

THE MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS
STRATA PLAN LMS 1536 – BRETON MEWS
HELD ON MONDAY, JANUARY 28, 2008, IN UNIT 303,
AT 2825 ALDER STREET, VANCOUVER, BC.

1. CALL TO ORDER

The Strata Council President, Noelle Beaudoin, called the meeting to order at 7:03 pm.

2. CALLING OF THE ROLL AND CERTIFYING OF PROXIES

The Strata Agent advised that subsequent to calling of the roll and certifying of the proxies, five (5) owners were registered in attendance at the meeting, five (5) in person and zero (0) by proxy. The quorum requirements for this meeting required a total of four (4) owners representatives, as the quorum requirements of the Strata Property Act, have been met, the meeting was declared competent to proceed with the business at hand.

3. FILING PROOF OF NOTICE OF MEETING

The Strata Agent advised that in accordance with Strata Property Act of British Columbia, notice for the General Meeting had been circulated to each owner of record. There were no objections to the contrary.

4. APPROVE THE AGENDA

The Strata Agent, Axel Tjaden, asked for a motion to approve the agenda from the floor and the motion to approve the Agenda was made by SL 7 seconded by SL 9 and approved unanimously.

5. ADOPTION OF PREVIOUS ANNUAL GENERAL MEETING MINUTES

There being no errors or emissions in the minutes of the previous general Meeting, it was,

MOVED (SL 5), SECONDED (SL 7) AND CARRIED UNANIMOUSLY

That the minutes of the General Meeting held on April 23, 2007, be adopted as circulated.

6. DEAL WITH UNFINISHED BUSINESS

As there was no unfinished business the meeting continued.

7. COUNCIL PRESIDENTS REPORT

No report was presented and the meeting continued.

8. REPORT ON STRATA CORPORATIONS INSURANCE

As per Section 149 of the Strata Property Act the strata corporation must obtain and maintain property insurance on the common property, including buildings shown on the strata plan, the common assets and any fixtures built or installed on a strata lot by the developer as part of the original construction of that strata lot. In addition, the Strata Corporation must maintain insurance against liability for property damage and bodily injury. A copy of the current BFL Canada Insurance Services Inc. insurance policy was attached with the Notice of Annual General Meeting.

Insurance - The Agent would like to remind the owners that the Strata Corporation's insurance policy does not cover personal belongings or improvements, which may have been made to the strata lots since originally built. Owners who have made improvements to their strata lots, such as flooring upgrades, appliance upgrades, cabinet upgrades, or the installation of other fixtures or chattels, must ensure that all of these are reported to their homeowner insurers, that they have coverage to allow for these improvements to be restored in case of a major loss. Owners are also responsible to ensure that they obtain insurance for their personal belongings as well as for personal liability in case of a civil lawsuit against them.

The Agent also reminds the owners to ensure that they query their broker about obtaining loss assessment coverage to "buy down" the Strata Corporation's insurance deductibles (which can be a significant amount) to the level of their homeowner's insurance deductible. A number of homeowner's insurance policies do not provide this coverage as a matter of course, and this should be specifically requested.

The Agent strongly recommends that if owners have any questions regarding their insurance requirements or their current homeowner policy, they take the Strata Corporation's insurance certificate to their personal brokers so that they can discuss coverage to avoid any financial hardship in case of an insurable claim.

Also to be considered is a rider for staying in a hotel/motel if the unit is being repaired and cannot be occupied in the event of repairs.

9. CONSIDERATION OF RESOLUTIONS

RESOLUTION #1 - TO FUND THE CONTINGENCY RESERVE FUND

BE IT RESOLVED

AS a $\frac{3}{4}$ vote Resolution of THE OWNERS, STRATA PLAN LMS 1536 – Breton Mews (the Strata Corporation) at the Annual General Meeting held on January 28, 2008 that the Strata Council be and is hereby authorized to transfer the Estimated Year End Surplus of \$3,775.00 and the Operating Fund Opening Balance of \$ 2,500.00 to the Contingency Reserve Fund.

End of Resolution

After discussion it was,

MOVED (SL 7), SECONDED (SL 8) AND CARRIED UNANIMOUSLY

To proceed with resolution 1.

10. APPROVE 2008 / 2009 BUDGET

The Strata Agent opened the floor to questions regarding the proposed 2008 / 2009 operating budget. The owners queried the Agent regarding several budget categories and several adjustments were requested.

The Strata Agent asked the floor for a motion to adopt the proposed 2008 / 2009 Operating Budget. It was,

MOVED (SL 9), SECONDED (SL 7) AND CARRIED UNANIMOUSLY

To adopt the 2008 / 2009 Operating Budget as attached in the amount of \$37,560.00.

OWNERS PLEASE NOTE: There will be no increase in your maintenance fees for the new fiscal period beginning March 1, 2008.

If you pay by post-dated cheques, please make your cheques payable to LMS 1536. You must track your own post-dated cheques, as the management company does not send out reminders for cheques that run out.

If you pay by the automatic bank debit program, you need to do nothing, as the management company will continue to collect your maintenance fees for the next fiscal period.

Any owner with questions or concerns about their maintenance fee account should contact Judi Brammer of the Accounts Receivable Department of Century 21 Prudential Estate at 604-273-1745.

11. ELECT 2008/2009 STRATA COUNCIL

The Strata Agent advised the owners that in accordance with the Strata Property Act the existing Council would retire from office and the Strata Corporation shall elect a new Council. The floor was opened to nominations. The following owners were nominated:

Deborah Mitchell
Noelle Beaudoin
Tessy Beretanos
Christina Cumayas
Richard Lord

There being no further nominations, it was declared that nominations close and the following owners were declared elected by acclamation to the Council:

Deborah Mitchell
Noelle Beaudoin
Tessy Beretanos
Christina Cumayas
Richard Lord

12. NEW BUSINESS AND GENERAL DISCUSSION

Deck Repairs 2007 – The deck at unit 402 has been repaired at a cost of \$8,268.00. A total amount of \$11,000.00 was raised at the AGM in 2007 to repair the deck at unit 402 and the stucco below unit 402. The stucco remains to be repaired and the remainder of the Special Levy in 2007 in the amount of \$2,732.00 will be used towards this purpose.

Deck Repairs 2008 – Units 401 and 302 need repairs to their deck and quotes will be requested for this work from Edenvale, Remdal and Eagle Vinyl Decking.

Exterior Door Repairs – Units 401 and 301 require their exterior doors to be painted or replaced. Quotes will be provided by Remdal and Edenvale.

13. ADJOURN MEETING

There being no further business to come before the meeting, the President declared an adjournment at 8:40 pm.

Respectfully Submitted

Axel Tjaden, Strata Property Agent

CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.

PROPERTY MANAGEMENT DIVISION

Administrative Assistant: Donna Bossert

Service Department Manager: Greg Dunphy

Telephone 273-1745 (9:00 a.m. to 5:00 p.m. & 24 Hour Emergency)

Following the Annual General Meeting the new Strata Council briefly met to assign Council positions and discuss a few items at hand as well as to set a date for the next Council meeting.

1. STRATA COUNCIL POSITIONS

The following are the positions of Council:

Deborah Mitchell	Treasurer	Unit 301
Noelle Beaudoin	President / Enterphone name changes Fire Safety Officer	Unit 402
Tessy Beretanos	Secretary	Unit 303
Christina Cumayas	MAL	Unit 302
Richard Lord	MAL	Unit 401

2. BUSINESS AT HAND

Elevators – Richmond Elevators has been terminated as of January 31, 2008. Schindler Elevator will start servicing the elevator in February of 2008

3. NEXT MEETING

The next meeting for the Council of owners is scheduled for **Monday, March 31, 2008**, at 7:00 pm in unit 303.

4. ADJOURNMENT

The meeting adjourned at approximately 8:45 pm.

Respectfully Submitted

Axel Tjaden, Strata Property Agent

CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.

PROPERTY MANAGEMENT DIVISION

Administrative Assistant: Donna Bossert

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STRATA PLAN LMS 1536
2008 / 2009 OPERATING BUDGET

EFFECTIVE
March 1,
2008

		YEAR TO DATE	YEAR END	2007-08
INCOME				
INTEREST BANK ACCOUNT	\$200.00	\$218.94	\$200.00	\$200.00
OPERATING ASSESSMENT	\$37,268.00	\$24,844.34	\$37,268.00	\$37,268.00
MOVE IN FEE	\$100.00	\$50.00	\$100.00	\$100.00
TOTAL INCOME	\$37,568.00	\$25,113.28	\$37,568.00	\$37,568.00
EXPENSES				
GENERAL EXPENSES				
AUDIT			\$300.00	
AUDIT REAL ESTATE COUNCIL	\$0.00	\$318.00	\$320.00	\$320.00
INSURANCE	\$3,500.00	\$2,457.04	\$3,500.00	\$3,500.00
MANAGEMENT FEE	\$7,632.00	\$5,088.00	\$7,632.00	\$7,861.00
LEGAL	\$52.00	\$0.00	\$0.00	\$52.00
COUNCIL ADMINISTRATION	\$0.00	\$162.74	\$0.00	\$0.00
DUPLICATING / POSTAGE	\$350.00	\$56.00	\$350.00	\$100.00
BANK CHARGES	\$220.00		\$220.00	\$220.00
TOTAL GENERAL EXPENSES	\$11,754.00	\$8,081.78	\$12,322.00	\$12,053.00
BUILDING				
FIRE ALARM MONITORING	\$2,000.00	\$1,146.95	\$2,000.00	\$2,000.00
FIRE ALARM SYSTEMS	\$500.00	\$450.50	\$1,000.00	\$500.00
ELEVATOR	\$2,000.00	\$1,494.00	\$2,000.00	\$2,000.00
ELECTRICITY	\$2,000.00	\$913.54	\$2,000.00	\$2,000.00
GENERAL MAINTENANCE	\$500.00	\$182.00	\$500.00	\$500.00
HEATING FUEL	\$6,300.00	\$3,490.91	\$6,300.00	\$6,300.00
REPAIRS MECHANICAL / PLUMBING	\$300.00	\$0.00	\$0.00	\$300.00
REPAIRS EXTERIOR	\$2,000.00	\$883.83	\$1,000.00	\$2,000.00
GARBAGE COLLECTION	\$975.00	\$705.56	\$975.00	\$975.00
ENTERPHONE / ENTERCOM	\$200.00	\$0.00	\$200.00	\$200.00
JANITORIAL SERVICES	\$2,400.00	\$1,918.00	\$2,400.00	\$2,400.00
SUPPLIES	\$400.00	\$0.00	\$400.00	\$152.00
WATER AND SEWER	\$1,890.00	\$1,356.99	\$1,890.00	\$1,890.00
WINDOW CLEANING	\$500.00	\$0.00	\$0.00	\$500.00
TOTAL BUILDING EXPENSES	\$21,965.00	\$12,542.28	\$20,665.00	\$21,717.00
GROUNDS				
PRUNING & TREE REMOVAL	\$300.00	\$556.00	\$556.00	\$550.00

IMPROVEMENTS	\$250.00	\$0.00	\$0.00	\$250.00
LANDSCAPE SUPPLIES	\$100.00	\$0.00	\$100.00	\$100.00
SNOW REMOVAL	\$25.00	\$0.00	\$150.00	\$175.00
TOTAL GROUNDS EXPENSES	\$675.00	\$556.00	\$806.00	\$1,075.00
TOTAL EXPENDITURES	\$34,394.00	\$21,180.06	\$33,793.00	\$34,845.00
CONTINGENCY RESERVES				
Contingency Reserve Contribution	\$0.00	\$0.00	\$0.00	\$2,723.00
	\$0.00		\$0.00	
TOTAL CAPITAL	\$0.00	\$0.00	\$0.00	\$2,723.00
TOTAL EXPENSES	\$34,394.00	\$21,180.06	\$33,793.00	\$37,568.00
SURPLUS / DEFICIT	\$3,174.00	\$3,933.22	\$3,775.00	\$0.00
RESERVE BALANCE AT March 26, 2007				\$4,130.37
Year End Deficit 06				\$3,714.14
RESERVE CONTRIBUTION FOR THE YEAR ENDING February 28, 2007				\$0.00
INTEREST EARNED ESTIMATE				\$100.00
Total				\$516.23
Year End Surplus budget 07				\$3,775.00
Transfer From OFOB				\$2,500.00
ESTIMATED RESERVE BALANCE MARCH 30, 2008				\$6,791.23
Contribution to CRF for 2008-09				\$2,723.00
CRF Ending Balance February 09				\$9,514.23
OPERATING FUND OPENING BALANCE March 1, 2008				\$1,610.41

ASSESSMENT CALCULATIONS

2008-2009

LMS 1536

<u>LOT</u> <u>NUMBER</u>	<u>SUITE</u> <u>NO.</u>	<u>UNIT</u> <u>ENTITLEMENT</u>	<u>BUDGET</u> <u>\$2,723.00</u> <u>MONTHLY</u> <u>RESERVE</u> <u>PAYMENT</u> <u>PER SUITE</u>	<u>\$34,544.65</u> <u>MONTHLY</u> <u>OPERATING</u> <u>PAYMENTS</u> <u>PER SUITE</u>	<u>\$37,267.65</u> <u>TOTAL</u> <u>MONTHLY</u> <u>PAYMENTS</u> <u>PER SUITE</u>	<u>TOTAL</u> <u>ANNUAL</u> <u>PAYMENTS</u> <u>PER SUITE</u>
1	101	581	23.06	292.61	315.67	3788.04
2	201	632	25.09	318.29	343.38	4120.56
3	202	536	21.28	269.94	291.22	3494.64
4	203	543	21.56	273.47	295.03	3540.36
5	301	633	25.13	318.79	343.92	4127.04
6	302	536	21.28	269.94	291.22	3494.64
7	303	543	21.56	273.47	295.03	3540.36
8	401	633	25.13	318.79	343.92	4127.04
9	402	536	21.28	269.94	291.22	3494.64
10	403	543	21.56	273.47	295.03	3540.36
<u>TOTALS</u>		<u>5716</u>	<u>\$226.93</u>	<u>\$2,878.71</u>	<u>\$3,105.64</u>	<u>\$37,267.68</u>
		<u>TOTALS</u>	<u>\$2,723.16</u>	<u>\$34,544.52</u>	<u>\$37,267.68</u>	



Prudential Estates (RMD) Ltd.
SALES & PROPERTY MANAGEMENT
7320 Westminster Highway
Richmond, B.C. V6X 1A1
Telephone: (604) 273-1745
Fax: (604) 273-9021

February 7, 2008

NOTICE TO ALL OWNERS
STRATA PLAN L.M.S. 1536 - BRETON MEWS

Dear Owners:

RE: 2008-2009 MONTHLY OPERATING ASSESSMENTS

At the Annual General Meeting held January 28, 2008 the proposed Budget was adopted. As a result, your operating assessment, (amount you pay monthly), will **REMAIN THE SAME, EFFECTIVE March 1, 2008** (unit entitlement attached). Your payments can be forwarded according to one of the following two payment plans.

1. PREAUTHORIZED CHEQUING PROGRAM - If you are currently on this plan, the monthly assessment payment will automatically be deducted by your bank on March 1, 2008

If not, we urge you to take advantage of this payment method and attached is an authorization form for your convenience. Please forward two post-dated cheques, in the amount of your monthly assessment, to cover the months of March 1, 2008 and April 1st, 2008 (please ensure your account is paid up to the start date for the preauthorized chequing program beginning May 1st, 2008. Return it, along with the two (2) post-dated cheques, in the enclosed self-addressed envelope.

OR

2. POST DATED CHEQUES - Please issue 12 cheques, each dated the first day of each month, for the period March 1, 2008 to February 1st, 2009, and return to our office in the enclosed self-addressed envelope.

Please be advised that CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD., will NOT send a reminder notice to Owners when post-dated cheques expire. Owners are responsible to ensure that assessment payments are made by the first (1st) day of each and every month.

In all cases, cheques should be made payable to **STRATA PLAN L.M.S. 1536**. Please ensure that your unit number is clearly indicated on each cheque.

All payments required to be made by each Owner not paid when due will be subject to the assessment of late payment penalties as outlined in the Corporation's Bylaws. These penalties will be charged on a monthly basis until all arrears are paid in full. Should you have any difficulty in determining the assessments for your suite or have any questions concerning your account, please call our Accounts Receivable Dept. at 273-1745.

Yours truly,
CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.
PROPERTY MANAGEMENT DIVISION

per: [Signature]
Axel Tjaden, Property Manager
On behalf of the COUNCIL OF OWNERS
STRATA PLAN L.M.S. 1536 - BRETON MEWS



FOR OFFICE USE ONLY

NOTE *REC.# *A/C# *AMOUNT *START DATE *REMARKS

Prudential Estates (RMD) Ltd.
 SALES & PROPERTY MANAGEMENT
 7320 Westminster Highway
 Richmond, B.C. V6X 1A1
 Telephone:(604) 273-1745
 Fax: (604) 273-9021

I/We hereby authorize CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD., PROPERTY MANAGEMENT DIVISION, to debit my account number _____ each month the amount equal to my: (please "X" which ones)

- Monthly Maintenance
- Parking Rental (if applicable)
- Locker Rental (if applicable)

payment payable to "Strata Plan #L.M.S. 1536", effective start of automatic withdrawal will be May 1st, 2008.

I/we further agree to inform Century 21 Prudential Estates (RMD) Ltd., in writing of any change of account information provided in this authorization 2 weeks prior to the next due date of the pre-authorized debit.

Please ensure this bank account is one that will allow automatic debits. Any refusal or return of the automatic debit will result in a service charge of \$25.00 being levied on your account.

Your treatment of each payment shall be the same as if I/we had personally issued a cheque authorizing you to pay as indicated and to debit the amount specified to my/our account.

STRATA PLAN # L.M.S. 1536 UNIT # _____

PRINT NAME _____

CIVIC MAILING ADDRESS OF STRATA LOT:

SIGNATURE _____ DATE _____

FOR VERIFICATION PURPOSES, PLEASE ATTACH
 ONE SAMPLE CHEQUE
 MARKED "VOID"
 HERE

RETURN TO: CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.
 IN THE ENCLOSED SELF-ADDRESSED ENVELOPE

DISCLOSURE/CONSENT

Personal Information Protection Act, Freedom of Information Act

The personal information requested in this form is being collected and used for the purposes of administering your strata fee account as it relates to your unit in your strata corporation and the Strata Property Act. Completion of this form provides us and your strata corporation with your consent to collect and use this information. If you have any questions, write to the "Privacy Officer" at the address on the letterhead or fax your written questions to "the Privacy Officer at 604-273-9021.

			ASSESSMENT CALCULATIONS		2008-2009	
			lms 1536			
			BUDGET	\$2,723.00	\$34,544.65	\$37,267.65
LOT	SUITE	UNIT	MONTHLY	MONTHLY	TOTAL	TOTAL
NUMBER	NO.	ENTITLEMENT	RESERVE	OPERATING	MONTHLY	ANNUAL
			PAYMENT	PAYMENTS	PAYMENTS	PAYMENTS
			PER SUITE	PER SUITE	PER SUITE	PER SUITE
1	101	581	23.06	292.61	315.67	3788.04
2	201	632	25.09	318.29	343.38	4120.56
3	202	536	21.28	269.94	291.22	3494.64
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9	402	536	21.28	269.94	291.22	3494.64
10	403	543	21.55	273.47	295.02	3540.24
TOTALS			5716	\$226.90	\$2,878.71	\$3,105.61
			TOTALS	\$2,722.80	\$34,544.52	\$37,267.32

THE MINUTES OF THE MEETING OF COUNCIL OF OWNERS,
STRATA PLAN LMS 1536 – BRETON MEWS
HELD ON MONDAY, MARCH 31, 2008, IN UNIT 303
AT 2825 ALDER STREET, VANCOUVER, BC.

COUNCIL IN ATTENDANCE

Noelle Beaudoin	President / Enterphone Name Changes
Deborah Mitchell	Treasurer / Remote Control
Tessy Beretanos	Secretary
Christina Cumayas	MAL
Richard Lord	MAL

ALSO IN ATTENDANCE

Axel Tjaden, Strata Agent
Century 21 Prudential Estates (RMD) Ltd.
Property Management Division

GUESTS IN ATTENDANCE:

Janice Pass

1. CALL TO ORDER

The President, Noelle Beaudoin called the meeting to order at 7:03 PM.

2. ADOPTION OF PREVIOUS MINUTES

There being no errors or omissions in the minutes of June 26, 2007 meeting it was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

That the minutes of previous meeting be adopted as distributed by Century 21.

3. BUSINESS ARISING FROM THE PREVIOUS MINUTES

Elevator Service Agreement – The contract with Richmond Elevator was cancelled as of January 2008 and Schindler Elevator began servicing in February 2008.

Deck Repairs 2007 – The deck at unit 402 has been repaired at a cost of \$8,268.00. A total amount of \$11,000.00 was raised at the AGM in 2007 to repair the deck at unit 402 and the stucco below unit 402. The stucco below 402 remains to be repaired. It was decided at the meeting, to utilize funds from the Operating Budget 2008-09 for this purpose, rather than the money raised by means of a Special Levy.

Deck Repairs 2008 – Units 401 and 302 need repairs to their deck and quotes were requested from Edenvale, Remdal and Eagle Vinyl Decking. Edenvale quoted a ballpark figure of \$7,156.00 plus GST, while Remdal quoted \$7,200.00 plus GST for the decks. Eagle Vinyl Decking declined to quote. It was, **MOVED, SECONDED AND CARRIED UNANIMOUSLY** to approve the work by Remdal in the amount of \$7,200.00 plus GST.

Exterior Door Repairs – Units 401 and 301 require their exterior doors to be painted or replaced. Council reviewed the quotes by Remdal \$1,730.00 and Edenvale \$900.00. While Edenvale was lower, it was felt that the work by Remdal and product are better and it was, **MOVED, SECONDED AND CARRIED** to approve the work by Remdal in the amount of \$1,730.00 plus GST.

4. FINANCIAL REPORT

Council and Agent reviewed the current Owner Balance Report. It was noted all owners are current in their maintenance fees.

Any owner with questions or concerns regarding their maintenance fee account should contact Judi Brammer of the Accounts Receivable Department of Century 21 Prudential office at 604-273-1745. All owners are advised that Century 21 does not send out reminder letters regarding maintenance fees. Please ensure your account is current.

5. NEW BUSINESS

Power Smart – BC Hydro is providing incentives to add new lighting in the building and the Agent contacted Commercial Lighting to discuss the matter. It was determined that the building already uses compact fluorescent lights and there are no savings to be realized.

Inaccessible Window Washing – The Agent requested three quotes for window washing, as follows: Champion \$600.00, IBM \$400.00 and Old English \$400.00. A letter was received requesting the windows be washed and it was, **MOVED, SECONDED AND CARRIED UNANIMOUSLY** to proceed with Old English and clean all inaccessible windows.

Power Washing – Old English and Jim Alliotto will supply quotes for the power washing of the front steps (red area), side walk way and side of building and the parking lot.

Hot Water Tanks – The Agent will contact Point Grey Plumbing to arrange for the annual service of the hot water tanks.

Roof Cleaning – The Agent will contact Jim Alliotto to clean the roof.

Back Door – All residents are reminded to ensure the back door is firmly closed. Security is the responsibility of all owners and everyone's help and cooperation is required and appreciated.

6. NEXT SCHEDULED MEETING

The next Council Meeting is scheduled for Tuesday, May 6, 2008 at 7:00 pm in unit 303.

7. ADJOURNMENT

There being no further business at this meeting, it was adjourned at 8:35 PM.

Respectfully Submitted

Axel Tjaden, Strata Property Agent

CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.

PROPERTY MANAGEMENT DIVISION

Administrative Assistant: Donna Bossert

Service Department Manager: Greg Dunphy

Telephone 273-1745 (9:00 a.m. to 5:00 p.m. & 24 Hour Emergency)

IT HAS BECOME STANDARD PRACTICE IN THE REAL ESTATE INDUSTRY FOR OWNERS TO PROVIDE TWO (2) YEARS OF COUNCIL AND GENERAL MEETING MINUTES TO POTENTIAL PURCHASERS. PLEASE RETAIN YOUR MINUTES FOR TWO YEARS AS THERE IS A FEE TO OWNERS WHO REQUIRE ADDITIONAL COPIES OF THE MINUTES.

UNDER THE STRATA PROPERTY ACT, PROPERTY MANAGERS WORK FOR THE OWNERS OF THE STRATA CORPORATION. UNDER THE STRATA PROPERTY ACT AND THE PRIVACY ACT, WHEN SELLING YOUR UNIT THE PROPERTY MANAGER MAY ONLY COMMUNICATE WITH THE OWNER OR THE SELLER'S AGENT UPON PRESENTATION OF THE WRITTEN VERIFICATION OF SUCH A RELATIONSHIP. THE PROPERTY MANAGER CAN NOT COMMUNICATE INFORMATION ABOUT THE STRATA CORPORATION OR YOUR STRATA LOT WITH PURCHASERS OR THE AGENT FOR THE PURCHASER WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. ALL QUESTIONS OR CONCERNS SHOULD BE DIRECTED TO THE OWNER OF THE UNIT OR THE OWNER'S AGENT.



Prudential Estates (RMD) Ltd.
SALES & PROPERTY MANAGEMENT
7320 Westminster Highway
Richmond, B.C. V6X 1A1
Telephone: (604) 273-1745
Fax: (604) 273-9021

April 14, 2008

TAKE NOTICE THAT A SPECIAL GENERAL MEETING OF THE OWNERS,
STRATA PLAN LMS 1536 – BRETON MEWS BE HELD ON:

DATE: TUESDAY, MAY 6, 2008
TIME: 7:15 P.M. (Registration 7:00 - 7:15 p.m.)
PLACE: 2825 Alder Street
Vancouver, B.C.
In Unit 303

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

1. PURPOSE The purpose of the meeting is in consideration of a ¾ vote resolutions, regarding the funding for the deck and patio door repairs of the building.
2. QUORUM In order to conduct business at the Special General Meeting, at least one-third of the persons entitled to vote must be present in person or by proxy.
3. ELIGIBILITY Except in cases whereby the Strata Corporation's bylaws, or under the Strata Property Act, a unanimous resolution is required, your Strata Corporation may provide that the vote for a strata lot may not be exercised, if the strata is entitled to register a lien against that strata lot under Section 116(1) of the Strata Property Act. Payment by cash or certified cheque only will be accepted on the day of the meeting.
4. PROXY An instrument appointing a proxy shall be in writing under the hand of the appointer or his attorney and may be either general or for a particular meeting. A proxy need not be an owner.
5. ¾ VOTE RESOLUTIONS: ¾ Vote Resolutions require a ¾ majority vote of those in attendance at a quorated meeting in order to carry

AGENDA

1. CALL TO ORDER
2. CERTIFY PROXIES AND CORPORATE REPRESENTATIVES AND ISSUE VOTING CARDS, AND DETERMINE THAT THERE IS A QUORUM
3. PRESENT TO THE MEETING PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE
4. APPROVE THE AGENDA
5. CONSIDERATION OF RESOLUTION A
6. ADJOURN THE MEETING

PRE-AMBLE:

A total of \$11,000.00 was collected on April 23, 2007 for repairs to the building. A total of \$8,268.00 was spent on these repairs. This leaves \$2,732.00. The resolution below will roll the \$2,732.00 into the \$9,376.00 and thus the new levy will be for a total amount of \$6,644.00.

RESOLUTION A

¾ VOTE RESOLUTION

To Fund Building Repairs

BE IT RESOLVED by a ¾ vote of The Owners pursuant to section 108 of the *Strata Property Act*, that The Owners, Strata Plan LMS 1536 – BRETON MEWS pass a special levy in the amount of \$6,644.00. The purpose of the special levy is to continue funding building repairs.

Each strata lot's share of the special levy is calculated based on the unit entitlement of each strata lot and the amount of each strata lot's share of the levy is set out on the attached schedule. The special levy is due and payable upon approval of this resolution.

End of Resolution

SPECIAL LEVY CALCULATION
LMS 1536

<u>LOT</u> <u>NUMBER</u>	<u>SUITE</u> <u>NO.</u>	<u>BUDGET</u> <u>UNIT</u> <u>ENTITLEMENT</u>	<u>\$6,644.00</u> <u>LUMP SUM</u> <u>PAYMENT</u> <u>PER SUITE</u>
1	101	581	675.33
2	201	632	734.61
3	202	536	623.02
4	203	543	631.16
5	301	633	735.77
6	302	536	623.02
7	303	543	631.16
8	401	633	735.77
9	402	536	623.02
10	403	543	631.16
<u>TOTALS</u>		<u>5716</u>	<u>\$6,644.02</u>



Prudential Estates (RMD) Ltd.
SALES & PROPERTY MANAGEMENT
7320 Westminster Highway
Richmond, B.C. V6X 1A1
Telephone:(604) 273-1745
Fax: (604) 273-9021

May 12, 2008

NOTICE TO ALL OWNERS
STRATA PLAN L.M.S. 1536 - BRETON MEWS

Dear Owners:

RE: SPECIAL LEVY FOR BUILDING REPAIRS

At the Special General Meeting held May 6, 2008 the special levy was adopted. Please see attached minutes for the special levy amount (based on unit entitlement). This special levy is due and payable in one lump sum by June 1, 2008.

In all cases, cheques should be made payable to **STRATA PLAN L.M.S. 1536**. Please ensure that your unit number is clearly indicated on each cheque.

All payments required to be made by each Owner not paid when due will be subject to the assessment of late payment penalties as outlined in the Corporation's Bylaws. These penalties will be charged on a monthly basis until all arrears are paid in full. Should you have any difficulty in determining the assessments for your suite or have any questions concerning your account, please call our Accounts Receivable Dept. at 273-1745.

Yours truly,
CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.
PROPERTY MANAGEMENT DIVISION

A handwritten signature in cursive script, appearing to read "Axel Tjaden".

Axel Tjaden, Property Manager
On behalf of the COUNCIL OF OWNERS
STRATA PLAN L.M.S. 1536 - BRETON MEWS

pa.

THE MINUTES OF THE SPECIAL GENERAL MEETING OF THE OWNERS
STRATA PLAN LMS 1536 – BRETON MEWS HELD ON TUESDAY, MAY 6, 2008
AT #303 - 2825 ALDER STREET, VANCOUVER, BC

1. CALL TO ORDER
The Strata Council President, Noelle Beaudoin, called the meeting to order at 7:20 pm.

2. CALLING OF THE ROLL AND CERTIFYING OF PROXIES
The Strata Agent, Axel Tjaden, advised that subsequent to calling of the roll and certifying of the proxies, eight (8) owners were registered in attendance at the meeting, five (5) in person and three (3) by proxy. The quorum requirements for this meeting required a total of four (4) owners' representatives. As the quorum requirements of the Strata Property Act have been met, the meeting was declared competent to proceed with the business at hand.

3. FILING PROOF OF NOTICE OF MEETING
The Strata Agent, Axel Tjaden, advised that in accordance with Strata Property Act of British Columbia, notice for the Annual General Meeting had been circulated to each owner of record. There were no objections to the contrary.

4. APPROVE THE AGENDA
It was, **MOVED** (by SL 5), **SECONDED** (by SL 7) to adopt the agenda as presented. The motion passed **UNANIMOUSLY**.

5. CONSIDERATION OF RESOLUTION A

¾ VOTE RESOLUTION

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End of Resolution

For the convenience of owners, the Special Levy may be paid up until June 1, 2008 without incurring late fines as per the bylaws of LMS 1536.

AFTER CONSIDERATION, RESOLUTION A WAS MOVED (BY STRATA LOT 9), SECONDED (BY STRATA LOT 5) AND CARRIED BY A VOTE OF SIX (6) IN FAVOUR AND ONE (1) AGAINST.

While discussing Resolution A, it was noted that two (2) owners had not received the minutes from the last AGM and the minutes from the meeting on March 31, 2008. Therefore, it was unanimously decided to ensure Century 21 handles the mail out of all minutes. Attached to the SGM minutes of this meeting will be the last AGM minutes, as well as the minutes from the March 31, 2008 meeting.

5. ADJOURN MEETING

There being no further business to come before the meeting, it was declared adjourned at 8:05 pm.

Respectfully Submitted

Axel Tjaden, Strata Property Agent

CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.

PROPERTY MANAGEMENT DIVISION

Administrative Assistant: Donna Bossert

Service Department: Greg Dunphy

Telephone 273-1745 (9:00 a.m. to 5:00 p.m. & 24 Hour Emergency)

SPECIAL LEVY CALCULATION

LMS 1536

<u>LOT</u> <u>NUMBER</u>	<u>SUITE</u> <u>NO.</u>	<u>BUDGET</u> <u>UNIT</u> <u>ENTITLEMENT</u>	<u>\$6,644.00</u> <u>LUMP SUM</u> <u>PAYMENT</u> <u>PER SUITE</u>
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