



300 – 1770 Burrard Street  
Vancouver BC Canada V6J 3G7  
Phone (604) 257-0325

February 27, 2009

## NOTICE OF SPECIAL GENERAL MEETING

**TO:** ALL OWNERS, STRATA PLAN BCS 2787 – THE ESPLANADE

**DATE:** WEDNESDAY, MARCH 4, 2009

**TIME:** 6:30 P.M. REGISTRATION  
7:00 P.M. CALL TO ORDER

**PLACE:** THE LONSDALE QUAY HOTEL  
Discovery & Endeavour Rooms  
123 CARRIE CATES COURT, NORTH VANCOUVER, B.C.

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Dear Owners:


Please note that due to lack of quorum, the recent Special General Meeting did not convene. Under section 48(3) of The Strata Property Act, the meeting stands adjourned to the same day in the next week at the same place and time.

Therefore, on **Wednesday, March 4, 2009**, the Special General Meeting of the Owners of **The Esplanade, Strata Plan BCS 2787**, will be held. The purpose of this meeting is to adopt the revised operation budgets for the current fiscal year and to consider eleven  $\frac{3}{4}$  votes. Enclosed are the Agenda and a proxy form.

Note: If on the day to which the meeting is adjourned a quorum is not present within  $\frac{1}{2}$  hour from the time appointed for the meeting, the eligible votes present in person or by proxy constitute a quorum.

We look forward to receiving your input on **Wednesday, March 4, 2009** and invite you to contact undersigned between now and the meeting date should you have any questions regarding any of the attached material.

Yours truly,  
On behalf of the Owners of BCS 2787



Jack Foo  
Strata Manager  
Direct Line: 604-714-1542  
Email: [jfoo@baywest.ca](mailto:jfoo@baywest.ca)

## AGENDA

- ~~1.~~ REGISTRATION 6:30 - 7:00 PM *-No Quorum - wait 30 min*
- ~~2.~~ CALL TO ORDER 7:00 PM
- ~~3.~~ CALLING THE ROLL & CERTIFICATION OF PROXIES
- ~~4.~~ PROOF OF NOTICE OF MEETING
- ~~5.~~ APPROVAL OF AGENDA
- ~~6.~~ ADOPTION OF ANNUAL GENERAL MEETING MINUTES – AUGUST 7, 2008
- ~~7.~~ RECTIFICATION OF RULES – AMENITY ROOM BOOKING (attached)
- ~~8.~~ CONSIDERATION OF REVISED 2008/2009 OPERATING BUDGETS (attached)
9. CONSIDERATION OF  $\frac{3}{4}$  VOTES "A", "B", "C", "D", "E", "F", "G", "H", "I", "J" AND "K"
10. GENERAL DISCUSSION AND QUESTIONS
11. TERMINATION

**SPECIAL GENERAL MEETING  
PROXY FORM**

***THE OWNERS OF THE ESPLANADE***

***STRATA PLAN BCS 2787***

***WEDNESDAY, MARCH 4, 2009***

I, (WE) \_\_\_\_\_  
in the Province of British Columbia, being the registered Owner(s) of Strata Lot \_\_\_\_\_,  
at ***THE ESPLANADE - BCS 2787*** hereby appoint: failing him/her \_\_\_\_\_  
or \_\_\_\_\_ failing  
him/her \_\_\_\_\_  
as my (our) proxy for me (us) and on my (our) behalf at the Special General Meeting of  
the Owners to be held on WEDNESDAY, ***MARCH 4, 2009***, and at any adjournment  
thereof.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2009

\_\_\_\_\_  
(OWNERS SIGNATURE ON ABOVE LINE)

\_\_\_\_\_  
(OWNERS SIGNATURE ON ABOVE LINE)