



VANCOUVER CONDOMINIUM SERVICES LTD.

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

May 10, 2010

MEMO TO: Owners
Strata Plan BCS-522

FROM: Lyn Campbell

RE: **ANNUAL GENERAL MEETING MINUTES**

Attached are the minutes of the Annual General Meeting held on Wednesday, May 5, 2010. Please read and retain them for future reference.

➤ **STRATA FEES:** There is an increase in strata fees retroactive to February 1, 2010.

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 BCS-522" 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 May 5, 2010.

For those owners on pre-authorized chequing (PAC), your strata fee payments will be adjusted to the new rate on June 1, 2010. Therefore, you will be required to issue a "catch-up" cheque for the months of February, March, April and May as the "catch-up" fee will not be withdrawn from your bank account.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 BCS-522" 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, April and May. **SEE ATTACHED CATCH-UP FEE SCHEDULE.**

➤ **BYLAWS:** NEW BYLAWS WERE PASSED. Please contact VCS to obtain a copy.

* * *

Attachment
LC/am

BCS0522/AGM Cover Memo.doc



STRATA PLAN BCS0522
Strata Fees Catch up schedule

06-May-10
 YEAR END: JANUARY 31

PASSED ON: MAY 5, 2010

| UNIT | S.L. | U/E | NEW FEES 2010/2011 | OLD FEES 2009/2010 | DIFF. X1 MONTH | DIFF. X2 MONTHS | DIFF. X3 MONTHS | DIFF. X4 MONTHS |
|--------|------|--------------|-----------------------|-----------------------|-------------------|--------------------|--------------------|--------------------|
| COMM 1 | 1 | 42 | \$264.67 | \$247.44 | \$17.23 | \$34.46 | \$51.69 | \$68.92 |
| COMM 2 | 2 | 57 | \$359.20 | \$335.81 | \$23.39 | \$46.78 | \$70.17 | \$93.56 |
| COMM 3 | 3 | 57 | \$359.20 | \$335.81 | \$23.39 | \$46.78 | \$70.17 | \$93.56 |
| COMM 4 | 4 | 43 | \$270.97 | \$253.33 | \$17.64 | \$35.28 | \$52.92 | \$70.56 |
| COMM 5 | 5 | 124 | \$781.42 | \$730.53 | \$50.89 | \$101.78 | \$152.67 | \$203.56 |
| 1221 | 6 | 134 | \$543.68 | \$534.81 | \$8.87 | \$17.74 | \$26.61 | \$35.48 |
| 1223 | 7 | 120 | \$486.88 | \$478.93 | \$7.95 | \$15.90 | \$23.85 | \$31.80 |
| 1227 | 8 | 120 | \$486.88 | \$478.93 | \$7.95 | \$15.90 | \$23.85 | \$31.80 |
| 1229 | 9 | 134 | \$543.68 | \$534.81 | \$8.87 | \$17.74 | \$26.61 | \$35.48 |
| 1231 | 10 | 133 | \$539.62 | \$530.82 | \$8.80 | \$17.60 | \$26.40 | \$35.20 |
| 1233 | 11 | 132 | \$535.57 | \$526.83 | \$8.74 | \$17.48 | \$26.22 | \$34.96 |
| 1235 | 12 | 132 | \$535.57 | \$526.83 | \$8.74 | \$17.48 | \$26.22 | \$34.96 |
| 1237 | 13 | 132 | \$535.57 | \$526.83 | \$8.74 | \$17.48 | \$26.22 | \$34.96 |
| 301 | 25 | 47 | \$190.69 | \$187.58 | \$3.11 | \$6.22 | \$9.33 | \$12.44 |
| 304 | 19 | 56 | \$227.21 | \$223.50 | \$3.71 | \$7.42 | \$11.13 | \$14.84 |
| 305 | 20 | 38 | \$154.18 | \$151.66 | \$2.52 | \$5.04 | \$7.56 | \$10.08 |
| 306 | 21 | 55 | \$223.15 | \$219.51 | \$3.64 | \$7.28 | \$10.92 | \$14.56 |
| 307 | 22 | 36 | \$146.06 | \$143.68 | \$2.38 | \$4.76 | \$7.14 | \$9.52 |
| 308 | 23 | 58 | \$235.32 | \$231.48 | \$3.84 | \$7.68 | \$11.52 | \$15.36 |
| 309 | 24 | Strata Suite | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 310 | 18 | 85 | \$344.87 | \$339.24 | \$5.63 | \$11.26 | \$16.89 | \$22.52 |
| 401 | 33 | 47 | \$190.69 | \$187.58 | \$3.11 | \$6.22 | \$9.33 | \$12.44 |
| 402 | 34 | Strata Suite | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 404 | 27 | 55 | \$223.15 | \$219.51 | \$3.64 | \$7.28 | \$10.92 | \$14.56 |
| 405 | 28 | 38 | \$154.18 | \$151.66 | \$2.52 | \$5.04 | \$7.56 | \$10.08 |
| 406 | 29 | 55 | \$223.15 | \$219.51 | \$3.64 | \$7.28 | \$10.92 | \$14.56 |
| 407 | 30 | 36 | \$146.06 | \$143.68 | \$2.38 | \$4.76 | \$7.14 | \$9.52 |
| 408 | 31 | 58 | \$235.32 | \$231.48 | \$3.84 | \$7.68 | \$11.52 | \$15.36 |
| 409 | 32 | 46 | \$186.63 | \$183.59 | \$3.04 | \$6.08 | \$9.12 | \$12.16 |
| 410 | 26 | 77 | \$312.41 | \$307.32 | \$5.09 | \$10.18 | \$15.27 | \$20.36 |
| 411 | 17 | 94 | \$381.38 | \$375.17 | \$6.21 | \$12.42 | \$18.63 | \$24.84 |
| 412 | 16 | 94 | \$381.38 | \$375.17 | \$6.21 | \$12.42 | \$18.63 | \$24.84 |
| 413 | 15 | 94 | \$381.38 | \$375.17 | \$6.21 | \$12.42 | \$18.63 | \$24.84 |
| 414 | 14 | 94 | \$381.38 | \$375.17 | \$6.21 | \$12.42 | \$18.63 | \$24.84 |
| 501 | 43 | 46 | \$186.63 | \$183.59 | \$3.04 | \$6.08 | \$9.12 | \$12.16 |
| 502 | 35 | 58 | \$235.32 | \$231.48 | \$3.84 | \$7.68 | \$11.52 | \$15.36 |
| 503 | 36 | 36 | \$146.06 | \$143.68 | \$2.38 | \$4.76 | \$7.14 | \$9.52 |
| 504 | 37 | 55 | \$223.15 | \$219.51 | \$3.64 | \$7.28 | \$10.92 | \$14.56 |
| 505 | 38 | 38 | \$154.18 | \$151.66 | \$2.52 | \$5.04 | \$7.56 | \$10.08 |
| 506 | 39 | 55 | \$223.15 | \$219.51 | \$3.64 | \$7.28 | \$10.92 | \$14.56 |
| 507 | 40 | 37 | \$150.12 | \$147.67 | \$2.45 | \$4.90 | \$7.35 | \$9.80 |
| 508 | 41 | 58 | \$235.32 | \$231.48 | \$3.84 | \$7.68 | \$11.52 | \$15.36 |
| 509 | 42 | 46 | \$186.63 | \$183.59 | \$3.04 | \$6.08 | \$9.12 | \$12.16 |
| 601 | 52 | 46 | \$186.63 | \$183.59 | \$3.04 | \$6.08 | \$9.12 | \$12.16 |
| 602 | 44 | 58 | \$235.32 | \$231.48 | \$3.84 | \$7.68 | \$11.52 | \$15.36 |
| 603 | 45 | 37 | \$150.12 | \$147.67 | \$2.45 | \$4.90 | \$7.35 | \$9.80 |
| 604 | 46 | 55 | \$223.15 | \$219.51 | \$3.64 | \$7.28 | \$10.92 | \$14.56 |
| 605 | 47 | 38 | \$154.18 | \$151.66 | \$2.52 | \$5.04 | \$7.56 | \$10.08 |
| 606 | 48 | 55 | \$223.15 | \$219.51 | \$3.64 | \$7.28 | \$10.92 | \$14.56 |
| 607 | 49 | 37 | \$150.12 | \$147.67 | \$2.45 | \$4.90 | \$7.35 | \$9.80 |
| 608 | 50 | 58 | \$235.32 | \$231.48 | \$3.84 | \$7.68 | \$11.52 | \$15.36 |

STRATA PLAN BCS0522
Strata Fees Catch up schedule

06-May-10
 YEAR END: JANUARY 31

PASSED ON: MAY 5, 2010

| UNIT | S.L. | U/E | NEW FEES 2010/2011 | OLD FEES 2009/2010 | DIFF. X1 MONTH | DIFF. X2 MONTHS | DIFF. X3 MONTHS | DIFF. X4 MONTHS |
|------|------|-----|-----------------------|-----------------------|-------------------|--------------------|--------------------|--------------------|
| 609 | 51 | 46 | \$186.63 | \$183.59 | \$3.04 | \$6.08 | \$9.12 | \$12.16 |
| 701 | 61 | 47 | \$190.69 | \$187.58 | \$3.11 | \$6.22 | \$9.33 | \$12.44 |
| 702 | 53 | 58 | \$235.32 | \$231.48 | \$3.84 | \$7.68 | \$11.52 | \$15.36 |
| 703 | 54 | 37 | \$150.12 | \$147.67 | \$2.45 | \$4.90 | \$7.35 | \$9.80 |
| 704 | 55 | 55 | \$223.15 | \$219.51 | \$3.64 | \$7.28 | \$10.92 | \$14.56 |
| 705 | 56 | 38 | \$154.18 | \$151.66 | \$2.52 | \$5.04 | \$7.56 | \$10.08 |
| 706 | 57 | 55 | \$223.15 | \$219.51 | \$3.64 | \$7.28 | \$10.92 | \$14.56 |
| 707 | 58 | 37 | \$150.12 | \$147.67 | \$2.45 | \$4.90 | \$7.35 | \$9.80 |
| 708 | 59 | 58 | \$235.32 | \$231.48 | \$3.84 | \$7.68 | \$11.52 | \$15.36 |
| 709 | 60 | 47 | \$190.69 | \$187.58 | \$3.11 | \$6.22 | \$9.33 | \$12.44 |
| 801 | 70 | 47 | \$190.69 | \$187.58 | \$3.11 | \$6.22 | \$9.33 | \$12.44 |
| 802 | 62 | 58 | \$235.32 | \$231.48 | \$3.84 | \$7.68 | \$11.52 | \$15.36 |
| 803 | 63 | 37 | \$150.12 | \$147.67 | \$2.45 | \$4.90 | \$7.35 | \$9.80 |
| 804 | 64 | 55 | \$223.15 | \$219.51 | \$3.64 | \$7.28 | \$10.92 | \$14.56 |
| 805 | 65 | 38 | \$154.18 | \$151.66 | \$2.52 | \$5.04 | \$7.56 | \$10.08 |
| 806 | 66 | 55 | \$223.15 | \$219.51 | \$3.64 | \$7.28 | \$10.92 | \$14.56 |
| 807 | 67 | 37 | \$150.12 | \$147.67 | \$2.45 | \$4.90 | \$7.35 | \$9.80 |
| 808 | 68 | 58 | \$235.32 | \$231.48 | \$3.84 | \$7.68 | \$11.52 | \$15.36 |
| 809 | 69 | 47 | \$190.69 | \$187.58 | \$3.11 | \$6.22 | \$9.33 | \$12.44 |
| 901 | 79 | 47 | \$190.69 | \$187.58 | \$3.11 | \$6.22 | \$9.33 | \$12.44 |
| 902 | 71 | 58 | \$235.32 | \$231.48 | \$3.84 | \$7.68 | \$11.52 | \$15.36 |
| 903 | 72 | 37 | \$150.12 | \$147.67 | \$2.45 | \$4.90 | \$7.35 | \$9.80 |
| 904 | 73 | 55 | \$223.15 | \$219.51 | \$3.64 | \$7.28 | \$10.92 | \$14.56 |
| 905 | 74 | 38 | \$154.18 | \$151.66 | \$2.52 | \$5.04 | \$7.56 | \$10.08 |
| 906 | 75 | 55 | \$223.15 | \$219.51 | \$3.64 | \$7.28 | \$10.92 | \$14.56 |
| 907 | 76 | 37 | \$150.12 | \$147.67 | \$2.45 | \$4.90 | \$7.35 | \$9.80 |
| 908 | 77 | 58 | \$235.32 | \$231.48 | \$3.84 | \$7.68 | \$11.52 | \$15.36 |
| 909 | 78 | 47 | \$190.69 | \$187.58 | \$3.11 | \$6.22 | \$9.33 | \$12.44 |
| 1001 | 88 | 47 | \$190.69 | \$187.58 | \$3.11 | \$6.22 | \$9.33 | \$12.44 |
| 1002 | 80 | 58 | \$235.32 | \$231.48 | \$3.84 | \$7.68 | \$11.52 | \$15.36 |
| 1003 | 81 | 37 | \$150.12 | \$147.67 | \$2.45 | \$4.90 | \$7.35 | \$9.80 |
| 1004 | 82 | 55 | \$223.15 | \$219.51 | \$3.64 | \$7.28 | \$10.92 | \$14.56 |
| 1005 | 83 | 38 | \$154.18 | \$151.66 | \$2.52 | \$5.04 | \$7.56 | \$10.08 |
| 1006 | 84 | 55 | \$223.15 | \$219.51 | \$3.64 | \$7.28 | \$10.92 | \$14.56 |
| 1007 | 85 | 37 | \$150.12 | \$147.67 | \$2.45 | \$4.90 | \$7.35 | \$9.80 |
| 1008 | 86 | 58 | \$235.32 | \$231.48 | \$3.84 | \$7.68 | \$11.52 | \$15.36 |
| 1009 | 87 | 47 | \$190.69 | \$187.58 | \$3.11 | \$6.22 | \$9.33 | \$12.44 |
| 1101 | 97 | 47 | \$190.69 | \$187.58 | \$3.11 | \$6.22 | \$9.33 | \$12.44 |
| 1102 | 89 | 58 | \$235.32 | \$231.48 | \$3.84 | \$7.68 | \$11.52 | \$15.36 |
| 1103 | 90 | 37 | \$150.12 | \$147.67 | \$2.45 | \$4.90 | \$7.35 | \$9.80 |
| 1104 | 91 | 55 | \$223.15 | \$219.51 | \$3.64 | \$7.28 | \$10.92 | \$14.56 |
| 1105 | 92 | 38 | \$154.18 | \$151.66 | \$2.52 | \$5.04 | \$7.56 | \$10.08 |
| 1106 | 93 | 55 | \$223.15 | \$219.51 | \$3.64 | \$7.28 | \$10.92 | \$14.56 |
| 1107 | 94 | 37 | \$150.12 | \$147.67 | \$2.45 | \$4.90 | \$7.35 | \$9.80 |
| 1108 | 95 | 58 | \$235.32 | \$231.48 | \$3.84 | \$7.68 | \$11.52 | \$15.36 |
| 1109 | 96 | 47 | \$190.69 | \$187.58 | \$3.11 | \$6.22 | \$9.33 | \$12.44 |
| 1201 | 106 | 47 | \$190.69 | \$187.58 | \$3.11 | \$6.22 | \$9.33 | \$12.44 |
| 1202 | 98 | 58 | \$235.32 | \$231.48 | \$3.84 | \$7.68 | \$11.52 | \$15.36 |
| 1203 | 99 | 37 | \$150.12 | \$147.67 | \$2.45 | \$4.90 | \$7.35 | \$9.80 |
| 1204 | 100 | 55 | \$223.15 | \$219.51 | \$3.64 | \$7.28 | \$10.92 | \$14.56 |
| 1205 | 101 | 38 | \$154.18 | \$151.66 | \$2.52 | \$5.04 | \$7.56 | \$10.08 |

STRATA PLAN BCS0522
Strata Fees Catch up schedule

06-May-10
 YEAR END: JANUARY 31

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| UNIT | S.L. | U/E | NEW FEES 2010/2011 | OLD FEES 2009/2010 | DIFF. X1 MONTH | DIFF. X2 MONTHS | DIFF. X3 MONTHS | DIFF. X4 MONTHS |
|------|------|-----|-----------------------|-----------------------|-------------------|--------------------|--------------------|--------------------|
| 1206 | 102 | 55 | \$223.15 | \$219.51 | \$3.64 | \$7.28 | \$10.92 | \$14.56 |
| 1207 | 103 | 37 | \$150.12 | \$147.67 | \$2.45 | \$4.90 | \$7.35 | \$9.80 |
| 1208 | 104 | 58 | \$235.32 | \$231.48 | \$3.84 | \$7.68 | \$11.52 | \$15.36 |
| 1209 | 105 | 47 | \$190.69 | \$187.58 | \$3.11 | \$6.22 | \$9.33 | \$12.44 |
| 1401 | 115 | 47 | \$190.69 | \$187.58 | \$3.11 | \$6.22 | \$9.33 | \$12.44 |
| 1402 | 107 | 58 | \$235.32 | \$231.48 | \$3.84 | \$7.68 | \$11.52 | \$15.36 |
| 1403 | 108 | 37 | \$150.12 | \$147.67 | \$2.45 | \$4.90 | \$7.35 | \$9.80 |
| 1404 | 109 | 55 | \$223.15 | \$219.51 | \$3.64 | \$7.28 | \$10.92 | \$14.56 |
| 1405 | 110 | 38 | \$154.18 | \$151.66 | \$2.52 | \$5.04 | \$7.56 | \$10.08 |
| 1406 | 111 | 55 | \$223.15 | \$219.51 | \$3.64 | \$7.28 | \$10.92 | \$14.56 |
| 1407 | 112 | 37 | \$150.12 | \$147.67 | \$2.45 | \$4.90 | \$7.35 | \$9.80 |
| 1408 | 113 | 58 | \$235.32 | \$231.48 | \$3.84 | \$7.68 | \$11.52 | \$15.36 |
| 1409 | 114 | 47 | \$190.69 | \$187.58 | \$3.11 | \$6.22 | \$9.33 | \$12.44 |
| 1501 | 124 | 47 | \$190.69 | \$187.58 | \$3.11 | \$6.22 | \$9.33 | \$12.44 |
| 1502 | 116 | 58 | \$235.32 | \$231.48 | \$3.84 | \$7.68 | \$11.52 | \$15.36 |
| 1503 | 117 | 37 | \$150.12 | \$147.67 | \$2.45 | \$4.90 | \$7.35 | \$9.80 |
| 1504 | 118 | 55 | \$223.15 | \$219.51 | \$3.64 | \$7.28 | \$10.92 | \$14.56 |
| 1505 | 119 | 38 | \$154.18 | \$151.66 | \$2.52 | \$5.04 | \$7.56 | \$10.08 |
| 1506 | 120 | 55 | \$223.15 | \$219.51 | \$3.64 | \$7.28 | \$10.92 | \$14.56 |
| 1507 | 121 | 37 | \$150.12 | \$147.67 | \$2.45 | \$4.90 | \$7.35 | \$9.80 |
| 1508 | 122 | 58 | \$235.32 | \$231.48 | \$3.84 | \$7.68 | \$11.52 | \$15.36 |
| 1509 | 123 | 47 | \$190.69 | \$187.58 | \$3.11 | \$6.22 | \$9.33 | \$12.44 |
| 1601 | 133 | 47 | \$190.69 | \$187.58 | \$3.11 | \$6.22 | \$9.33 | \$12.44 |
| 1602 | 125 | 58 | \$235.32 | \$231.48 | \$3.84 | \$7.68 | \$11.52 | \$15.36 |
| 1603 | 126 | 37 | \$150.12 | \$147.67 | \$2.45 | \$4.90 | \$7.35 | \$9.80 |
| 1604 | 127 | 55 | \$223.15 | \$219.51 | \$3.64 | \$7.28 | \$10.92 | \$14.56 |
| 1605 | 128 | 38 | \$154.18 | \$151.66 | \$2.52 | \$5.04 | \$7.56 | \$10.08 |
| 1606 | 129 | 55 | \$223.15 | \$219.51 | \$3.64 | \$7.28 | \$10.92 | \$14.56 |
| 1607 | 130 | 37 | \$150.12 | \$147.67 | \$2.45 | \$4.90 | \$7.35 | \$9.80 |
| 1608 | 131 | 58 | \$235.32 | \$231.48 | \$3.84 | \$7.68 | \$11.52 | \$15.36 |
| 1609 | 132 | 47 | \$190.69 | \$187.58 | \$3.11 | \$6.22 | \$9.33 | \$12.44 |
| 1701 | 142 | 47 | \$190.69 | \$187.58 | \$3.11 | \$6.22 | \$9.33 | \$12.44 |
| 1702 | 134 | 58 | \$235.32 | \$231.48 | \$3.84 | \$7.68 | \$11.52 | \$15.36 |
| 1703 | 135 | 37 | \$150.12 | \$147.67 | \$2.45 | \$4.90 | \$7.35 | \$9.80 |
| 1704 | 136 | 55 | \$223.15 | \$219.51 | \$3.64 | \$7.28 | \$10.92 | \$14.56 |
| 1705 | 137 | 38 | \$154.18 | \$151.66 | \$2.52 | \$5.04 | \$7.56 | \$10.08 |
| 1706 | 138 | 55 | \$223.15 | \$219.51 | \$3.64 | \$7.28 | \$10.92 | \$14.56 |
| 1707 | 139 | 37 | \$150.12 | \$147.67 | \$2.45 | \$4.90 | \$7.35 | \$9.80 |
| 1708 | 140 | 58 | \$235.32 | \$231.48 | \$3.84 | \$7.68 | \$11.52 | \$15.36 |
| 1709 | 141 | 47 | \$190.69 | \$187.58 | \$3.11 | \$6.22 | \$9.33 | \$12.44 |
| 1801 | 151 | 47 | \$190.69 | \$187.58 | \$3.11 | \$6.22 | \$9.33 | \$12.44 |
| 1802 | 143 | 58 | \$235.32 | \$231.48 | \$3.84 | \$7.68 | \$11.52 | \$15.36 |
| 1803 | 144 | 37 | \$150.12 | \$147.67 | \$2.45 | \$4.90 | \$7.35 | \$9.80 |
| 1804 | 145 | 55 | \$223.15 | \$219.51 | \$3.64 | \$7.28 | \$10.92 | \$14.56 |
| 1805 | 146 | 38 | \$154.18 | \$151.66 | \$2.52 | \$5.04 | \$7.56 | \$10.08 |
| 1806 | 147 | 55 | \$223.15 | \$219.51 | \$3.64 | \$7.28 | \$10.92 | \$14.56 |
| 1807 | 148 | 37 | \$150.12 | \$147.67 | \$2.45 | \$4.90 | \$7.35 | \$9.80 |
| 1808 | 149 | 58 | \$235.32 | \$231.48 | \$3.84 | \$7.68 | \$11.52 | \$15.36 |
| 1809 | 150 | 47 | \$190.69 | \$187.58 | \$3.11 | \$6.22 | \$9.33 | \$12.44 |
| 1901 | 160 | 47 | \$190.69 | \$187.58 | \$3.11 | \$6.22 | \$9.33 | \$12.44 |
| 1902 | 152 | 58 | \$235.32 | \$231.48 | \$3.84 | \$7.68 | \$11.52 | \$15.36 |

STRATA PLAN BCS0522
Strata Fees Catch up schedule

06-May-10
 YEAR END: JANUARY 31

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| UNIT | S.L. | U/E | NEW FEES 2010/2011 | OLD FEES 2009/2010 | DIFF. X1 MONTH | DIFF. X2 MONTHS | DIFF. X3 MONTHS | DIFF. X4 MONTHS |
|------------------|------|-------|-----------------------|-----------------------|-------------------|--------------------|--------------------|--------------------|
| 1903 | 153 | 37 | \$150.12 | \$147.67 | \$2.45 | \$4.90 | \$7.35 | \$9.80 |
| 1904 | 154 | 55 | \$223.15 | \$219.51 | \$3.64 | \$7.28 | \$10.92 | \$14.56 |
| 1905 | 155 | 38 | \$154.18 | \$151.66 | \$2.52 | \$5.04 | \$7.56 | \$10.08 |
| 1906 | 156 | 55 | \$223.15 | \$219.51 | \$3.64 | \$7.28 | \$10.92 | \$14.56 |
| 1907 | 157 | 37 | \$150.12 | \$147.67 | \$2.45 | \$4.90 | \$7.35 | \$9.80 |
| 1908 | 158 | 58 | \$235.32 | \$231.48 | \$3.84 | \$7.68 | \$11.52 | \$15.36 |
| 1909 | 159 | 47 | \$190.69 | \$187.58 | \$3.11 | \$6.22 | \$9.33 | \$12.44 |
| 2001 | 161 | 86 | \$348.92 | \$343.23 | \$5.69 | \$11.38 | \$17.07 | \$22.76 |
| 2002 | 162 | 93 | \$377.32 | \$371.17 | \$6.15 | \$12.30 | \$18.45 | \$24.60 |
| 2003 | 163 | 114 | \$462.54 | \$454.99 | \$7.55 | \$15.10 | \$22.65 | \$30.20 |
| 2004 | 164 | 109 | \$442.25 | \$435.03 | \$7.22 | \$14.44 | \$21.66 | \$28.88 |
| 2101 | 165 | 86 | \$348.92 | \$343.23 | \$5.69 | \$11.38 | \$17.07 | \$22.76 |
| 2102 | 166 | 92 | \$373.27 | \$367.18 | \$6.09 | \$12.18 | \$18.27 | \$24.36 |
| 2103 | 167 | 113 | \$458.48 | \$450.99 | \$7.49 | \$14.98 | \$22.47 | \$29.96 |
| 2104 | 168 | 109 | \$442.25 | \$435.03 | \$7.22 | \$14.44 | \$21.66 | \$28.88 |
| 2201 | 169 | 86 | \$348.92 | \$343.23 | \$5.69 | \$11.38 | \$17.07 | \$22.76 |
| 2202 | 170 | 92 | \$373.27 | \$367.18 | \$6.09 | \$12.18 | \$18.27 | \$24.36 |
| 2203 | 171 | 113 | \$458.48 | \$450.99 | \$7.49 | \$14.98 | \$22.47 | \$29.96 |
| 2204 | 172 | 109 | \$442.25 | \$435.03 | \$7.22 | \$14.44 | \$21.66 | \$28.88 |
| 2301 | 173 | 86 | \$348.92 | \$343.23 | \$5.69 | \$11.38 | \$17.07 | \$22.76 |
| 2302 | 174 | 92 | \$373.27 | \$367.18 | \$6.09 | \$12.18 | \$18.27 | \$24.36 |
| 2303 | 175 | 113 | \$458.48 | \$450.99 | \$7.49 | \$14.98 | \$22.47 | \$29.96 |
| 2304 | 176 | 109 | \$442.25 | \$435.03 | \$7.22 | \$14.44 | \$21.66 | \$28.88 |
| 2401 | 177 | 74 | \$300.24 | \$295.35 | \$4.89 | \$9.78 | \$14.67 | \$19.56 |
| 2402 | 178 | 80 | \$324.58 | \$319.29 | \$5.29 | \$10.58 | \$15.87 | \$21.16 |
| 2403 | 179 | 99 | \$401.67 | \$395.12 | \$6.55 | \$13.10 | \$19.65 | \$26.20 |
| 2404 | 180 | 95 | \$385.44 | \$379.16 | \$6.28 | \$12.56 | \$18.84 | \$25.12 |
| PH1 | 181 | 172 | \$697.86 | \$686.47 | \$11.39 | \$22.78 | \$34.17 | \$45.56 |
| PH2 | 182 | 170 | \$689.74 | \$678.49 | \$11.25 | \$22.50 | \$33.75 | \$45.00 |
| Residential U/E | | 10535 | \$44,778.88 | \$43,948.97 | \$829.91 | \$1,659.82 | \$2,489.73 | \$3,319.64 |
| Commercial U/E | | 323 | X 12 | X 12 | | | | |
| Strata suite U/E | | 78 | \$537,346.56 | \$527,387.64 | | | | |
| Total U/E | | 10936 | | | | | | |
| Strata suite U/E | | (78) | | | | | | |
| Assessable U/E | | 10858 | | | | | | |

MINUTES OF ANNUAL GENERAL MEETING

STRATA PLAN BCS-522

THE EDEN

HELD: On Wednesday, May 5, 2010 at 7:00 p.m. at The Cascadia Hotel & Suites, 1234 Hornby Street, Vancouver, B.C.

PRESENT: 36 owners in person or proxy, as per the registration sheet.

STRATA AGENT: Lyn Campbell, Vancouver Condominium Services Ltd.

QUORUM REPORT

The agent advised that at 7:05 p.m. there was not a quorum present and as such Bylaw 25.4 was followed:

“where if within ¼ hour from the time appointed for an annual or special general meeting, a quorum is not present, the meeting stands adjourned for a further ¼ hour, and the persons entitled to vote who are then present constitute a quorum”.

At 7:35 p.m. the meeting was called to order by Lyn Campbell who in agreement with the owners, acted as co-chairperson for the meeting along with the council president Ken Leimer. Introductions were made and the meeting commenced.

PROOF OF NOTICE

It was moved, seconded and carried to accept the notice dated April 14, 2010 as proper Notice of Meeting.

APPROVAL OF AGENDA

It was moved, seconded and carried to accept the agenda as presented.

MINUTES

It was moved, seconded and carried to adopt the minutes of the March 11, 2009 Annual General Meeting.

BUSINESS ARISING

There was no business arising.

PRESIDENT'S REPORT

The council president Ken Leimer gave a report on the past years activities:

Ken Leimer thanked the owners for attending the meeting and introduced fellow council members, Assunta Bortolazzo and Jenny Chung. Unfortunately council member James Fowler was not able to attend the meeting tonight. The building manager, Marlon Valenzuela and agent from Vancouver Condominium Services, Lyn Campbell were also introduced.

Mr. Leimer advised that the building manager, Marlon Valenzuela, has made The Eden one of the best buildings in Vancouver and he is a pleasure to work with. His skill and knowledge makes things easy to accomplish.

In 2009, Davie Street opened up the skytrain line which opened, and the Olympics occurred all without incident to The Eden.

Security upgrades at The Eden was a big focus in 2009; the elevator lock-up system, floor lock-off, two fob readers, door hardware in the parkade, modification to door plates and plexi-glass on the parkade gate were installed. These improvements were made immediately following the 2009 AGM and we are happy to report that there has been no further break and enter into autos. These means that residents must still remain security vigilant and stop and wait for both the gates to close. Always fob in when entering the building. Do not be afraid to ask someone to use their fob to enter the building.

On other matters and changes to The Eden, a pressure washer was purchased and the building manager has been diligently pressure washing the front of the building and parkade. Motorcycle parking was added and four stalls are rented out on an annual basis. The dryer exhaust modification occurred to improve the air flow for the dryer vents and the dryer venting was cleaned. The plants in front and around the building were replaced with perennials. A drip line irrigation system was installed to all plants/pots. Modifications to the bike room to increase usage were completed. All of these changes have resulted in direct savings to the maintenance budget and increased the worth of The Eden. Other items that have taken place is the re-grouting of the hot tub, cleaning of the carpets, reviewed and optimized hot water boilers, clean the parkade and a fire sprinkler cage program was attempted to reduce liability which we will be reviewing and trying to implement again in 2010. Overall it has been a very busy for Marlon.

Other surprises that have occurred to the building which were not necessarily budgeted for but needed to be attended to were the security panel replacement - fire water heat sensor. Damage occurred on two of the townhomes from a leaking pipe and a riser membrane interface failed.

Looking forward, the strata will work on implementation of the website, energy enhancements and reductions, the sprinkler cage project, lobby and hall painting, addition/security upgrades and developing a sense of community.

Ken Leimer

INSURANCE REPORT

The insurance policy for Strata Corporation BCS-522 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.

2010/2011 BUDGET (YEAR END JANUARY 31st)

The 2010/2011 budget was presented to the owners for a detailed review and analysis. Following discussion it was moved, seconded and carried to adopt the budget in the total amount of \$571,549. (35 in favour, 1 opposed)

Owners please note there will be an increase in strata fees as the Annual General Meeting was held after the strata corporation's fiscal year end. All owners will be required to issue a cheque catch-up, cheque made payable to Strata Plan BCS-522 which covers the difference in the strata fees, since the fiscal year end and the time the new budget was passed on May 5, 2010.

For those owners who are pre-authorized payment chequing, your strata fees will be adjusted to the new rate on June 1, 2010. You will be required to issue catch-up cheque for the months of February, March, April and May as the catch-up fee payment will not be withdrawn from your bank account. Please see the attached catch-up fee schedule.

For those owners who pay by post-dated cheques, please issue a new post-dated cheque made payable to Strata Plan BCS-522 at the new strata fee amount. See the 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, April and May. Please see the attached catch-up fee schedule.

3/4 VOTE RESOLUTIONS

The following 3/4 vote resolution was presented to the owners for their consideration:

3/4 VOTE RESOLUTION #1 BYLAW AMENDMENT – TENANCY TIME FRAME (RESIDENTIAL ONLY)

WHEREAS The Owners, Strata Plan BCS-522, 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 BCS-522, wish to amend the bylaws of their Strata Corporation;

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan BCS-522, 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 adding a new bylaw 35.14, to read as follows:

35.14 Residential Strata Lots shall not be rented for a period of less than six (6) months.

The agent advised that only the residential owners would vote on this and that there were 31 residential owners present at the meeting.

The owners engaged in a discussion concerning the resolutions following which it was moved, seconded and carried to amend the resolution from six months to three months (26 in favour, 5 opposed).

Following further discussion it was then moved, seconded, and carried by more than 75% of the vote to adopt $\frac{3}{4}$ Vote Resolution #1, Tenancy Time Frame as amended. (26 in favour, 5 opposed)

* * *

The following 3/4 vote resolution was presented to the owners for their consideration:

**3/4 VOTE RESOLUTION #2
BYLAW AMENDMENT
PARKADE VEHICLE LIMITATIONS**

WHEREAS The Owners, Strata Plan BCS-522, 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 BCS-522, wish to amend the bylaws of their Strata Corporation;

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan BCS-522, 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 adding a new bylaw 32.14, to read as follows:

32.14 A resident shall ensure that they park squarely in the parking stall equal distance between the yellow lines.

The vehicle should not extend more than 18 ft (small car space) or 19 ft (regular space) beyond the wall and the vehicle height must be less than 6' 8".

Following discussion, it was moved seconded and carried to delete the first sentence of the resolution, "*a resident shall ensure that they park squarely in the parking stall equal distance between the yellow lines*" (35 in favour, 1 opposed).

Following further discussion it was moved, seconded and carried by more than 75% of the vote the $\frac{3}{4}$ Vote Resolution #2 – Parkade Vehicle Limitations as amended. (35 in favour, 1 opposed)

* * *

NEW BUSINESS

1. **Front Bike Rack:** An owner noted that the bike rack in the front of the building is not secure. The agent will follow-up with the building manager regarding bolting the bike rack into the cement.
2. **Gym Hot Tub Cover:** The owners engaged in discussion concerning the spa/hot tub cover and the importance of placing the hot tub cover on once someone has used the hot tub. The agent will organize a notice to be posted reminding residents to replace the hot tub cover after they have used the hot tub and will also speak to Premier Security regarding ensuring that the hot tub cover is on when they do their close-up procedures at night.
3. **Noise Poster:** An owner requested the strata post a reminder notice regarding noise in consideration to other residents in the building.
4. **Front Boulevard Tree:** An owner queried the status of replacing the tree in the front boulevard area in the spot that has the tree planted tarred over. The agent will follow up with the sitting council to discuss this matter at their first meeting.
5. **Garbage:** Residents are reminded to please also utilize the garbage bin number 2. Most residents just place their garbage bin in the first bin available and thus creating an overflow to which the building manager then has to sort out the garbage to ensure that there is enough room for the remainder of the week for the other garbage items.

ELECTION OF STRATA COUNCIL

The members of council for 2009/2010 fiscal year automatically retired from their positions, pursuant to the *Strata Property Act*. The following owners were nominated for 2010/2011 fiscal year.

| | |
|--------------------|---------------------------|
| Jenny Chung | Commercial Representative |
| Assunta Bortolazzo | Unit # 2301 |
| James Fowler | Unit # 410 |
| Ken Leimer | Unit # 1406 |
| Linda Kirste | Unit # 2104 |
| Blair Friesen | Unit # 1106 |

As there were 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 8:20 p.m. The next council meeting for Strata Plan BCS-522 will be held on Wednesday, June 2nd at 6:30 p.m. in the Lounge at 1225 Richards Street, Vancouver.



Lyn Campbell
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Toll Free: 1-877-684-6291 / Fax: 604-684-1539
LC/tr

HST AND STRATA FEES

The HST legislation became law on April 30th, and becomes effective July 1st. Do you have to add HST to your monthly strata fee payments? The answer is "NO" if you own a residential strata lot. Continue to make your payments at the same amount as you have been doing in the past. However, note that most items in your strata corporation's budget are subject to HST. This means that your strata corporation's next budget will include an allowance for the additional HST expense which will result in an overall budget to pay for the HST. In other words, you do not have to add 7% to your payments. (The 5% GST is already in the budget). It will be "built into" your strata fees starting with your next strata corporation's budget. In some strata corporations, an allowance has already been factored in. If you own a commercial strata lot, the HST will be an additional payment to make starting July 1st.