



TAKE NOTICE THAT THE ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN LMS 2744 – ALAMEDA PARK - WILL BE HELD:

DATE: WEDNESDAY MAY 17, 2006

TIME: 6:30 P.M. - REGISTRATION
7:00 P.M. - MEETING

PLACE: THE COURTYARD
3235 WEST 4TH AVENUE,
VANCOUVER, B.C.

Dear Owner:

An Agenda for this meeting along with some explanatory notes concerning voting procedures is enclosed herewith. Please read this material prior to the meeting and bring it with you to the meeting for reference.

1. **PURPOSE:** To discuss and approve the proposed 2006/2007 operating Budget and Schedule of Monthly Strata Fees (Attached). To elect a Strata Council to serve for the 2006/2007 year. Discuss and vote on $\frac{3}{4}$ Vote Resolution "A" and $\frac{3}{4}$ Vote Resolution "B".
2. **QUORUM:** In order to conduct business at a General Meeting at least thirty-three percent (33%) of the persons entitled to vote must be present in person or by proxy. Failure to reach a quorum will result in the adjournment of the meeting and another meeting being held.
3. **VOTING:** **No owner is entitled to vote on a Resolution unless all contributions in respect to his/her strata lot have been duly paid.** Kindly ensure that your account is up-to-date, as no payment can be made at the actual time of the meeting, unless it is in the form of a certified cheque or money order.
4. **$\frac{3}{4}$ VOTE RESOLUTIONS:** $\frac{3}{4}$ Vote Resolutions must be supported by 75% of owners present in person or by proxy entitled to vote.
5. **PROXIES:** An instrument appointing a proxy shall be in writing under the hand of the Strata Unit Owner, his appointee or his attorney. A proxy need not be an Owner. If you are unable to attend this meeting, please complete the attached Proxy Form for voting purposes and forward it to a representative of your choice who will be attending the meeting, thereby enabling your representative to vote on your behalf. It is most important that Owners are in attendance or have a proxy attend to vote on their behalf.



MANAGEMENT LTD.

THE ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN LMS 2744, ALAMEDA PARK - WILL BE HELD ON WEDNESDAY, MAY 17, 2006 AT 7:00 P.M. (REGISTRATION AT 6:30 P.M.) IN THE COURTYARD – 3235 WEST 4TH AVENUE, VANCOUVER, B.C.

AGENDA

1. CALL TO ORDER;
2. AGENDA APPROVAL
3. NOTICE OF QUORUM AND CERTIFYING OF PROXIES;
4. FILING PROOF OF NOTICE OF MEETING;
5. APPROVAL OF PREVIOUS MINUTES – MAY 30, 2005
6. STRATA COUNCIL REPORT
7. CERTIFICATE OF INSURANCE (ATTACHED)
8. $\frac{3}{4}$ VOTE RESOLUTION – “A”

BE IT RESOLVED BY THE OWNERS STRATA PLAN LMS 2744 TO APPROVE THAT THE EXCESS FUNDS FROM THE REPLACEMENT OF THE UPPER DECKS BE USED AS FOLLOWS;

A) TO COVER THE DEFICIT IN THE OPERATING BUDGET FOR THE 2005/06 YEARS AND;

B) THE BALANCE TO BE TRANSFERRED TO THE CONTINGENCY RESERVE FUND

9. FINANCIAL REPORT:
REVIEW AND APPROVAL OF THE 2006/07 PROPOSED BUDGET AND SCHEDULE OF MONTHLY STRATA FEES. (ATTACHED);
10. $\frac{3}{4}$ VOTE RESOLUTION – “B”

BE IT RESOLVED BY THE OWNERS STRATA PLAN LMS 2744 TO APPROVE TO AMEND THE BYLAWS OF THE STRATA CORPORATION AS FOLLOWS:

Rental Restrictions

The number of strata lots within the strata corporation that may be leased at any one time is limited to 17% of the total number of strata lots listed in The Strata Corporation LMS 2744.

An owner wishing to lease a strata lot must apply in writing to the council for permission to rent before entering into a tenancy agreement.

If the number of strata lots leased at the time an owner applies for permission to lease has reached the limit stated in the bylaw, excluding exempt strata lots pursuant to sections 143 and 144 of the Act and section 17.15 of the Regulations, the council must refuse permission and notify the owner of the same in writing, as soon as possible stating that the limit has been reached or exceeded, as the case may be, and place the owner of the strata lot on a waiting list to be administered by the council based upon the date of the request for permission to rent.

If the limit stated in the bylaw has not been reached at the time the owner applies for permission to lease a strata lot, excluding exempt strata lots pursuant to sections 143 and 144 of the Act and section 17.15 of the Regulations, the council shall grant permission and notify the owner of the same in writing as soon as possible.

An owner receiving permission to lease a strata lot must exercise the permission to lease within 90 days from the date that the council granted same, otherwise the permission expires. During the 90 days immediately following the grant of permission, the strata lot shall be deemed leased for the purposes of the limit stated in the bylaw.

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.

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. The Owner will lease their strata lot for a minimum rental period of one year (1) to ensure the stability of tenancy.

Where an owner leases a strata lot in contravention of the bylaws, the owner shall be subject to a fine of \$500.00 and the strata corporation shall take all necessary steps to terminate the lease or tenancy, including, but not limited to, seeking a declaration or Court injunction to enforce the bylaw. Any legal costs incurred by the strata corporation in enforcing the

rental restriction bylaws shall be the responsibility of the contravening owner and shall be recoverable from the owner on a solicitor and own client basis by the strata corporation.

11. NEW/OTHER BUSINESS;
12. ELECTION FOR STRATA COUNCIL 2006/2007
13. ADJOURNMENT



MANAGEMENT LTD.

MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS
STRATA PLAN LMS 2744 (ALAMEDA PARK)
HELD ON MONDAY MAY 30, 2005, AT 7:00 PM
3235 WEST 4TH AVENUE, VANCOUVER, BC.

- 1.0 The meeting was called to order at 7:06 pm.
- 2.0 The roll was called certifying twenty-six (26) owners present in person or proxy, who were eligible to vote; with twenty-two (22) in person and four (4) by proxy forming the necessary thirty-three (33%) percent needed to form a quorum.
- 3.0 It was **MOVED** (Scott-Davies) to adopt the Agenda as presented **SECONDED** (Power) **CARRIED**
- 4.0 It was properly **MOVED** (Scott-Davies) and **SECONDED** (Cadorette) that proper notice of the meeting had been given. **CARRIED**
- 5.0 It was properly **MOVED** (Diehl) and **SECONDED** (Rainer) to approve the minutes of the previous Annual General Meeting held Thursday June 3, 2004 as circulated. **CARRIED.**
- 6.0 **COUNCIL REPORT:**
Brenda Power, President of the Strata Council wished to thank all Council Members for their time and efforts throughout the year. Also to thank those volunteers who helped out with various maintenance items throughout the year. Some items that the Council has been working on are as follows:

Upper Decks
Ocean West Construction has begun work to replace the two upper decks.

Landscaping
The landscaping committee met with the gardener to develop a long term plan for the gardens.
- 7.0 **CERTIFICATE OF INSURANCE:**
Attached to the Agenda

8.0 FINANCIAL REPORT:

Robin Diehl, Treasurer, reviewed the proposed budget for the 2005/06 fiscal year noting that if the Owners approve the budget there will be no increase in the monthly Strata Fees.

Robin explained to Owners that the surplus from the 2004/05 operating budget was planned at the beginning the year with the idea of transferring the surplus to the Contingency Reserve Fund at the end of the year. However, the Strata will not be able to transfer the surplus this year as these funds can be used to help pay for the replacement of the two upper decks that are going to cost approximately \$75,000.00.

The Strata Corporation could reduce the Utility expense if owners turned off the pilot light in fireplaces during the warmer months of the year and by having dryer vents cleaned on an annual basis.

It was **MOVED** (Rainer) and **SECONDED** (Scott-Davies) to approve the budget for the 2005/2006 fiscal year as presented. **CARRIED UNANIMOUSLY.**

9.0 ¾ VOTE RESOLUTION – “A”

Be it resolved by the Owners, Strata Plan **LMS 2744**, to approve an expenditure to a maximum amount of **SEVENTY-FIVE THOUSAND DOLLARS \$75,000.00** for the purpose of replacing the two (2) upper roof decks, interior repairs to water damage in suites as a result of leaks from the decks and repairs to the wall. Such expenditure is to be paid for by way of:

- a) **A Special Levy** in the amount of **SIXTY-FIVE THOUSAND DOLLARS (\$65,000.00)** levied to each strata lot based on the unit entitlement of each respective strata lot. (Attached) and;
- b) **The balance of TEN THOUSAND DOLLARS (\$10,000.00)**, surplus funds from the 2004/05 operating budget

The date that the Special Levy shall become due and payable will be the date that the ¾ Vote Resolution “A” is passed. Owners may decide to spread the levy over a period of months.

It was necessary to replace the two upper decks as the membrane had broken down and water was leaking into suites below. After the two upper decks are replaced, then all of the decks in the building will have been re-done and should cause no further problems. There was a brief discussion. It was **MOVED** (Diehl) and **SECONDED** (Scott-Davies) **CARRIED UNANIMOUSLY.**

It was **MOVED** (Power) to pay the special levy in 3 installments due June 15, July 15, and August 15, 2005, **SECONDED** (Scott-Davies) **CARRIED UNANIMOUSLY**. (Schedule attached)

10.0 NEW/OTHER BUSINESS:

It was suggested that Owners should consider a bylaw that would limit the number of rentals that are permitted in the building. This will be considered for next years Annual General Meeting.

The washing of the exterior windows will be done in late June early July, notice will be given accordingly.

There are some areas on the building that are in need of being caulked as a preventative maintenance measure, this work will be completed shortly.

BUILDING SECURITY REMINDER:

WE WISH TO IMPRESS UPON ALL RESIDENTS THAT YOU SHOULD NOT PERMIT ACCESS TO THE BUILDING - EITHER VIA THE ENTERCOM OR THROUGH ANY ENTRY DOORS. IF YOU DO NOT RECOGNIZE THE CALLER WHEN YOUR BUZZER RINGS, PLEASE REFUSE ACCESS OR GO TO THE LOBBY FOR SOME IDENTIFICATION. LIKEWISE, DO NOT ALLOW ACCESS TO THE BUILDING TO ANYONE FOLLOWING YOU INTO THE BUILDING UNLESS THE PERSON(S) ARE KNOWN TO YOU.

IF YOU ARE HAVING FURNITURE DELIVERED TO THE BUILDING, PLEASE MAKE SURE THAT THE DELIVERY PEOPLE DO NOT PROP THE DOOR(S) OPEN. IT IS YOUR DUTY TO MEET THE PEOPLE IN THE LOBBY AND ENSURE THAT THE DOORS ARE CLOSED BEHIND THEM.

ANOTHER POINT TO REMEMBER IS THE OVERHEAD GARAGE DOOR. WHEN YOU ARE EITHER ENTERING OR EXITING THE BUILDING, PLEASE WAIT FOR THE GARAGE DOOR TO COMPLETELY CLOSE BEFORE YOU DRIVE AWAY OR PARK YOUR CAR. MANY PEOPLE GAIN ACCESS TO THE BUILDING THROUGH THE GARAGE DOOR.

DO NOT LEAVE YOUR REMOTE CONTROL FOR THE GARAGE DOOR IN YOUR VEHICLE. IF THE REMOTE CONTROL IS STOLEN, IT PROVIDES IMMEDIATE ACCESS TO THE BUILDING.

WE ASK ALL OF YOU TO PLEASE KEEP THE ABOVE SECURITY TIPS IN MIND AND THANK YOU FOR YOUR CO-OPERATION.

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11.0 ELECTION OF 2005/2006 STRATA COUNCIL

In accordance with the Strata Property Act of British Columbia, the current Strata Council must resign; however, they are eligible for re-election. Nominations for Strata Council were opened. The following owners were nominated and elected by acclamation to the Strata Council:

Kari Brodie	Unit # 311
Brenda Power	Unit # 309
Natalie Hoodikoff	Unit # 306
Elizabeth Rainer	Unit # 402
Bruce Cadorette	Unit #408
Robin Diehl	Unit #111
Steven Scott-Davies	Unit # 102

Jennifer Woloshyn (in Reserve in the event of a vacancy) Unit #211

It was **MOVED** (Hoodikoff) and **SECONDED** (Power) to adjourn the meeting at 8:05 p.m. **CARRIED.**

IN ORDER TO IMPROVE COMMUNICATION AND PERSUANT TO STRATA PROPERTY ACT, ALL OWNERS ARE REQUESTED TO PUT ANY COMPLAINTS/ COMMUNICATION, OTHER THAN EMERGENCY ISSUES, IN WRITING c/o *The Agent, S.D. Woodman Management Ltd.*

**PLEASE KEEP THESE MINUTES ON FILE AS A PERMANENT LEGAL RECORD OF STRATA CORPORATION'S BUSINESS.
REPLACEMENTS OF ANY MINUTES WILL BE AN OWNER'S EXPENSES.
*Thank you for your co-operation.***

**STRATA PLAN LMS 2744
ALAMEDA PARK
2005/06 SCHEDULE OF SPECIAL LEVIES**

UNIT #	STRATA LOT	UNIT ENTITLEMENT	%	TOTAL SPECIAL LEVY	JUNE 15TH PMT.	JULY 15TH PMT.	AUG. 15TH PMT.
103	1	72	0.0265291	1,724.39	574.80	574.80	574.80
102	2	58	0.0213707	1,389.09	463.03	463.03	463.03
101	3	57	0.0210022	1,365.14	455.05	455.05	455.05
111	4	57	0.0210022	1,365.14	455.05	455.05	455.05
110	5	58	0.0213707	1,389.09	463.03	463.03	463.03
109	6	72	0.0265291	1,724.39	574.80	574.80	574.80
108	7	67	0.0246868	1,604.64	534.88	534.88	534.88
107	8	74	0.027266	1,772.29	590.76	590.76	590.76
105	9	74	0.027266	1,772.29	590.76	590.76	590.76
104	10	67	0.0246868	1,604.64	534.88	534.88	534.88
203	11	72	0.0265291	1,724.39	574.80	574.80	574.80
202	12	67	0.0246868	1,604.64	534.88	534.88	534.88
201	13	57	0.0210022	1,365.14	455.05	455.05	455.05
211	14	57	0.0210022	1,365.14	455.05	455.05	455.05
210	15	67	0.0246868	1,604.64	534.88	534.88	534.88
209	16	72	0.0265291	1,724.39	574.80	574.80	574.80
208	17	67	0.0246868	1,604.64	534.88	534.88	534.88
207	18	74	0.027266	1,772.29	590.76	590.76	590.76
206	19	74	0.027266	1,772.29	590.76	590.76	590.76
204	20	67	0.0246868	1,604.64	534.88	534.88	534.88
303	21	72	0.0265291	1,724.39	574.80	574.80	574.80
302	22	67	0.0246868	1,604.64	534.88	534.88	534.88
301	23	57	0.0210022	1,365.14	455.05	455.05	455.05
312	24	60	0.0221076	1,436.99	479.00	479.00	479.00
311	25	57	0.0210022	1,365.14	455.05	455.05	455.05
310	26	67	0.0246868	1,604.64	534.88	534.88	534.88
309	27	72	0.0265291	1,724.39	574.80	574.80	574.80
308	28	67	0.0246868	1,604.64	534.88	534.88	534.88
307	29	74	0.027266	1,772.29	590.76	590.76	590.76
306	30	62	0.0228445	1,484.89	494.96	494.96	494.96
305	31	74	0.027266	1,772.29	590.76	590.76	590.76
304	32	67	0.0246868	1,604.64	534.88	534.88	534.88
404	33	74	0.027266	1,772.29	590.76	590.76	590.76
402	34	67	0.0246868	1,604.64	534.88	534.88	534.88
401	35	57	0.0210022	1,365.14	455.05	455.05	455.05
412	36	60	0.0221076	1,436.99	479.00	479.00	479.00
411	37	57	0.0210022	1,365.14	455.05	455.05	455.05
410	38	67	0.0246868	1,604.64	534.88	534.88	534.88
408	39	74	0.027266	1,772.29	590.76	590.76	590.76
407	40	66	0.0243183	1,580.69	526.90	526.90	526.90
405	41	66	0.0243183	1,580.69	526.90	526.90	526.90
		<u>2714</u>	<u>100.00%</u>	<u>65,000.00</u>	<u>21,666.67</u>	<u>21,666.67</u>	<u>21,666.67</u>



INSURANCE

RESIDENTIAL STRATA PROGRAM Certificate of Insurance

Name of Insured & Mailing Address:

The Owners of Strata Plan LMS 2744
c/o S.D. Woodman Management Ltd
230 - 12251 No. 1 Road
Richmond, BC V7E 1T6

Name of Broker & Mailing Address:

CMW Insurance Services Ltd.
200 - 3920 Norland Avenue
Burnaby, BC V5G 4K7

Location of Risk: 3235 West 4th Avenue, Vancouver, B.C., V6R 1N9

Period of Insurance: June 1, 2005 to June 1, 2006
Both dated to 12:01 am Standard Time at the address of the Insured.

Total Premium: \$7,034.

Coverage provided under this policy is only for those coverages shown below or contained within the policy wordings.

A. PROPERTY

Master Policy No. CDN 1932
Insurance Company:
Waiver of Subrogation:

Premium (Section A): \$5,984.
Certificate No. RCP00119
As per Schedule of Subscribing Insurers attached
The Insurers rights of subrogation are waived against
S.D. Woodman Management Ltd

Section	Limits of Liability	Description of Coverages
A1.	\$4,127,000.	Property of Every Description
A1.	\$Not covered.	Business Interruption – 12 Months Indemnity
A2.	Insured	Blanket Glass

Conditions:

All Risks of direct physical loss or damage to property described at Location of Risk shown above.
Basis of Loss Settlement – Replacement Cost including By-Laws. Policy includes 90% Co-Insurance.

Special Conditions:

Property additions, alterations and repairs are subject to a limit of 10% of the Limits of Liability, with a maximum of \$500,000. Any additions, alterations or repairs which are in excess of this sub-limit must be reported to the Insurer(s) prior to the commencement date.

Deductibles:

All Losses \$1,000. except: Water Damage & Sewer Back-up \$5,000.; Glass \$100.; Master Key \$250.; Earthquake 10% of the Total Insured Value (minimum \$100,000.); Flood \$10,000.
Loss or damage caused by any growing, cultivation, harvesting, manufacturing, distribution or sale of non-prescription controlled substance(s) - \$50,000.

Loss Payable:

To the Condominium Corporation (Subject to the Strata Property Act or similar statute in the province of jurisdiction)

In consideration of the premium specified herein and subject to the terms and conditions of this Certificate and endorsement(s) attached hereto, insurance is provided to the NAMED INSURED to an amount not exceeding the LIMITS OF LIABILITY specified in this Certificate or in any endorsement(s) attached hereto, but in no event to exceed Fifty Million Dollars (\$50,000,000.) in any one loss or occurrence.

B. BOILER & MACHINERY

Master Policy No. CDN 1932BM
Insurance Company:

Premium (Section B): \$150.

Certificate No. RCP00119BM
Commonwealth Insurance Company
1500-595 Burrard Street, Box 49115, Bentall Tower III,
Vancouver, BC V7X 1G4

Deductible (Section B):
Loss Payable:

\$500.

To the Condominium Corporation (Subject to the Strata Property Act or similar statute in the province of jurisdiction)

Waiver of Subrogation:

The Insurers rights of subrogation are waived against
S.D. Woodman Management Ltd

Section	Limits of Liability	Description of Coverages
B	\$4,127,000.	Comprehensive Boiler & Machinery, Including By-laws.
B	\$Not covered.	Gross Rents – 12 Months Indemnity (24 hours waiting period)
B	Included	\$25,000. Extra Expense

C. LIABILITY PROTECTION

Master Policy No. CMWLIA03
Insurance Company:

Premium (Section C): \$300.

Certificate No. CMW C1118
St. Paul Fire & Marine Insurance Company
2500-650 West Georgia Street, PO Box 11542,
Vancouver, BC V6B 4N7

Deductibles (Section C):

\$1,000. Bodily Injury and Property Damage Each Event
\$10,000. Limited Pollution Liability

Additional Insured:

S.D. Woodman Management Ltd
while acting on behalf of or under the direction of Strata Council.

Section	Limits of Liability	Description of Coverages
C	\$5,000,000.	General Total Limit
C	\$5,000,000.	Personal Injury and Advertising Injury Total Limit
C	\$5,000,000.	Products and Completed Work Total Limit
C	\$5,000,000.	Each Event Limit
C	\$ 10,000.	Medical Expense Limit
C	\$ 250,000.	Tenant Liability Limit
C	\$5,000,000.	Personal Injury Liability Limit
C	\$5,000,000.	Advertising Injury Liability Limit
C	\$1,000,000.	Limited Pollution Liability Limit
C	\$ 300,000.	Employers' Liability Limit
C	\$ 300,000.	Employee Benefits – Total Limit
C	\$ 300,000.	Employee Benefits – Each Wrongful Act Limit

D. PROFESSIONAL LIABILITY

Master Policy No. 501148987 (Section D 1.):
Master Policy No. 501148986 (Section D 2.):
Insurance Company:

Premium (Section D): \$600.
Certificate No. CMW D0161
Certificate No. CMW E0161
ING Insurance Company of Canada
400-2955 Virtual Way, Vancouver, BC V5M 4X6
\$1,000.
\$1,000.
S.D. Woodman Management Ltd

Deductible (Section D 1.):
Deductible (Section D 2.):
Name of Insured (Section D 2.):

Section	Limits of Liability	Description of Coverages
D 1.	\$2,000,000.	Directors & Officers Liability (Errors & Omissions) Per Wrongful Act and Annual Aggregate
D 2.	\$1,000,000.	Errors & Omissions Liability Per Wrongful Act and Annual Aggregate

E. CRIME PROTECTION

Master Policy No. CMWLIA03
Insurance Company:

Premium (Section E): \$Not covered.
Certificate No. CMW C1118
St. Paul Fire & Marine Insurance Company
2500-650 West Georgia Street, PO Box 11542,
Vancouver, BC V6B 4N7
\$500.

Deductible (Section E):

Section	Limit of Liability	Description of Coverages
E	\$Not covered.	Broad Form Money and Securities
E	\$Not covered.	Employee Dishonesty Coverage- Form A, Comprehensive Dishonesty, Disappearance & Destruction Rider

The insurance providers by this individual Certificate is subject to all terms, conditions, provisions, limitations and exclusions of Master Policy Number CDN1932, CDN1932BM, CMWLIA03, 501148987 and 501148986 and may be canceled by the Insurers by registered mail with thirty days notice or as provided by the Master Policy.

In the event of loss or damage or any change in risk, immediate notice must be given to the insurers or to the broker.

SUBSCRIBING INSURERS

Section A. PROPERTY

Master Policy No. CDN 1932 Certificate No. RCP00119

The interest of each insurer hereunder is individual and not joint, and wherever any right or privilege is retained by the insurers such right or privilege may be exercised by each insurer independently.

Insurers	Section	Interest	Premium
Commonwealth Insurance Company	A.1	50%	\$2,992.
St. Paul Fire & Marine Insurance Company	A.1	50%	\$2,992.
St. Paul Fire & Marine Insurance Company	A.2	100%	Included
			\$5,984.



RESIDENTIAL STRATA PROGRAM Endorsement No. One

Name of Insured & Mailing Address:
The Owners of Strata Plan LMS 2744
c/o S.D. Woodman Management Ltd
230 - 12251 No. 1 Road
Richmond BC V7E 1T6

Name of Broker & Mailing Address:
CMW Insurance Services Ltd.
200 - 3920 Norland Avenue
Burnaby, BC V5G 4K7

Location of Risk: 3235 West 4th Avenue, Vancouver, B.C., V6R 1N9

Endorsement Period: July 7, 2005 to June 1, 2006
Both dated to 12:01 am Standard Time at the address of the Insured.

Endorsement Premium: \$618. Additional

IT IS HEREBY UNDERSTOOD AND AGREED THAT:

The Limits of Liability with respect to:

1. Section A. Property of Every Description, and
2. Section B. Comprehensive Boiler & Machinery

are increased by \$473,000. to now read and cover in the amount of \$4,600,000.

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED

Schedule of Insurers

		<u>Interest</u>	<u>Additional Premium</u>	
Section A. & B.	Master Policy No. CDN 1932	Certificate No. RCP00119		
	Commonwealth Insurance Company	Section A	50%	\$ 309.
	St. Paul Fire & Marine Insurance Company	Section A	50%	\$ 309.
	Commonwealth Insurance Company	Section B	100%	\$ Nil
Section C.	Policy No. CMW C1118			
	St. Paul Fire & Marine Insurance Company		100%	\$ Nil
Section D1.	Master Policy No. 501148987	Certificate No. CMW D0161		
Section D2.	Master Policy No. 501148986	Certificate No. CMW E0161		
	ING Insurance Company of Canada		100%	\$ Nil

STRATA PLAN LMS 2744
ALAMEDA PARK

2005/06 EST. ACTUAL 2006/07 PROPOSED BUDGET

	<u>2005/06 ACTUAL</u>	<u>2005/06 BUDGET</u>	<u>2006/07 BUDGET</u>
INCOME:			
Strata Fees	103,077.00	103,077.00	108,230.85
Miscellaneous Income	0.00	0.00	0.00
Fines/Penalties	1,000.00	0.00	0.00
Move In/Out Fee	250.00	0.00	0.00
Interest Income	529.00	0.00	0.00
TOTAL INCOME	<u>\$104,856.00</u>	<u>103,077.00</u>	<u>108,230.85</u>
DISBURSEMENTS:			
General & Admin.			
Accounting & Legal	90.00	500.00	600.00
Management Fee	8,700.00	8,700.00	9,200.00
Administration	1,350.00	1,200.00	1,350.00
Insurance	8,187.00	8,479.00	7,700.00
Interest & Bank Crg.	340.00	348.00	450.00
Total Gen./Admin.	18,667.00	19,227.00	19,300.00
Utilities Expense			
Electricity	6,635.00	7,800.00	7,050.00
Gas	22,057.00	18,000.00	24,000.00
Water	6,909.00	5,600.00	7,738.00
Total Utility Exp.	35,601.00	31,400.00	38,788.00
Bldg. Maintenance			
Elevator	2,109.00	2,400.00	2,400.00
Fire Equip. Alarm	1,410.00	2,000.00	1,600.00
Janitorial	5,458.00	5,600.00	5,650.00
Gardening & Supplie	7,271.00	7,100.00	7,100.00
Garbage/Recycling	4,214.00	4,500.00	4,400.00
Repairs & Maint.	21,638.00	20,050.00	18,169.85
Total Bldg. Maint.	42,100.00	41,650.00	39,319.85
Contingency Res.			
CRF Contribution	10,800.00	10,800.00	10,823.00
Total CRF Cont.	\$10,800.00	10,800.00	10,823.00
TOTAL EXPENSES	<u>\$107,168.00</u>	<u>103,077.00</u>	<u>108,230.85</u>
SURPLUS/DEFICIT	<u>-\$2,312.00</u>	<u>0.00</u>	<u>0.00</u>

STRATA PLAN LMS 2744
 ALAMEDA PARK

2005/06 EST. ACTUAL 2006/07 PROPOSED BUDGET

RESERVES
 Bal. Fwd Prev. Yr.
 Cont. to Reserve
 Accrued Interest
 Payback to CRF
 Trsf. To Operating
TOTAL CRF

	39,550.36
	10,800.00
	965.35
	0.00
	0.00
	51,315.71
	<u>51,315.71</u>

	39,550.36
	10,800.00
	0.00
	0.00
	0.00
	50,350.36
	<u>50,350.36</u>

	51,315.71
	10,823.00
	0.00
	0.00
	0.00
	62,138.71
	<u>62,138.71</u>

**STRATA PLAN LMS 2744
ALAMEDA PARK
2006/07 SCHEDULE OF STRATA FEES**

<u>UNIT #</u>	<u>STRATA LOT</u>	<u>UNIT ENTITLEMENT</u>	<u>%</u>	<u>MONTHLY FEE</u>
103	1	72	0.0265291	239.27
102	2	58	0.0213707	192.75
101	3	57	0.0210022	189.42
111	4	57	0.0210022	189.42
110	5	58	0.0213707	192.75
109	6	72	0.0265291	239.27
108	7	67	0.0246868	222.66
107	8	74	0.027266	245.92
105	9	74	0.027266	245.92
104	10	67	0.0246868	222.66
203	11	72	0.0265291	239.27
202	12	67	0.0246868	222.66
201	13	57	0.0210022	189.42
211	14	57	0.0210022	189.42
210	15	67	0.0246868	222.66
209	16	72	0.0265291	239.27
208	17	67	0.0246868	222.66
207	18	74	0.027266	245.92
206	19	74	0.027266	245.92
204	20	67	0.0246868	222.66
303	21	72	0.0265291	239.27
302	22	67	0.0246868	222.66
301	23	57	0.0210022	189.42
312	24	60	0.0221076	199.39
311	25	57	0.0210022	189.42
310	26	67	0.0246868	222.66
309	27	72	0.0265291	239.27
308	28	67	0.0246868	222.66
307	29	74	0.027266	245.92
306	30	62	0.0228445	206.04
305	31	74	0.027266	245.92
304	32	67	0.0246868	222.66
404	33	74	0.027266	245.92
402	34	67	0.0246868	222.66
401	35	57	0.0210022	189.42
412	36	60	0.0221076	199.39
411	37	57	0.0210022	189.42
410	38	67	0.0246868	222.66
408	39	74	0.027266	245.92
407	40	66	0.0243183	219.33
405	41	66	0.0243183	219.33
		<u>2714</u>	<u>100.00%</u>	<u>9,019.24</u>

PROXY FORM

DATE: _____

I/WE _____

OF _____

IN THE CITY OF _____ IN THE PROVINCE OF BRITISH
COLUMBIA, BEING THE REGISTERED OWNER(S) OF STRATA LOT _____
OF **STRATA PLAN LMS 2744** HEREBY APPOINT:

OR FAILING HIM/HER _____

OR FAILING HIM/HER _____

AS MY/OUR PROXY FOR ME/US ON MY/OUR BEHALF AT THE SPECIAL GENERAL
MEETING OF THE OWNERS, **STRATA PLAN LMS 2744** TO BE HELD ON WEDNESDAY MAY
17, 2006 AND AT ANY ADJOURNMENT THEREOF.

SIGNED THIS _____ DAY OF _____, 2006

(SIGNED) _____

(SIGNED) _____

¾ VOTE RESOLUTION "A" _____ APPROVE _____ DO NOT APPROVE

¾ VOTE RESOLUTION "B"- _____ APPROVE _____ DO NOT APPROVE

2006/07 BUDGET _____ APPROVE _____ DO NOT APPROVE

