



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

Account 23155
 APRIL 8, 2011

RE/MAX CREST WESTSIDE REALTY
 3215 MacDonald Street
 Vancouver, BC V6L 2N2

Attention: Jane Heathcote (833-5625)

RE: STRATA PLAN L.M.S. 1536 STRATA LOT 3
 Address: #202 - 2825 Alder Street
 Vancouver, BC V6H 2S6
 Owners: LISA LANGILL

We enclose FORM F (N/A), FORM B (X) certificate(s) for this property, along with our invoice in the amount of \$

We confirm that the monthly strata fees for this property is \$298.77, due and payable on the first of each month. Cheques should be made payable to "THE OWNERS, STRATA PLAN L.M.S. 1536", and mailed to our office. Should there be any change in the filing date with Land Titles, please notify our office.

MOVE-IN FEE (X) YES

In accordance with the Rules and Regulations of the Strata Corporation, a "Move-In Fee" of \$50.00 has also been assessed against your strata lot.

We also advise that the common property of the subject Strata Plan is insured by: *BFL INSURANCE SERVICES LTD. PHONE #: 669-9600*

Please note that we, as the strata managers for the Strata Corporation and complex within which the subject property is located, have () have not () been presented with a Property Disclosure Statement by the Vendor's agent for the subject property.

Should you require additional information, please do not hesitate to contact our office.

Yours very truly,

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

Strata Agent per

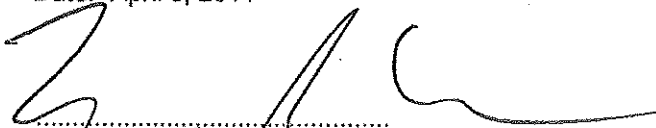
Axel Tjaden, Strata Manager
 Enclosure(s)

Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, **Strata Plan L.M.S. 1536** certify that the information contained in this certificate with respect to **Strata Lot 3** is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above.....**\$298.77**
- (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).....**\$298.77**
Remains outstanding for the April 1st, 2011 maintenance fee until it clears the bank on April 15, 2011. Should it not clear for any reason, an administration fee of \$25.00 will be levied against the account.
- (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 (*NONE TO THE BEST OF MY KNOWLEDGE OR THAT HAVE BEEN DISCLOSED TO ME BY THE STRATA COUNCIL OR BY THE STRATA LOT OWNER*)
PLEASE NOTE: There may be alterations to the strata lot, common property or common assets for which the Owner has not advised the Strata Corporation or Century 21 Prudential Estates (RMD) Ltd. This should be verified with the Owner.
- (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.....**\$NIL**
- (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**\$NIL**
This estimate is based on the information we have at this point in time. We believe it is a reasonable projection but neither we nor the Strata Corporation will accept any responsibility for the accuracy of these figures as they are subject to a variety of factors which we have no control over.
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund**\$7,557.86**
CONTINGENCY RESERVE FUND AS AT February 28, 2011.
- (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
- (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
- (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 **1.**

Date: April 5, 2011


Eric Holm, Strata Manager

LMS 1536 BRETON MEWS
Property Balance Sheet
as at 28 FEB 2011

Date: 03 MAR 2011

Assets

Bank Trust Account	8,733.64
Reserve Trust Account	7,557.86
Accounts Receivable	<4.98>
Prepaid Insurance	714.70
Total Assets	<hr/> 17,001.22

Liabilities

Accounts Payable	981.07
Total Liabilities	<hr/> 981.07

Owners Equity

Contingency Reserve Fund	7,557.86
Operating Fund Opening Balance	1,270.53
Y.T.D. Surplus(Deficit)	7,191.76
Total Owners Equity	<hr/> 16,020.15
Total Liabilities & Equity	<hr/> 17,001.22

LMS 1536 BRETON MEWS
Property Income Statement
for the Period Ending February

03 MAR 2011

	Current Month		Year to Date		Variance	Annual Budget
	Budget	Actual	Budget	Actual		
Income						
Interest (Bank Acc)	4.17	9.38	50.04	54.60	4.56	50.00
Operating Assessments	3,186.17	3,186.16	38,234.04	38,233.92	.12-	38,234.00
Move In Fees	4.17		50.04		50.04-	50.00
Special Levy #1				11,999.99	11,999.99	
Total Income	3,194.51	3,195.54	38,334.12	50,288.51	11,954.39	38,334.00
Expenses						
General						
Audit Real Estate Council	26.67		320.04	315.00	5.04-	320.00
Insurance	375.00	357.35	4,500.00	4,327.80	172.20-	4,500.00
Insurance Deductibles				2,500.00	2,500.00	
Management Fees	708.42	755.69	8,501.04	8,879.35	378.31	8,501.00
Wcb Coverage	2.08		24.96		24.96-	25.00
Legal	4.33		51.96		51.96-	52.00
Duplicating & Postage	16.67	15.75	200.04	318.34	118.30	200.00
Bank Charges	8.33	5.00	99.96	60.00	39.96-	100.00
Total General	1,141.50	1,133.79	13,698.00	16,400.49	2,702.49	13,698.00
Building						
Fire Alarm Monitoring	166.67	389.94	2,000.04	2,303.07	303.03	2,000.00
Fire Alarm Systems	41.67		500.04	666.40	166.36	500.00
Elevator	166.67	588.64	2,000.04	2,241.79	241.75	2,000.00
Electricity	116.50	170.78	1,398.00	1,693.78	295.78	1,398.00
General Maintenance	41.67	537.60	500.04	2,130.15	1,630.11	500.00
Heating Fuel/ Gas	525.00	137.33	6,300.00	4,585.88	1,714.12-	6,300.00
Locks/keys	1.67	134.40	20.04	134.40	114.36	20.00
Repairs-mech/plmbg	25.00		300.00	1,948.05	1,648.05	300.00
Repairs - Exterior	141.67		1,700.04		1,700.04-	1,700.00
Garbage Collection	81.25	106.09	975.00	1,136.83	161.83	975.00
Enterphone/entercom	16.67		200.04		200.04-	200.00
Janitorial Services	210.00	224.00	2,520.00	2,632.00	112.00	2,520.00
Supplies	16.67		200.04	140.11	59.93-	200.00
Water And Sewer Charges	157.50		1,890.00	2,045.03	155.03	1,890.00
Window Cleaning	41.67		500.04		500.04-	500.00
Total Building	1,750.28	2,288.78	21,003.36	21,657.49	654.13	21,003.00
Grounds						
Pruning & Tree Removal	45.83		549.96	934.51	384.55	550.00
Gardening				657.00	657.00	
Improvements	20.83		249.96		249.96-	250.00
Landscape Supplies	8.33		99.96		99.96-	100.00
Snow/ice Removal	14.58	50.40	174.96	128.80	46.16-	175.00
Total Grounds	89.57	50.40	1,074.84	1,720.31	645.47	1,075.00
Recreation Facility						
Total Recreation Facility						
Capital						

LMS 1536 BRETON MEWS
Property Income Statement
for the Period Ending February

03 MAR 2011

	Current Month		Year to Date		Variance	Annual Budget
	Budget	Actual	Budget	Actual		
Transfer To Reserves				760.46	760.46	
Prior Year Deficit Repayment	213.17		2,558.04	2,558.00	.04-	2,558.00
Total Capital	<u>213.17</u>		<u>2,558.04</u>	<u>3,318.46</u>	<u>760.42</u>	<u>2,558.00</u>
Total Expenses	<u>3,194.52</u>	<u>3,472.97</u>	<u>38,334.24</u>	<u>43,096.75</u>	<u>4,762.51</u>	<u>38,334.00</u>
Surplus/Deficit	<u>.01-</u>	<u>277.43-</u>	<u>.12-</u>	<u>7,191.76</u>	<u>7,191.88-</u>	

Rec #	Date	Description	Amount	Total
		OPENING BALANCE		5279.03
			.00	5279.03
5167238	MAR 15 2010	TRF TO RESERVES REPAYING CRF LOAN	500.00	
5057330	MAR 28 2010	FEB 2010 INTEREST RESERVES	1.97	
5001431	MAR 31 2010	RESERVE CONTRIBUTION	226.92	
5152784	MAR 31 2010	BANK SERVICE CHARGE	-3.00	
			725.89	6004.92
4860536	APR 01 2010	TRF TO OP TO COVER APRIL EXP.	-200.00	
4819982	APR 15 2010	TRF TO OP TO COVER APRIL EXPN.	-2000.00	
4864361	APR 25 2010	MARCH 2010 RESERVE INTEREST	2.35	
4893314	APR 30 2010	RESERVE CONTRIBUTION	.00	
4935803	APR 30 2010	BANK SERVICE CHARGE	-3.00	
			-2200.65	3804.27
4624322	MAY 01 2010	TRF TO OP TO COVER MAY/10 EXPENSE	-2000.00	
4679573	MAY 15 2010	TRF TO OP TO COVER MAY EXPENSES	-100.00	
4792991	MAY 15 2010	TRF TO OP TO COVER MAY EXPENSES	-200.00	
4624088	MAY 23 2010	APRIL 2010 INTEREST RESERVES	2.26	
4735841	MAY 31 2010	RESERVE CONTRIBUTION	.00	
4788500	MAY 31 2010	BANK SERVICE CHARGE	-3.00	
			-2300.74	1503.53
4516016	JUN 27 2010	MAY 2010 INTEREST RESERVES	.76	
4446671	JUN 30 2010	BANK SERVICE CHARGE	-3.00	
4506953	JUN 30 2010	RESERVE CONTRIBUTION	.00	
			-2.24	1501.29
4400375	JUL 15 2010	TRF TO RESERVES/REPAYING CRF LOAN	5500.00	
4316378	JUL 25 2010	JUNE/2010 RESERVE INTEREST	.95	
4250615	JUL 31 2010	BANK SERVICE CHARGE	-3.00	
4394777	JUL 31 2010	RESERVE CONTRIBUTION	.00	
			5497.95	6999.24
4222769	AUG 29 2010	JULY 2010 INTEREST RESERVES	2.93	
4098695	AUG 31 2010	BANK SERVICE CHARGE	-3.00	
4215461	AUG 31 2010	RESERVE CONTRIBUTION	.00	
			-.07	6999.17
026002	SEP 26 2010	AUGUST RESERVE INTEREST	5.56	
910478	SEP 30 2010	BANK SERVICE CHARGE	-3.00	
3955622	SEP 30 2010	RESERVE CONTRIBUTION	.00	

Rec #	Date	Description	Amount	Total
			2.56	7001.73
3729902	OCT 24 2010	SEP/2010 RESERVE INTEREST	6.81	
3676694	OCT 31 2010	BANK SERVICE CHARGE	-3.00	
3845651	OCT 31 2010	RESERVE CONTRIBUTION	.00	
			3.81	7005.54
3507818	NOV 15 2010	TRF TO BRING CFR TRF TO 6260.46 T	533.54	
3487073	NOV 28 2010	OCT/2010 RESERVE INTEREST	7.44	
3567209	NOV 30 2010	RESERVE CONTRIBUTION	.00	
3610193	NOV 30 2010	BANK SERVICE CHARGE	-3.00	
			537.98	7543.52
3408737	DEC 26 2010	NOV/2010 RESERVE INTEREST	7.30	
3363512	DEC 31 2010	BANK SERVICE CHARGE	-3.00	
3471899	DEC 31 2010	RESERVE CONTRIBUTION	.00	
			4.30	7547.82
3186545	JAN 30 2011	DEC/2010 RESERVE INTEREST	8.79	
3204347	JAN 31 2011	BANK SERVICE CHARGE	-3.00	
3254792	JAN 31 2011	RESERVE CONTRIBUTION	.00	
			5.79	7553.61
3088967	FEB 27 2011	JAN/2011 RESERVE INTEREST	7.25	
2937857	FEB 28 2011	RESERVE CONTRIBUTION	.00	
3073226	FEB 28 2011	BANK SERVICE CHARGE	-3.00	
			4.25	7557.86
***		CLOSING BALANCE		=====
				7557.86

Rec #	Date	Description	Amount	Total
		OPENING BALANCE		.00
			<u>.00</u>	<u>.00</u>
4235423	JUL 01 2010	POINT GREY/15438	-3239.54	
			<u>-3239.54</u>	<u>-3239.54</u>
4143344	AUG 15 2010	TO ADJUST ENTRY/GREY POINT/15438	3239.54	
			<u>3239.54</u>	<u>.00</u>
				=====
***		CLOSING BALANCE		.00

THE MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS
STRATA PLAN LMS 1536 – BRETON MEWS HELD ON THURSDAY, MARCH 3, 2011
IN UNIT 303 - 2825 ALDER STREET, VANCOUVER, BC

1. CALL TO ORDER
The Strata Council member, Noelle Beaudoin called the meeting to order at 7:15 pm.

2. CERTIFY PROXIES AND CORPORATE REPRESENTATIVES AND ISSUE VOTING CARDS, AND DETERMINE THAT THERE IS A QUORUM
The Strata Representative 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 none (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. PRESENT TO THE MEETING PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE
The Strata Representative 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 Representative, 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 5 and approved unanimously.

5. ADOPTION OF PREVIOUS ANNUAL GENERAL MEETING MINUTES
There being no errors or omissions in the minutes of the previous General Meeting, it was,
MOVED (SL 9), SECONDED (SL 7) AND CARRIED UNANIMOUSLY
That the minutes of the General Meetings held on, (AGM) April 12, 2010 and (SGM) June 15, 2010 be adopted as circulated.

6. DEAL WITH UNFINISHED BUSINESS
No unfinished business was discussed.

7. COUNCIL PRESIDENT'S 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.

The Representative recommends all residents check with their insurance brokers to make certain that they have adequate coverage for their personal possessions or any improvements and betterments that may have been made to the interior of the Strata Lot and for liability insurance within the Strata Lot. It is recommended to take the policy that is attached to your broker for review.

The Representative 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 (currently \$5,000.00) 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.

9. **CONSIDERATION OF RESOLUTIONS**

No Resolutions were discussed at this meeting.

10. **APPROVE 2011 / 2012 BUDGET**

The Strata Representative opened the floor to questions regarding the proposed 2011 / 2012 operating budget. The proposed budget reflects the HST increase in most categories and was adjusted accordingly by 7%.

After discussion, the Strata Representative asked the floor for a motion to adopt the proposed 2011 / 2012 Operating Budget. It was,

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

To adopt the 2010 / 2011 Operating Budget as attached in the amount of \$38,334.00.

OWNERS PLEASE NOTE: There will be **NO increase** in your maintenance fees for the new fiscal period beginning March 1, 2011.

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 the Accounts Receivable Department of Century 21 Prudential Estate at 604-273-1745.

11. **ELECT 2011/2012 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
Lisa Langill

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
Lisa Langill

12. NEW BUSINESS AND GENERAL DISCUSSION

Gardening – The representative will request the annual landscaping quotation from Redwood Landscaping.

Lawn Cutting – Council will purchase a push lawn mower for the cutting of the lawn. Lisa Langill volunteered to look after the lawn for 2011-2012.

Emergency Access to Units – All owners who would like to provide a key for use in an emergency to council, may slide one under the door of unit 402 or speak to the President, Noelle Beaudoin directly.

Emergencies – All residents are reminded to please call the 24-hour emergency number to contact Century 21 if a problem arises in the building. Please call 604-273-1745. Please site Strata Plan number LMS 1536.

Contact Information – All owners are reminded to ensure they keep their telephone numbers and addresses current for use by the Agent and Century 21. Please contact Rosalee Magcalas if your telephone number or mailing address has changed.

13. ADJOURN MEETING

There being no further business to come before the meeting, Council declared an adjournment at 7:40 pm.

Respectfully Submitted

Axel Tjaden, Strata Property Agent

CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.

PROPERTY MANAGEMENT DIVISION

Administrative Assistant: Rosalee Magcalas

Service Department Manager: Greg Dunphy

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

<p>THE MINUTES OF THE MEETING OF COUNCIL OF OWNERS STRATA PLAN LMS 1536 – BRETON MEWS HELD ON THURSDAY, MARCH 3, 2011 IN UNIT 303 - 2825 ALDER STREET, VANCOUVER, BC</p>
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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:

Noelle Beaudoin	President / Enterphone name changes Fire Safety Officer	Unit 402
Tessy Beretanos	Treasurer	Unit 303
Christina Cumayas	Vice President	Unit 302
Deborah Mitchell	MAL	Unit 301
Lisa Langill	Gardening	Unit 202

2. BUSINESS AT HAND

Window Washing – The representative will contact IBM Window Cleaning for the annual window washing. This will be scheduled for a Saturday and residents are encouraged to be home when the work is being done. The windows are difficult to see from below therefore it is recommended someone is home to ensure the windows are clean.

Lobby Entry Doors – It was reported that the back door is not closing at times. The representative will send Broadway Locksmith to service the back door and adjust the front door as it closes too quickly. All residents are reminded to please always pull the doors shut.

Garage Gate – It was notice that at times the garage gate is not closed. Please ensure you always close the garage gate after each use.

Exterior Window Trim Painting – SL 5 and SL 9 requested that the exterior window trim be checked. The representative will request a quotation from Remdal Painting while council will request a quotation from a different company. Also the staircases and hallway may be painted.

Lobby Tile – It was requested the janitor polish the lobby tile.

The following Resolutions were voted upon by Council:

Resolution #1

MAJORITY VOTE OF STRATA COUNCIL TO DIRECT ITS STRATA AGENT TO BORROW FROM THE CONTINGENCY RESERVE FUND WHEN REQUIRED TO FUND BUDGETED OPERATING EXPENSES THROUGHOUT THIS FISCAL YEAR.

PREAMBLE:

THE STRATA CORPORATION FROM TIME TO TIME THROUGHOUT THE FISCAL YEAR MAY EXPERIENCE CASH SHORTAGES IN THEIR OPERATING ACCOUNT THAT RESTRICTS THEM FROM PAYING FOR ITEMS APPROVED IN THE CURRENT BUDGET. THE STRATA CORPORATION DOES NOT WANT TO INCUR LATE CHARGES IN PAYING THESE INVOICES DUE TO OPERATING CASH SHORTAGES. THE STRATA COUNCIL BY

WAY OF THIS COUNCIL DECISION DIRECTS THEIR STRATA AGENT TO BORROW FROM THE STRATA'S CONTINGENCY RESERVE FUND TO PAY THESE BUDGETED OPERATING EXPENSES. THE STRATA PROPERTY ACT UNDER SECTION 95(4) AND ITS RELATED REGULATIONS STIPULATES THAT THIS BORROWING BE DISCLOSED TO THE OWNERS AND THAT THE LOAN BE REPAID WITHIN THE FISCAL YEAR.

THEREFORE:

BE IT RESOLVED:

As a Majority Vote of the Council of Owners of Strata Plan LMS 1536 (the "Strata Corporation") at this Strata Council meeting held on March 3, 2011 that the Strata Agent for the current fiscal year is hereby directed to borrow from the Contingency Reserve Fund to fund budgeted operating expenses when the operating fund cash flow is insufficient to pay these expenses. The Strata Agent is directed to disclose this on the Strata Corporation's monthly financial statements and to have this borrowing minuted at the next meeting of the Strata Council.

Resolution #1 was Moved, Seconded and Carried by all in favor.

Resolution #2

MAJORITY VOTE OF STRATA COUNCIL TO DIRECT ITS STRATA AGENT TO OBTAIN ANNUAL UPDATES TO THE INSURANCE APPRAISAL.

PREAMBLE:

THE STRATA CORPORATION IS REQUIRED UNDER THE STRATA PROPERTY ACT TO MAINTAIN INSURANCE ON THE BASIS OF FULL REPLACEMENT VALUE. INSURERS REQUIRE THAT A STRATA CORPORATION HAVE AN UP TO DATE APPRAISAL BEFORE THEY WILL INSURE ON THE BASIS OF FULL REPLACEMENT VALUE. THE AGENCY AGREEMENT WITH CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD. STATES THAT THE AGENT WILL UPON DIRECTION OF COUNCIL SECURE ANNUAL UPDATES TO THE INSURANCE APPRAISAL. THE STRATA CORPORATION THROUGH THIS COUNCIL RESOLUTION DIRECTS IT'S AGENT TO OBTAIN ANNUAL UPDATES OF THE INSURANCE APPRAISAL ON BEHALF OF THE STRATA CORPORATION SO IT MAY SATISFY THIS REQUIREMENT OF THE STRATA PROPERTY ACT AND ITS STRATA AGENCY AGREEMENT WITH CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.

THEREFORE:

BE IT RESOLVED:

As a Majority Vote of the Council of Owners of Strata Plan LMS 1536 (the "Strata Corporation") at this Strata Council meeting held on March 3, 2011 that the Strata Agent is hereby directed to obtain an update to the Insurance Appraisal and to have the expense charged to the operating fund of the strata corporation.

Resolution #2 was Moved, Seconded and Carried by all in favor.

3. NEXT MEETING

The next meeting for the Council of owners is scheduled for Thursday, November 17, 2011, at 7:00 pm in unit 303.

4. ADJOURNMENT

The meeting adjourned at approximately 8:35 pm.

Respectfully Submitted

Axel Tjaden, Strata Property Agent

CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.

PROPERTY MANAGEMENT DIVISION

Administrative Assistant: Rosalee Magcalas

Service Department Manager: Greg Dunphy

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

2011 / 2012 OPERATING BUDGET

	Budget	Dec-10	YEAR	YEAR END
	2010-2011	TO DATE		2011-2012
INCOME				
INTEREST BANK ACCOUNT	\$50.00	\$34.87	\$50.00	\$50.00
OPERATING ASSESSMENT	\$38,234.00	\$31,861.60	\$38,234.00	\$38,234.00
MOVE IN FEE	\$50.00	\$0.00		\$50.00
Special Levy #1		\$11,999.99	\$12,000.00	\$0.00
TOTAL INCOME	\$38,334.00	\$43,896.46	\$50,284.00	\$38,334.00

EXPENSES

GENERAL EXPENSES

AUDIT REAL ESTATE COUNCIL	\$320.00	\$315.00	\$315.00	\$320.00
INSURANCE	\$4,500.00	\$3,613.10	\$4,500.00	\$4,750.00
Insurance Deductible		\$2,500.00	\$2,500.00	
MANAGEMENT FEE	\$8,501.00	\$7,367.97	\$9,000.00	\$9,100.00
LEGAL	\$52.00	\$0.00	\$0.00	\$0.00
WCB	\$25.00	\$0.00	\$25.00	\$0.00
DUPLICATING / POSTAGE	\$200.00	\$291.67	\$205.00	\$300.00
BANK CHARGES	\$100.00	\$50.00	\$60.00	\$100.00
TOTAL GENERAL EXPENSES	\$13,698.00	\$14,137.74	\$16,605.00	\$14,570.00

BUILDING

FIRE ALARM MONITORING	\$2,000.00	\$1,913.13	\$2,400.00	\$2,400.00
FIRE ALARM SYSTEMS	\$500.00	\$145.60	\$700.00	\$700.00
ELEVATOR	\$2,000.00	\$1,653.15	\$2,200.00	\$2,250.00
ELECTRICITY	\$1,398.00	\$1,378.00	\$1,500.00	\$1,500.00
GENERAL MAINTENANCE	\$500.00	\$1,592.55	\$1,600.00	\$500.00
HEATING FUEL	\$6,300.00	\$3,755.98	\$6,300.00	\$6,000.00
LOCKS & KEYS	\$20.00	\$0.00	\$20.00	\$20.00
REPAIRS MECHANICAL / PLUMBING	\$300.00	\$1,948.05	\$2,000.00	\$300.00
REPAIRS EXTERIOR	\$1,700.00	\$0.00	\$300.00	\$1,000.00
GARBAGE COLLECTION	\$975.00	\$934.30	\$1,200.00	\$1,200.00
ENTERPHONE / ENTERCOM	\$200.00	\$0.00	\$200.00	\$200.00
JANITORIAL SERVICES	\$2,520.00	\$2,184.00	\$2,500.00	\$2,700.00
SUPPLIES	\$200.00	\$140.11	\$150.00	\$150.00
WATER AND SEWER	\$1,890.00	\$2,045.03	\$2,050.00	\$2,100.00
WINDOW CLEANING	\$500.00	\$0.00	\$0.00	\$500.00
TOTAL BUILDING EXPENSES	\$21,003.00	\$17,689.90	\$23,120.00	\$21,520.00

GROUNDS

PRUNING & TREE REMOVAL	\$550.00	\$934.51	\$940.00	\$700.00
Gardening		\$657.00	\$660.00	\$660.00
IMPROVEMENTS	\$250.00	\$0.00	\$0.00	\$0.00
LANDSCAPE SUPPLIES	\$100.00	\$0.00	\$0.00	\$100.00
SNOW REMOVAL	\$175.00	\$78.40	\$0.00	\$175.00
TOTAL GROUNDS EXPENSES	\$1,075.00	\$1,669.91	\$1,600.00	\$1,635.00
TOTAL EXPENDITURES	\$35,776.00	\$33,497.55	\$41,325.00	\$37,725.00
CONTINGENCY RESERVES				
Contingency Reserve Contribution	\$0.00	\$760.46	\$0.00	\$609.00
Deficit	\$2,558.00	\$2,558.00	\$2,558.00	\$0.00
TOTAL CAPITAL	\$2,558.00	\$3,318.46	\$2,558.00	\$609.00
TOTAL EXPENSES	\$38,334.00	\$36,816.01	\$43,883.00	\$38,334.00
SURPLUS / DEFICIT	\$0.00	\$7,080.45	\$6,401.00	\$0.00
			((\$5,599.00))	
RESERVE BALANCE AT March 31, 2010				\$5,279.03
Estimated Year End Surplus				\$6,401.00
RESERVE CONTRIBUTION FOR THE YEAR ENDING February 28, 2011				\$0.00
INTEREST EARNED ESTIMATE				\$40.00
Total				\$11,720.03
Total Estimated CRF Ending Balance March 31, 2011				\$11,720.00
Operating Fund Opening Balance, March 31, 2010				\$1,270.53
OPERATING FUND OPENING BALANCE March 31, 2011				\$1,270.53

Unit Entitlement 2011 - 2012

<u>LOT</u> <u>NUMBER</u>	<u>SUITE</u> <u>NO.</u>	<u>BUDGET</u> <u>UNIT</u> <u>ENTITLEMENT</u>	<u>\$609.00</u>	<u>\$37,625.00</u>	<u>\$38,234.00</u>	
			<u>MONTHLY</u> <u>CRF</u> <u>PAYMENT</u> <u>PER SUITE</u>	<u>MONTHLY</u> <u>OPERATING</u> <u>PAYMENTS</u> <u>PER SUITE</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	5.16	318.70	323.86	3886.32
2	201	632	5.61	346.67	352.28	4227.36
3	202	536	4.76	294.01	298.77	3585.24
4	203	543	4.82	297.85	302.67	3632.04
5	301	633	5.62	347.22	352.84	4234.08
6	302	536	4.76	294.01	298.77	3585.24
7	303	543	4.82	297.85	302.67	3632.04
8	401	633	5.62	347.22	352.84	4234.08
9	402	536	4.76	294.01	298.77	3585.24
10	403	543	4.82	297.85	302.67	3632.04
<u>TOTALS</u>		<u>5716</u>	<u>\$50.75</u>	<u>\$3,135.39</u>	<u>\$3,186.14</u>	<u>\$38,233.68</u>
		<u>TOTALS</u>	<u>\$609.00</u>	<u>\$37,624.68</u>	<u>\$38,233.68</u>	