49
2709	252	582	\$275.18	\$269.21	\$5.97	\$11.94	\$17.91
2710	253	478	\$226.01	\$221.11	\$4.90	\$9.80	\$14.70
2801	254	497	\$234.99	\$229.89	\$5.10	\$10.20	\$15.30
2802	255	541	\$255.79	\$250.25	\$5.54	\$11.08	\$16.62
2803	256	364	\$172.10	\$168.37	\$3.73	\$7.46	\$11.19
2804	257	578	\$273.29	\$267.36	\$5.93	\$11.86	\$17.79
2805	258	467	\$220.80	\$216.02	\$4.78	\$9.56	\$14.34
2806	259	433	\$204.73	\$200.29	\$4.44	\$8.88	\$13.32
2807	260	547	\$258.63	\$253.02	\$5.61	\$11.22	\$16.83
2808	261	546	\$258.16	\$252.56	\$5.60	\$11.20	\$16.80
2809	262	808	\$382.03	\$373.75	\$8.28	\$16.56	\$24.84
2901	263	498	\$235.46	\$230.36	\$5.10	\$10.20	\$15.30
2902	264	536	\$253.43	\$247.93	\$5.50	\$11.00	\$16.50
2903	265	368	\$174.00	\$170.22	\$3.78	\$7.56	\$11.34
2904	266	580	\$274.23	\$268.29	\$5.94	\$11.88	\$17.82
2905	267	466	\$220.33	\$215.55	\$4.78	\$9.56	\$14.34
2906	268	436	\$206.15	\$201.68	\$4.47	\$8.94	\$13.41
2907	269	546	\$258.16	\$252.56	\$5.60	\$11.20	\$16.80
2908	270	546	\$258.16	\$252.56	\$5.60	\$11.20	\$16.80
2909	271	809	\$382.51	\$374.21	\$8.30	\$16.60	\$24.90
3001	272	497	\$234.99	\$229.89	\$5.10	\$10.20	\$15.30
3002	273	535	\$252.96	\$247.47	\$5.49	\$10.98	\$16.47
3003	274	370	\$174.94	\$171.15	\$3.79	\$7.58	\$11.37
3004	275	580	\$274.23	\$268.29	\$5.94	\$11.88	\$17.82
3005	276	466	\$220.33	\$215.55	\$4.78	\$9.56	\$14.34
3006	277	446	\$210.88	\$206.30	\$4.58	\$9.16	\$13.74
3007	278	553	\$261.47	\$255.80	\$5.67	\$11.34	\$17.01
3008	279	539	\$254.85	\$249.32	\$5.53	\$11.06	\$16.59
3009	280	807	\$381.56	\$373.29	\$8.27	\$16.54	\$24.81
3101	281	680	\$321.51	\$314.54	\$6.97	\$13.94	\$20.91
3102	282	917	\$433.57	\$424.17	\$9.40	\$18.80	\$28.20
3103	283	488	\$230.73	\$225.73	\$5.00	\$10.00	\$15.00
3104	284	624	\$295.04	\$288.64	\$6.40	\$12.80	\$19.20
3105	285	554	\$261.94	\$256.26	\$5.68	\$11.36	\$17.04
3106	286	872	\$412.29	\$403.36	\$8.93	\$17.86	\$26.79
3201	287	560	\$264.78	\$259.04	\$5.74	\$11.48	\$17.22
3202	288	802	\$379.20	\$370.98	\$8.22	\$16.44	\$24.66
3203	289	453	\$214.19	\$209.54	\$4.65	\$9.30	\$13.95
3204	290	539	\$254.85	\$249.32	\$5.53	\$11.06	\$16.59
3205	291	649	\$306.86	\$300.20	\$6.66	\$13.32	\$19.98
3301	292	699	\$330.50	\$323.33	\$7.17	\$14.34	\$21.51
3302	293	911	\$430.73	\$421.40	\$9.33	\$18.66	\$27.99
3303	294	511	\$241.61	\$236.37	\$5.24	\$10.48	\$15.72
3304	295	675	\$319.15	\$312.23	\$6.92	\$13.84	\$20.76
U/E FOR COMM.		5524	\$71,524.73	\$70,122.17	\$1,402.56	\$2,805.12	\$4,207.68
U/E FOR RES.		143976	X12	X12			
STRATA SUITE U/E		474	\$858,296.76	\$841,466.04			
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.

STRATA PLAN LMS4050
Special Levy Fee Schedule

16-Apr-09
YEAR END: JANUARY 31

PASSED ON: April 15, 2009
RE: Swimming Pool Maintenance Repairs - Residential Only
PAYMENT PLAN: Payable on June 1, 2009

UNIT	S.L.	U/E	TOTAL LEVY \$20,000.00
Comm.			
1351	1	656	\$0.00
1355	2	414	\$0.00
1359	3	416	\$0.00
1363	4	415	\$0.00
1367	5	414	\$0.00
1371	6	413	\$0.00
1375	7	416	\$0.00
1379	8	414	\$0.00
1383	9	436	\$0.00
1387	10	644	\$0.00
1391	11	886	\$0.00
Res.			
0201	21	684	\$95.02
0202	20	723	\$100.43
0203	19	725	\$100.71
0204	18	722	\$100.29
0205	17	725	\$100.71
0206	16	726	\$100.85
0207	15	724	\$100.57
0208	14	725	\$100.71
0209	13	726	\$100.85
0210	12	752	\$104.46
0301	22	468	\$65.01
0302	23	550	\$76.40
0303	24	736	\$102.24
0304	25	Strata suite	\$0.00
0401	26	468	\$65.01
0402	27	550	\$76.40
0403	28	364	\$50.56
0404	29	583	\$80.99
0405	30	571	\$79.32
0406	31	371	\$51.54
0407	32	583	\$80.99
0408	33	474	\$65.84
0501	34	468	\$65.01
0502	35	555	\$77.10
0503	36	361	\$50.15
0504	37	580	\$80.57
0505	38	464	\$64.46
0506	39	456	\$63.34
0507	40	536	\$74.46
0508	41	371	\$51.54
0509	42	580	\$80.57
0510	43	477	\$66.26
0601	44	470	\$65.29
0602	45	551	\$76.54
0603	46	363	\$50.43
0604	47	580	\$80.57
0605	48	467	\$64.87

STRATA PLAN LMS4050
Special Levy Fee Schedule

16-Apr-09
YEAR END: JANUARY 31

PASSED ON: April 15, 2009
RE: Swimming Pool Maintenance Repairs - Residential Only
PAYMENT PLAN: Payable on June 1, 2009

UNIT	S.L.	U/E	TOTAL LEVY \$20,000.00
0606	49	444	\$61.68
0607	50	545	\$75.71
0608	51	375	\$52.09
0609	52	581	\$80.71
0610	53	476	\$66.12
0701	54	469	\$65.15
0702	55	551	\$76.54
0703	56	364	\$50.56
0704	57	582	\$80.85
0705	58	468	\$65.01
0706	59	445	\$61.82
0707	60	548	\$76.12
0708	61	371	\$51.54
0709	62	578	\$80.29
0710	63	478	\$66.40
0801	64	472	\$65.57
0802	65	549	\$76.26
0803	66	363	\$50.43
0804	67	582	\$80.85
0805	68	466	\$64.73
0806	69	445	\$61.82
0807	70	546	\$75.85
0808	71	372	\$51.68
0809	72	581	\$80.71
0810	73	479	\$66.54
0901	74	467	\$64.87
0902	75	549	\$76.26
0903	76	363	\$50.43
0904	77	581	\$80.71
0905	78	467	\$64.87
0906	79	446	\$61.95
0907	80	549	\$76.26
0908	81	372	\$51.68
0909	82	581	\$80.71
0910	83	480	\$66.68
1001	84	471	\$65.43
1002	85	554	\$76.96
1003	86	361	\$50.15
1004	87	578	\$80.29
1005	88	466	\$64.73
1006	89	444	\$61.68
1007	90	548	\$76.12
1008	91	372	\$51.68
1009	92	581	\$80.71
1010	93	483	\$67.09
1101	94	471	\$65.43
1102	95	551	\$76.54
1103	96	361	\$50.15
1104	97	583	\$80.99
1105	98	466	\$64.73
1106	99	445	\$61.82

STRATA PLAN LMS4050
Special Levy Fee Schedule

16-Apr-09
YEAR END: JANUARY 31

PASSED ON: April 15, 2009
RE: Swimming Pool Maintenance Repairs - Residential Only
PAYMENT PLAN: Payable on June 1, 2009

UNIT	S.L.	U/E	TOTAL LEVY \$20,000.00
1107	100	546	\$75.85
1108	101	372	\$51.68
1109	102	579	\$80.43
1110	103	478	\$66.40
1201	104	472	\$65.57
1202	105	550	\$76.40
1203	106	364	\$50.56
1204	107	578	\$80.29
1205	108	467	\$64.87
1206	109	438	\$60.84
1207	110	548	\$76.12
1208	111	372	\$51.68
1209	112	576	\$80.01
1210	113	481	\$66.82
1401	114	481	\$66.82
1402	115	541	\$75.15
1403	116	362	\$50.29
1404	117	579	\$80.43
1405	118	466	\$64.73
1406	119	445	\$61.82
1407	120	547	\$75.98
1408	121	374	\$51.95
1409	122	580	\$80.57
1410	123	477	\$66.26
1501	124	471	\$65.43
1502	125	551	\$76.54
1503	126	362	\$50.29
1504	127	579	\$80.43
1505	128	465	\$64.59
1506	129	437	\$60.70
1507	130	545	\$75.71
1508	131	382	\$53.06
1509	132	579	\$80.43
1510	133	477	\$66.26
1601	134	469	\$65.15
1602	135	554	\$76.96
1603	136	362	\$50.29
1604	137	578	\$80.29
1605	138	467	\$64.87
1606	139	445	\$61.82
1607	140	545	\$75.71
1608	141	373	\$51.81
1609	142	582	\$80.85
1610	143	476	\$66.12
1701	144	470	\$65.29
1702	145	550	\$76.40
1703	146	363	\$50.43
1704	147	580	\$80.57
1705	148	466	\$64.73
1706	149	447	\$62.09
1707	150	546	\$75.85

STRATA PLAN LMS4050
Special Levy Fee Schedule

16-Apr-09
 YEAR END: JANUARY 31

PASSED ON: April 15, 2009
RE: Swimming Pool Maintenance Repairs - Residential Only
PAYMENT PLAN: Payable on June 1, 2009

UNIT	S.L.	U/E	TOTAL LEVY \$20,000.00
1708	151	371	\$51.54
1709	152	584	\$81.12
1710	153	476	\$66.12
1801	154	470	\$65.29
1802	155	550	\$76.40
1803	156	363	\$50.43
1804	157	580	\$80.57
1805	158	466	\$64.73
1806	159	447	\$62.09
1807	160	546	\$75.85
1808	161	372	\$51.68
1809	162	582	\$80.85
1810	163	476	\$66.12
1901	164	469	\$65.15
1902	165	547	\$75.98
1903	166	364	\$50.56
1904	167	583	\$80.99
1905	168	464	\$64.46
1906	169	436	\$60.57
1907	170	548	\$76.12
1908	171	370	\$51.40
1909	172	582	\$80.85
1910	173	475	\$65.98
2001	174	469	\$65.15
2002	175	549	\$76.26
2003	176	364	\$50.56
2004	177	579	\$80.43
2005	178	466	\$64.73
2006	179	444	\$61.68
2007	180	551	\$76.54
2008	181	372	\$51.68
2009	182	582	\$80.85
2010	183	476	\$66.12
2101	184	469	\$65.15
2102	185	547	\$75.98
2103	186	363	\$50.43
2104	187	581	\$80.71
2105	188	466	\$64.73
2106	189	445	\$61.82
2107	190	550	\$76.40
2108	191	371	\$51.54
2109	192	584	\$81.12
2110	193	477	\$66.26
2201	194	469	\$65.15
2202	195	547	\$75.98
2203	196	365	\$50.70
2204	197	582	\$80.85
2205	198	468	\$65.01
2206	199	418	\$58.07
2207	200	564	\$78.35
2208	201	378	\$52.51

STRATA PLAN LMS4050
Special Levy Fee Schedule

16-Apr-09
YEAR END: JANUARY 31

PASSED ON: April 15, 2009
RE: Swimming Pool Maintenance Repairs - Residential Only
PAYMENT PLAN: Payable on June 1, 2009

UNIT	S.L.	U/E	TOTAL LEVY \$20,000.00
2209	202	584	\$81.12
2210	203	477	\$66.26
2301	204	467	\$64.87
2302	205	550	\$76.40
2303	206	365	\$50.70
2304	207	580	\$80.57
2305	208	466	\$64.73
2306	209	444	\$61.68
2307	210	550	\$76.40
2308	211	372	\$51.68
2309	212	583	\$80.99
2310	213	475	\$65.98
2401	214	467	\$64.87
2402	215	550	\$76.40
2403	216	367	\$50.98
2404	217	578	\$80.29
2405	218	467	\$64.87
2406	219	444	\$61.68
2407	220	550	\$76.40
2408	221	372	\$51.68
2409	222	582	\$80.85
2410	223	477	\$66.26
2501	224	467	\$64.87
2502	225	552	\$76.68
2503	226	363	\$50.43
2504	227	580	\$80.57
2505	228	467	\$64.87
2506	229	444	\$61.68
2507	230	550	\$76.40
2508	231	372	\$51.68
2509	232	581	\$80.71
2510	233	476	\$66.12
2601	234	469	\$65.15
2602	235	552	\$76.68
2603	236	365	\$50.70
2604	237	577	\$80.15
2605	238	467	\$64.87
2606	239	445	\$61.82
2607	240	547	\$75.98
2608	241	374	\$51.95
2609	242	583	\$80.99
2610	243	475	\$65.98
2701	244	481	\$66.82
2702	245	537	\$74.60
2703	246	365	\$50.70
2704	247	578	\$80.29
2705	248	467	\$64.87
2706	249	444	\$61.68
2707	250	544	\$75.57
2708	251	374	\$51.95
2709	252	582	\$80.85

STRATA PLAN LMS4050
Special Levy Fee Schedule

16-Apr-09
YEAR END: JANUARY 31

PASSED ON: April 15, 2009
RE: Swimming Pool Maintenance Repairs - Residential Only
PAYMENT PLAN: Payable on June 1, 2009

UNIT	S.L.	U/E	TOTAL LEVY \$20,000.00
2710	253	478	\$66.40
2801	254	497	\$69.04
2802	255	541	\$75.15
2803	256	364	\$50.56
2804	257	578	\$80.29
2805	258	467	\$64.87
2806	259	433	\$60.15
2807	260	547	\$75.98
2808	261	546	\$75.85
2809	262	808	\$112.24
2901	263	498	\$69.18
2902	264	536	\$74.46
2903	265	368	\$51.12
2904	266	580	\$80.57
2905	267	466	\$64.73
2906	268	436	\$60.57
2907	269	546	\$75.85
2908	270	546	\$75.85
2909	271	809	\$112.38
3001	272	497	\$69.04
3002	273	535	\$74.32
3003	274	370	\$51.40
3004	275	580	\$80.57
3005	276	466	\$64.73
3006	277	446	\$61.95
3007	278	553	\$76.82
3008	279	539	\$74.87
3009	280	807	\$112.10
3101	281	680	\$94.46
3102	282	917	\$127.38
3103	283	488	\$67.79
3104	284	624	\$86.68
3105	285	554	\$76.96
3106	286	872	\$121.13
3201	287	560	\$77.79
3202	288	802	\$111.41
3203	289	453	\$62.93
3204	290	539	\$74.87
3205	291	649	\$90.15
3301	292	699	\$97.10
3302	293	911	\$126.55
3303	294	511	\$70.98
3304	295	675	\$93.77

U/E FOR COMM.	5524	\$20,000.07
U/E FOR RES.	143976	
STRATA SUITE U/E	474	
TOTAL U/E	149974	
STRATA SUITE U/E	(474)	
ASSESSABLE U/E	149500	

MINUTES OF ANNUAL GENERAL MEETING

STRATA PLAN LMS-4050

THE 501

HELD: On Wednesday, April 15, 2009 at 7:00 p.m. in the Games Room, 501 Pacific Avenue, Vancouver, B.C.

PRESENT: 118 owners in person or proxy, as per the registration sheet.

STRATA AGENT: Bunny Porteous, Vancouver Condominium Services Ltd.

QUORUM REPORT

There being a quorum present, the meeting was called to order at 7:00 p.m. Introductions were made and the meeting commenced.

GUEST SPEAKER

Mr. Mark Emanuel of Spratt Emanuel Engineering attended the Annual General Meeting to discuss the Maintenance & Repairs Project which is scheduled to begin May 1, 2009.

Pro Star Painting will be installing a swing stage to complete the maintenance on the tower. The contractors will complete one side at a time with four to five days per side.

Residents are required to remove all items from their balconies and keep windows and patio doors closed to prevent dust from filtering into units in order for the balcony maintenance repairs to be completed.

Residents will be notified of the scheduled dates 48 hours in advance of the work to be completed on residents' balconies. Notices with project updates will be posted in the lobby, elevators and website the501.net. Residents are highly encouraged to read the notices to ensure there are no delays for the project. Residents are requested to put all concerns or questions regarding the project in writing and drop off at the office on the 3rd floor or fax to VCS at 604-684-1539.

Mr. Emanuel is projecting the Maintenance & Repairs Project for the tower and townhouses to be completed in September (weather depending).

Following discussion, Mr. Emanuel left the meeting at 7:15 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 25, 2009 as proper Notice of Meeting.

APPROVAL OF AGENDA

The agent requested the agenda be amended to remove the line item Majority Vote Resolution – Ratification of Rules. It was moved, seconded and carried to accept the agenda, as amended.

MINUTES

1. It was moved, seconded and carried to adopt the minutes of the March 31, 2008 Annual General Meeting. There was no business arising.
2. It was moved, seconded and carried to adopt the minutes of the May 15, 2008 Special General Meeting.
3. It was moved, seconded and carried to adopt the minutes of the September 24, 2008 Special General Meeting.

UNFINISHED BUSINESS

There was no unfinished business.

PRESIDENT'S REPORT

The council President, Mr. Brent Belsher, welcomed the owners and presented a review of the President's Report attached to the AGM notice.

Mr. Belsher thanked the council, the agent and the Building Manager for their dedication and 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 coverage 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

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 and 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 also reminded to ensure their home owner insurance package includes sufficient coverage for the \$10,000 water damage deductible.

TREASURER'S REPORT

The council Treasurer, Mr. George Affleck, reviewed the financial highlights of the fiscal year ending January 31, 2009.

2009/2010 BUDGET (YEAR END JANUARY 31ST)

The 2009/2010 budget was presented to the owners for a detailed review and analysis.

It was moved, seconded and **carried** to approve the budget for the 2009/2010 fiscal year in the total amount of \$944,095.

Owners please note: There will be an increase in strata fees retroactive to February 1, 2009. 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 fee made payable to "Strata Plan LMS-4050" which covers the difference in your strata fees since the strata corporation's fiscal year end.

For those owners on pre-authorized chequing, (PAC) your strata fee payments will be adjusted to the new rate on May 1, 2009; 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 strata fee 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.

3/4 VOTE RESOLUTIONS

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

$\frac{3}{4}$ VOTE RESOLUTION #1 - SPECIAL PROJECT FUND DEFICIT RECOVERY

WHEREAS a Special Project Fund was created and approved at an Annual General Meeting of Strata Plan LMS-4050 held on March 13, 2006 for the purpose of approving various improvement projects funded by the Residential Contingency Reserve Fund;

AND WHEREAS Reid Hurst Nagy, the auditor for the strata corporation, has reported that the expenditures exceeded the allowance by \$5,771 and that this cost over-run must be liquidated;

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan LMS-4050 that \$5,771 be charged to the Residential Contingency Reserve Fund to liquidate the deficit in the Special Project Fund.

Following discussion it was moved, seconded and **carried** by more than 75% of the vote to approve $\frac{3}{4}$ Vote Resolution #1 – Special Project Fund Deficit Recovery (92 in favour, 15 opposed, 0 abstentions).

* * * * *

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

$\frac{3}{4}$ VOTE RESOLUTION #2 – BYLAW AMENDMENTS

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:

The bylaws filed in the Land Title Office as follows be and are hereby repealed:

December 13, 1999	under registration BN329901
June 6, 2001	under registration BR137529
March 13, 2002	under registration BT82360
April 17, 2003	under registration BV134389

And the bylaws attached hereto be and are hereby substituted therefore:

For owners' convenience, the specific bylaws which are being amended are highlighted in grey

BYLAWS

STRATA PLAN LMS-4050

THE 501

BYLAWS	5
BYLAWS	6
Division 1 — Duties of Owners, Tenants, Occupants and Visitors	6
1. Payment of strata fees & Common Expenses	6
2. Repair and maintenance of property by owner	6
3. Use of property	6
4. Inform strata corporation.....	9
5. Obtain approval before altering a strata lot.....	9
6. Obtain approval before altering common property	10
7. Permit entry to strata lot	10
Division 2 — Powers and Duties of Strata Corporation.....	10
8. Repair and maintenance of property by strata corporation	10
Division 3 — Council	11
9. Council size	11
10. Council members' terms.....	11
11. Removing council member.....	11
12. Replacing council member	11
13. Officers	11
14. Calling council meetings	11
15. Requisition of council hearing.....	12
16. Quorum of council	12
17. Council meetings.....	12
18. Voting at council meetings.....	12
19. Council to inform owners of minutes.....	13
20. Delegation of council's powers and duties.....	13
21. Spending restrictions	13
22. Limitation on liability of council member	13
Division 4 — Enforcement of Bylaws and Rules	13
23. Maximum fine	13
24. Continuing contravention	13
Division 5 — Annual and Special General Meetings.....	14
25. Person to chair meeting	14
26. Participation by other than eligible voters	14
27. Voting.....	14
28. Order of business	14
Division 6 — Voluntary Dispute Resolution	15
29. Voluntary dispute resolution	15
Division 7 — Rentals.....	15
Division 8 — Insurance	15
Division 9 — Small Claims Actions	16

BYLAWS

STRATA PLAN LMS-4050

THE 501

These bylaws supercede the Schedule of Standard Bylaws to the Act.

Division 1 — Duties of Owners, Tenants, Occupants and Visitors

1. *Payment of strata fees & Common Expenses*

- (1) An owner must pay strata fees on or before the first day of the month to which the strata fees relate.
- (2) If an owner is late paying his or her strata fees, the owner must pay the strata corporation interest on the late payment in the amount of 10% per , compounded annually and calculated monthly from the date the payment was due until the last date of the month in which it is paid.
- (3) Strata lots 1 to 11 inclusive, being commercial strata lots, are deemed one type of strata lot.
- (4) Strata lots 12 to 295 inclusive, being residential strata lots, are deemed another type of strata lot.
- (5) As the strata plan consists of more than one type of strata lot, the common expenses must be apportioned in the following manner:
 - (a) Common expenses attributable to one or more type of strata lot must be allocated to that type of strata lot and must be borne by the owners of that type of strata lot in the proportion that the unit entitlement of that strata lot bears to the aggregate unit entitlement of all strata lots concerned.
 - (b) Common expenses not attributable to a particular type or types of strata lot must be allocated to all strata lots and must be borne by the owners in proportion to the unit entitlement of their strata lots.
 - (c) Contributions to the contingency reserve fund or special levies must be calculated according to section 6.4(3) of the regulations to the Strata Property Act, subject to a resolution under section 100 or 108(2)(b) of the Act.

2. *Repair and maintenance of property by owner*

- (1) An owner must repair and maintain the owner's strata lot, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.
- (2) An owner who has the use of limited common property must repair and maintain it, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.
- (3) When ordered by a competent public authority, an owner must promptly carry out any work on his or her strata lot, and pay all related charges, assessments, and taxes.

3. *Use of property*

- (1) An owner, tenant, occupant or visitor must not use a strata lot, the common property, or common assets in a way that, in the opinion of the strata council:
 - (a) Causes a nuisance or hazard to another person
 - (b) Causes unreasonable noise
 - (c) Unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets, or another strata lot
 - (d) Is illegal

- (e) Is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan. For example: no owner, tenant, or occupant may operate a business enterprise that would create foot traffic or unreasonable noise, or require signage
- (f) May injure the reputation of the strata corporation

(2) Damage to Property

- (a) An owner, tenant, occupant or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets, or those parts of a strata lot that the strata corporation must repair and maintain under these bylaws, or insure under section 149 of the Act.
- (b) In the event that an owner, or the owner's tenant, occupant, or visitor causes damage to common property, limited common property, or common facilities, the owner will be held responsible for the costs incurred by the strata corporation to repair the damage. Upon presentation of the repair invoice, the owner will promptly reimburse the strata corporation in full. Failing this, the repair costs will be added to the owner's common expense account and will become due and payable on the 1st day of the following month.
 - Exceptions to 2(b) apply where damage originates from the rupture or malfunction of a permanent public supply line or sewer system, or where damage originates from common property, which are the responsibility of the strata corporation
- (c) An owner, tenant, or occupant is responsible for damages to personal property and any upgrading, substituting, improvements, or betterment to the strata lot that have been made or acquired by the owner from those originally installed.

(3) Pets

- (1) The number of pets allowed to occupy any one suite is limited as follows:
 - (a) Two domestic mammals. For example: two dogs; two cats; one dog and one cat
 - (b) Rodents generally considered pests, such as rats and mice, are not permitted.
 - (c) Monkeys of any species are not permitted.
 - (d) A reasonable number of fish or other small aquarium animals in an aquarium no larger than 20 gallons and/or 225 lbs filled weight
 - (e) Up to 2 caged birds
- (2) Reptiles are not permitted.
- (3) Within 30 days of a dog residing in a strata lot, the resident must provide in writing the name of the dog, breed, colour, and markings, current City license number, together with the name, strata lot number, and telephone number of the pet owner.
- (4) Dog owners must provide the strata corporation with proof of re-registration with the City of Vancouver not later than March 31 of each year.
- (5) All pets must be leashed while on common property.
- (6) Pets are not permitted in the guest suites, games room, fitness room, pool or spa area, or in or near the volleyball courts.
- (7) Pets must always be taken off common property to relieve themselves. If any pet urinates or defecates on common property, or limited common property, the person responsible must immediately and completely remove the pet waste and dispose of it in a waste container or by some other sanitary means.
- (8) The owner of the strata lot is responsible for the cost of any special cleaning, floor covering replacement, or painting required as a result of a pet soiling common or limited common property.
- (9) The owner of the strata lot is responsible for ensuring his or her tenants,

occupants, visitors, and/or agents comply with these pet bylaws.

- (10) Pet owners are responsible for the behavior of their animals. The strata

corporation may require removal of any animal kept by an owner, tenant, occupant, visitor, or agent if the animal, in the reasonable opinion of the council, constitutes a nuisance or danger to any other person or animal. Removal must occur within 30 working days of notification being served.

- (11) Pet owners are responsible for flea maintenance within their own units.

(4) Prohibitions

- (1) An owner, tenant, occupant, visitor, or agent must not:

- (a) Do anything that increases the risk of fire, flood, or life safety and thus impacts the rate of insurance levied on the strata corporation
- (b) Use a strata lot for any purpose that involves undue traffic or noise in or about the strata lot or common property or that encourages loitering by persons in or about the strata lot or common property
- (c) Smoke, or permit guests to smoke, in any common areas or limited common areas
- (d) Leave open any outside door or gate without an attendant present for the duration of the opening
- (e) Park in the rear driveway/fire lane, or stop for longer than 10 minutes
- (f) Restrict or hinder passage on sidewalks, driveways, entrances and exits, hallways or other passages
- (g) Collect or store domestic garbage on any common or limited common property
- (h) Allow a strata lot to become unsanitary or a source of odour
- (i) Trespass on property to which another owner, tenant, or occupant is entitled to exclusive use
- (j) Feed wild birds or animals of any kind from on or near any strata lot, common property, or limited common property, including balconies, patios, or decks
- (k) Use a barbeque, hibachi, or other cooking device on a balcony, patio, or deck unless it is powered by propane, natural gas, or electricity
- (l) Store propane cylinders or any other flammable containers on common property or limited common property, including storage lockers and parking stalls
- (m) Shake mops or dusters of any kind from windows, balcony, or patio or throw any refuse from windows, balconies, patios, or decks
- (n) Store bicycles, packing boxes, freezers, compost boxes or other items on balconies or patios
- (o) Place any items on a balcony or patio except free-standing, self-contained, securely-fastened planter boxes, barbecues, summer furniture and accessories
- (p) Hang planter baskets or any other items from the balcony roof
- (q) Hang laundry, clothing, bedding, or any other personal items from windows, balconies, patios, or decks, or other parts of limited common or common property visible from outside the building
- (r) Place signs, flags, bill boards, notices, or other advertising matter of any kind on or visible from outside the strata lot
- (s) Place a satellite dish, television, or radio antenna on a balcony, patio, or deck that is visible above the balcony railing and/or the street, or attach any of these in any way to the building exterior
- (t) Erect a fence, trellis, cover or enclosure on common or limited property without prior written approval of the strata council.

- (u) Install window coverings visible from outside the strata lot that are not a neutral beige or white.
- (v) Display Christmas lights except between December 1 and January 31.

(5) Parkade

- (1) Motor vehicles must display current insurance or proof of storage insurance.
- (2) Parking stall use is restricted to a currently insured motor vehicle, motorcycle, trailer, or two non-flammable recreational equipment items. No vehicle or other approved item may project outside the parking stall into traffic areas or other parking stalls.
- (3) Owners are responsible for keeping their parking stalls free of oil and grease. Oil spills and grease stains not cleaned within a reasonable time will be cleaned by the strata corporation at the owner's expense.
- (4) No vehicle work, including oil changes, mechanical adjustments, or vehicle repairs, may be performed in a parking stall or on common property, except in case of emergency.
- (5) Vehicles must be removed from parking stalls during annual or semi-annual parkade cleaning carried out by the strata corporation.
- (6) Vehicles parked in violation of any bylaws or rules will be towed at the vehicle-owner's expense.
- (7) Parking stalls may not be rented, leased, or sold to non-residents.

4. Inform strata corporation

- (1) Within 2 weeks of becoming an owner, an owner must inform the strata corporation of the owner's name, strata lot number and, if outside the strata plan, the owners' mailing address outside the strata plan.
- (2) On request by the strata corporation, a tenant must inform the strata corporation of his or her name.
- (3) To ensure maximum security of the 501 property and its residents, owners must inform the strata corporation of all key fobs in their possession, and/or the possession of their tenants, occupiers, or agents during bi- or tri-annual fob re-registration. Any fobs not accounted for during re-registration will be deactivated on the day following the advertised re-registration deadline.

5. Obtain approval before altering a strata lot

- (1) An owner must request in writing and obtain written approval from the strata corporation before making an alteration to a strata lot that involves any of the following:
 - (a) The structure of a building
 - (b) The exterior of a building
 - (c) Chimneys, stairs, balconies or other things attached to the exterior of a building
 - (d) Doors, windows or skylights on the exterior of a building, or that front on the common property; including for example, adding security devices to the entrance door of a strata lot
 - (e) Fences, railings, or similar structures that enclose a patio, balcony, or yard
 - (f) Common property located within the boundaries of a strata lot
 - (g) Those parts of the strata lot which the strata corporation must insure under section 149 of the Act
- (2) Prior to installing hardwood or laminate flooring, an owner must meet the following conditions:
 - (a) Request approval in writing, and obtain written approval from the strata council, to install hardwood or laminate flooring, including underlay (sound deadening material). Council must specifically approve the sound transmission class (STC) rating for the underlay prior to installation.
 - (b) Provided approval is given under subsection 2(a), the owner must, within 48 hours of completing the installation, provide the strata council with written proof of purchase and underlay STC rating.

(3) The strata corporation must not unreasonably withhold its approval under subsection (2) and may also require as a condition of approval that the owner:

- (a) Agree, in writing, to assume responsibility for any expenses relating to the alteration and pay the full cost of any damages to other strata lots, common property, or limited common property caused by the alteration
- (b) Acquire and show proof of building permits and completed inspections from the City of Vancouver

6. Obtain approval before altering common property

- (1) An owner must request in writing, and obtain written approval of the strata council, before making an alteration to common property, including limited common property, or common assets.
- (2) The strata council may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.
- (3) Balconies and patios must not be enclosed to create additional living space whether permanently or temporarily.
- (4) All commercial signage must be approved by the strata corporation prior to installation.

7. Permit entry to strata lot

- (1) An owner, tenant, occupant, or visitor must allow a person authorized by the strata corporation to enter the strata lot under the following conditions:
 - (a) In an emergency, without notice, to ensure safety, prevent significant loss or damage to the strata lot or other strata lots, or to protect common property. If the occupant cannot be reached, the strata corporation's representative may gain access by force at the owner's expense.
 - (b) At a reasonable time, on 48 hours' written notice, to inspect, repair, or maintain common property, common assets and any portions of a strata lot that are the responsibility of the corporation to repair and maintain under these bylaws, or insure under section 149 of the Act, and to ensure compliance with the Act, these bylaws, and the rules of the strata corporation. Written notice must specify the date and approximate time of entry, and reason for entry.
 - (c) Without limiting the foregoing, 48 hours written notice will be given to enter a strata lot for the annual fire inspection service, dryer vent cleaning and/or replacement, sprinkler replacement, washing machine replacement and such other repair and maintenance required by the strata corporation under the Act, these bylaws, or rules.

Division 2 — Powers and Duties of Strata Corporation

8. Repair and maintenance of property by strata corporation

- (1) The strata corporation must repair and maintain all of the following:
 - (a) Common assets of the strata corporation
 - (b) Common property that has not been designated as limited common property
 - (c) Limited common property, where the duty to repair and maintain is restricted to:
 - (i) Repair and maintenance that in the ordinary course of events occurs less often than once a year
 - (ii) The following, no matter how often the repair or maintenance ordinarily occurs:
 - 1. The structure of a building
 - 2. The exterior of a building
 - 3. Chimneys, stairs, balconies, and other things attached to the building exterior
 - 4. Doors, windows and skylights on the exterior of a building or that front on the common property
 - 5. Fences, railings and similar structures that enclose patios, balconies and yards

Division 3 — Council

9. Council size

- (1) Council must have at least 3 and not more than 7 members.

10. Council members' terms

- (1) The term of office of a council member ends at the end of the annual general meeting at which the new council is elected.
- (2) A person whose term as council member is ending is eligible for re-election.

11. Removing council member

- (1) Unless all the owners are on the council, the strata corporation may, by a resolution passed by a majority vote at an annual or special general meeting, remove one or more council members.
- (2) After removing a council member, the strata corporation must hold an election at the same annual or special general meeting to replace the council member for the remainder of the term.

12. Replacing council member

- (1) If a council member resigns or is unwilling or unable to act for a period of 2 or more months, the remaining members of the council may appoint a replacement council member for the remainder of the term.
- (2) A replacement council member may be appointed from any person eligible to sit on the council.
- (3) The council may appoint a council member under this section even if the absence of the member being replaced leaves the council without a quorum.
- (4) If all the members of the council resign or are unwilling or unable to act for a period of 2 or more months, persons holding at least 25% of the strata corporation's votes may hold a special general meeting to elect a new council by complying with the provisions of the Act, the regulations, and the bylaws respecting the calling and holding of meetings.
- (5) An owner may not sit on council if the strata corporation is entitled to register a lien against the strata lot.

13. Officers

- (1) At the first meeting of the council held after each annual general meeting of the strata corporation, the council must elect, from among its members, a president, a vice president, a secretary, and a treasurer.
- (2) A person may hold more than one office at a time, other than the offices of president and vice president.
- (3) The vice president has the powers and duties of the president
 - (a) While the president is absent or is unwilling or unable to act
 - (b) For the remainder of the president's term if the president ceases to hold office
- (4) If an officer other than the president is unwilling or unable to act for a period of 2 or more months, the council members may appoint a replacement officer from among themselves for the remainder of the term.
- (5) No person may stand for council or continue to be on council if that person is in payment arrears or if the strata corporation is entitled to place a lien against the owner's strata lot.

14. Calling council meetings

- (1) Any council member may call a council meeting by giving the other council members at least one week's notice of the meeting, specifying the reason for calling the meeting.
- (2) The notice does not have to be in writing.

- (3) A council meeting may be held on less than one week's notice if:
- (a) All council members consent in advance of the meeting, or
 - (b) The meeting is required to deal with an emergency situation, and all council members either:
 - (i) Consent in advance of the meeting
 - (ii) Are unavailable to provide consent after reasonable attempts to contact them
- (4) The council must inform owners about a council meeting as soon as feasible after the meeting has been called.
- 15. Requisition of council hearing**
- (1) By application in writing, stating the reason for the request, an owner or tenant may request a hearing at a council meeting.
- (2) If a hearing is requested under subsection (1), the council must hold a meeting to hear the applicant within 1 month of the request.
- (3) If the purpose of the hearing is to seek a decision of the council, the council must give the applicant a written decision within 1 week of the hearing.
- ~~(4) Owners requesting hearing must contact only the Property Manager in writing~~
- 16. Quorum of council**
- (1) A quorum of the council is
- (a) 1, if the council consists of one member
 - (b) 2, if the council consists of 2, 3 or 4 members
 - (c) 3, if the council consists of 5 or 6 members
 - (d) 4, if the council consists of 7 members
- (2) Council members must be present in person at the council meeting to be counted in establishing quorum.
- 17. Council meetings**
- (1) At the option of the council, council meetings may be held by electronic means, so long as all council members and other participants can communicate with each other.
- (2) If a council meeting is held by electronic means, council members are deemed to be present in person.
- (3) Owners may attend council meetings as observers.
- (4) Despite subsection (3), no observers may attend those portions of council meetings that deal with any of the following:
- (a) Bylaw contravention hearings under section 135 of the Act
 - (b) Rental restriction bylaw exemption hearings under section 144 of the Act
 - (c) Any other matters if the presence of observers would, in the council's opinion, unreasonably interfere with an individual's privacy
- 18. Voting at council meetings**
- (1) At council meetings, decisions must be made by a majority of council members present in person at the meeting.
- (2) If there is a tied vote at a council meeting, the president may break the tie by casting a second, deciding vote.
- (3) The results of all votes at a council meeting must be recorded in the council meeting minutes.

19. Council to inform owners of minutes

The council must inform owners of the minutes of all council meetings within 2 weeks of the meeting, whether or not the minutes have been approved.

20. Delegation of council's powers and duties

- (1) Subject to subsections (2) to (4), the council may delegate some or all of its powers and duties to one or more council members or persons who are not members of the council, and may revoke the delegation.
- (2) The council may delegate its spending powers or duties, but only by a resolution that:
 - (a) Delegates the authority to make an expenditure of a specific amount for a specific purpose
 - (b) Delegates the general authority to make expenditures in accordance with subsection (3)
- (3) A delegation of a general authority to make expenditures must:
 - (a) Set a maximum amount that may be spent
 - (b) Indicate the purposes for which, or the conditions under which, the money may be spent
- (4) The council may not delegate its powers to determine, based on the facts of a particular case:
 - (a) Whether a person has contravened a bylaw or rule
 - (b) Whether a person should be fined, and the amount of the fine
 - (c) Whether a person should be denied access to a recreational facility

21. Spending restrictions

- (1) A person may not spend the strata corporation's money unless the person has been delegated the power to do so in accordance with these bylaws.
- (2) Despite subsection (1), a council member or delegated representative may spend the strata corporation's money to repair or replace common property or common assets if the repair or replacement is immediately required to ensure safety or prevent significant loss or damage.
- (3) The strata council may authorize, except in emergency situations, to spend up to a maximum of \$2,500.00 for any one item or service that was not set out in the annual budget approved by the owners at a general meeting.

22. Limitation on liability of council member

- (1) A council member who acts honestly and in good faith is not personally liable because of anything done or omitted in the exercise or intended exercise of any power or the performance or intended performance of any duty of the council.
- (2) Subsection (1) does not affect a council member's liability, as an owner, for a judgment against the strata corporation.

Division 4 — Enforcement of Bylaws and Rules

23. Maximum fine

The strata corporation may fine an owner or tenant a maximum of:

- (a) \$200 for each contravention of a bylaw
- (b) \$50 for each contravention of a rule

24. Continuing contravention

- (1) If a bylaw contravention continues without interruption for longer than 7 days, then the strata corporation may impose a fine on an owner every 7 days.

- (2) Special assessments, fines authorized by these bylaws, banking charges, filing costs, legal expenses, interest charges and any other expenses incurred by the strata corporation to enforce these bylaws, or any rule, become part of the assessment of the owner responsible and become due and payable on the 1st day of the following month.

Division 5 — Annual and Special General Meetings

25. *Person to chair meeting*

- (1) Annual and special general meetings must be chaired by the president of the council.
- (2) If the president of the council is unwilling or unable to act, the meeting must be chaired by the vice president of the council.
- (3) If neither the president nor the vice president of the council chairs the meeting, a chair must be elected by the eligible voters present in person or by proxy from among those persons who are present at the meeting.

26. *Participation by other than eligible voters*

- (1) Tenants and occupants may attend annual and special general meetings, whether or not they are eligible to vote.
- (2) Persons who are not eligible to vote, including tenants and occupants, may participate in the discussion at the meeting, but only if permitted to do so by the chair of the meeting.
- (3) Persons who are not eligible to vote, including tenants and occupants, must leave the meeting if requested to do so by a resolution passed by a majority vote at the meeting.

27. *Voting*

- (1) At an annual or special general meeting, voting cards must be issued to eligible voters.
- (2) At an annual or special general meeting a vote is decided on a show of voting cards, unless an eligible voter requests a precise count.
- (3) If a precise count is requested, the chair must decide whether it will be by show of voting cards or by roll call, secret ballot, or some other method.
- (4) The outcome of each vote, including the number of votes for and against the resolution if a precise count is requested, must be announced by the chair and recorded in the minutes of the meeting.
- (5) If there is a tie vote at an annual or special general meeting, the president, or, if the president is absent or unable or unwilling to vote, the vice president, may break the tie by casting a second, deciding vote.
- (6) Despite anything in this section, an election of council or any other vote must be held by secret ballot, if the secret ballot is requested by an eligible voter.
- (7) An owner of a strata lot that is in arrears is not eligible to vote at a general meeting.

28. *Order of business*

- (1) The order of business at annual and special general meetings is as follows:
 - (a) Determine that there is a quorum
 - (b) Certify proxies and corporate representatives and issue voting cards
 - (c) Elect a person to chair the meeting, if necessary
 - (d) Present to the meeting proof of notice of meeting or waiver of notice
 - (e) Approve minutes from the last annual or special general meeting
 - (f) President's Report
 - (g) Ratify any new rules made by the strata corporation under section 125 of the Act
 - (h) Report on insurance coverage in accordance with section 154 of the Act, if the meeting is an annual general meeting

- (i) Approve the budget for the coming year in accordance with section 103 of the Act, if the meeting is an annual general meeting
 - (j) Deal with new business, including any matters about which notice has been given under section 45 of the Act
 - (k) Elect a council, if the meeting is an annual general meeting
 - (l) Open the floor to general discussion and questions, if the meeting is an Annual General Meeting
 - (m) Terminate the meeting
- (2) Notwithstanding section 48(3) of the Strata Property Act, if at the time appointed for an annual or special general meeting, a quorum is not present, the meeting will be terminated if the meeting was convened upon requisition of members. In any other case, the meeting will stand adjourned for ½ hour from the time appointed at which time, if a quorum is not present for the meeting, the eligible voters present in person or by proxy will constitute a quorum.

Division 6 — Voluntary Dispute Resolution

29. Voluntary dispute resolution

- (1) A dispute among owners, tenants, the strata corporation, or any combination of them may be referred to a dispute resolution committee by a party to the dispute if:
 - (a) All the parties to the dispute consent
 - (b) The dispute involves the Act, the regulations, the bylaws or the rules
- (2) A dispute resolution committee consists of:
 - (a) One owner or tenant of the strata corporation nominated by each of the disputing parties and one owner or tenant chosen to chair the committee by the persons nominated by the disputing parties
 - (b) Any number of persons consented to, or chosen by a method that is consented to, by all the disputing parties
- (3) The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.

Division 7 — Rentals

30. Rentals

- (1) The bylaws and rules of the Strata Corporation are binding upon a tenant.
- (2) An owner who leases a strata lot to a tenant must deliver to the tenant the current bylaws and rules of the strata corporation and a Notice of Tenant's Responsibilities in Form K.
- (3) Within two weeks of renting a strata lot, the landlord must give the strata corporation a copy of the Form K—Notice of Tenant's Responsibilities, signed by the tenant, in accordance with section 146 of the Act.

Division 8 — Insurance

31. Insurance

- (1) An owner, tenant, occupant or visitor must not do, or omit to do, whether deliberately or negligently, any act that would result in costs being incurred by the Strata Corporation.
- (2) Strata lot owners must carry current homeowners' insurance for all contents and betterments made to their strata lot.
- (3) Strata lot owners must ensure that tenants occupying their strata lots must carry current tenant's insurance for all personal effects.
- (4) An owner of a strata lot must indemnify and save harmless the strata corporation from the expenses of any maintenance, repair, or replacement required to the common property, limited common property, common assets, or to any strata lot by the owner's act, omission, negligence, or carelessness or by that of an owner's occupants, tenants, visitors, agents and, for commercial lot owners, their customers, clients, employees or agents. This holds to

the extent that such expense is not reimbursed from the proceeds received via any insurance policy. Any insurance deductible paid to, or payable by, the strata corporation in such circumstances will be considered an expense not covered by the proceeds received by the strata corporation as insurance coverage, and will be charged to the owner.

Division 9 – Small Claims Actions

32. Small Claims Actions

- (1) Notwithstanding any provision of the Act, the Strata Corporation may proceed under the *Small Claims Act* (British Columbia) against an owner or other person to collect money owing to the strata corporation, including but not limited to money owing as administration fees, bank charges, fines, penalties, interest, or legal costs, without requiring authorization by a resolution passed by a $\frac{3}{4}$ vote.

END OF BYLAWS

The following proposed bylaw amendments were presented to the owners for their approval:

An owner made a request to amend bylaw 1.(2) to read:

- 1.(2)** *If an owner is late paying his or her strata fees, the owner must pay the strata corporation interest on the late payment in the amount of 10% **per annum** compounded annually and calculated monthly from the date the payment was due until the last date of the month in which it is paid.*

Following discussion, it was moved, seconded and **carried** by more than 75% of the vote (unanimously) to amend bylaw 1.(2) .

* * *

An owner made a request to amend bylaw 3.2.(b) to read:

- 3.2.(b)** *In the event that an owner, or the owner's tenant, occupant, or visitor causes damage to common property, limited common property, or common facilities, the owner will be held responsible for the **reasonable** costs incurred by the strata corporation to repair the damage. Upon presentation of the repair invoice, the owner will promptly reimburse the strata corporation in full. Failing this, the repair costs will be added to the owner's common expense account and will become due and payable on the 1st day of the following month.*

Following discussion, it was moved, seconded and **carried** by more than 75% of the vote (unanimously) to amend bylaw 3.2(b).

* * *

An owner made a request to amend bylaw 3.3.1(a) to read:

- 3.3(1)(a)** ***One** domestic mammal. For example: **one** dog and **one** cat*

Following discussion, it was moved, seconded and **defeated** to amend bylaw 3.3(1)(a) (62 in favour, 56 opposed, 0 abstentions).

* * *

An owner made a request to amend bylaw 3.3(3) to read:

- 3.3.(3)** *Within 10 days of a dog residing in a strata lot, the resident must provide in writing the name of the dog, breed, colour, and markings, current City license number, together with the name, strata lot number, and telephone number of the pet owner.*

Following further discussion, it was moved, seconded and **carried** by more than 75% of the vote to amend bylaw 3.3.(3), (104 in favour, 6 opposed, 8 abstentions).

* *

An owner made a request to delete bylaw 3.3(4) which reads:

- 3.3(4)** *Dog owners must provide the strata corporation with proof of re-registration with the City of Vancouver not later than March 31 of each year.*

Following discussion, it was moved, seconded and **defeated** to remove bylaw 3.3(4) (75 in favour, 38 opposed, 5 abstentions).

* *

An owner made a request to amend bylaw 3.3(10) to read:

- 3.3(10)** *Pet owners are responsible for the behavior of their animals. The strata corporation may require removal of any animal kept by an owner, tenant, occupant, visitor, or agent if the animal, in the reasonable opinion of the council, constitutes a nuisance or danger to any other person or animal. Removal must occur within 30 **calendar** days of notification being served.*

Following discussion, it was moved, seconded and **carried** by more than 75% of the vote (unanimously) to amend bylaw 3.3(10).

* *

An owner made a request to amend bylaw 3.3.4(f) to read:

- 3.3.4.(f)** *Restrict or hinder passage on sidewalks, driveways, entrances and exits, hallways, **stairwells and** other passages.*

Following discussion, it was moved, seconded and **carried** by more than 75% of the vote (unanimously) to amend bylaw 3.3.4(f).

* *

An owner made a request to amend bylaw 3.3.4(g) to read:

- 3.3.4(g)** *Collect or store domestic garbage **or discarded items** on any common or limited common property*

Following discussion, it was moved, seconded and **carried** by more than 75% of the vote (unanimously) to amend bylaw 3.3.4(g).

* *

An owner made a request to amend bylaw 3.3.5(2) to read:

3.3.5(2) *Parking stall use is restricted to a currently insured motor vehicle, motorcycle, trailer, or **bicycles on wall racks.***

Following discussion, it was moved, seconded and **carried** by more than 75% of the vote to amend bylaw 3.3.5(2) (107 in favour, 6 opposed, 5 abstentions).

* * *

An owner made a request to delete bylaw 4(3) which reads:

4(3) *To ensure maximum security of the 501 property and its residents, owners must inform the strata corporation of all key fobs in their possession, and/or the possession of their tenants, occupiers, or agents during bi- or tri-annual fob re-registration. Any fobs not accounted for during re-registration will be deactivated on the day following the advertised re-registration deadline.*

Following discussion, it was moved, seconded and **defeated** to delete bylaw 4(3) (0 in favour, 24 opposed, 94 abstentions)

It was then moved, seconded and **carried** by more than 75% of the vote to adopt $\frac{3}{4}$ Vote Resolution #2, Bylaw Amendments, as amended (109 in favour, 5 opposed, 4 abstentions).

* * * * *

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

$\frac{3}{4}$ VOTE RESOLUTION #3 – 2 AC CONDENSERS

WHEREAS The Owners, Strata Plan LMS-4050, wish to replace and relocate the two failed AC condensers that service the electrical vault in the P1 parkade at a cost of \$20,000;

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 stated purpose of replacing and relocating the two AC condensers, such expenditure to be charged against the Contingency Reserve Fund.

Following discussion, it was moved, seconded and **carried** by more than 75% of the vote to adopt $\frac{3}{4}$ Vote Resolution #3 – 2 AC Condensers (90 in favour, 25 opposed, 3 abstentions).

* * * * *

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

$\frac{3}{4}$ VOTE RESOLUTION #4 – TOILET WAX SEAL REPLACEMENT

WHEREAS The Owners, Strata Plan LMS-4050, wish to replace the toilet wax seals in the commercial and residential strata lots and common area toilets at The 501, as the strata council has been advised that the lifespan of the toilet seals is approximately 8-10 years and failed toilet wax seals could leak and create costly damages to the property of the strata corporation;

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan LMS-4050, that a sum of money not exceeding \$25,000 be spent for the purpose of replacing the toilet wax seals in all toilets of the strata corporation, such expenditure to be charged against the Joint Contingency Reserve Fund.

Following discussion, it was moved, seconded and **defeated** to adopt $\frac{3}{4}$ Vote Resolution #4 – Toilet Wax Seal Replacement (58 in favour, 55 opposed, 5 abstentions).

* * * * *

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

3/4 VOTE RESOLUTION #5 - SWIMMING POOL MAINTENANCE REPAIRS

WHEREAS The Owners, Strata Plan LMS-4050, wish to complete recommended maintenance repairs to the swimming pool (re-plaster and re-tile) estimated to cost \$20,000;

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners of the Residential strata lots, Strata Plan LMS-4050, that a sum of money not exceeding \$20,000 be raised and spent for the purpose of completing the recommended maintenance repairs to the swimming pool, such expenditure to be charged as a special levy upon the owners of the residential strata lots in proportion to the unit entitlement of their respective strata lots.

Subject to Sections 108(5) and (6) of the Strata Property Act (see attached), in the event that the actual cost of the proposed project is less than the special levy of amount, the remaining funds shall be transferred to the Contingency Reserve Fund. Interest earned on funds raised pursuant to this resolution will be allocated to the special levy fund.

This special levy of \$20,000 shall be assessed on April 15, 2009, and shall become due and payable in full immediately on the passing of this resolution by the owners on title as at the end of that day and any owner who sells, conveys or transfers his/her title, or remortgages, before payment of this special levy is made in full, shall then pay the full amount outstanding.

As a matter of financial convenience only, the owners may pay this special levy at any time up until June 1, 2009. Notwithstanding the foregoing, 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 therefore does not apply.

Any owner who fails to make any payment(s) in accordance with this resolution shall be assessed a fine of \$50 on each such late payment. The strata corporation may further add interest charges on overdue payments at the rate of 10% per annum compounded annually.

Sections 116, 117 and 118 of the Strata Property Act (see attached) shall be applicable where an owner fails to make the required payment as authorized by the passing of this $\frac{3}{4}$ vote.

Following discussion, it was moved, seconded and **carried** by more than 75% of the vote to adopt $\frac{3}{4}$ Vote Resolution #5 – Swimming Pool Maintenance Repairs (84 in favour, 20 opposed, 3 abstentions).

* * * * *

A special levy was passed. See attached levy schedules. Payment is due on June 1, 2009.

This levy will NOT be added to PAC pre-authorized chequing plan Please issue a cheque payable to "Strata Plan LMS-4050".

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

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

WHEREAS The Owners, Strata Plan LMS-4050, wish to renovate the two guest suites at The 501 including carpeting, painting, bathroom refits, and the installation of one wall bed for the larger guest suite, two flat screen TV's, two mini fridges, two microwaves, and two armoires, estimated to cost \$15,000;

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 stated purpose of renovating the two guest suites, such expenditure to be charged against the Residential Contingency Reserve Fund.

Following discussion, it was moved, seconded and **defeated** to adopt $\frac{3}{4}$ Vote Resolution #6 – Guest Suite Renovations (60 in favour, 29 opposed, 18 abstentions).

* * * * *

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

$\frac{3}{4}$ VOTE RESOLUTION #7 – 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 \$18,000 be spent for the stated purpose of installing booster fans, such expenditure to be charged against the Residential Contingency Reserve Fund.

Following discussion, it was moved, seconded and **carried** by more than 75% of the vote to adopt $\frac{3}{4}$ Vote Resolution #7 – Dryer Vent Booster Fans (95 in favour, 9 opposed, 3 abstentions).

* * * * *

NEW BUSINESS

There was no new business.

ELECTION OF STRATA COUNCIL

The members of council for 2008/2009 automatically retired from their positions, pursuant to the *Strata Property Act*. The owners expressed their appreciation at a job well done by their outgoing council.

The following owners were nominated for council for 2009/2010:

- | | |
|--------------------|------------|
| - Brent Belsher | Unit # 202 |
| - George Affleck | Unit # 208 |
| - Jenny Ashton | Unit #1505 |
| - Andrea Litke | Unit #2604 |
| - Rodney Legrow | Unit # 204 |
| - Rob McDowell | Unit # 207 |
| - Brenda Lea Brown | Unit # 604 |

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 9:00 p.m. The newly elected council will hold their first council meeting on Monday, May 4, 2009 at 7:00 p.m.



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BP/md

A WORD OF APPRECIATION

Many thanks to all owners who provide their monthly strata fees promptly and without problems - either by PAC or post-dated cheques. Your co-operation is most appreciated. Please remember if you write cheques, to make them payable to your strata plan and to identify your suite number or strata lot. Payments are due on the first of each month.