

MINUTES OF ANNUAL GENERAL MEETING STRATA CORPORATION LMS 851

The Lexington / The Madison
April 21, 2008

This notice contains important information which may affect you. Please ask someone to translate it for you.

此通告刊載有可能影響閣下的重要資料。請找人為你翻譯。
ਇਸ ਨੋਟਿਸ ਵਿਚ ਮਹੱਤਵਪੂਰਨ ਜਾਣਕਾਰੀ ਹੈ ਜੋ ਕਿ ਤੁਹਾਡੇ ਲਈ ਜ਼ਰੂਰੀ ਹੋ
ਸਕਦੀ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਨੂੰ ਇਸ ਦਾ ਉਲੱਥਾ ਕਰਨ ਲਈ ਆਖੋ।

**Thông báo này có tin tức quan trọng có thể ảnh hưởng đến quý vị. Xin
nhờ người phiên dịch hộ.**

**Este aviso contiene información importante que puede afectarle personalmente. Pídale
a alguien que se lo traduzca.**

**Ce document contient des renseignements importants qui pourraient vous concerner.
Veuillez demander à quelqu'un de vous le traduire.**

MINUTES OF ANNUAL GENERAL MEETING
STRATA CORPORATION LMS 851

HELD: Monday, April 21, 2008 at 7 p.m. in Salon B of the Holiday Inn Express Metrotown, 4405 Central Boulevard, Burnaby, BC

PRESENT: The Owners, Strata Plan LMS 851, as per Registration Sheet

Ernest Neumann - Bayside Property Services Ltd.
Barry Gee - Bayside Property Services Ltd.

REGISTRATION, CERTIFICATION OF PROXIES AND ISSUING OF BALLOTS:

Strata Corporation LMS 851 has two hundred and twenty-three (223) eligible votes thereby requiring that seventy-five (75) votes be present either in person or by proxy to represent a quorum. Proxies were certified and ballots were issued at the time of registration.

The Owners in attendance were advised that a quorum of Owners was present which represented one hundred and two (102) Strata Lots in total [twenty-five (25) in person and seventy-seven (77) by Proxy].

CALL TO ORDER:

After it had been determined that a quorum of Owners was present, the Meeting was officially called to order at 7:26 p.m. by Ernest Neumann, Bayside Property Services Ltd.

ELECTION OF PERSON TO CHAIR MEETING:

It was moved (501L), seconded (1607L) that Ernest Neumann from Bayside Property Services Ltd. Chair the Meeting. *Carried by majority vote.*

APPROVAL OF THE AGENDA:

The Owners were asked to approve the Agenda as presented for the Meeting in the *Notice of Meeting* package.

It was moved (501L), seconded (1607L) to approve the *Order of Business* as presented for the Meeting in the *Notice of Meeting*. *Carried by majority vote.*

NOTICE OF MEETING:

It was moved (904M), seconded (501L) to approve the *Notice of Meeting* dated April

1, 2008. *Carried by majority vote.*

PREVIOUS GENERAL MEETING MINUTES:

It was moved (501L), seconded (904M) to approve the Minutes of the previous General Meeting, the Annual General Meeting held Thursday, March 8, 2007 as previously circulated by Bayside. *Carried by majority vote.*

REPORT ON INSURANCE COVERAGE:

Bayside drew the Owners' attention to the Insurance Cover Note/Declaration (Summary of Insurance Coverage) which had been included with the Notice of Meeting supporting that the Corporation currently is covered with insurance for the corporate assets until June 01, 2008. Bayside briefly reviewed this coverage for the Ownership.

The Strata Corporation insurance coverage does not cover the Unit Owners' own personal contents or any betterments and improvements to their Units. Owners must obtain their own Condominium Home Owners Package to cover their personal contents and any betterments and improvements made to their Units.

All Owners/Residents - please note the following important insurance items:

- a) **Contents/Improvements:** All Owners and residents please note that the Strata Corporation's insurance covers the building, appliances, carpeting etc., as per original construction. Any improvements to these items (wallpapering, panelling, general upgrading etc.) completed by either yourself or the previous Owner as well as your personal effects and furniture, must be insured by yourself. It is suggested that all Owners and residents complete an inventory of their personal contents and belongings to ensure that you are adequately insured. Most insurance agents will provide you with an inventory guide booklet to assist you with an inventory. It is well worth it - also, take pictures or a video of your unit - and keep same in another location along with your inventory list.
- b) **Claim Possibility/Notification:** Please note that any leakages or seepages of water should be reported promptly to the Resident Manager and/or Bayside, to ensure efforts are made to minimize the loss, and to ensure the Strata Corporation has an opportunity to make a claim with the insurance company. Such problems, if not reported, become repeated on-going leaks, and therefore may not be covered; the building's insurance covers incidents of leakage, but not those of a continuing nature.
- c) **Motor Vehicle Insurance and Your Strata Corporation:** Many Owners are unaware that they must have adequate public liability insurance on any vehicle

brought onto Strata Corporation property. This insurance is not to be confused with storage insurance, which only protects the Owner of the vehicle from fire and theft, etc. The Strata Corporation has the responsibility to protect the common property, common facilities and other assets of the Corporation for the benefit of all Owners, hence the need for liability insurance.

Liability insurance is normally provided when a vehicle is insured for road use and evidence of this insurance is an up-to-date decal affixed to the rear license plate; where no decal is affixed, **Owners are required to post proof of insurance on the vehicle and/or mail a copy to the management company's office.**

Please ensure that **your** vehicle has adequate liability insurance at all times or make arrangements for storage off the premises.

STRATA COUNCIL REPORT:

Council President, Harb Doad on behalf of Council, gave a verbal report to the Owners highlighting several of Council's accomplishments over the last year. In the Report the President provided Owners with an overview of notable projects and maintenance issues over the past several months that were achieved by Council to improve the property at "The Lexington / The Madison." *A bulleted summary of highlights from the President's Report is attached.*

SCRUTINEERS:

Following a request from the Chair, the Owner of 1504L and the Owner of 505L agreed to act as tellers to assist Bayside in the counting and tabulation of the ballots for all votes.

2008-2009 OPERATING BUDGET

The Owners were presented with the proposed budget that was included in the *Notice of Meeting* package. The Chair explained that the budget required a simple majority to pass and that this year council was proposing an approximately 3% increase in Maintenance Fees to offset the rise in expenses like gas and electricity.

It was moved (501L), seconded (904M) to approve the 2008-2009 Operating Budget as proposed for discussion purposes.

Following discussion, it was moved (501L), seconded (1205L) to amend the proposed budget by increasing Line 390 (Mortgage) to \$47,500 in order that the mortgage for the corporate suite may be paid out when the mortgage comes up for

renewal on July 1, 2008. This amount offset by decreasing Line 710 (CRF) to 0 and decreasing the Operating Surplus by \$15,000. *Carried by Majority Vote.*

Following discussion, it was moved (501L), seconded (904M) to approve the amended budget. *Carried by Majority Vote.*

PLEASE NOTE THAT MAINTENANCE FEES HAVE INCREASED AS PER THE APPROVED BUDGET AND MAINTENANCE FEE SCHEDULE ATTACHED.

OWNERS ON PAC WILL HAVE THE INCREASE AUTOMATICALLY ADJUSTED, ON MAY 1ST RETROACTIVE TO APRIL 1ST, 2008. PLEASE ALLOW FOR THE ADDITIONAL FUNDS TO BE WITHDRAWN FROM YOUR ACCOUNT FOR THE FIRST PAYMENT. ALL SUBSEQUENT PAYMENTS WILL BE IN THE AMOUNT SHOWN ON THE ENCLOSED MAINTENANCE FEE SCHEDULE.

All Owners are reminded that the monthly maintenance assessments are due and payable on the first day of each and every month, in advance. Please note that late or non-payment will result in penalty assessment in accordance with Strata Corporation LMS 851 Bylaws. Post-dated cheques are welcome and those wishing to do so may arrange for pre-authorized withdrawals from their bank, *which is the preferred method of payment*. Interested Owners may obtain a Pre-authorized Withdrawal Form from Bayside to be filled out and returned to Bayside along with a void cheque. A PDF Downloadable version of the form is available online in the "Resource Section" of the Bayside Website: www.baysideproperty.com

Alternatively, Owners may forward a series of twelve (12) post-dated cheques to the BAYSIDE office located at Sperling Plaza, Suite 100 - 6400 Roberts Street, Burnaby, BC V5G 4C9. Please note the following when making out your cheques:

- **Your cheques should be dated for the FIRST of each month (covering May 2008 through to and including March 2009);**
- **Cheques are to be made payable to "Strata Plan LMS 851";**

STRATA COUNCIL ELECTION

The Chair explained to the Owners that, Pursuant the *Strata Property Act of British Columbia*, all Council Members must resign, however they may each stand for re-election. As per the *Strata Property Act*, the standard Bylaws state that Council must consist of as few as THREE Council Members, however not more than SEVEN Council Members. It was also explained that EACH Council Member would **need to be elected by majority vote and that no Owner was compelled to fill in all seven places on the ballots or vote for every person nominated.**

The Chair also briefly outlined the duties and responsibilities of the Strata Council members. Each Council Member must volunteer to serve on behalf of ALL of the

Owners of the Strata Corporation and for the common good of the corporation. Elected Strata Council Members will be required to read and sign off that they have read and understood what their duties and obligations entail as a Member of the Strata Council of LMS 851. The two documents include the Superintendent of Real Estate FIC (Financial Institutions Commission) *Instruction Guide No. 4 for the Strata Property Act of British Columbia – “The Role and Responsibilities of the Strata Council”* as well as the guide from the legal firm of Clark Wilson entitled *Protection of Personal Information Guidelines for Strata Corporations*.

The floor was then opened for nominations with the following Owners agreeing to let their names stand for election:

Harb Doad	1205L
Sylvia Du	907L
Claire (H. J.) Kao	606M
Richard Wong	203L
Ling Ling Ding	601L
Kenneth Liu	1302L
Li Xia	1303M

The Chair called for additional nominations three times and no further nominations were presented by the Owners. The candidates who had agreed to stand for election identified themselves for the Owners.

Since no further Owners were nominated to stand for Council election, the Owners were advised to cast their votes on the ballots provided. The tellers collected and tabulated the ballots. The chair advised that the following nominees were elected by majority vote and would serve as the new Council for LMS 851 for the coming year:

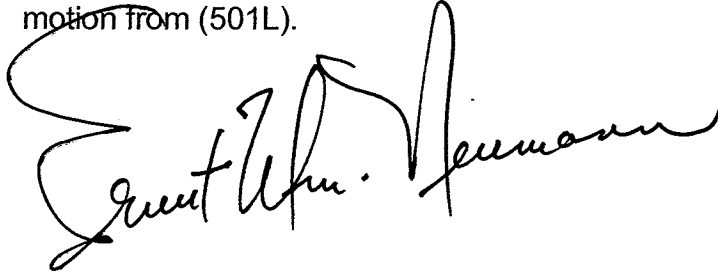
Harb Doad	1205L
Sylvia Du	907L
Claire (H. J.) Kao	606M
Richard Wong	203L
Ling Ling Ding	601L
Kenneth Liu	1302L
Li Xia	1303M

THANK YOU TO PREVIOUS COUNCIL

Bayside expressed thanks on behalf of the Owners to the outgoing (previous) Council for their dedication and volunteer efforts in assisting in the administration of “The Lexington and The Madison.”

TERMINATION:

There being no further business to discuss, the Meeting was terminated at 8:46 p.m. on a motion from (501L).



Ernest Neumann
Bayside Property Services Ltd.
Suite #100 – 6400 Roberts Street
Burnaby, BC V5G 4C9
Direct Line 604-629-8755
Tel: 604-432-7774 (24 hrs – after office hours, emergencies only please)
Fax: 604-430-2698
Email: eneumann@baysideproperty.com

N.B. **Recent recommendations to the Real Estate Regulations require a vendor to provide purchasers with copies of minutes. Please retain these minutes provided to you, at no cost, as replacement minutes will be subject to payment of a fee.

Weekend / Holiday / Evening Service Call Instructions

Should you encounter a situation requiring emergency attention, please contact Bayside's office at 604-432-7774 and advise the operator of the situation giving as many details as possible. Ensure that you state it is an emergency and leave your name and telephone. Your call will be returned promptly by the on-call property manager so please keep your telephone line free in order that the emergency may be addressed. Your cooperation in this regard is appreciated.

LMS 851 Strata Council Accomplishments 2007 (President's Report AGM 2008)

Your Strata Council was happy to have been able to serve all of the Owners of LMS 851 and would like to share some of the following highlights of accomplishments they achieved during the past Fiscal Year in maintaining the common assets of the Corporation:

- **The Small Claims court case** by Waste Management against the Strata Corporation was finally dismissed by the Judge in BC Supreme Court. It was a major victory for our Strata Corporation due to the efforts of John Mao, Ernest Neumann and the rest of the Council. The Strata Corporation is now saving a considerable sum of money by having the City of Burnaby provide waste disposal services for both buildings. (The savings amount to approximately \$10,000.00 per year).
- **The Installation of Capacitors** in both buildings to improve electrical efficiency has begun to provide the Strata Corporation with dividends of approximately \$8,000 to \$10,000 per year. The capital cost of the capacitors was paid for in less than four months as a result of savings to the Strata Corporation.
- **Security cameras have been upgraded** including extended DVR recordings to 15 days.
- **Painting** was done in the P1, P2, and P3, P4 areas of both buildings and painting is continuing in the stairways of both buildings.
- **Pressure washing of the underground parkades** was done by our Resident Manager, Mr. Gong, in both buildings to keep the buildings dust free. This should result in less labour to shampoo the common area rugs.

RECEIPTS		APPROVED BUDGET 2008-09
101	Owners' Contributions	533,105.00
102	Fireplace Assessments	13,440.00
105	Rental Income/Security Dep	8,160.00
112	Transfer Prior Year Surplus	74,795.00
TOTAL RECEIPTS		629,500.00
DISBURSEMENTS		
300	Gas	150,000.00
310	Electricity	65,000.00
320	Management Fees	40,000.00
330	Insurance	50,000.00
340	Wages/Janitorial	25,000.00
345	Building Manager	50,000.00
346	Overtime Wages	5,000.00
360	Audit	2,500.00
370	Legal	5,000.00
380	Appraisal	1,000.00
390	Mortgage (Corporate Suite)	47,500.00
391	Property Tax (Corporate Suite)	1,500.00
392	Mtnce Fee (Corporate Suite)	2,500.00
398	Petty Cash	1,500.00
395	Sundry	8,500.00
405	Water/Sewer	500.00
415	Scavenging/Recycling	3,000.00
425	Equipment/Supplies	10,000.00
435	Repairs/Maintenance	85,000.00
445	Landscaping	18,000.00
465	Telephone/Paging	4,000.00
475	Elevator	27,000.00
485	Alarm/Security/Monitoring	2,000.00
710	Contingency Reserve	
715	Repiping Reserve	25,000.00
TOTAL DISBURSEMENTS		629,500.00

STRATA PLAN LMS 851
2008-09 APPROVED MAINTENANCE SCHEDULE
April 1, 2008 - March 31, 2009

Unit	Monthly	Gas	Monthly
SUITE Entitlement	Operating	CRF	Total
			Charge
			Total

THE LEXINGTON - 4657 Hazel St

101	826	198.23	0.00	198.23		198.23
102	646	155.03	0.00	155.03		155.03
201	961	230.63	0.00	230.63	8.00	238.63
202	654	156.95	0.00	156.95		156.95
203	714	171.35	0.00	171.35	8.00	179.35
204	646	155.03	0.00	155.03		155.03
205	715	171.59	0.00	171.59	8.00	179.59
206	653	156.71	0.00	156.71		156.71
207	888	213.11	0.00	213.11	8.00	221.11
301	961	230.63	0.00	230.63	8.00	238.63
302	654	156.95	0.00	156.95		156.95
303	714	171.35	0.00	171.35	8.00	179.35
304	646	155.03	0.00	155.03		155.03
305	715	171.59	0.00	171.59	8.00	179.59
306	653	156.71	0.00	156.71		156.71
307	888	213.11	0.00	213.11	8.00	221.11
401	961	230.63	0.00	230.63	8.00	238.63
402	654	156.95	0.00	156.95		156.95
403	714	171.35	0.00	171.35	8.00	179.35
404	646	155.03	0.00	155.03		155.03
405	715	171.59	0.00	171.59	8.00	179.59
406	653	156.71	0.00	156.71		156.71
407	888	213.11	0.00	213.11	8.00	221.11
501	961	230.63	0.00	230.63	8.00	238.63
502	654	156.95	0.00	156.95		156.95
503	714	171.35	0.00	171.35	8.00	179.35
504	646	155.03	0.00	155.03		155.03
505	715	171.59	0.00	171.59	8.00	179.59
506	653	156.71	0.00	156.71		156.71
507	888	213.11	0.00	213.11	8.00	221.11
601	961	230.63	0.00	230.63	8.00	238.63
602	654	156.95	0.00	156.95		156.95
603	714	171.35	0.00	171.35	8.00	179.35
604	646	155.03	0.00	155.03		155.03
605	715	171.59	0.00	171.59	8.00	179.59
606	653	156.71	0.00	156.71		156.71
607	888	213.11	0.00	213.11	8.00	221.11
701	961	230.63	0.00	230.63	8.00	238.63
702	654	156.95	0.00	156.95		156.95
703	714	171.35	0.00	171.35	8.00	179.35
704	646	155.03	0.00	155.03		155.03
705	715	171.59	0.00	171.59	8.00	179.59
706	653	156.71	0.00	156.71		156.71
707	888	213.11	0.00	213.11	8.00	221.11
801	961	230.63	0.00	230.63	8.00	238.63
802	654	156.95	0.00	156.95		156.95
803	714	171.35	0.00	171.35	8.00	179.35
804	646	155.03	0.00	155.03		155.03
805	715	171.59	0.00	171.59	8.00	179.59
806	653	156.71	0.00	156.71		156.71
807	888	213.11	0.00	213.11	8.00	221.11
901	961	230.63	0.00	230.63	8.00	238.63
902	654	156.95	0.00	156.95		156.95
903	714	171.35	0.00	171.35	8.00	179.35
904	646	155.03	0.00	155.03		155.03
905	715	171.59	0.00	171.59	8.00	179.59
906	653	156.71	0.00	156.71		156.71

STRATA PLAN LMS 851
2008-09 APPROVED MAINTENANCE SCHEDULE
April 1, 2008 – March 31, 2009

SUITE	Unit Entitlement	Operating	CRF	Monthly Total	Gas Charge	Monthly Total
907	888	213.11	0.00	213.11	8.00	221.11
1001	961	230.63	0.00	230.63	8.00	238.63
1002	654	156.95	0.00	156.95		156.95
1003	714	171.35	0.00	171.35	8.00	179.35
1004	646	155.03	0.00	155.03		155.03
1005	715	171.59	0.00	171.59	8.00	179.59
1006	653	156.71	0.00	156.71		156.71
1007	888	213.11	0.00	213.11	8.00	221.11
1101	961	230.63	0.00	230.63	8.00	238.63
1102	654	156.95	0.00	156.95		156.95
1103	714	171.35	0.00	171.35	8.00	179.35
1104	646	155.03	0.00	155.03		155.03
1105	715	171.59	0.00	171.59	8.00	179.59
1106	653	156.71	0.00	156.71		156.71
1107	888	213.11	0.00	213.11	8.00	221.11
1201	961	230.63	0.00	230.63	8.00	238.63
1202	654	156.95	0.00	156.95		156.95
1203	714	171.35	0.00	171.35	8.00	179.35
1204	646	155.03	0.00	155.03		155.03
1205	715	171.59	0.00	171.59	8.00	179.59
1206	653	156.71	0.00	156.71		156.71
1207	888	213.11	0.00	213.11	8.00	221.11
1301	961	230.63	0.00	230.63	8.00	238.63
1302	654	156.95	0.00	156.95		156.95
1303	714	171.35	0.00	171.35	8.00	179.35
1304	646	155.03	0.00	155.03		155.03
1305	715	171.59	0.00	171.59	8.00	179.59
1306	653	156.71	0.00	156.71		156.71
1307	888	213.11	0.00	213.11	8.00	221.11
1401	961	230.63	0.00	230.63	8.00	238.63
1402	654	156.95	0.00	156.95		156.95
1403	714	171.35	0.00	171.35	8.00	179.35
1404	646	155.03	0.00	155.03		155.03
1405	715	171.59	0.00	171.59	8.00	179.59
1406	653	156.71	0.00	156.71		156.71
1407	888	213.11	0.00	213.11	8.00	221.11
1501	961	230.63	0.00	230.63	8.00	238.63
1502	654	156.95	0.00	156.95		156.95
1503	714	171.35	0.00	171.35	8.00	179.35
1504	646	155.03	0.00	155.03		155.03
1505	715	171.59	0.00	171.59	8.00	179.59
1506	653	156.71	0.00	156.71		156.71
1507	888	213.11	0.00	213.11	8.00	221.11
1601	961	230.63	0.00	230.63	8.00	238.63
1602	654	156.95	0.00	156.95		156.95
1603	714	171.35	0.00	171.35	8.00	179.35
1604	646	155.03	0.00	155.03		155.03
1605	715	171.59	0.00	171.59	8.00	179.59
1606	653	156.71	0.00	156.71		156.71
1607	888	213.11	0.00	213.11	8.00	221.11
1701	1089	261.35	0.00	261.35	8.00	269.35
1702	1122	269.27	0.00	269.27	8.00	277.27
1703	1125	269.99	0.00	269.99	8.00	277.99
1704	1056	253.43	0.00	253.43	8.00	261.43
1801	1555	373.18	0.00	373.18	8.00	381.18
1802	1555	373.18	0.00	373.18	8.00	381.18

STRATA PLAN LMS 851
2008-09 APPROVED MAINTENANCE SCHEDULE
April 1, 2008 - March 31, 2009

SUITE	Unit Entitlement	Operating	CRF	Monthly Total	Gas Charge	Monthly Total
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THE MADISON - 4689 Hazel St

101	870	208.79	0.00	208.79		208.79
102	644	154.55	0.00	154.55		154.55
201	954	228.95	0.00	228.95	8.00	236.95
202	651	156.23	0.00	156.23		156.23
203	845	202.79	0.00	202.79	8.00	210.79
204	1233	295.91	0.00	295.91	8.00	303.91
205	650	155.99	0.00	155.99		155.99
206	886	212.63	0.00	212.63	8.00	220.63
301	954	228.95	0.00	228.95	8.00	236.95
302	651	156.23	0.00	156.23		156.23
303	845	202.79	0.00	202.79	8.00	210.79
304	1233	295.91	0.00	295.91	8.00	303.91
305	650	155.99	0.00	155.99		155.99
306	886	212.63	0.00	212.63	8.00	220.63
401	954	228.95	0.00	228.95	8.00	236.95
402	651	156.23	0.00	156.23		156.23
403	845	202.79	0.00	202.79	8.00	210.79
404	1233	295.91	0.00	295.91	8.00	303.91
405	650	155.99	0.00	155.99		155.99
406	886	212.63	0.00	212.63	8.00	220.63
501	954	228.95	0.00	228.95	8.00	236.95
502	651	156.23	0.00	156.23		156.23
503	845	202.79	0.00	202.79	8.00	210.79
504	1233	295.91	0.00	295.91	8.00	303.91
505	650	155.99	0.00	155.99		155.99
506	886	212.63	0.00	212.63	8.00	220.63
601	954	228.95	0.00	228.95	8.00	236.95
602	651	156.23	0.00	156.23		156.23
603	845	202.79	0.00	202.79	8.00	210.79
604	1233	295.91	0.00	295.91	8.00	303.91
605	650	155.99	0.00	155.99		155.99
606	886	212.63	0.00	212.63	8.00	220.63
701	954	228.95	0.00	228.95	8.00	236.95
702	651	156.23	0.00	156.23		156.23
703	845	202.79	0.00	202.79	8.00	210.79
704	1234	296.15	0.00	296.15	8.00	304.15
705	650	155.99	0.00	155.99		155.99
706	886	212.63	0.00	212.63	8.00	220.63
801	954	228.95	0.00	228.95	8.00	236.95
802	651	156.23	0.00	156.23		156.23
803	845	202.79	0.00	202.79	8.00	210.79
804	1231	295.43	0.00	295.43	8.00	303.43
805	650	155.99	0.00	155.99		155.99
806	886	212.63	0.00	212.63	8.00	220.63
901	954	228.95	0.00	228.95	8.00	236.95
902	651	156.23	0.00	156.23		156.23
903	845	202.79	0.00	202.79	8.00	210.79
904	1233	295.91	0.00	295.91	8.00	303.91
905	650	155.99	0.00	155.99		155.99
906	886	212.63	0.00	212.63	8.00	220.63
1001	954	228.95	0.00	228.95	8.00	236.95
1002	651	156.23	0.00	156.23		156.23
1003	845	202.79	0.00	202.79	8.00	210.79
1004	1229	294.95	0.00	294.95	8.00	302.95

STRATA PLAN LMS 851
2008-09 APPROVED MAINTENANCE SCHEDULE
April 1, 2008 - March 31, 2009

SUITE	Unit Entitlement	Operating	CRF	Monthly Total	Gas Charge	Monthly Total
1005	650	155.99	0.00	155.99		155.99
1006	886	212.63	0.00	212.63	8.00	220.63
1101	954	228.95	0.00	228.95	8.00	236.95
1102	651	156.23	0.00	156.23		156.23
1103	845	202.79	0.00	202.79	8.00	210.79
1104	1230	295.19	0.00	295.19	8.00	303.19
1105	650	155.99	0.00	155.99		155.99
1106	886	212.63	0.00	212.63	8.00	220.63
1201	954	228.95	0.00	228.95	8.00	236.95
1202	651	156.23	0.00	156.23		156.23
1203	845	202.79	0.00	202.79	8.00	210.79
1204	1228	294.71	0.00	294.71	8.00	302.71
1205	650	155.99	0.00	155.99		155.99
1206	886	212.63	0.00	212.63	8.00	220.63
1301	954	228.95	0.00	228.95	8.00	236.95
1302	651	156.23	0.00	156.23		156.23
1303	845	202.79	0.00	202.79	8.00	210.79
1304	1230	295.19	0.00	295.19	8.00	303.19
1305	650	155.99	0.00	155.99		155.99
1306	886	212.63	0.00	212.63	8.00	220.63
1401	954	228.95	0.00	228.95	8.00	236.95
1402	651	156.23	0.00	156.23		156.23
1403	845	202.79	0.00	202.79	8.00	210.79
1404	1230	295.19	0.00	295.19	8.00	303.19
1405	650	155.99	0.00	155.99		155.99
1406	886	212.63	0.00	212.63	8.00	220.63
1501	954	228.95	0.00	228.95	8.00	236.95
1502	651	156.23	0.00	156.23		156.23
1503	845	202.79	0.00	202.79	8.00	210.79
1504	1233	295.91	0.00	295.91	8.00	303.91
1505	650	155.99	0.00	155.99		155.99
1506	886	212.63	0.00	212.63	8.00	220.63
1601	954	228.95	0.00	228.95	8.00	236.95
1602	651	156.23	0.00	156.23		156.23
1603	845	202.79	0.00	202.79	8.00	210.79
1604	1230	295.19	0.00	295.19	8.00	303.19
1605	650	155.99	0.00	155.99		155.99
1606	886	212.63	0.00	212.63	8.00	220.63
1701	954	228.95	0.00	228.95	8.00	236.95
1702	651	156.23	0.00	156.23		156.23
1703	845	202.79	0.00	202.79	8.00	210.79
1704	1231	295.43	0.00	295.43	8.00	303.43
1705	650	155.99	0.00	155.99		155.99
1706	886	212.63	0.00	212.63	8.00	220.63
1801	954	228.95	0.00	228.95	8.00	236.95
1802	651	156.23	0.00	156.23		156.23
1803	845	202.79	0.00	202.79	8.00	210.79
1804	1231	295.43	0.00	295.43	8.00	303.43
1805	650	155.99	0.00	155.99		155.99
1806	886	212.63	0.00	212.63	8.00	220.63
1901	1085	260.39	0.00	260.39	8.00	268.39
1902	1118	268.31	0.00	268.31	8.00	276.31
1903	1117	268.07	0.00	268.07	8.00	276.07
1904	1054	252.95	0.00	252.95	8.00	260.95
2001	1548	371.50	0.00	371.50	8.00	379.50
2002	1543	370.30	0.00	370.30	8.00	378.30
TOTALS		44425.33	0.00	44425.33	1120.00	45545.33

MINUTES OF COUNCIL MEETING STRATA CORPORATION LMS 851

The Lexington / The Madison
April 21, 2008
(Following the Annual General Meeting)

This notice contains important information which may affect you. Please ask someone to translate it for you.

此通告刊載有可能影響閣下的重要資料。請找人為你翻譯。
ਇਸ ਨੋਟਿਸ ਵਿਚ ਮਹੱਤਵਪੂਰਨ ਜਾਣਕਾਰੀ ਹੈ ਜੋ ਕਿ ਤੁਹਾਡੇ ਲਈ ਜ਼ਰੂਰੀ ਹੋ
ਸਕਦੀ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਨੂੰ ਇਸ ਦਾ ਉਲੱਥਾ ਕਰਨ ਲਈ ਆਖੋ।

Thông báo này có tin tức quan trọng có thể ảnh hưởng đến quý vị. Xin
nhờ người phiên dịch hộ.

Este aviso contiene información importante que puede afectarle personalmente. Pídale
a alguien que se lo traduzca.

Ce document contient des renseignements importants qui pourraient vous concerner.
Veuillez demander à quelqu'un de vous le traduire.

**MINUTES OF COUNCIL MEETING
STRATA CORPORATION LMS 851
"THE LEXINGTON" / "THE MADISON"**

HELD: Monday, April 21, 2008 following the Annual General Meeting in Salon B of the Holiday Inn Express Metrotown, 4405 Central Boulevard, Burnaby, BC

PRESENT:

Harb Doad	(President)(Maintenance)	1205L
Sylvia Du	(Treasurer)	907L
Claire (H. J.) Kao	(Landscaping)(Housekeeping)	606M
Ling Ling Ding	(Housekeeping)	601L
Kenneth Liu		1302L
Richard Wong		203L
Li Xia		1303M

Ernest Neumann, Property Manager, Bayside Property Services Ltd.

CALL TO ORDER:

With a quorum of Council Members present, the Meeting was called to order at 9:03 PM by Ernest Neumann, Property Manager, Bayside Property Services Ltd.

COUNCIL POSITIONS:

Council discussed the assignment of Council positions and agreed on the assignments as noted above.

NEXT MEETING:

The next Council Meeting for LMS 851 is **tentatively** scheduled to be held **Tuesday, May 27, 2008 commencing 6:30 PM** at "The Madison" in the Level P1 Meeting Room.

TERMINATION

There being no further business to discuss, the Meeting was terminated at 9:18 PM on a motion by (907L)


Ernest Neumann
Bayside Property Services Ltd.
Suite #100 – 6400 Roberts Street
Burnaby, BC V5G 4C9

Direct: 604-629-8755

Tel: 604-432-7774 (24 hrs – after office hours, emergencies only please)

Fax: 604-430-2698

Email: eneumann@baysideproperty.com

****Recent recommendations to the Real Estate Regulations require a vendor to provide purchasers with copies of Minutes. Please retain these Minutes provided to you, at no cost, as replacement Minutes will be subject to payment of a fee.**

