


***Strata Property Act***  
**FORM B**  
**INFORMATION CERTIFICATE**  
*(Section 59)*

The Owners, Strata Plan VR 122 certify that the information contained in this certificate with respect to Strata Lot 9 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above.  
(starting Jan 1-08 Strata Fees will be \$228.11) \$220.02
- (b) Any amount owing to the strata corporation by the owner of the strata lot described above  
(other than an amount paid into court, or to the strata corporation in trust under section 114  
of the *Strata Property Act*)? \$0.00
- (c) Are there any agreements under which the owner of the strata lot described above takes  
responsibility for expenses relating to alterations to the strata lot, the common property  
or the common assets? ☒ no ☐ yes *[attach copy of all agreements]*
- (d) Any amount that the owner of the strata lot described above is obligated to pay in the future  
for a special levy that has already been approved ? \$0.00
- (e) Any amount by which the expenses of the strata corporation for the current fiscal year are  
expected to exceed the expenses budgeted for the fiscal year as at OCT 31, 2007 \$1,959.75
- (f) Amount in the contingency reserve fund minus any expenditures which have already been  
approved but not yet taken from the fund as at OCT 31, 2007. \$50,783.72
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office?  
☒ no ☐ yes *[attach copy of all amendments]*
- (h) Are there any resolutions passed by a 3/4 vote or unanimous vote that are required to be filed  
in the land title office but that have not yet been filed in the land title office?  
☒ no ☐ yes *[attach copy of all resolutions]*
- (i) Has notice been given for any resolutions, requiring a 3/4 vote or unanimous vote or dealing with  
an amendment to the bylaws, that have not yet been voted on?  
☒ no ☐ yes *[attach copy of all notices]*
- (j) Is the strata corporation party to any court proceeding or arbitration, and/or are there any judgments  
or orders against the strata corporation?  
☒ no ☐ yes *[attach details]*
- (k) Have any notices or work orders been received by the strata corporation that remain outstanding for  
the strata lot, the common property or the common assets?  
☒ no ☐ yes *[attach copies of all notices or work orders]*
- (l) Number of strata lots in the strata plan that are rented 3.

Dated this 7th day of December 2007.

ON BEHALF OF OWNERS' STRATA PLAN VR 122

  
\_\_\_\_\_  
ANN BENOIT  
STRATA MANAGER  
ASCENT REAL ESTATE MANAGEMENT CORPORATION

**To Whom It May Concern:**

RE: STRATA PLAN VR122

\_\_\_\_\_ Current Budget is not available at this point in time.  
\_\_\_\_\_ Rental Disclosure Statement is not available at this point in time.  
\_\_\_\_\_ Rules & Regulations are not available at this point in time.

**Ascent Real Estate Management Corporation**  
2176 Willingdon Avenue, Burnaby, BC V5C 5Z9  
Telephone: 604-431-1800 Fax: 604-431-1818

**ANNUAL GENERAL MEETING MINUTES  
STRATA PLAN VR 122  
2424 CYPRESS STREET, VANCOUVER, BC**

**HELD:** Wednesday , November 29, 2006

**PLACE:** Front Lobby - 2424 Cypress Street, Vancouver, BC

**MANAGING AGENT:** *Ann Benoit, Strata Agent, Ascent Real Estate Management Corporation*

**Present:**

Donna Sheehan	President
Sharon Newman	Vice President
Aidan Cope	Secretary/Treasurer
Paul Van Werkhoven	Member at large
Ryan Cheney	Member at large
Wendy St Marie	Member at large

**Absent:**

Ann Benoit	Strata Agent
Kurt Penner	Member at large

**CALL TO ORDER**

The meeting was called to order at 7:00 p.m.

(Questions and concerns raised at the AGM will be addressed by the Strata Agent at the next council meeting.)

**QUORUM REPORT**

A quorum was achieved as 20 owners participated (16 in person, 4 by proxy).

**PROOF OF NOTICE**

The proof of notice was delivered in accordance with the provisions of the *Strata Property Act of British Columbia*. There being no comments to the contrary, notice was duly filed.

**APPROVAL OF MINUTES OF PREVIOUS SPECIAL GENERAL MEETING**

It was moved and seconded that the minutes of the meeting dated June 28, 2006, be adopted as distributed.

**INSURANCE COVERAGE REPORT**

An owner expressed concern that the \$100,000 deductible for earthquake insurance was a considerably large amount compared to a previous deductible of 5%. The owner questioned whether it would be possible to increase premiums in order to decrease the deductible.

**\*\*\* Council would like to thank everyone who pitched in to help maintain the trees and keep the sidewalk clear during the snowy weather. Special thanks to Kurt Penner for his dauntless effort! \*\*\***

An owner reported a crack in the ceiling of the parkade, through which water was draining during the recent heavy rainfall.

Owners expressed concern that since the new lighting was installed in the hallways, an unusually large number of lights have continued to burn out quickly each week, as many as 4-5 per week.

An owner reported that the outside light in the ivy bed (west side) has been out for at least 20 days. This light was not previously reported.

An owner reported that damages to the wall inside the elevator and the area surrounding the elevator on the third floor are still in need of repair.

An owner reported that the fan in the air vent on the third floor is very noisy. It was requested that:

- a) the timer is adjusted to start the fan at a later time.
- b) the reason for the excessive noise be investigated.

An owner reported that the washing and drying machines in the laundry room are often left dirty, both inside and outside.

**\*\*\* Residents are reminded that they must leave the laundry room washers and dryers clean for the next user. \*\*\***

Owners reported that when the gardener uses his leaf blower to clear the leaves from the grounds, he neglects to dispose of the leaves. Subsequently the leaves are blown back onto the grounds by the wind. It was also noted that the noise from the leaf blower is extremely loud. It was requested that the strata agent investigate the possibility of hiring a so-called "Silent Gardener".

It was requested that the strata agent provide all owners with a list of responsibilities for both StrataKleen and the gardener.

It was reported that the sycamore trees and the cedar hedge on the south side of the building are in need of trimming.

The owner of #305 reported dampness and possible water ingress at his bedroom window. The owner will monitor the area during rain, to determine if there is a breach in the window frame.

It was requested that the roof be checked for any possible deficiencies, and specifically the condition of a special reflective paint which requires attention every 5 years.

### **ELECTION OF STRATA COUNCIL**

As per the Strata Property Act Regulations, the council stepped down and a new council was nominated or volunteered. The current council members are as follows: Ryan Cheney, Aidan Cope, Marc Gagnon, Sharon Newman, Donna Sheehan, Wendy St Marie, Paul Van Werkhoven.

**\*\*\* Owners are reminded that all strata related concerns must be submitted directly to the Strata Agent in writing. \*\*\***

**Strata VR 122 ( Cypress Place )**  
**Approved Budget**  
**January 1, 2007 - December 31, 2007**

**REVENUE**

3000 Operating Income ( Strata fees)	75,137.00
3010 Contingency Transfer	12,000.00
3030 Interest & Mics Income	1,000.00
3050 Parking Income	0.00
3065 Laundry Income	1,800.00
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	89,937.00

**EXPENSES**

4000 Management	10,115.00
4012 Legal	750.00
4013 Stationary and Supplies	0.00
4015 Banking	72.00
4016 Sundry and Miscellaneous	1,400.00
4021 Condo Home Owners Association	0.00
4040 Insurance	5,000.00
4050 BC Hydro	3,200.00
4052 Water & Sewage& Recylcling	5,000.00
4056 Garbage Disposal	4,200.00
4058 BC Gas	19,500.00
4130 Elevator	3,000.00
4143 Fire Protection	1,200.00
4160 Repairs	18,000.00
4222 Pest Control	450.00
4232 Janitorial / Caretaking	2,600.00
4300 Grounds - R & M	3,300.00
4516 WCB	150.00
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	77,937.00

<b>Surplus/Deficit from Operations</b>	12,000.00
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4800 Contingency Transfer	12,000.00
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<b>Total operating surplus (deficit)</b>	<hr/> <hr/> 0.00
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