

Monday Feb 7<sup>th</sup> 2011

**All Owners :** LMS 3200 - 2608-2628 Yukon St/ 362-398 W. 10th Ave, Vancouver

### **NOTICE OF ANNUAL GENERAL MEETING**

Date of the meeting : **Monday, February 28<sup>th</sup> 2011**  
Time of the meeting : Call to order at **6:00 PM**  
Registration **5:45 PM**

Location : Unit 366 West 10<sup>th</sup> Ave, Vancouver

Purpose of meeting : Discuss and vote on Budget for Next Fiscal Year  
Approval for the Bylaw Amendment  
Elect Strata Council

**Proxies:** According to Strata Property Act, a person may vote in person or by proxy at General or Special Meetings. A document appointing a proxy must be in writing and be signed by the person appointing the proxy. A proxy need not to be an owner. To ensure you are represented please attend the meeting or use the attached proxy to assign your voting rights to your representative

**Voting procedures:** At Annual or Special General Meeting, voting cards must be issued to eligible voters. At Annual or Special General Meeting, a vote is decided on a show of voting cards, unless an eligible voter requests a precise count. If a precise count is requested, the Chair must decide whether it will be by show or voting cards or by roll call, secret ballot or some other method. To 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. 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. 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, an owner who is otherwise an eligible voter may not exercise his or her vote for a Strata lot, except on matters requiring a unanimous vote, if the Strata Corporation is entitled to register a lien against that Strata lot.

**We strongly urge you to attend; however, if you cannot, a proxy form has been included for an alternate representative to attend and vote on your behalf. Please note that in accordance with the Strata Corporation's Bylaw, only those Owners whose monthly assessment/maintenance fees are current may vote. Please review the information and bring this package with you to the meeting. We look forward to seeing you on Feb 28<sup>th</sup> 2011.**

**STRATA PLAN LMS 3200**  
**AGENDA OF ANNUAL GENERAL MEETING**

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1. Registration, certifying of proxies and issuing voting cards.
2. Determine whether there is a quorum.
3. Elect a person to chair the meeting.
4. File proof of Notice of Meeting dated Feb 7<sup>th</sup> 2011
5. Approve meeting agenda.
6. Approve the previous Annual General Meeting minutes dated March 15<sup>th</sup> 2010
7. Report on insurance coverage.
8. Discuss and vote on the operating budget for the year 2011 in accordance with section 103 of the Act.
9. Conduct new business.
10. Elect Strata Council for the year 2011.

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➤ **Resolution # 1 ( Budget Approval )**

Budget # 1 – **Be it resolved** by majority to approve the proposed budget with which reflects **3% increase** in Strata Fee to cover the regular maintenance and long term preventive maintenance plan for 2011 fiscal year.

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➤ **Resolution # 2 ( Budget Surplus )**

**WHEREAS** subject to section 14, contributions to the operating fund which are not required to meet operating expenses accruing during the fiscal year to which the budget relates must be dealt with in one or more of the following ways, unless the strata corporation determines otherwise by a resolution passed by a 3/4 vote at an annual or special general meeting:

- (a) transferred into the contingency reserve fund;
- (b) carried forward as part of the operating fund, as a surplus;
- (c) used to reduce the total contribution to the next fiscal year's operating fund;

**BE IT RESOLVED** by ¾ vote to approve that a total of \$3,570 comprised of the 2010 surplus, supplemented by funds already in the Operating Account, be brought forward to the 2011 Operating Budget.

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➤ **Special Resolution # 3 ( Bylaw Amendment )**

**BE IT RESOLVED** by  $\frac{3}{4}$  vote to approve the following amendment to LMS 3200 Bylaw :

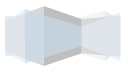
- Rental Restriction:

**The maximum number of units that may be rented at one time is 4 (four). Hardship and Grandfathered cases does not count as rental restriction.**

- Parking Stall Rental:

**An owner, tenant or occupant must not rent out their assigned parking stall to anyone other than a resident of the building unless written approval is obtained from the Strata Council.**

**An owner, tenant or occupant will advise the Strata Council or the Property Management Company when they rent their parking stall and provide the identity of and a method of contacting the renter.**



**MINUTES OF ANNUAL GENERAL MEETING  
STRATA CORPORATION LMS 3200  
'TURNBULL'S WATCH'**

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**HELD:** Tuesday March 9<sup>th</sup> 2010, 7:00 PM  
Unit 366 West 10 Ave Vancouver, BC

**PRESENT:** The Owners, Strata Plan LMS 3200 as per Registration Sheet  
Mike Alavi, Park Place Property Services Ltd.

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**REGISTRATION , CERTIFICATION OF PROXIES, VOTING CARDS, QUORUM**

It was determined that there was a quorum with 13 owners present in person or by proxy. Voting ballots were issued however owners unanimously agreed to vote on matters by a showing of hands.

Presented either by person or proxy:

362, 366, 376, 378, 388, 398, 2618, 2626, 2628, PH1, PH2, PH5, PH6, PH7

**CALL TO ORDER**

The Strata Agent, called the meeting to order @ 7:15 PM. He welcomed everyone and thanked them for their attendance. It was agreed that the Strata Agent would Chair the meeting.

**NOTICE OF MEETING**

➤ **Special Resolution # 1**

**WHEREAS** the Strata Property Act s 45, states (1) The strata corporation must give at least 20 day' written notice of an annual or special general meeting and **WHEREAS** the Strata Council request to waive the mandatory notice period due to non-availability of several owners in the months of Jan and Feb **BE IT RESOLVED** that by a 3/4 vote to **waive** the Statutory Notice period of 20 days base on Property Act

**In Favour – 13**

**Opposed – 0**

**MOTION WAS APPROVED. CARRIED**

**AGENDA**

It was Moved/Seconded (PH5/2628) and CARRIED to approve the Agenda

**MINUTES OF PREVIOUS GENERAL MEETING**

It was Moved/Seconded (PH5/2628) to approve the minutes of the previous Annual General Meeting dated Jan 7<sup>th</sup> 2009

## **INSURANCE REPORT**

The Strata Agent advised the ownership that a cover note detailing the insurance coverage on the property was included with their Notice of Meeting. This provided everyone with complete details on coverage and deductibles for the Strata. The Strata Agent informed owners that we had one claim with Coastal Insurance back in November due to severe water leak from PH5 patio drainage causing damage to that unit and unit 398 located below. Due to the fact that the Strata hasn't had a claim in the past 3 years, Coastal's bonus program allowed Council to get a claims free waiver (up to \$5,000).

It was also noted that owners should ensure that all improvements and upgrades they have carried out to their strata lot or common area, as approved by the bylaws, is covered under their own insurance coverage. Lastly, it was noted that owners should be aware that, should their improvements be the cause of an insurance claim, there is a clause in the current policy noting that the coverage can be decreased. It was also recommended that owners should ensure that they have adequate coverage for any improvements.

## **COUNCIL REPORT**

Attached.

## **2010 OPERATING BUDGET**

Mr. Alavi provided the owners with a report on the current financial status of the Strata. He noted that the Strata will end this year with a surplus of approximately \$2588.79. It was brought forward that Terrasan Gas proposed an increase of \$0.66 per gigajoule or 9 per cent in the commodity rate which mean a roughly six per cent jump in the typical annual gas bill.

Mr Alavi included that in order to meet our upcoming roof replacement project in 10 years (depending on the condition of the roof) we are proposing building up the Reserved Fund to ease off the assessment when the time is due. As Turnbolls Watch continues to mature, these requirements will be reasonable.

### ➤ **Special Resolution # 2**

## **APPROVAL OF THE OPERATING BUDGET 2010**

It was Moved/Seconded to approve the Operating Budget for 2010. Discussion followed and a vote was taken.

### ➤ **Resolution # 1**

Be it resolved by majority to approve proposed budget with **no increase** in strata fee to cover the operating costs for the coming year 2010

**In Favour – 13**

**Opposed – 0**

**MOTION WAS APPROVED. CARRIED**

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➤ **Special Resolution # 3**

**BE IT HEREBY RESOLVED** by a  $\frac{3}{4}$  vote of the owners, to approve a transfer from the Operating Fund to the Contingency Reserve the last year surplus in amount of \$2588.79. If the following resolution fails, the amount of surplus will retain in the Operating Fund.

**In Favour – 0**  
**Opposed – 13**

**MOTION DEFEATED**

**The following motion was brought to the table by PH5:**

- a.) Utilize a total of \$1294.40 - comprised of this year's (2009) surplus, transfers to Contingency Reserved Fund
- b.) Utilize a total of \$1294.40 - comprised of this year's (2008-09) surplus, - retains in the Operating Account

It was **MOVED & SECONDED (PH5/2628)** to adopt the above motion. Discussion took place followed by a vote resulting in 13 owners in favour, 0 against.

**In Favour – 0**  
**Opposed – 13**

**MOTION WAS APPROVED. CARRIED**

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➤ **Special Resolution # 4**

**Whereas** the recent amendments to the Strata Property Act will have every Strata Corporation perform an annual audit and a depreciation report which would cost the strata corporation thousands of dollars to obtain, and whereas the legislation provides that the Strata Corporation by resolution passed by 75% of those represented at an Annual General Meeting may choose not to perform these legislated matters, therefore;

**BE IT HEREBY RESOLVED** by  $\frac{3}{4}$  vote or more of the owners present in person or by proxy that the owners opt out of preparing a depreciation report for this fiscal year and up to the next annual general meeting.

**In Favour – 13**  
**Opposed – 0**

**MOTION WAS APPROVED. CARRIED**

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➤ **Special Resolution # 5 ( Bylaw Amendment )**

**Insurance:**

- a) All owners and/or (tenants) must have liability insurance for their strata lot.
- b) ~~Any costs incurred to the Strata Corporation which if found to be caused from a strata lot, will be charged back to the strata lot owners(s) for all costs incurred and will become due immediately upon receipt of notice. (Removed by request of ¾ of Strata)~~

**In Favour – 12**  
**Opposed – 1**

**MOTION WAS APPROVED. CARRIED**

**Parking Storage:**

~~An owner or resident must not store any items in their parking stall(s) with exception of vehicles and motorcycles. The Strata Corporation shall have the right to remove any item found stored in any parking stall, and the cost of removal shall be charged to the owner's Strata Lot. Exception can be made by a written request from the owner to the Strata Council.~~

~~Exceptions may be made by applying to Council to store a specific item that will not constitute a fire hazard and/or that it is not visually offensive.~~

~~An owner, tenant, or occupant contravening bylaws 'Parking Storage' shall be subject to a fine of \$50 per incident. If an activity or lack of activity that constitutes a contravention of a bylaw or rule continues, without interruption, for longer than 7 days, a fine may be imposed every 7 days.~~

Unanimously owners agreed to **DEFEAT** the above section

**Repair and maintenance of property by Unit Owner:**

- a) Owners/Occupants are responsible for maintaining patios:

Regularly checking the patio drains to verify if they are free of debris and functioning properly. Plant debris and soil should not be allowed to accumulate on floor surfaces or be allowed to go down the patio drain.

The floor was open for discussion. Discussion then ensued.

**In Favour – 12**  
**Opposed – 1**

**MOTION WAS APPROVED. CARRIED**

## **New Business**

**Electric Problem** – 2628 Brought up an issue of light flickering in his unit on daily basis. Park Place to contact a certified electrician to check the terminals in the meter box and service entrance. A loose terminal may lose contact causing the low voltage problems, however this will be determined once the inspection is completed.

**Building Inspection (Electric Technician)** – Mike Alavi informed owners in regards to scheduling an electric technician to inspect mainstream of wiring in the complex. This service does include inspecting the meter boxes, wiring in common area and other areas as it may be recommended by electrician. This service will be schedule at end of spring (weather permitting).

**Schedule of Maintenance** – It was suggested that both Management and Strata Council should prepare a long term Maintenance Plan for the structures, systems and property that are common to you all. The list can include heating, electrical, plumbing, envelope (including roof), elevators and a number of other common systems. Strata Agent will prepare such list and present it to Council once complete. Owners who wish to obtain such list may do so by emailing Mike Alavi at [Malavi@Parkplaceproperty.ca](mailto:Malavi@Parkplaceproperty.ca)

Owners please address your common or limited common property issues, complaints, and suggestions directly to the management company: Park Place Property Services by mail: 240 - 11590 Cambie Road Richmond, BC V6X 3Z5, faxed: 604-271-7733, or e-mailed: [Malavi@Parkplaceproperty.ca](mailto:Malavi@Parkplaceproperty.ca)



## **ELECTION OF STRATA COUNCIL**

With no further business and pursuant to the Strata Act, the current fiscal year was terminated. The current members of council resigned, but are eligible for re-election. The following individuals were nominated and elected by acclamation:

Rina Pita	Unit 366 – President
Robert Palkowski	Unit PH5 – Treasurer
Laurie Ford	Unit 372
Vincent Boh	Unit 362
Mike Entwhistle	Unit 389
Raffael Gullaci	Unit 2628
Malcolm Bruce	Unit 378

The above noted Owners were elected to the new Strata Council by acclamation.

## **TERMINATION**

It was **MOVED & SECONDED** (PH5/366) to bring the meeting to an end. Meeting adjourned at 8:30pm. Next Council Meeting to be schedule by council members.



Park Place Property Services Ltd.  
Mike Alavi  
Malavi@Parkplaceproperty.ca  
On Behalf of Owners' Strata Plan LMS 3200



# COASTAL INSURANCE SERVICES LTD.

401 – 130 Brew Street, Port Moody, BC V3H 0E4 Tel: 604-937-1700 Fax: 604-937-1734  
 1322 Johnston Road, White Rock, BC V4B 3Z2 Tel: 604-531-1020 Fax: 604-531-2031  
 Toll Free: 1-800-665-3310 Website – www.coastalinsurance.com – e-mail: info@coastalinsurance.com



## Policy No. CLMS 3200

## DECLARATIONS

Name of Insured:	The Owners of Strata Plan LMS 3200 Turnbolls Watch
Location Address:	2600 Yukon Street 362-398 West 10th. Avenue, Vancouver, BC V5Y 3P8
Additional Named Insured:	Park Place Property Services, 240 - 11590 Cambie Road, Richmond, BC V6X 3Z5
Policy Period:	06/01/10 to 06/01/11 (mm/dd/yy) 12:01 a.m. Standard Time
Loss Payable to:	The Insured or Order in Accordance with the Strata Property Act of British Columbia.
Insurers:	As Per List of Participating Insurers Attached.

Insurance is provided subject to the Declarations, Terms, Conditions, Limitations and Endorsements of this policy and only for those coverages for which specific limits or amounts of Insurance are shown on this Declaration Page.

INSURING AGREEMENTS	Deductibles (\$)	Limits (\$)
<b>PROPERTY COVERAGES – STR (06/08)</b> All Property, All Risks, Guaranteed Replacement Cost, Bylaws Water Damage Backup of Sewers, Sumps, Septic Tanks or Drains Earthquake Damage Flood Damage Key & Lock	1,000 5,000 5,000 10% 10,000 250	3,376,000 Included Included Included Included 10,000
<b>BLANKET EXTERIOR GLASS INSURANCE</b> Aviva Insurance Company of Canada - Form 820000 (02/06)	Residential Commercial 100 250	Blanket
<b>COMMERCIAL GENERAL LIABILITY - Form 000102 – 10 (04/10)</b> Coverage A - Bodily Injury & Property Damage Liability - <i>Per Occurrence</i> General Aggregate Limit - <i>Aggregate</i> Products & Completed Operations - <i>Aggregate</i> Coverage B - Personal & Advertising Injury Liability - <i>Per Occurrence</i> General Aggregate Limit - <i>Aggregate</i> Coverage C - Medical Payments – <i>Any one Person</i> Medical Payments - <i>Per Occurrence</i> Coverage D - Tenants Legal Liability Non-Owned Automobile - SPF #6 Form 335002 - 02 - <i>Per Occurrence</i> Contractual Liability - SEF #96 Form 335150 - 05 - <i>Per Occurrence</i> Excluding Long Term Leased Vehicle - S.E.F. No. 99 Form 335300 - 02 - <i>Per Occurrence</i> Amendment – Automobile Exclusion - Form 223654 - 01 - <i>Aggregate</i> Limited Pollution Liability Coverage – Form 000114 – 02 - <i>Aggregate</i> Employee Benefit Liability - Form 000200 – 05 - <i>Aggregate</i>	500 500 500     500 500    1,000	5,000,000 10,000,000 10,000,000 5,000,000 10,000,000 10,000 25,000 500,000 5,000,000 50,000 5,000,000  1,000,000 1,000,000
<b>DIRECTORS &amp; OFFICERS LIABILITY - Form G/A2 (05/08) Claims Made Form</b> Condominium Discrimination Defense Costs - <i>Per Occurrence</i> - <i>Aggregate</i>	500 Retention 500 Retention	2,000,000 10,000 25,000
<b>POLLUTION &amp; REMEDIATION LEGAL LIABILITY - Form XLICL-PARL5CP (05/04)</b> Claims Made Form - Limit of Liability - Each Loss, Remediation Expense or Legal Defense Expense	10,000 Retention	1,000,000
<b>VOLUNTEER ACCIDENT INSURANCE PLAN</b>		Not Insured
<b>COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION Form 500000 (01/00)</b> I Employee Dishonesty – Form A II Loss Inside the Premises III Loss Outside the Premises IV Money Orders and Counterfeit Paper Currency V Depositors Forgery		10,000 5,000 5,000 5,000 5,000
<b>EQUIPMENT BREAKDOWN</b> I Physical Damage, Direct Damage, Standard Comprehensive Plus, Replacement Cost – Form C780016 (02/06) II Consequential Damage, 90% Co-Insurance – Form C780032 (02/06) III Extra Expense – Form C780033 (02/06) IV Ordinary Payroll – 90 Days – Form C780034 (02/06)	1,000 1,000 24 Hour Waiting Period 24 Hour Waiting Period	3,376,000 10,000 100,000 100,000

\*\*ALL COVERAGES SUBJECT TO POLICY DEFINITIONS\*\*

This Policy contains a clause(s), which may limit the amount payable.  
 This policy shall not be valid or binding unless countersigned by a duly Authorized Representative of the Insurer.

**President**  
**Coastal Insurance Services Ltd.**



# COASTAL INSURANCE SERVICES LTD.

401 – 130 Brew Street, Port Moody, BC V3H 0E4 Tel: 604-937-1700 Fax: 604-937-1734  
1322 Johnston Road, White Rock, BC V4B 3Z2 Tel: 604-531-1020 Fax: 604-531-2031  
Toll Free: 1-800-665-3310 Website –www.coastalinsurance.com – e-mail: info@coastalinsurance.com



## SCHEDULE OF PARTICIPATING INSURERS

**For The Owners of Strata Plan LMS 3200 Turnbolls Watch  
Policy # CLMS 3200**

Term: 06/01/10 to 06/01/11 (mm/dd/yy) 12:01 a.m. Standard Time

Insurer	Coverage	%	Limit (\$)
Aviva Insurance Company of Canada	Property	35	1,181,600
Axa Pacific Insurance Company	Property	35	1,181,600
Royal and Sun Alliance Insurance Company of Canada	Property	30	1,012,800
Aviva Insurance Company of Canada	Commercial General Liability Per Occurrence Limit General Aggregate Limit	100	5,000,000 10,000,000
Aviva Insurance Company of Canada	Directors & Officers Liability	100	2,000,000
Aviva Insurance Company of Canada	Employee Dishonesty – Form A	100	10,000
Aviva Insurance Company of Canada	Comprehensive Dishonesty, Disappearance and Destruction	100	5,000
Aviva Insurance Company of Canada	Glass	100	Blanket Exterior Coverage
XL Insurance Company Ltd.	Pollution & Remediation Legal Liability	100	1,000,000
Aviva Insurance Company of Canada	Equipment Breakdown	100	3,376,000
	Volunteer Accident Insurance Plan		Not Insured

**DISCLOSURE NOTICE - UNDER THE FINANCIAL INSTITUTIONS ACT**

The Financial Institutions act requires that the information contained in this Disclosure Notice be provided to a customer in writing at the time of entering into an insurance transaction.

1. I, Dave Terry, am licensed as a general insurance agent by the Insurance Council of British Columbia
2. This transaction is between you and Aviva Insurance Company of Canada Axa Pacific Insurance Company Royal and Sun Alliance Insurance Company of Canada (Insurer) and as indicated on the policies.
3. In soliciting the transaction described above, I am representing Coastal Insurance Services Ltd. who does business with the Insurer
4. The nature and extent of the Insurer's interest in the agency is none.
5. Upon completion of this transaction, the agent will be remunerated by way of commission or fee by the Insurer
6. The Financial Institutions act prohibits the Insurer from requiring you to transact additional or other business with the Insurer or any other person or Corporation as a condition of this transaction.

**Total Premium**

**\$7,513**

E&OE/ME

Insured's Copy

**STRATA CORPORATION**  
**OPERATING BUDGET - FOR THE YEAR ENDED DECEMBER 31, 2010**  
**LMS 3200**

	Budget Year to <u>Dec. 31, 2010</u>	Accrued for <u>Dec. 31, 2010</u>	Proposed Budget Year to <u>Dec. 31, 2011</u>
<b>101 · Owners Contribution</b>	\$77,773.68	\$77,773.68	\$80,110.00
<b>102 · Interest Income</b>		\$78.99	\$0.00
<b>104 · Sundry Income</b>		\$150.00	\$0.00
<b>109 · Late Payment/Fines</b>		\$275.02	\$0.00
<b>PrYr Bal Fwd</b>		\$0.00	\$3,570.00
Total Income	<u>\$77,773.68</u>	<u>\$78,277.69</u>	<u>\$83,680.00</u>
		<b>Increase in Strata Fee</b>	<b>3.00%</b>
<b>400 · Gas</b>	\$16,000.00	\$12,404.56	\$14,000.00
<b>405 · Electricity</b>	\$2,500.00	\$3,013.24	\$4,000.00
<b>410 · Management Fee</b>	\$6,930.00	\$7,161.00	\$7,142.40
<b>Management HST</b>			<b>\$537.60</b>
<b>420 · Insurance</b>	\$7,800.00	\$7,513.00	\$8,000.00
<b>430 · Contracted Services</b>	\$4,830.00	\$5,330.56	\$6,000.00
<b>460 · Sundry</b>	\$1,800.00	\$1,373.94	\$1,300.00
<b>470 · Water/Sewer</b>	\$3,000.00	\$3,343.14	\$3,500.00
<b>480 · Garbage Removal</b>	\$1,600.00	\$1,794.92	\$2,100.00
<b>500 · Repairs/Maintenance</b>	\$5,870.00	\$8,400.97	\$6,000.00
<b>510 · Grounds Maintenance</b>	\$2,500.00	\$3,128.17	\$6,000.00
<b>530 · Enterphone/Monitoring</b>	\$1,500.00	\$1,201.22	\$1,500.00
<b>540 · Elevator</b>	\$2,900.00	\$2,785.44	\$2,900.00
<b>570 · Mechanical Maint.</b>	\$1,000.00	\$0.00	\$1,000.00
<b>580 · Fire safety/Monitoring</b>	\$1,655.00	\$1,597.40	\$1,700.00
<b>800 · Operating To Reserve</b>	\$15,000.00	\$15,000.00	\$15,000.00
<b>801. Long Term Maintanace Plan</b>	\$0.00	\$0.00	\$3,000.00
<b>Total Expenses</b>	<u>\$74,885.00</u>	<u>\$74,047.56</u>	<u>\$83,680.00</u>
<b>Other Income</b>			
<b>Pr.Yr Balance Forward</b>		\$1,294.40	\$0.00
<b>Total Other Income</b>		<u>\$1,294.40</u>	<u>\$0.00</u>
<b>AGM Approved Transfer</b>	\$1,294.40	\$1,294.40	\$0.00
<b>HST Tax Contingency</b>	\$1,746.65	\$0.00	\$0.00
<b>899. Pay back CRF</b>	\$1,144.32	\$1,144.32	\$0.00
<b>Total</b>	<u>\$77,926.05</u>	<u>\$75,191.88</u>	<u>\$83,680.00</u>
Surplus (Deficit)		\$3,085.81	\$0.00
Retained Earnings		<u>\$3,927.50</u>	
Surplus/Deficit		<b>\$7,013.31</b>	

**STRATA CORPORATION LMS3200**

Monthly Strata Fee Schedule for Period: January 1, 2011 - December 31, 2011

Strata Lot	Unit Entitlement	Unit #	Strata Fee
4	61	2608	\$242.40
3	60	2618	\$238.42
2	57	2626	\$226.50
1	58	2628	\$230.48
17	66	362	\$262.26
18	155	366	\$615.93
16	89	372	\$353.66
15	91	376	\$361.61
14	92	378	\$365.58
6	87	388	\$345.71
5	92	398	\$365.58
7	114	PH1	\$453.00
8	109	PH2	\$433.13
9	110	PH3	\$437.11
10	110	PH4	\$437.11
11	106	PH5	\$421.21
12	122	PH6	\$484.79
13	101	PH7	\$401.34
	<hr/>		
	1680		Monthly \$6,675.83
			Annual \$80,110.00

LMS 3200 Turnbolls Watch 2600 Yukon, Van  
**Operating Account Cash Flow YE December 31**  
 January through December 2010

	<u>Jan - Dec 10</u>	<u>Budget</u>	<u>Jan - Dec 10</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
101 · Owners Contribution	77,773.68	77,775.97	77,773.68	77,775.97	77,775.97
102 · Interest Income	78.99		78.99		
104 · Sundry Income	150.00		150.00		
109 · Late Payment/Fines	275.02		275.02		
<b>Total Income</b>	<u>78,277.69</u>	<u>77,775.97</u>	<u>78,277.69</u>	<u>77,775.97</u>	<u>77,775.97</u>
<b>Expense</b>					
400 · Gas	12,404.56	16,000.00	12,404.56	16,000.00	16,000.00
405 · Electricity	3,013.24	2,500.00	3,013.24	2,500.00	2,500.00
410 · Management Fee	7,161.00	6,930.00	7,161.00	6,930.00	6,930.00
420 · Insurance	7,513.00	7,800.00	7,513.00	7,800.00	7,800.00
430 · Contracted Services	5,330.56	4,830.00	5,330.56	4,830.00	4,830.00
460 · Sundry	1,373.94	1,800.00	1,373.94	1,800.00	1,800.00
470 · Water/Sewer	3,343.14	3,000.00	3,343.14	3,000.00	3,000.00
480 · Garbage Removal	1,794.92	1,600.00	1,794.92	1,600.00	1,600.00
500 · Repairs/Maintenance	8,400.97	5,870.00	8,400.97	5,870.00	5,870.00
510 · Grounds Maintenanc...	3,128.17	2,500.00	3,128.17	2,500.00	2,500.00
530 · Enterphone	1,201.22	1,500.00	1,201.22	1,500.00	1,500.00
540 · Elevator	2,785.44	2,900.00	2,785.44	2,900.00	2,900.00
570 · Mechanical Maint.	0.00	1,000.00	0.00	1,000.00	1,000.00
580 · Fire safety/Monitoring	1,597.40	1,655.00	1,597.40	1,655.00	1,655.00
800 · Operating To Reserve	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00
<b>Total Expense</b>	<u>74,047.56</u>	<u>74,885.00</u>	<u>74,047.56</u>	<u>74,885.00</u>	<u>74,885.00</u>
<b>Net Ordinary Income</b>	4,230.13	2,890.97	4,230.13	2,890.97	2,890.97
<b>Other Income/Expense</b>					
<b>Other Income</b>					
Pr.Yr. Balance Forward	1,294.40	1,294.40	1,294.40	1,294.40	1,294.40
<b>Total Other Income</b>	1,294.40	1,294.40	1,294.40	1,294.40	1,294.40
<b>Other Expense</b>					
AGM approved transfer	1,294.40	1,294.40	1,294.40	1,294.40	1,294.40
HST Tax Contingency	0.00	1,746.65	0.00	1,746.65	1,746.65
899 · Pay Back CRF	1,144.32	1,144.32	1,144.32	1,144.32	1,144.32
<b>Total Other Expense</b>	<u>2,438.72</u>	<u>4,185.37</u>	<u>2,438.72</u>	<u>4,185.37</u>	<u>4,185.37</u>
<b>Net Other Income</b>	-1,144.32	-2,890.97	-1,144.32	-2,890.97	-2,890.97
<b>Net Income</b>	<u><u>3,085.81</u></u>	<u><u>0.00</u></u>	<u><u>3,085.81</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>

02/11/11

## LMS 3200 Turnbolls Watch 2600 Yukon, Van

**Balance Sheet**

As of December 31, 2010

	<u>Dec 31, 10</u>	<u>Dec 31, 09</u>	<u>\$ Change</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Chequing/Savings</b>			
Operating LMS 3200	5,335.92	5,353.05	(17.13)
Reserves LMS 3200	54,813.69	35,591.83	19,221.86
<b>Total Chequing/Savings</b>	60,149.61	40,944.88	19,204.73
<b>Accounts Receivable</b>			
Receivable	313.87	(15.38)	329.25
<b>Total Accounts Receivable</b>	313.87	(15.38)	329.25
<b>Total Current Assets</b>	60,463.48	40,929.50	19,533.98
<b>TOTAL ASSETS</b>	<b><u>60,463.48</u></b>	<b><u>40,929.50</u></b>	<b><u>19,533.98</u></b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
<b>Accounts Payable</b>			
Payable	0.00	115.77	(115.77)
<b>Total Accounts Payable</b>	0.00	115.77	(115.77)
<b>Other Current Liabilities</b>			
805 - Insurance Premium	(1,363.52)	0.00	(1,363.52)
<b>Total Other Current Liabilities</b>	(1,363.52)	0.00	(1,363.52)
<b>Total Current Liabilities</b>	(1,363.52)	115.77	(1,479.29)
<b>Total Liabilities</b>	(1,363.52)	115.77	(1,479.29)
<b>Equity</b>			
<b>CRF</b>	54,813.69	35,591.83	19,221.86
<b>Retained Earnings</b>	3,927.50	2,663.11	1,264.39
<b>Net Income</b>	3,085.81	2,558.79	527.02
<b>Total Equity</b>	61,827.00	40,813.73	21,013.27
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>60,463.48</u></b>	<b><u>40,929.50</u></b>	<b><u>19,533.98</u></b>

**PROXY FORM**  
**NOTICE OF THE ANNUAL GENERAL MEETING**  
**Monday Jan 28<sup>th</sup> 2011**  
**Strata Corporation LMS 3200**

I/We \_\_\_\_\_

Being the registered Owner(s) of Unit # \_\_\_\_\_,  
Strata Corporation LMS 3200, hereby appoints:

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**(Do Not Appoint Park Place Property Services Ltd.)**

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2011

OWNER \_\_\_\_\_

Please indicate by checking below how you wish to record your vote.

At the discretion of my proxy holder \_\_\_\_\_

**RESOLUTIONS**

1) **Filing Notice of Meeting**

In Favour \_\_\_\_\_ Opposed \_\_\_\_\_

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2) **Minutes of the previous General Meeting**

In Favour \_\_\_\_\_ Opposed \_\_\_\_\_

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3) **Resolution # 1 ( Operating budget )**

In Favour \_\_\_\_\_ Opposed \_\_\_\_\_

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4) **Resolution # 2 ( Budget Surplus )**

In Favour \_\_\_\_\_ Opposed \_\_\_\_\_

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4) **Resolution # 3 (Bylaw Amendment)**

**Rental Restriction:**

In Favour \_\_\_\_\_ Opposed \_\_\_\_\_

**Parking Stall Rental:**

In Favour \_\_\_\_\_ Opposed \_\_\_\_\_