

**MINUTES
OF THE ANNUAL GENERAL MEETING
THE OWNERS STRATA PLAN LMS 2876
OMEGA CITIHOMES**

Held on Monday, March 3, 2014
Within the Park Inn & Suites
898 West Broadway, Vancouver, B.C.

The meeting was called to order at 7:02 pm by Lauren Main, Vice President.

It was MOVED and SECONDED to have Marianna Pandy, Senior Strata Manager, facilitate the meeting on behalf of the Strata Council. ALL IN FAVOUR. CARRIED.

FirstService Residential was represented by Marianna Pandy, Senior Strata Manager.

CALLING THE ROLL AND CERTIFICATION OF PROXIES

Subject to the Bylaws, a quorum for an Annual or Special General Meeting is *eligible* voters holding 1/3 of the Strata Corporation's votes, present in person or by proxy. As the Strata Corporation currently consists of 61 eligible voters, 20 represents quorum in this instance.

The attendance register confirmed at the time of commencement of the meeting there were 18 eligible voters in attendance and 12 represented by proxy for a total of 30 votes represented.

The quorum requirements had been achieved and the meeting proceeded.

PROOF OF NOTICE & RECEIPT OF FINANCIAL STATEMENTS

It was MOVED/SECONDED that the notice dated February 7, 2014 complied with the notice requirements and that the financial statements had been received. CARRIED.

APPROVAL OF AGENDA

It was MOVED/SECONDED to approve the Agenda as distributed with the Notice of Meeting. CARRIED.

APPROVAL OF GENERAL MEETING MINUTES

It was MOVED/SECONDED to approve the Minutes of the Annual General Meeting held March 7, 2013 as circulated. CARRIED.

PRESIDENT'S REPORT

Eric Lee had resigned from the Strata Council prior to the Annual General Meeting.

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The Strata Council members who were present summarized the year with the following highlights:

- Overall it was a great year with many positive achievements such as the following:
 - Lobby painting project completed;
 - Deck repairs completed;
 - Change in the Mechanical Contractor - KC Plumbing & Heating was hired, effective February 2014, as the Strata Council was not satisfied with DMS Mechanical;
 - Daryl Thomson was thanked for researching and working alongside Marianna Pandey, Senior Strata Manager, FirstService Residential, to acquire quotations for the parkade membrane and to ensure that the Strata Corporation's assets are well protected and that the best method would be chosen;
 - Ongoing building maintenance plan is being maintained;
 - Window damage by window washers required an insurance claim to be filed and the strata insurance may subrogate against the company. The Strata Council will seek an alternative contractor for window washing in 2014.

Thanks to all the Strata Council members for their efforts over the year.

REPORT ON INSURANCE COVERAGE

At this point in the meeting, the Chairperson took the opportunity to advise those in attendance of the following information regarding strata lot ownership and other matters concerning the Strata Corporation.

Strata Corporation Insurance

Please refer to the attached Certificate of Insurance included with your Notice of Meeting, which outlines the insured perils, the limits of coverage and the applicable deductibles.

Section 149 of the Strata Property Act requires the Strata Corporation to have adequate full replacement value insurance for the common property, common assets, buildings shown on the strata plan and fixtures built or installed on a strata lot. Your Strata Corporation's insurance policy is currently held with BFL Canada and is insured for a replacement value of \$13,264,000.00 based on information received from the Developer.

The Chairperson would like to remind all owners to obtain their own insurance coverage for **personal property contents** as well as **third party liability coverage**. Individual home owners or tenant insurance coverage is strongly recommended. Owners should also obtain additional coverage if they make any major improvements within their strata lots, such as upgrading of appliances, fixtures, floor coverings, hardwood floors, etc., (subject to approval as outlined in the Strata Corporation Bylaws).

Displacement coverage would also assist owners or tenants who would have to move out of their suites during a major loss, and **loss of rental coverage** is recommended for those individuals who rent out their units for investment purposes.

Please note the water deductible for the Strata Corporation is \$10,000.00. Non-residents owners should be sure that their tenants clearly understand that in the course of a fire, flood or some other incident, and a resident's possessions are damaged, that person must make a claim for compensation to his/her own insurance. This is NOT covered by the building insurance policy.

STRATA CORPORATION INSURANCE COVERAGE

The Strata Corporation's policy typically "insures against all risks of direct physical loss or damage to the property insured", subject to exclusions and applicable deductible.

Insured property is the building as it was delivered by the Developer at the time of completion of construction. Insured property includes the fixed structure, permanently installed original fittings and fixtures, mechanical equipment and machinery, fire suppression systems and common assets.

The Strata Corporation's policy notable does **NOT** provide coverage for loss or damage to:

- * Strata Lot owner's and/or tenant's personal property,
- * Strata Lot owner's betterments and/or improvements to strata lot,
- * Strata Lot owner's and/or tenant's additional living expenses,
- * Strata Lot owner's rental income loss.

STRATA LOT OWNER AND/OR TENANT INSURANCE COVERAGE RECOMMENDATION

It is recommended that all Strata Lot owners and/or tenants acquire the applicable coverage:

- * **Personal property**, such as furniture, clothing and similar personal property in the Strata Lot or designated storage space in the building, subject to a deductible.
- * Strata Lot **betterments and/or improvements** completed at a Strata Lot owner's expense, such as upgraded flooring, millwork, fixtures, etc.
- * **Additional Living Expenses** incurred by a resident as a result of the insured premises being uninhabitable as a direct result of an insured loss or damage.
- * **Loss of rental income** incurred by a Strata Lot owner as a result of the insured premises being uninhabitable by the tenant as a result of an insured loss or damage.
- * **Strata Corporation's Deductible Chargeback (e.g. Water, Fire)** incurred in the event of a claim that originated from within an owner's Strata Lot.

****Example****

In a rental situation there are three separate parties therefore there should be three separate insurance policies (Strata Corporation Policy, Owner's Policy and Tenant's Policy).

A few questions were asked in relation to the Strata Corporation's insurance coverage, which were answered by the Chairperson.

It was MOVED/SECONDED that the report on insurance coverage had been received. CARRIED.

OPERATING BUDGET DEFICIT RECOVERY - RESOLUTIONS "A" & "B" 3/4 VOTE

Preamble

Strata Corporation LMS 2876, Omega CitiHomes incurred a deficit during the 2013 fiscal year due to incurred expenditures associated with repairs to deck membranes. The repairs were carried out to ensure that the Strata Corporation's assets remain protected, and in a state of good repair.

Pursuant to the Strata Property Act, Section 105. (2) states; If operating expenses exceed the total contribution to the operating fund, the deficit must be eliminated during the next fiscal year.

Resolutions "A" and "B" are being presented as options to recover the incurred deficit.

Resolution "A" involves payment of the deficit via a Special Levy

whereas

Resolution "B" involves payment of the deficit via a transfer of funds from the Strata Corporation Contingency Reserve Fund (CRF).

The Strata Council has reviewed these options and is recommending that Owners vote in favor of Resolution "A" in order to preserve the level of funding within the Contingency Reserve Fund (CRF).

CONSIDERATION OF RESOLUTION "A" 3/4 VOTE
OPERATING BUDGET DEFICIT RECOVERY – \$27,702.00 SPECIAL LEVY

It was MOVED/SECONDED to approve Resolution "A" as follows:

BE IT RESOLVED by a 3/4 vote of the Owners, LMS 2876 – Omega CitiHomes in attendance at this meeting or via proxy, that the Strata Corporation be authorized to expend a sum of money not exceeding \$27,702.00, inclusive of applicable taxes, for the purpose of recovering the deficit incurred in the fiscal year from January 1, 2013 to December 31, 2013.

This expenditure will be funded by a special levy assessed to the owners in proportion to the unit entitlement of their respective strata lots. (schedule attached).

This special levy is due and payable in full immediately upon passage of this Resolution by the Owners on record on the date of passage. Pursuant to Section 109(a) of the Strata Property Act, in the event of a sale of a strata lot, the entire special levy is to be paid in full by the seller. Any Owner who fails to make any payments on or before April 1, 2014 shall be assessed a fine of \$100.00 and a subsequent fine of \$100.00 on the first of each month following until paid in full.

The Strata Corporation may, under Section 116(1) of the Strata Property Act, register a Certificate of Lien against the owner's strata lot for any unpaid special levy.

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Pursuant to Sections 108(5) and 108(6) of the Strata Property Act, if any owner is entitled to receive a refund of over \$100.00 from any unused portion of this special levy, a refund will be issued to the current owner(s) at the time of the refund. In the event of a sale, refunds are only given to existing owners regardless of agreements made between purchaser and seller. Strata lot owners are responsible to make their own private arrangements with the purchaser with regards to the disposition of any refund.

NOTE: Owners currently on Pre-authorized Payment Plan (PAD) – please fill out and return the attached Special Levy PAD form if you wish to pay your special levy by PAD.

After the presentation and background on the resolution, there was a brief discussion.

It was MOVED and SECONDED to amend the resolution to read that the special levy payment will be due MAY 1, 2014 (from the previously noted April 1, 2014) ALL IN FAVOUR. CARRIED.

Following a discussion, the Strata Council called for a vote on the amended resolution with payment due May 1, 2014, the result being 27 IN FAVOUR, 3 OPPOSED. **PASSED.**

IMPORTANT!

Please be advised that the Resolution “A” for Operating Budget Deficit Recovery has been approved, the Special Levy payment **MUST** arrive in our office no later than May 1, 2014 in order to avoid a monthly fine of \$100.00 being assessed.

If you are currently on our Pre-Authorized Debit (PAD) plan for strata fee payment, you **MUST STILL** complete the attached Special Levy Payment PAD form and submit to our office BEFORE April 20, 2014 for payment to be withdrawn on 1st of the following month.

Alternatively, you could issue a cheque to our office or go on-line to pay for your portion of the special levy to avoid the risk of being fined. If you have any questions on your account, please contact Daniel Fang at 604.689.6936.

Thank you for your immediate attention.

**CONSIDERATION OF RESOLUTION "B" 3/4 VOTE
OPERATING BUDGET DEFICIT RECOVERY -
\$27,702.00 WITHDRAWAL FROM CONTINGENCY RESERVE FUND**

It was MOVED/SECONDED to approve Resolution "B" as follows:

If Resolution “A” passes, Resolution “B” will not require a vote.

BE IT RESOLVED by a 3/4 vote of the Owners, LMS 2876 – Omega CitiHomes, in attendance at this meeting or via proxy, that the Strata Corporation be authorized to expend a sum of money not exceeding \$27,702.00, withdrawing from the Contingency Reserve Fund (CRF) for funding the Operating Budget Deficit Recovery.

Resolution "B" was not required to be voted on, as Resolution "A" PASSED.

**CONSIDERATION OF RESOLUTION "C" 3/4 VOTE
PARKADE MEMBRANE REPAIRS - \$28,300.00 SPECIAL LEVY**

It was MOVED/SECONDED to approve Resolution "C" as follows:

BE IT RESOLVED by a 3/4 vote of the Owners, LMS 2876 – Omega CitiHomes, in attendance at this meeting or via proxy, that the Strata Corporation be authorized to expend a sum of money not exceeding \$28,300.00, inclusive of applicable taxes, for the purpose of potential cost overruns for the parkade membrane repairs and other projects incurred in the fiscal year from January 1, 2013 to December 31, 2013 from the Contingency Reserve Fund (CRF).

This special levy is due and payable in full immediately upon passage of this Resolution by the Owners on record on the date of passage. Pursuant to Section 109(a) of the Strata Property Act, in the event of a sale of a strata lot, the entire special levy is to be paid in full by the seller.

Any Owner who fails to make any payments on or before April 1, 2014 shall be assessed a fine of \$100.00 and a subsequent fine of \$100.00 on the first of each month following until paid in full.

The Strata Corporation may, under Section 116(1) of the Strata Property Act, register a Certificate of Lien against the owner's strata lot for any unpaid special levy.

Pursuant to Sections 108(5) and 108(6) of the Strata Property Act, if any owner is entitled to receive a refund of over \$100.00 from any unused portion of this special levy, a refund will be issued to the current owner(s) at the time of the refund. In the event of a sale, refunds are only given to existing owners regardless of agreements made between purchaser and seller. Strata lot owners are responsible to make their own private arrangements with the purchaser with regards to the disposition of any refund.

NOTE: Owners currently on Pre-authorized Payment Plan (PAD) – please fill out and return the attached Special Levy PAD form if you wish to pay your special levy by PAD.

It was MOVED and SECONDED to amend the resolution to have the due date for the special levy as June, 1, 2014. ALL IN FAVOUR. CARRIED.

Following the discussion, the Strata Council called for a vote on the **amended** resolution, the result being 21 IN FAVOUR, 9 OPPOSED. **FAILED.**

**CONSIDERATION OF RESOLUTION "D" 3/4 VOTE
PARKADE MEMBRANE REPAIRS -
\$28,300.00 WITHDRAWAL FROM CONTINGENCY RESERVE FUND**

It was MOVED/SECONDED to approve Resolution "D" as follows:

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BE IT RESOLVED by a 3/4 vote of the Owners, LMS 2876 – Omega CitiHomes, in attendance at this meeting or via proxy, that the Strata Corporation be authorized to expend a sum of money not exceeding \$28,300.00, withdrawing from the Contingency Reserve Fund (CRF) for funding the potential cost overruns of the parkade membrane repairs and other special projects.

After the discussion, it was MOVED and SECONDED to vote on the resolution, the result being 25 IN FAVOUR, 5 OPPOSED. **PASSED.**

APPROVAL OF PROPOSED OPERATING BUDGET

It was MOVED/SECONDED to approve the Proposed Operating Budget(s) as circulated for the fiscal year January 1, 2014 to December 31, 2014.

Following the discussion the Chairperson called for the vote, the result being ALL IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. CARRIED.

PAYMENT OPTIONS (Monthly Strata Fees ONLY):

1. **OWNERS CURRENTLY ON PRE-AUTHORIZED PAYMENT (PAD):** There is no action required from these owners as any new strata fees and/or retroactive fees adjustments (if any) will be automatically adjusted.
2. **OWNERS WHO PAY BY POST-DATED CHEQUES:** Please send in 12 post-dated cheques payable to Strata Plan LMS 2876 for the new amount. Any change in strata fees is effective from January 1, 2014; therefore, owners may also be required to send in a cheque for the retroactive fees increase (if any).
3. **OWNERS WHO PAY BY AUTOMATIC E-BANKING:** Owners will have to re-submit the new strata fee amount for future months as well as any retroactive payment if necessary.

If you have any questions regarding your account, please contact Daniel Fang in our Accounting department at 604.689.6936.

**CONSIDERATION OF RESOLUTION "E" 3/4 VOTE
WAIVER OF THE DEPRECIATION REPORT**

It was MOVED/SECONDED to approve Resolution "E" as follows:

BE IT RESOLVED by a 3/4 vote of the Owners, LMS 2876 – Omega CitiHomes, in person or by proxy, that the Strata Corporation, in accordance with Section 94(3) (a) of the Strata Property Act the requirement to obtain a Depreciation Report is hereby waived until the next Annual General Meeting.

Discussion

The Strata Council provided rationale to delay the report.

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Following the discussion, the Strata Council called for the vote. The result being ALL IN FAVOUR, 0 OPPOSED. **PASSED.**

**CONSIDERATION OF RESOLUTION "F" 3/4 VOTE
BYLAW AMENDMANT 3.3 (a)**

It was MOVED/SECONDED to approve Resolution "F" as follows:

BE IT RESOLVED by a 3/4 vote of the Owners, LMS 2876 – Omega CitiHomes pursuant to Section 128 (1) of the Strata Property Act, the Strata Corporation's Bylaws be amended by repealing Bylaw 3.3 (a), which currently reads:

3.3 An owner, tenant, or occupant **must not:**

- (a) use a strata lot for any purpose which involves undue traffic or noise in or about the strata lot or common property between the hours of 10:30 pm and 7:00 am or that encourages loitering by persons in or about the strata lot or common property;

and replacing it with the following:

3.3 An owner, tenant, or occupant **must not:**

- (a) use:
 - (i) any of the following in a strata lot between the hours of **10:00 pm and 8:00 am** the following day:
 - A. dishwashers, washing machines, and dryers;
 - B. vacuums; or
 - C. any other appliances or mechanical devices that create any noise that can be heard outside of the strata lot in which the appliance or device is being used;
 - (ii) a strata lot for any purpose which involves undue traffic in or about the strata lot or the common property or that encourages loitering in or about the strata lot or the common property;

It was MOVED and SECONDED to amend the resolution to read “**from 10:30 p.m. to 7:00 p.m.**” ALL IN FAVOUR. CARRIED.

Following the discussion, a vote was called on the amended resolution, the result being 24 IN FAVOUR, 6 OPPOSED. **PASSED.**

**CONSIDERATION OF RESOLUTION "G" 3/4 VOTE
BYLAW AMENDMANT 38**

It was MOVED/SECONDED to approve Resolution "G" as follows:

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BE IT RESOLVED by a 3/4 vote of the Owners, LMS 2876 – Omega CitiHomes pursuant to Section 128(1) of the Strata Property Act, the Strata Corporation's Bylaws be amended by:

- (a) **repealing** Bylaws 38.1 through 38.10 in their entirety;
- (b) **changing** the heading of Bylaw 38 to "Rentals and Other Accommodation";
- (c) **adopting** the following as Bylaws 38.1, 38.2 and 38.3:
 - 38.1 Prior to possession of a strata lot by a tenant, an owner must deliver to the tenant the current Bylaws and Rules of the Strata Corporation and a Notice of Tenant's Responsibilities in Form K.
 - 38.2 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.
 - 38.3 A strata lot must not be used for short-term accommodation purposes, such as a bed-and-breakfast, lodging house, hotel, home exchange, time share or vacation rental. Without limiting the generality of the foregoing, a resident must not enter into a license for the use of all or part of a strata lot.

Discussion

Marianna Pandey, Senior Strata Manager, provided clarification on Bylaw 38, it was noted that passing this Bylaw, the Strata Corporation would no longer restrict rentals within the complex and unlimited rentals will be allowed.

It was also noted that the Bylaw was written by a Strata Corporation's lawyer, however, perhaps more clarity should have been provided in terms of the goal of the resolution.

It was noted by the Strata Council for future reference, that the owners also expressed an interest of having the newly elected Strata Council put forth a resolution at the next Annual General Meeting, to increase the amount of rentals allowed, rather than cancel the rental restriction all together.

The newly elected Strata Council will note this as a directive.

Following the discussion, a vote was called, the result being 2 IN FAVOUR, 28 OPPOSED, **FAILED**.

GENERAL DISCUSSION

A new owner passed on feedback from a home inspector, prior to purchasing his strata lot at Omega CitiHomes and noted that the home inspector commented that the property is overall very well maintained. The siding appears to be in good shape and no concerns had been observed on common property at the time of the inspection. He felt that the Strata Corporation is in great hands with the involved Strata Council and Management.

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ELECTION OF COUNCIL

The Chairperson advised that under the Bylaws of the Strata Corporation, the Strata Council must consist of a minimum of 3 to a maximum of 7. Those persons elected to the Strata Council at this meeting will hold office until the next Annual General Meeting.

The following persons agreed to stand for the Strata Council:

Daryl Thompson
Lauren Main
Jessica Stuart Crump
Alex Fane
Ron Laurel
Rick Lottman
Julie Lawson

Hearing no objections the above were declared elected by acclamation.

It was MOVED/SECONDED to elect the Strata Council as chosen. CARRIED.

There being no further business, it was MOVED/SECONDED to terminate the meeting at 9:15 p.m. CARRIED.

Marianna Pandy
Senior Strata Manager
FirstService Residential
General Office: 604.683.8900
www.fsresidential.com

<p>Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.</p>
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FSRConnect™

FirstService Residential provides a complimentary website for each of its strata clients. The website gives residents and owners secured log-in and access to:

✓ Account balance & history	✓ Owner's profile update
✓ Meeting minutes	✓ Bylaws and rules
✓ Building notices & announcements	✓ Insurance summary of coverage
✓ Other strata documents such as engineering report, depreciation report, homeowner's manual, etc.)	✓ Event calendars

It also allows your Strata Manager to send you emergency alerts via the contact numbers as indicated in your registered profile.

To sign up, please visit "<http://fsresidential.com/British-Columbia/Homeowners/Forms>" and complete our online "FSRConnect Registration" form.

STRATA PLAN LMS 2876
Pre-authorized Debit (PAD) Form for Special Levy Payment(s)
For Owners Currently on PAD Plan ONLY

1. Use this form only if you wish to pay your special levy by PAD.
2. This form must be received in our office no later than the 20th of the month in order for us to be able to withdraw payment from your bank account on the 1st of the following month.

This service is for: Individual Business
 PAD _____ PAD _____ (Please check)

PERSONAL INFORMATION

Name of Owner(s)	Strata Plan	Strata Lot
Address of Strata Lot	City	Postal Code
Mailing Address (If different from above)	Province	Postal Code
Phone Number (Res.) (Bus.) (Cell)	Email Address	

As an added security feature, please choose a personal password that you will provide when accessing account information by telephone -up to 10 letters (suggest mother's maiden name) _____

AUTHORIZATION

I/We are currently on the Pre-authorized Debit Plan and authorize FirstService Residential to debit the amount of the following special levy* payment(s) from my/our bank account where my/our existing monthly Strata fee is debited from. * The special levy amount(s) is/are the amount(s) in accordance to the fee schedule(s) as approved at the AGM/SGM held on March 3, 2014

IMPORTANT MESSAGE – Applied to Multiple Special Levies ONLY

In situation where you do not wish to pay all special levies by PAD, e.g. Three (3) special levies were passed and you plan to pay two (2) special levies by PAD and the other one by cheque, write down "**DO NOT PROCESS**" in the "Special Instructions" box next to the resolution you wish to opt out from PAD. Our office will process all special levies by PAD if the Special Instructions boxes are left blank.

Resolution(s)	Title of Special Levy	Special Instructions
" A" 3/4 VOTE	Deficit Recovery - Passed and due May 1, 2014	

Date

Owner's Signature

Date

Owner's Signature

When the form is complete, mail, fax, or email to:

FirstService Residential – Accounting Department

600 – 777 Hornby Street, Vancouver, B.C., V6Z 1S4

Tel: 604-683-8900 Fax: 604-689-4829 Email: ar.bc@fsresidential.com

Note: For Owners who wish to enroll in our pre-authorized debit (PAD) plan for the 1st time, please fill out our PAD Agreement which can be downloaded from our website at www.fsresidential.com or contact our office for a copy. Do not use this form.

FirstService offers convenience!

1) Pre-Authorized Debit Payment (PAD)

For Owners who wish to enroll in our PAD for the 1st time, a copy of our PAD Agreement can be downloaded from our website at www.fsresidential.com under the “Forms” section.

2) Online/Telephone Banking

FirstService offers convenience! Our office has established electronic banking relationships with the major chartered banks and all participating credit unions in BC (i.e. Vancity, Coast Capital Savings, etc.) to make it easier for you to remit your Strata fees, special levies, etc.

I'M INTERESTED, HOW DO I DO THIS?

1. Go to bill payment option and set up “**FirstService Residential (Strata)**” as a vendor.
2. You will be required to provide your FirstService personally assigned unique reference number (without dashes or spaces). This number can be found in your FirstService correspondence.
3. Enter your payment amount and payment date. You should also be able to set this up as a recurring payment every month.

WHEN SHOULD I MAKE MY PAYMENTS?

It takes 1 to 3 business days for us to receive your payment depending on your financial institution. Please note it is the customer's responsibility to ensure that payments are received by FirstService Residential by the due date to avoid any late payment fines.

LMS 2876 - OMEGA CITIHOMES

Approved Budget

Jan 01, 2014 to Dec 31, 2014

INCOME

FEES

Operating Fund Contribution	202,103
Contingency Fund Contribution	9,000
TOTAL FEES	211,103

Special Levy	27,702
Transfer From Contingency Reserve	28,300
TOTAL INCOME	267,105

EXPENSES

OPERATING EXPENSES

Alarm Monitoring	1,200
Audit / Legal	400
Dryer Duct Cleaning	2,000
Electricity	14,000
Elevator Maintenance	3,000
Fire Prevention	4,000
Garbage Removal	6,000
Gas	22,000
Garage Security Door	1,000
Insurance	30,500
Irrigation System	2,500
Janitorial Services and Supplies	9,200
Lighting Supplies	1,000
Locks and Keys	600
Landscaping	5,600
Landscape - Improvements	1,500
Management Fees	16,600
Mechanical Maintenance	1,900
Miscellaneous	1,200
Painting (Interior)	1,000
Pest Control	1,400
Photocopy & Postage	1,200
Professional Fees	5,000
Repair and Maintenance	76,500
Snow Removal	300
Water / Sewer	13,000
Window Cleaning	2,500
TOTAL OPERATING EXPENSES	225,100

Reserve - Contingency Fund	9,000
TOTAL EXPENSES	234,100

CURRENT YEAR SURPLUS / (DEFICIT)	33,005
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Operating Surplus (Deficit) Balance Forward	(27,702)
ENDING OPERATING SURPLUS / (DEFICIT)	5,303

LMS 2876 - OMEGA CITIHOMES

Approved Strata Fee Schedule

Jan 01, 2014 to Dec 31, 2014

<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlement</u>	<u>Monthly</u> <u>Strata Fees</u>
1	648 W. 7th Avenue	1,251	\$ 436.46
2	642 W. 7th Avenue	1,131	394.59
3	628 W. 7th Avenue	1,159	404.36
4	622 W. 7th Avenue	1,567	546.71
5	618 W. 7th Avenue	1,130	394.24
6	612 W. 7th Avenue	1,124	392.15
7	608 W. 7th Avenue	1,142	398.43
8	2315 Ash Street	1,149	400.87
9	2325 Ash Street	1,062	370.52
10	2335 Ash Street	876	305.62
11	2345 Ash Street	1,136	396.34
12	201 - 638 W. 7th Avenue	692	241.43
13	202 - 638 W. 7th Avenue	601	209.68
14	203 - 638 W. 7th Avenue	608	212.12
15	204 - 638 W. 7th Avenue	608	212.12
16	205 - 638 W. 7th Avenue	606	211.43
17	206 - 638 W. 7th Avenue	599	208.98
18	207 - 638 W. 7th Avenue	613	213.87
19	208 - 638 W. 7th Avenue	562	196.07
20	209 - 638 W. 7th Avenue	457	159.44
21	210 - 638 W. 7th Avenue	414	144.44
22	211 - 638 W. 7th Avenue	606	211.43
23	212 - 638 W. 7th Avenue	609	212.47
24	213 - 638 W. 7th Avenue	609	212.47
25	214 - 638 W. 7th Avenue	609	212.47
26	215 - 638 W. 7th Avenue	617	215.26
27	216 - 638 W. 7th Avenue	641	223.64
28	217 - 638 W. 7th Avenue	674	235.15
29	218 - 638 W. 7th Avenue	611	213.17
30	219 - 638 W. 7th Avenue	609	212.47
31	220 - 638 W. 7th Avenue	609	212.47
32	221 - 638 W. 7th Avenue	609	212.47
33	222 - 638 W. 7th Avenue	543	189.45
34	301 - 638 W. 7th Avenue	683	238.29
35	302 - 638 W. 7th Avenue	741	258.53
36	303 - 638 W. 7th Avenue	602	210.03
37	304 - 638 W. 7th Avenue	602	210.03
38	305 - 638 W. 7th Avenue	589	205.49
39	306 - 638 W. 7th Avenue	599	208.98
40	307 - 638 W. 7th Avenue	610	212.82
41	308 - 638 W. 7th Avenue	926	323.07
42	309 - 638 W. 7th Avenue	916	319.58
43	310 - 638 W. 7th Avenue	916	319.58
44	311 - 638 W. 7th Avenue	905	315.74
45	312 - 638 W. 7th Avenue	1,179	411.34
46	313 - 638 W. 7th Avenue	985	343.65

LMS 2876 - OMEGA CITIHOMES

Approved Strata Fee Schedule

Jan 01, 2014 to Dec 31, 2014

<u>Strata Lot #</u>	<u>Unit Address</u>	<u>Unit Entitlement</u>	<u>Monthly Strata Fees</u>
47	314 - 638 W. 7th Avenue	579	\$ 202.01
48	315 - 638 W. 7th Avenue	730	254.69
49	316 - 638 W. 7th Avenue	572	199.56
50	317 - 638 W. 7th Avenue	946	330.05
51	318 - 638 W. 7th Avenue	952	332.14
52	319 - 638 W. 7th Avenue	952	332.14
53	320 - 638 W. 7th Avenue	1,441	502.75
54	321 - 638 W. 7th Avenue	971	338.77
55	322 - 638 W. 7th Avenue	650	226.78
56	323 - 638 W. 7th Avenue	658	229.57
57	324 - 638 W. 7th Avenue	1,299	453.20
58	325 - 638 W. 7th Avenue	1,297	452.51
59	326 - 638 W. 7th Avenue	1,297	452.51
60	327 - 638 W. 7th Avenue	1,335	465.76
61	328 - 638 W. 7th Avenue	658	229.57
Total =		<u>50,423</u>	<u>\$ 17,591.93</u>

Total Annual Strata Fees (X 12 months) = \$ 211,103.16

The monthly strata fee includes a 4.45 % contribution to the Contingency Reserve Fund.

LMS 2876 - OMEGA CITIHOMES
Resolution "A" - 3/4 Vote
Deficit Recovery Fee Schedule - \$27,702.00

<u>Strata</u>		<u>Unit</u>	<u>Total</u>
<u>Lot #</u>	<u>Unit Address</u>	<u>Entitlement</u>	<u>Payment Due</u>
1	648 W. 7th Avenue	1,251	\$ 687.29
2	642 W. 7th Avenue	1,131	621.36
3	628 W. 7th Avenue	1,159	636.75
4	622 W. 7th Avenue	1,567	860.90
5	618 W. 7th Avenue	1,130	620.81
6	612 W. 7th Avenue	1,124	617.52
7	608 W. 7th Avenue	1,142	627.41
8	2315 Ash Street	1,149	631.25
9	2325 Ash Street	1,062	583.45
10	2335 Ash Street	876	481.27
11	2345 Ash Street	1,136	624.11
12	201 - 638 W. 7th Avenue	692	380.18
13	202 - 638 W. 7th Avenue	601	330.18
14	203 - 638 W. 7th Avenue	608	334.03
15	204 - 638 W. 7th Avenue	608	334.03
16	205 - 638 W. 7th Avenue	606	332.93
17	206 - 638 W. 7th Avenue	599	329.09
18	207 - 638 W. 7th Avenue	613	336.78
19	208 - 638 W. 7th Avenue	562	308.76
20	209 - 638 W. 7th Avenue	457	251.07
21	210 - 638 W. 7th Avenue	414	227.45
22	211 - 638 W. 7th Avenue	606	332.93
23	212 - 638 W. 7th Avenue	609	334.58
24	213 - 638 W. 7th Avenue	609	334.58
25	214 - 638 W. 7th Avenue	609	334.58
26	215 - 638 W. 7th Avenue	617	338.97
27	216 - 638 W. 7th Avenue	641	352.16
28	217 - 638 W. 7th Avenue	674	370.29
29	218 - 638 W. 7th Avenue	611	335.68
30	219 - 638 W. 7th Avenue	609	334.58
31	220 - 638 W. 7th Avenue	609	334.58
32	221 - 638 W. 7th Avenue	609	334.58
33	222 - 638 W. 7th Avenue	543	298.32
34	301 - 638 W. 7th Avenue	683	375.23
35	302 - 638 W. 7th Avenue	741	407.10
36	303 - 638 W. 7th Avenue	602	330.73
37	304 - 638 W. 7th Avenue	602	330.73
38	305 - 638 W. 7th Avenue	589	323.59
39	306 - 638 W. 7th Avenue	599	329.09
40	307 - 638 W. 7th Avenue	610	335.13
41	308 - 638 W. 7th Avenue	926	508.74
42	309 - 638 W. 7th Avenue	916	503.24

LMS 2876 - OMEGA CITIHOMES
Resolution "A" - 3/4 Vote
Deficit Recovery Fee Schedule - \$27,702.00

<u>Strata</u>		<u>Unit</u>	<u>Total</u>
<u>Lot #</u>	<u>Unit Address</u>	<u>Entitlement</u>	<u>Payment Due</u>
43	310 - 638 W. 7th Avenue	916	\$ 503.24
44	311 - 638 W. 7th Avenue	905	497.20
45	312 - 638 W. 7th Avenue	1,179	647.73
46	313 - 638 W. 7th Avenue	985	541.15
47	314 - 638 W. 7th Avenue	579	318.10
48	315 - 638 W. 7th Avenue	730	401.06
49	316 - 638 W. 7th Avenue	572	314.25
50	317 - 638 W. 7th Avenue	946	519.72
51	318 - 638 W. 7th Avenue	952	523.02
52	319 - 638 W. 7th Avenue	952	523.02
53	320 - 638 W. 7th Avenue	1,441	791.67
54	321 - 638 W. 7th Avenue	971	533.46
55	322 - 638 W. 7th Avenue	650	357.10
56	323 - 638 W. 7th Avenue	658	361.50
57	324 - 638 W. 7th Avenue	1,299	713.66
58	325 - 638 W. 7th Avenue	1,297	712.56
59	326 - 638 W. 7th Avenue	1,297	712.56
60	327 - 638 W. 7th Avenue	1,335	733.44
61	328 - 638 W. 7th Avenue	658	361.53
Total =		50,423	<u>\$ 27,702.00</u>