MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN LMS 2446
SPACE

Held on Thursday, June 26, 2007
Within the Meeting Room
1238 Seymour Street
Vancouver, BC

COUNCIL IN ATTENDANCE:	Barry Promislow	President
	Peter White	Treasurer
	Mike McHolm	
	Patricia Raye	
REGRETS:	Chris Schachtay	Vice-President
	Valerie Richmond	
PROPERTY MANAGER:	Parmjit Gill	Crosby Property Management Ltd.

The meeting was called to order at 6:30 pm.

GUEST BUSINESS

There was no guest business.

CARETAKER BUSINESS

1. **Bikes**: It was reported that some residents are bringing their bikes into the lobby and elevator and taking them up to their suites. Owners\residents are reminded that all bikes need to be stored in the bike room. Our current bike room is safe and there have been no reports of vandalism. Owners' who take their bikes to their suites will be fined according to the By-laws.
2. **Rollerblades**: It was reported that some residents wear their rollerblades and ride them through the lobby. Please be reminded that rollerblades leave black marks which are hard to remove and it is costly.
3. **Tile Floors**: The tile floors in the lobby, P1 and P2 also on floors 2–21 need to be stripped down. Tiles should be stripped every two years. The Council advised that quotes will be obtained to see the cost and it will be budgeted into next fiscal year's operating budget.
4. **Pot Lights**: It was reported that the pot lights outside the front and back entrances need to be replaced. The lights are sitting in concrete and it is very hard to find the exact fit. The Council advised and agreed to contact other contractors for advice and obtain quotes from them.
5. **Cigarette Butts**: It was reported that cigarette butts are still falling from the building windows on to others balconies and, in many occasions, inside the windows when they are open. Please be reminded that live cigarette butts are a fire hazard and can cause major damage to the building.
6. **Glass Railings**: The glass railing at the back of the building surrounding the perimeter of the back yard and wall next to the alley needs to be cleaned. These railings have mineral deposits on them and are very hard to clean. It was advised to obtain quotes from professional cleaners to clean them nicely and then ask the Caretaker to maintain the railings hence forth.

7. **Security Cameras**: Bad quality of security cameras was reported where pictures were very blurry. A few incidents were reported where the common area property was vandalized and it was hard to recognize the vandals. The Strata Council reviewed the reports and decided to obtain quotes to change the current cameras to high definition cameras.
8. **Air Pump**: Several residents have requested to install an air pump in the bike room. The Strata Council agreed to that.

APPROVAL OF COUNCIL MEETING MINUTES

The Strata Council noted that it was mistakenly reported in the last Minutes that the water fountain will not be installed in the fitness room. The water fountain will be installed and we are currently in the process of obtaining the quotes and it is under review.

It was moved/seconded to approve the Strata Council meeting Minutes of May 17, 2007 with the above mentioned amendment. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Treasurer, Mr. Peter White introduced the financial statements for April and May 2007. Mr. White had some questions on these financial statements and asked the Property Manager to clarify those before approval. The financial statements were tabled to the next Council meeting.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. **Bridge Electric**: Upon detailed review and many long discussions with Bridge Electric, the parties reached a settlement of final payment. This invoice will now be paid.
2. **Pet By-Laws Review**: Few owners have large dogs which do not fall into the size allowed by the Space By-laws. It was noted that the interpretation of measuring the dogs has been taken differently. Therefore, the Strata Council decided to review and propose the change in this Bylaw to state the size and the measurement of the dogs more clearly to avoid any future problems. This will be discussed further and the By-law will be proposed at the Annual General Meeting.
3. **Deck and Lounge Rules**: Now that the days are getting clearer and residents have shown a strong interest in using the deck, barbecue and the lounge. The Strata Council decided to have some rules in place. The rules are currently under review and will be posted once finalized.
4. **Smart Product**: BC Hydro Power Smart conversion of fluorescent lamps and ballasts is completed. All the fluorescent lights and exit signs have been upgraded to energy efficient. The old lighting in the fitness room has also been replaced with a style that matches the décor. A certificate from the City of Vancouver for electrical inspection has been obtained and forwarded to the Strata for their records.

5. **Water Temperature:** It was reported that the water temperature in some of the suites is sometimes very high and sometimes the water is very cold. It was agreed to contact Latham's to look into that situation.
6. **Cameras in the Elevators:** The Property Manager reported that IHN Media cannot totally mute the sound of the TV in the elevators but can bring it down so it does not annoy the riders. Other buildings with the same system in place were visited by a Council member and reported that there have not been reports of any problems.
   Upon further review, it was moved/seconded to install cameras along with a TV in the elevators. CARRIED.
   These cameras will monitor and record all the activities in the elevator and also play a TV channel along with some commercials on the bottom of the screen. The Strata Council hopes that this system will help reduce the vandalism especially in elevators.

CORRESPONDENCE

Council then reviewed the items of correspondence received from or sent to the date of the meeting and the Property Manager was directed to issue responses.

NEW BUSINESS

1. **Mail Boxes:** New mail boxes have arrived. The Property Manager presented quotes to install the mail boxes and prepare the box in wall. Quotes were reviewed by the Strata Council in detail.
   Upon further review, it was moved\seconded to approve the quotes to install the new mail boxes. CARRIED.
   The contractor will be making arrangements with Canada Post and the mail boxes will be installed by mid July, 2007.

2. **Over Flow Drains**: The Property Manager presented a quote from a roofing company to repair the drains and install the cover plates on these overflow drains as many of the covers are missing. These quotes appeared too high. This will be reviewed further and more quotes will be obtained.

3. **Repairs and Maintenance:** The Property Manager presented a few quotes from handymen as obtained by the Resident Manager to perform minor repairs around the building. These quotes were reviewed and some repairs were approved by the Strata Council.

4. **Latham's:** The Property Manager presented two quotes which were received from Latham's for various electrical repairs. The quote to repair the make up air unit on the roof top was approved and the other required additional explanations.
   Latham's contract for preventative maintenance is also nearing its anniversary date and they have proposed a small increase in annual fee. The Strata Council discussed the increase and felt that it was merely a living expense increase.
   It was moved\seconded to approve the proposal from Latham's to renew the contract with a small fee increase. CARRIED.

5. **Graffiti Issues:** It was reported that the back wall has graffiti in many places and it should be removed. The Strata Council agreed and asked the Property Manager to have a professional remove the graffiti.

6. **Fitness Room - Various:** A few owners have requested that the fitness room should be open until 11:00 pm instead of the current closing time of 10:00 pm. The Strata Council discussed this issue and agreed to leave the fobs activated until 11:00 pm. There will be no access to the fitness room after 11:00 pm.

REMINDER

OWNERS ARE REMINDED NOT TO USE ANY CHEMICAL ON THE ELEVATOR PANELS IN AN ATTEMPT TO CLEAN THEM. THERE IS A SPECIAL CHEMICAL TO CLEAN THESE PANELS AND CAN ONLY BE USED ON THESE PANELS.

There being no further business, the meeting was adjourned at 9:17 pm. The next meeting will be held on July 18, 2007 at 6:30 p.m.

Parmjit Gill
Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900 (24 Hours)
www.crosbypm.com

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MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN LMS 2446
SPACE

Held on Wednesday, July 18, 2007
Within the Meeting Room
1238 Seymour Street
Vancouver, BC

COUNCIL IN ATTENDANCE:	Barry Promislow	President
	Peter White	Treasurer
	Mike McHolm	
	Patricia Raye	
	Valerie Richmond	
REGRETS:	Chris Schachtay	Vice-President
PROPERTY MANAGER:	Parmjit Gill	Crosby Property Management Ltd.

The meeting was called to order at 6:40 pm.

GUEST BUSINESS

There was no guest business.

CARETAKER BUSINESS

1. **Elevator Panels:** It was reported that elevator panels have some kind of sticky, glue alike substance that cleaners have had a hard time removing. The elevators panels look dirty. Residents are reminded to be careful with the panels as the cost to repair them and keep them clean is falling back to all of the owners.

2. **Exit Sign:** It was reported that the brand new exit sign above the fire exit on the north deck was vandalized. The Plexiglas cover was torn off and the sign was pulled apart. The electricians have been dispatched to repair the exit sign. Residents are reminded to report any suspicious activity.

3. **Air Vents:** Sprinkler room that had no air vents, was gathering the moisture within the room. Air vents have now been installed in the door.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Strata Council meeting Minutes of June 26, 2007 as distributed previously. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Treasurer, Mr. Peter White introduced the financial statements for June 2007 and answers to previous questions on April and May financial statements. Mr. White was satisfied with the answers that the Property Manager provided.

It was moved seconded to approve the financial statements for the months of April, May and June 2007. CARRIED.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. **Electrical Room – A\C Unit**: The Property Manager presented a quote to remove the existing A\C unit above the main electrical room door and install a proper exhaust fan to provide cooling ventilation for the room. The existing A\C unit does not provide cooling as the unit freezes up and blocks the air flow escape from the room. The current system is a design flaw and is a huge waste of energy. Repairs to this unit are estimated at $2,163.19.

   Upon a detailed review of the proposed estimate, it was moved/seconded to approve the repairs as estimated by All Spec Consulting Inc. CARRIED.

2. **Overflow Drains Repairs**: Overflow drains on the roof that is designed to be working in case of heavy rain, the main drains are plugged. These drains have small caps on them to have the water raised up to certain level before these drains come into force. Throughout the last winter, these drains have been in automatic use as the covers were blown off and the rain water was pounding on the 15th floor balconies. These drains are now reported fully repaired and the main drains were tested once again and all is running well.

3. **Ceiling Repair**: One of the ceilings that had a vinegar accident a while back is in need of repairs. Handyman David Reich was rewarded the job but he suggested getting a specialist to do the repairs with water resistant products. The Property Manager was instructed to have these repairs done as needed.

CORRESPONDENCE

Council then reviewed the items of correspondence received from or sent to the date of the meeting and the Property Manager was directed to issue responses.

NEW BUSINESS

1. **Infrared Testing:** Infrared testing was discussed and presented to the Council for a thorough review. This is the kind of camera that will locate wall, floor and ceiling water infiltration, roof leaks, moisture damage and building mold. Also known as thermal imaging, this can pinpoint the precise location of a leak and mark out the damaged area. This camera will be used to locate the water ingress problem on the 18th floor. The Property Manager was instructed to have the testing done.

2. **Over Flow Drains:** The Property Manager presented a quote from a roofing company to repair the drains and install the cover plates on these overflow drains as many of the covers are missing. These quotes appeared too high. This will be reviewed further and more quotes will be obtained.

3. **Repairs and Maintenance:** The Property Manager presented a quote from the handyman to flip the glass fence along the back of the building that people use as a ladder to climb on to the other side. This quote needs to be revised as only one section of fence needs to be flipped. Once the quote is revised, the repairs will be done.

4. **Mechanical Maintenance:** It was reported in Latham's service report and an estimate that one of the two re-circulation pumps is failing to operate serving the domestic hot water. Technicians had trouble locating the power source in the electrical room and needed further troubleshooting. The Strata Council discussed this issue and decided to have the service done at the price of $198.00 plus GST.

   It was also reported by Latham's that 2" domestic hot water pressure reducing valve will need to be replaced as it is failing to accept repair kits. Also the 3\4" check valve has failed serving the domestic hot water re-circulation system in the ceiling of the mechanical room and should be replaced. Latham's provided an estimate for both, for the amount of $2,445.00 plus GST.

   After a lengthy discussion, it was moved\seconded to approve the estimate to replace both valves serving the domestic hot water re-circulation system. CARRIED.

5. **Fitness Service Proposal:** A proposal was presented by one of the residents who is a business owner and resides in the building, to deliver a complimentary group gym orientation for residents of Space. The company known as Symmetrix Kinesiologists will spend time reviewing correct, effective use of the various pieces of equipment to ensure the safety of the users and increase the life of the equipment.

   Upon reviewing this proposal in depth, the Strata Council decided to accept the proposal from Symmetrix.

6. **Pressure Washing:** A quote for pressure washing the parkade and the back wall that has a lot of graffiti on it, was presented. After reviewing the quotes, the Council had a question to compare the estimates. Once prices are satisfied, the pressure washing will be approved.

7. **Fire Alarm – Violation:** A recent false fire alarm has shown much more trouble in the current fire panels. The Fire Chief attending the alarm was not happy with the findings that the Space's fire panel is not up to the current fire code and have advised to change the fire panel as-soon-as possible.

Upon receiving the violation tickets and advice from fire department, the estimate was obtained from Simplex Grinnell to change the fire panel. It was advised that current Edward's fire panels were taken off the market. The parts to repair these fire panels are very hard to find. Upon reviewing the whole situation and reviewing the estimate to change the fire panel, the Strata Council felt the need to have the fire panel changed immediately. The Strata Council asked to have a meeting with Simplex Grinnell on site to have a better understanding of the fire panels and the current situation. The Property Manager will set the meeting date and advise the Council.

The estimate provided by Simplex Grinnell is $156,500.00. This includes equipment, delivery, installation, patching, engineer's approval, drawings, and permits. Additional components may be required and that will be determined once the drawings are submitted for approval.

8. **Carpet Cleaning:** Carpets with high traffic areas are in need of cleaning again. A few areas that were recommended are the 3rd floor, 18th floor, partial cleaning on 9th, 11th and 21st floors and front and rear lobby mats, also all common areas on the main floor, including the lounge. Edenvale Restoration provided a quote to clean these carpeted areas at $1,835.00.

   After further discussion and seeing the need to clean the carpet, it was moved\seconded to approve the quote from Edenvale. CARRIED.

There being no further business, the meeting was adjourned at 9:40 pm. The next meeting will be held on August 22, 2007 at 6:30 p.m.

Parmjit Gill
Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900 (24 Hours)
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MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN LMS 2446
SPACE

Held on Wednesday, August 22, 2007
Within the Meeting Room
1238 Seymour Street
Vancouver, BC

COUNCIL IN ATTENDANCE:	Barry Promislow	President
	Chris Schachtay	Vice-President
	Peter White	Treasurer
	Mike McHolm	
	Patricia Raye	
	Valerie Richmond	
PROPERTY MANAGER:	Parmjit Gill	Crosby Property Management Ltd.

The meeting was called to order at 6:40 pm.

GUEST BUSINESS

Gerald Gasztoni of Arthome was invited to propose on the pot lights on the perimeter of the building. Few of the lights are rusted and burnt out and it is very difficult to find the same lights in market. Since these lights are merely a décor, the Strata Council requested that instead of changing all the lights with new ones, Gerald tries to work around fixing the fixtures as they currently areas changing all these lights can be very expensive.

CARETAKER BUSINESS

1. **Visitor Parking Issues**: Few problems were reported with visitor parking stalls. Some resident will park in visitor parking stalls for several hours to save the stall for friends, some visitors will park and come back and change the hours to extend the 12 hour maximum. Others just blame the signs pointing, they thought, for another stall. The Strata Council decided to change the signs to make them clearer and easier to understand.

   Owners\Residents are reminded that painting in the stairwell is a health and fire hazard. There is a workshop in the underground parkade level for minor wood work, etc., but it is not suitable for painting of any kind.

2. **Window Washing**: It was reported that all of the exterior windows have been cleaned and the glass railings at the back has also been cleaned.

3. **Power Wash**: The concrete walls next to the back lane, the back turn around and the sidewalk along Seymour Street have been power washed.

APPROVAL OF COUNCIL MEETING MINUTES

The Minutes were reviewed for the meting held July 18, 2007. It was reported in error that Space was issued a violation ticket. It was later found that it was not a violation ticket; instead it was merely a suggestion and recommendations to the Strata Council.

It was moved/seconded to approve the Strata Council meeting Minutes of July 18, 2007 as amended. CARRIED.

It was moved\seconded to approve the Special Council meeting Minutes of August 1, 2007 as distributed previously. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

Since the fiscal year end is July for Space, Crosby Property Management had not closed the books for the year yet as it takes at least 15 days for all the pending invoices to roll in. Therefore, July 2007 financial statements were tabled until the next Council meeting.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. **Infrared Testing**: Infrared testing was performed on a few units on the lower level with a mild problem of moisture in the walls\ceilings due to dryer ducts not being cleaned properly. Full reports with digital views were provided and the results are very impressive.

   An estimate was provided by Insight Imaging for other tests on units between the 20th and 18th floors. The cost for this testing is $145 per hour, the total time estimated at about 8 hours. Upon further review and discussion, the Strata Council approved this estimate.

2. **Fire Panel**: The fire panel was further investigated with the Fire Department and its original installer Edwards. According to the Fire Department, Space was not issued any violation ticket, instead it was a list of deficiencies which the Strata may consider having repairs done. GE Edwards was called to investigate the fire panel and advise the current condition of fire panel and its parts. GE Edwards reported that there is no problem with finding parts but may be in few years. GE also reported that the fire panel does not need to be changed immediately but Strata should consider budgeting for replacement in the next few years. GE Edwards reported minor deficiencies that will need repair. Due

to the age of detectors they also suggested changing all the smoke detectors. The Strata Council will discuss this further as they prepare the budget for next fiscal year.

3. **Employee Update:** The Strata Council's designated Human Resources personnel reported the outcome of their meeting with Space employees for performance review which further defined their responsibilities\duties. Complaints and compliments from some owners were also taken into consideration.

CORRESPONDENCE

Various items of correspondence (mostly related to the reference of Space employees) were presented to the Strata Council. Items of correspondence were as followed:

- Letter from John Coffey (Tradesman).
- Letter from David Reich (Tradesman)
- Letter from Units 304, 605, 610, 706, 1007, 1010, 1708, 2104

The Strata Council appreciates the efforts of residents and thanks them for their time for this valuable input.

NEW BUSINESS

1. **Landscaping:** An estimate to create a lush garden in the north end of the inner patio area, where there is currently small plants and some grass. New proposed plants will be mainly shrubs, flowering and some evergreen plants and some raspberry canes. Realizing the estimated cost for all this at $6,365 + GST, the Strata Council felt no urgency to this and decided to defer this estimate for now.

2. **Electrical Room – Second A\C Unit:** The Property Manager presented a quote to remove the second A\C unit at the far end of the electrical room and dispose of the unit. A grill and mesh for birds and rodents will be installed. This will improve air flow. These repairs are estimated at $675.00 + tax.

   Upon a detailed review of the proposed estimate, it was moved/seconded to approve the repairs as estimated by All Spec Consulting Inc. CARRIED.

3. **Air Compressor in Bike Room:** Quotes were presented to install an air compressor in the bike room. This quote was only to run a circuit and install a 120 volt in the bike room area. This estimate from Houle Electric was for $420.

   It was moved\seconded to approve this estimate to install the air compressor in bike room area. Mr. Peter White was not in favour of having an air compressor in the bike room and suggested having a hand pump instead. CARRIED.

4. **Parkade Pressure Washing:** The Property Manager presented quotes to have the parkade pressure washed. Performance Highrise provided two different quotes, one to wash the parkade with hot water treatment which will provide a much better cleaning. The second one was washing with cold water and the price was much lower.

   Upon further review, it was moved\seconded to pressure wash the parkade as quoted by Performance Highrise. CARRIED.

5. **Water Temperature:** Latham's reported upon their investigation some cross connections and pressure fluctuations with the domestic hot\cold water system for the first three floors. Further investigation is needed in order to find the exact problem area. Access to all the suites on the first three floors will be required. To carry out this investigation, Latham's provided an estimate at the price of $1,550 + GST (additional time may be required at additional price).

   Upon reviewing this proposal in depth, the Strata Council felt that this was urgent. It was then moved\seconded to approve the estimate from Latham's to investigate the water temperature. CARRIED.

6. **Barbecue Party:** Owners are advised that this year's barbecue party has been cancelled as there were not enough volunteers to have it arranged. The Strata Council hopes to arrange the barbecue next year.

There being no further business, the meeting was adjourned at 10:10 pm. The next meeting will be held on September 27, 2007 at 6:30 p.m.

Parmjit Gill
Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900 (24 Hours)
www.crosbypm.com

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MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN LMS 2446
SPACE

Held on Thursday, September 27, 2007
Within the Meeting Room
1238 Seymour Street
Vancouver, BC

COUNCIL IN ATTENDANCE:	Barry Promislow	President
	Chris Schachtay	Vice-President
	Peter White	Treasurer
	Mike McHolm	
	Patricia Raye	
	Valerie Richmond	
PROPERTY MANAGER:	Parmjit Gill	Crosby Property Management Ltd.

The meeting was called to order at 6:30 pm.

GUEST BUSINESS

A few owners attended the meeting to gather some information on Strata's insurance coverage for the units that are affected by the flood that occurred recently due to a faulty toilet and a faulty valve. Five units were affected by the flood and damage will exceed the Strata's $25,000 deductable. Residents are urged to carry sufficient home insurance.

CARETAKER BUSINESS

The Resident Manager was off from duty, therefore he was unable to attend the meeting but he did send his report. His report was reviewed and discussed by the Strata Council members.

APPROVAL OF COUNCIL MEETING MINUTES

The Minutes were reviewed for the meting held August 22, 2007. It was moved/seconded to approve the Strata Council meeting Minutes of July 18, 2007 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Treasurer reviewed the financial statements for the months of July and August, 2007 with fellow Council members. Enquiry was made on the journal entries for power smart project invoices. The Property Manager will follow up on that.

It was moved\seconded to approve the financial statements for the months of July and August, 2007 subject to the pending answer on inquiry on the journal entries. CARRIED.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. **Employee Update**: A letter was distributed by an owner requesting other owners support the Resident Manager. The response has been overwhelming from the owners. All the letters were read and discussed at length. Owners are advised that it was never the Strata Council's intention to let go of either one of the employees of Space. Performance reviews were done following a small number of complaints just to make sure they understand their duties, responsibilities and what is expected from them. All matters have been communicated with both employees and the Strata Council is optimistic that all issues will be resolved with further discussion.

   The Strata Council thanks all owners who took their very valuable time and wrote letters, e-mails and made phone calls. Your support and interest in such matters is much appreciated.

CORRESPONDENCE

Various items of correspondence (mostly related to the reference of Space employees) were presented to the Strata Council.

The Strata Council appreciates the efforts of residents and thanks them for their time for this valuable input.

NEW BUSINESS

1. **Mail Box Wall:** An estimate was presented from David Reich to finish the wall surrounding the mailboxes. As agreed by the Strata Council members previously to repair and paint the wall to match the rest of the wall.

   It was moved\seconded to approve the quote to finish the wall. CARREID.

2. **Third Floor Hallway**: It was reported that the walls of hallways on third floor have been damaged due to ongoing renovations in one of the suite. The most significant damage was reportedly done by the contractors who did the renovations. Originally the owner agreed to pay half of the cost to repair and paint the walls but the Strata Council felt that if the damages are done by an owner or their contractor, then the repairs should be charged back to the owner in full and they may collect from their contractors. Therefore the request to cover half of the cost was denied.

3. **Flood:** Owners are advised that a recent flood on the 21st floor was the cause of a faulty shutoff valve along with the plugged toilet. The Strata Council is urging all owners to **change the valves** to save from this kind of damage. Some owners did sign up on the sheet where the Strata Council offered to arrange to have the shutoff valves and thermostats changed in order to receive a bulk price. The Strata Council is in process of obtaining quotes. If you are interested and have not signed up yet, you still have a chance to sign up for that. If you are interested, please contact your Resident Manager.

4. **Motor Bike Parking Space:** Two parking spots in the parkade which have been used by residents to park their motorcycles have come under dispute. Since this is a limited common property, the Strata Council is requesting owners interested in either parking spot submit their bids for monthly rental. Bids will then be opened at the Annual General Meeting and the parking stalls will be awarded to the highest bidder (for rent only). Until then the parking stall must be used on a first come first served basis and there should be no dispute. Bids must be submitted in c\o Crosby Property Management Ltd. no latter than October 20, 2007.

5. **New Budget:** The new budget for the fiscal year of 2007-2008 was presented and discussed by the Council members. Significant fee increases are necessary for this budget. Fees have not been increased enough in past few years. The building is 11 years old and equipment such as pumps, motors, valves in the water systems have to be replaced. Costs for painting and general upkeep of the building were also higher than predicted. The Operating Cost report did not give warning of the deficit until the last month of the financial year.

   It was moved\seconded to approve the budget to be presented to owners for approval at the Annual General Meeting. CARRIED.

6. **Bylaws:** In review of current expenses of Space, it was noted that a few changes in the current Bylaws are necessary. The cost of normal wear and tear repairs seemed too high and most of it is coming from move in and move out activities. Some costs related to moving activities are for monitoring moves, repair and paint of the hallways and other common areas, dirty carpet, maintenance of elevators, change in keys/fobs and changing names on the Enterphone. Bylaws will be presented to increase the move in/out fee and also to have the damage deposit for renovations.

   It was moved\seconded to approve the Bylaws to be presented to owners for approval at the Annual General Meeting. CARRIED.

7. **Mailbox Locks:** Since mailboxes are Strata's property, the possibility of broken locks and keys was discussed. It was agreed that if any lock was damaged or the key was lost or broken, the owners must report it to the Strata to have it fixed. Please do not call anyone to fix the mailbox. The mailboxes are brand new and very expensive; therefore it is our duty to make sure they last a long time. You may report to the Resident Manager for immediate repairs.

There being no further business, the meeting was adjourned at 9:35 pm. The next meeting will be Annual General Meeting to be held on Wednesday, October 24, 2007 at 7:00 p.m.



Parmjit Gill
Property Manager
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MINUTES
OF THE ANNUAL GENERAL MEETING
THE OWNERS STRATA PLAN LMS 2446
SPACE

Held on Wednesday, October 24, 2007
Within the Meeting Room
1238 Seymour Street, Vancouver, BC

The meeting was called to order by Barry Promislow, President at 7:05pm.

An owner asked at this time that all guests be asked to leave the meeting. Following a brief discussion the President asked that although the Council had asked the Resident Manager to attend this meeting, it is better that he leaves the room.

Crosby Property Management Ltd. was represented by Fern Barker, Senior Property Manager and Parmjit Gill, Property Manager.

CALLING THE ROLL AND CERTIFICATION OF PROXIES

The attendance register confirmed at the time of commencement of the meeting there were 62 eligible voters in attendance and 21 represented by proxy for a total of 83. The quorum requirements had been achieved, and the meeting proceeded.

PROOF OF NOTICE & RECEIPT OF FINANCIAL STATEMENTS

It was moved/seconded that the notice dated October 4, 2007 complied with the notice requirements and that the financial statements had been received. CARRIED.

APPROVAL OF GENERAL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Annual General Meeting held October 24, 2006 as circulated. CARRIED.

PRESIDENT'S REPORT

President's Report
October 24, 2007

The past year has been a year of change for your Strata Council. We have had a number of changes to the Property Manager provided by Crosby Property Management Ltd. and have, for the last several months, had the most capable Ms. Parmjit Gill in that position.

We have dealt with the interaction of new and old employees and, as you have been unfortunately made all too well aware of, have had to spend an inordinate amount of time dealing with the same. In that regard, I would like to single out Ms. Valerie Richmond and Mr. Mike McHolm for the many, many hours they have spent in dealing with this vexing problem.

As you will have noted from the financial information provided to you, we have with this building now over a decade old, found ourselves reaching a position where we have to take greater concern with maintenance and repair. We have for several years included in the budget an allowance to fund future roof and building envelope expenses – a move that is most fiscally responsible. During the last year we have spent exceptional amounts of money in plumbing and equipment repairs as time has acted on these components of the building. In addition, negligence and inadvertent actions or lack of actions on owners and tenants have led to several serious water damage situations and, while insurance in part is available for rectification, the policy does contain a large $25,000.00 deductible and that has to be paid by the owners.

Owners have been warned that each should look very carefully at the condition of their respective plumbing and electrical equipment and take the time and the minimum expense to check them for wear and tear.

Strata Council has this year been faced with numerous complaints by owners regarding water ingress, especially in the top floors of the tower. I am most proud of having discovered a new company that has developed a means to locate water ingress by means of an infra-red camera rather than physical destruction of walls and we have successfully deployed them in located several problems and in finding solutions to these problems at minimum expense. In one case the building's engineering company RDH Engineering performed some test indicating that the problem might be coming from the upper floor balcony. They were prepared to partially destroy the owner's wall (which would have then been restored by Strata) but Insight was able to locate the problem without any constructional intervention and determine that the water was caused by improper flashing on the corner parapet. They determined that the error may be germane to each of the four corners and we can look to repair before any damage occur.

For several years Council was overcome with the problems inherent in the building envelope repair. During that period Council member, Mr. Peter White, an engineer by profession, devoted considerable hours dealing with the contractors and engineers in resolving the issue. In later years Council dealt with the financial aftermath of that issue and Council's major time and effort was in obtaining redress for the problem and dealing with the litigation and mediation that led to resolution. To some degree I, as an attorney, assisted in dealing with the same.

This last year we enjoyed the fruits of the past by using some of the moneys received to betterment of the building. We upgraded the elevators, we constructed a gym in space that had been theretofore underutilized. We replaced the mailboxes that had outlived their usefulness (and in fact were a security problem), and we set about redeveloping the equally underused bike room into needed storage lockers – an effort which unfortunately was not completed due to the civic strike which has held up the necessary permit available only after the design had been completed.

The last year, as I have indicated, also saw a very large expenditure (by and large unanticipated) in building repairs, necessitating an increase in this year's budget to fund the same. The increase is overdue. You have to vote on the same this evening. I urge you to do so. Should you defeat the fees increase, we will have to find means to meet the reduced fees – what should we cut out? We have, over the last year, increased the security component to seven nights and we have had a corresponding substantial reduction in thefts and break-ins to vehicles. Should we reduce that? We have increased the cleaning staff by adding to the work done by the very competent Julio and Jayde a part-time employee cleaning two days each week. Should we eliminate her? We have increased expenses by installing the

gym. Should we shut it down? Foremost we continue to search out and repair the physical problems that plague us and, should be eliminate that, we run the risk of far more serious damage in the future. I can in fact with personal knowledge point out the danger of such actions. I am professionally at the moment dealing with a small 38 unit townhouse development which was for many years since its erection in 1980 owned primarily by investors who ignored the ongoing state of decay until now there is a major problem and led by four owner occupiers is forcing the other owners to, for all intents and purposes, just walk away from their investment unless we can find a way that the four can force all to pay for what now amounts to several millions of dollars in repairs. But I am taking away some of the paper that no doubt Mr. White, who has for the last two years most capably acted as Treasurer, has also prepared for you. I could not conclude this portion of my remarks without urging you to make sure that you return Mr. White to Council next year for we need his enormous efforts in keeping the budget increases as low as possible. He has been vigilant in checking each and every expenditure for possible savings.

There are other motions for consideration this evening. We have over the last year dealt with an enormous increase in rental units. Many of our former owners taking advantage of the real estate boom have sold their units to investors who have taken very little pain in ensuring that their tenants are good citizens. We have over the last year spent over $20,000.00 in repairing and repainting, primarily redoing damage caused by move ins. While not all move ins do damage, the hope is that (1) the damage will be avoided; and (2) by increasing the move in fee and creating a separate account for damage deposit, the damage will be reduced and if not it will be paid for other than increasing assessments to all owners. In the same light, it is deemed expedient to curtail rampant rentals. Those who purchased with rental ability in mind will not be affected. The change is not retroactive. It has been suggested to me that the limitation of rentals reduces the marketability of the suite for those looking to sell. That may be correct to a small degree. However, the industry now recognizes that rental limitations make for a better maintained building and those rental restricted buildings are selling at a premium. There may be slightly fewer buyers in this category, but they are prepared to pay more for the suite. If every suite in this building were rented out (and there would be several hundred of owners) there would be no one here to watch and take care. We are over 50% rentals now – please let us reduce this to no more than 25%. It will enhance, not destroy your investment.

Finally, let me say that it has been my pleasure this last year to work with such a dedicated and hard working Council and as well as those that I have otherwise specifically praised, I would add as well the pleasure it has been working with Chris Shachtay and Patricia Raye. My job as President has been so much easier because of such a loyal and dedicated Council.

I am pleased that this year many more owners have put their names forward to run for Council. It is a worthwhile task and rewarding to see your efforts reflected in the betterment for all.

Thank you again.

Barry J. Promislow

REPORT ON INSURANCE COVERAGE

It was moved/seconded that the report on insurance coverage had been received. CARRIED.

TREASURER'S REPORT

The Treasurer had included his report in the agenda package however reviewed the cost overruns again. He noted that the window cleaning had been done three times during this fiscal year as a result of the construction of the building opposite on Seymour. As well electricity had exceeded the budget, an insurance deductible of $500 had been incurred and building repairs and upkeep had taken place. The financial statements had showed a surplus until the 11th month when several outstanding invoices were received and posted to this year.

Questions were:

- why three window cleanings were necessary, could only the Seymour side be cleaned
- can the cost of the extra cleaning be collected from Cressy Development
- the handy man took too long to complete jobs, can owners do these jobs at a better price
- why has the management fees been allowed to increase and why not out to tender
- has Crosby Property Management been put on notice and has the Strata council gone out for quotations to replace Crosby with a more cost effective company
- Crosby did not fix the sprinklers in the back for 2 years, they are spending money they should not
- an owner received a letter that his daughter should not be playing soccer on the newly planted grass in the back and the owner was angry that Crosby had sent him a letter
- is there a sign in book for all trades who are on site
- are Latham's hours on site on their invoicing and is it controlled; trades may think that the building has lots of money and therefore waste it on unnecessary work
- why is Crosby (for their $45,000 per year) not coming up with ways to save money and owners have to do everything
- was the Treasurer not reviewing the financial statements and knowing what invoices were coming in
- was the deficit part of the insurance in the last part of the year
- why is the repairs & maintenance so much over budget if invoices for Latham's should have been coded to mechanical
- what is covered under administration
- what is the salary and suite rent for the resident manager and where is that shown.

The Senior Property Manager from Crosby Property Management Ltd. spoke at that point and explained that the management fee includes not only the Property Manager that you see attend the meetings, but as well as full accounting department who collect, record and follow up on strata maintenance fees, pay bills on behalf of the strata, assistants who look after everything from photocopying, mailings, typing of minutes and notices, and as well as full 24hr emergency line.. Crosby Property Management Ltd. also produces Form F's and B's, process of collections, liens and title searches on behalf of the Strata Corporation. She suggested that rather than discussion at this point with regard to Crosby Property Management and the services provided, due to the lateness of the hour the meeting proceed addressing the items on the agenda.

One of the Council members questioned the Treasurer on several of the line items as well and felt there could have been savings by controlling Latham's hours and not hiring additional cleaning staff.

An owner also spoke with regard to the resident manager taking cash for moves as he wanted to be sure that the cash was being controlled properly. He talked about the number of moves in and out of the building and had calculated that the revenue did not match the number of moves. The Property Manager

advised of the amount of the moving fee and how the cash and or cheques were turned over at the end of the month. It was also addressed that it has been a procedure of previous Strata Councils that owners may pay cash ro the Resident Manager.

The Treasurer responded that:

- part of the problem with the major overruns was a result of paying the insurance in the last part of the year and not setting the money aside for the prepayment
- yes, the Strata Council had been in contact with other management companies, some of whose rates were much higher, others who could not handle the accounting for such a large property
- there is a sign in book for trades and it is being used
- additional cleaning staff had been hired and extra painting and upgrading to the elevator panels and elevator had been done. A lot of these repairs are due to constant renovations and move ins/outs
- Latham's do show their hours on site and work done
- the Council does monitor the spending of the strata and the work done on a monthly basis, however had not anticipated the additional invoices coming in at the end of the fiscal year
- the over expenditure in repairs and maintenance again was as a result of building repairs to several suites as a result of a roof and building exterior issue and the additional work done around the building throughout the year.

The Treasurer also advised owners that the Council members are owners as well and would also have to pay the increase in maintenance fees, therefore, as owners, are very concerned with what was spent. The President, Treasurer and other Council Members had put in an extraordinarily number of hours dealing with community issues, home warranty and developer issues as well as personnel issues over the many years. Owners were reminded that any surpluses that may occur stay with the owners and that the budget funds are not just spent because the money is there. Any surplus in the following year could be put towards reducing fees or toward the CRF.

It was moved/seconded to adopt the budget for the fiscal year August 2007 to July 2008 as presented, with the condition that the Strata Council explores options to reduce the budget line items and effect some savings.

An owner said he would not approve the increase in maintenance fees as it was too high. The Treasurer asked where to cut and what maintenance could not be done next year.

A Council Member asked what if the budget is just not approved. The Treasurer responded that there would be no budget to operate on and that the Council and Treasurer in particular had spent a significant amount of time preparing the budget being presented. The Property Manager advised that an SGM would need to be called to approve a budget for the year which would be fairly costly for the strata.

The motion was called and the budget was accepted as presented.

APPROVAL OF PROPOSED OPERATING BUDGET

It was moved/seconded to approve the proposed operating budget(s) as circulated for the fiscal year August 2007 to July 2008.

The use of the CRF was discussed and an owner advised he disagreed with use of the CRF to pay for a deficit and was advised that if the resolution to use the CRF was not approved, the maintenance fees would need to be increased by the $80,000 to cover the deficit. The Treasurer explained as well that over the past couple of years approximately $71,000 had been allocated to the CRF.

Ballots were completed and counted with 80 owners in favour, 3 opposed, zero abstaining. CARRIED.

PLEASE SEND (12) TWELVE POST-DATED CHEQUES PAYABLE TO STRATA PLAN LMS 2446. ANY CHANGE IN STRATA FEES IS EFFECTIVE FROM AUGUST 2007.

THERE IS A CHANGE IN STRATA FEES, ANY OWNER ON P.A.P. WILL AUTOMATICALLY HAVE THEIR WITHDRAWAL FOR STRATA FEES ADJUSTED ON DECEMBER 1, 2007. PLEASE NOTE, THIS WILL BE RETROACTIVE BASED ON THE FISCAL YEAR END.

OWNERS THAT PAY THEIR STRATA FEES THROUGH AUTOMATIC E-BANKING MUST RE-SUBMIT THE NEW STRATA FEE AMOUNT FOR FUTURE MONTHS AS WELL AS ANY RETROACTIVE PAYMENT.

If you have any questions regarding your account, please contact Gordon Tsoi in our Accounting Department at 604-689-6936.

ELECTION OF COUNCIL

At this point in the meeting several owners were leaving and it was felt that the election of the Council should be held at this point.

Volunteering and nominated:

Peter White	908	Adora Provinciano	309
Barry Promislow	1401	Neil Didcott	707
Mike McHolme	903	Shana Low	910
Patricia Rae	101	Joshua Lesosky	305
Mitchell Kenyon	901	Channa Pelpola	1704
Gina Iuliano	804		

As the ballots were being counted by two volunteer scrutineers, the meeting continued.

CONSIDERATION OF RESOLUTION "A" 3/4 VOTE –
OPERATING FUND DEFICIT RECOVERY

It was moved/seconded to approve Resolution "A" as follows:

BE IT RESOLVED by a 3/4 vote of the owners Strata Plan LMS 2446, Space that the Strata Council be authorized to expend an amount not to exceed the sum of $80,225 for the purpose of 2006/2007 operating fund deficit reduction. This expenditure is to be funded by a withdrawal from the Contingency Reserve Fund.

Discussion
An owner asked what happens if the expenditure from the Contingency Reserve Fund is not approved.

There will be a special levy to cover the deficit or the strata fees will have to be increased in addition to what the increase already is.

Following the discussion, the Chairperson called for the vote, the result being 80 IN FAVOUR, 3 OPPOSED, 0 ABSTAINED. CARRIED.

CONSIDERATION OF RESOLUTION "B" 3/4 VOTE
BYLAW AMENDMENT - PETS (DOG SIZE)
(Measurement Diagram Attached)

It was moved/seconded to approve Resolution "B" as follows:

Preamble
Some owners have dogs that are larger than allowed in the current Bylaws of Space. The Strata Council is proposing a very clear and easy to understand meaning of measurement (attached). Currently there is one dog that is oversized according to Space Bylaws but passes according to a veterinarian's measurement. The Strata Council agreed to grandfather the dog under the new By-law.

BE IT RESOLVED by a 3/4 vote of the owners Strata Plan LMS 2446, Space hereby repeal the Strata Corporation's currently registered Bylaw 5.12 as follows:

5. Pets

5.12 No adult dogs exceeding 16" in height measured from floor to shoulders and two feet in length measured from shoulders to rump other than those already owned by first time owner as Space shall be allowed.

Replace with following:

5. Pets

5.12 No adult dogs exceeding 16" in height measured from floor to Withers (the top of the Scapula or Shoulder Blade) or 24" in length measured from the Shoulders to the Rump, other than those already owned by first time owners at Space, shall be allowed.

Discussion
A Council Member explained the reason for the Bylaw amendment being more clarification of how to properly measure dogs. Following a brief discussion with regard to whether it should be rump or spur and just because a dog is large does not necessarily mean it is aggressive. A question was raised if the insurance coverage for the Strata covers vicious dogs.

Following the discussion, the Chairperson called for the vote, the result being 60 IN FAVOUR, 13 OPPOSED, 10 ABSTAINED. CARRIED.

CONSIDERATION OF RESOLUTION "C" 3/4 VOTE
BYLAW AMENDMENT – RENOVATIONS DAMAGE DEPOSIT

It was moved/seconded to approve Resolution "C" as follows:

Preamble:
The Strata Council is proposing revisions to the current Bylaw 9 to charge a refundable damage deposit for renovations within the suites. The wear and tear on the building is costly and a lot of it is due to frequent renovations. A small damage deposit will help remind owners to exercise care of the building or they will lose their deposit funds.

BE IT RESOLVED by a 3/4 vote of the owners Strata Plan LMS 2446, Space to hereby adopt Bylaw 9.7 and amend the current Bylaw 9.7 which will now become Bylaw 9.8 as follows:

9. Renovations/alterations

9.7 A resident must pay a refundable damage deposit of $200.00, when renovating, 48 hours prior to renovations taking place and any expenses incurred by the Strata Corporation attributable to the resident and all fines levied will be deducted from the deposit.

9.8 An owner in contravention of Bylaws 9.1 to 9.7 (inclusive) shall be subject to a fine of $200.00 for each contravention, as well as be responsible for any clean up or repair costs.

Discussion
A brief discussion took place with regard to control of the charge backs and how that would be properly handled. The Council President advised that any hold backs would be dealt with by Council in the same manner as chargebacks are handled, on an individual basis. A deposit generally makes owners a bit more responsible.

Following the discussion, the Chairperson called for the vote, the result being 53 IN FAVOUR, 16 OPPOSED, 14 ABSTAINED. CARRIED.

CONSIDERATION OF RESOLUTION "D" 3/4 VOTE
BYLAW AMENDMENT – MOVING IN/OUT FEE

It was moved/seconded to approve Resolution "D" as follows:

Preamble
The Strata Council is proposing revisions to the current Bylaw to increase the move in/out fee. This is proposed with the concerns of high cost of repairs and maintenance of the building and a lot of the costs are arising from the move in and out activities. A small increase in non-refundable move in/out fee will be a small help to offset the ongoing maintenance costs.

BE IT RESOLVED by a 3/4 vote of the owners Strata Plan LMS 2446, Space to hereby repeal the currently registered Bylaw 40.8 as follows: and replace said Bylaw with the following:

40. Moving in/out procedures

40.8 In addition to the deposit in 40.7 a non-refundable move in fee of $150.00 will be charged for each move into the building.

Replace with following:

40. Moving in/out procedures

40.8 In addition to the deposit in 40.7 a non-refundable move in fee of $200.00 will be charged for each move into the building.

Discussion
A brief discussion took place with regard to the moving fee being comparable to other properties and that this would bring it in line with other properties. A suggestion that to stop people moving without pre booking, cameras should be put on the doors of the elevators. An owner again wanted to have all moneys paid by cheque and for the Resident Manager not to accept any cash.

Following the discussion, the Chairperson called for the vote, the result being 48 IN FAVOUR, 11 OPPOSED, 24 ABSTAINED. CARRIED.

GENERAL DISCUSSION

One of the Council Members explained the reasons for the delays in getting the lockers built was a result of not yet having the City permits. A question with regard to selling vs. renting the lockers was raised, which the Strata Council will revisit during the year.

An owner spoke and felt that the bottles in recycling should not be picked up by the Resident Manager but rather someone should take them in and the money should go into general revenue or be given to charity.

Another owner wanted to know who made the bylaw with regard to the age limit in the gym being 19 or older. He wanted his daughter to be able to access the gym with a waiver form as he felt she was in better condition and knew how to use the equipment better than any of those using the gym. The Council agreed to accept the waiver and allow this owner's daughter to use the gym.

An owner wanted to know when the repairs from the previous water ingress would be done as the drywall had been removed in her suite. The Treasurer advised that it would probably be early spring. An owner wanted to know if the Property Manager could advise as to the work which needed to be done in the suite and the building envelope. The Property Manager responded that direction would need to come from the engineers.

An owner commented that the colour of the overhangs was not pleasing and thought they should be repainted. A discussion on the intent of that particular colour took place.

ELECTION OF COUNCIL

Those persons elected to the Council at this meeting will hold office until the next Annual General Meeting.

The Council election ballots having been counted the elected Council was announced. The following persons agreed to stand for Council:

Barry Promislow	President
Mike McHolme	Vice President
Peter White	Treasurer
Gina Iuliano	
Mitchell Kenyon	
Adora Provinciano	
Channa Pelpola	

The above were declared elected by acclamation.

It was moved/seconded that the ballots be destroyed. CARRIED

There being no further business, the meeting was adjourned at 10:30 pm.

An owner asked that following the close of the meeting if the remaining owners would stay and discuss Crosby Property Management. Owners did not stay and the elected Council met with the Property Manager to elect the Council positions and set the dates for the following Council meetings.

Parmjit Gill
Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office #(604) 683-8900
www.crosbypm.com

Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.

LMS 2446 - SPACE
Approved Budget
Aug 01, 2007 to Jul 31, 2008

INCOME	
FEES	
Operating Fund Contribution	580,849
TOTAL FEES	**580,849**
Bylaw/Late Pymt Fine	4,000
Common Room/Guest Suite Income	500
Garage Door Openers	400
Interest Income	1,200
Miscellaneous Income	1,500
Move In/Out Fee Revenue	9,600
Rental-Strata's Suite	7,200
Security Card/Key Income	600
TOTAL INCOME	**605,849**
EXPENSES	
OPERATING EXPENSES	
Administration	14,000
Audit	318
Bank Charges/Interest	120
Strata's Suite-Property Taxes	650
Strata's Suite-Strata Fee	2,638
Caretaker Wages & Benefits	38,000
Door/Gate	2,000
Electrical Repairs/Maintenance	20,000
Electricity	35,000
Elevator Maintenance	17,000
Fire Equip Mtce/Monitoring	13,000
Garbage Removal	13,500
Gas	56,000
Grounds-Maintenance	14,000
Insurance	40,000
Insurance Deductible	10,000
Janitorial Services	38,500
Legal Fees	200
Management Fees	45,341
Mechanical Maintenance	80,000
Recreation Facilities/Amenity-Maintenance	800
Repair & Maintenance	28,600
Security Services	51,682
Supplies	7,500
Water/Sewer	31,000
Window Cleaning	21,000
TOTAL OPERATING EXPENSES	**580,849**
Reserve-Building Envelope/Roof	25,000
TOTAL EXPENSES	**605,849**
CURRENT YEAR SURPLUS/(DEFICIT)	**0**
Operating Surplus (Deficit) B/F	(80,225)
ENDING OP SURPLUS/(DEFICIT)	**(80,225)**

LMS 2446 - SPACE
Approved Fee Schedule
Aug 01, 2007 to Jul 31, 2008

Strata Lot #	Unit Address	Unit Entitlements	Monthly Fees
1	#101 - 1238 SEYMOUR ST	106	373.02
2	#102 - 1238 SEYMOUR ST	130	457.47
3	#103 - 1238 SEYMOUR ST	65	228.74
4	#104 - 1238 SEYMOUR ST	128	450.43
5	#105 - 1238 SEYMOUR ST	108	380.05
6	#106 - 1238 SEYMOUR ST	103	362.46
7	#107 - 1238 SEYMOUR ST	63	221.70
8	#108 - 1238 SEYMOUR ST	81	285.04
9	#109 - 1238 SEYMOUR ST	97	341.34
10	#201 - 1238 SEYMOUR ST	102	358.94
11	#202 - 1238 SEYMOUR ST	96	337.83
12	#203 - 1238 SEYMOUR ST	76	267.45
13	#204 - 1238 SEYMOUR ST	74	260.41
14	#205 - 1238 SEYMOUR ST	96	337.83
15	#206 - 1238 SEYMOUR ST	109	383.57
16	#207 - 1238 SEYMOUR ST	102	358.94
17	#208 - 1238 SEYMOUR ST	67	235.77
18	#209 - 1238 SEYMOUR ST	82	288.56
19	#210 - 1238 SEYMOUR ST	80	281.52
20	#211 - 1238 SEYMOUR ST	83	292.08
21	#212 - 1238 SEYMOUR ST	75	263.93
22	#213 - 1238 SEYMOUR ST	51	179.47
23	#214 - 1238 SEYMOUR ST	51	179.47
24	#215 - 1238 SEYMOUR ST	76	267.45
25	#216 - 1238 SEYMOUR ST	63	221.70
26	#301 - 1238 SEYMOUR ST	103	362.46
27	#302 - 1238 SEYMOUR ST	70	246.33
28	#303 - 1238 SEYMOUR ST	86	302.64
29	#304 - 1238 SEYMOUR ST	84	295.60
30	#305 - 1238 SEYMOUR ST	58	204.10
31	#306 - 1238 SEYMOUR ST	57	200.58
32	#307 - 1238 SEYMOUR ST	87	306.15
33	#308 - 1238 SEYMOUR ST	86	302.64
34	#309 - 1238 SEYMOUR ST	90	316.71
35	#310 - 1238 SEYMOUR ST	89	313.19
36	#311 - 1238 SEYMOUR ST	104	365.98
37	#312 - 1238 SEYMOUR ST	67	235.77
38	#313 - 1238 SEYMOUR ST	81	285.04
39	#314 - 1238 SEYMOUR ST	81	285.04
40	#315 - 1238 SEYMOUR ST	83	292.08
41	#316 - 1238 SEYMOUR ST	76	267.45
42	#317 - 1238 SEYMOUR ST	51	179.47
43	#318 - 1238 SEYMOUR ST	51	179.47
44	#319 - 1238 SEYMOUR ST	76	267.45
45	#320 - 1238 SEYMOUR ST	64	225.22
46	#321 - 1238 SEYMOUR ST	87	306.15
47	#322 - 1238 SEYMOUR ST	69	242.81
48	#401 - 1238 SEYMOUR ST	45	158.36
49	#402 - 1238 SEYMOUR ST	87	306.15
50	#403 - 1238 SEYMOUR ST	57	200.58
51	#404 - 1238 SEYMOUR ST	57	200.58
52	#405 - 1238 SEYMOUR ST	94	330.79
53	#406 - 1238 SEYMOUR ST	45	158.36
54	#407 - 1238 SEYMOUR ST	42	147.80
55	#408 - 1238 SEYMOUR ST	77	270.96
56	#409 - 1238 SEYMOUR ST	51	179.47
57	#410 - 1238 SEYMOUR ST	51	179.47

LMS 2446 - SPACE
Approved Fee Schedule
Aug 01, 2007 to Jul 31, 2008

Strata Lot #	Unit Address	Unit Entitlements	Monthly Fees
58	#411 - 1238 SEYMOUR ST	56	197.06
59	#412 - 1238 SEYMOUR ST	43	151.32
60	#501 - 1238 SEYMOUR ST	52	182.99
61	#502 - 1238 SEYMOUR ST	80	281.52
62	#503 - 1238 SEYMOUR ST	57	200.58
63	#504 - 1238 SEYMOUR ST	57	200.58
64	#505 - 1238 SEYMOUR ST	80	281.52
65	#506 - 1238 SEYMOUR ST	52	182.99
66	#507 - 1238 SEYMOUR ST	57	200.58
67	#508 - 1238 SEYMOUR ST	77	270.96
68	#509 - 1238 SEYMOUR ST	51	179.47
69	#510 - 1238 SEYMOUR ST	51	179.47
70	#511 - 1238 SEYMOUR ST	77	270.96
71	#512 - 1238 SEYMOUR ST	57	200.58
72	#601 - 1238 SEYMOUR ST	52	182.99
73	#602 - 1238 SEYMOUR ST	80	281.52
74	#603 - 1238 SEYMOUR ST	57	200.58
75	#604 - 1238 SEYMOUR ST	57	200.58
76	#605 - 1238 SEYMOUR ST	80	281.52
77	#606 - 1238 SEYMOUR ST	52	182.99
78	#607 - 1238 SEYMOUR ST	57	200.58
79	#608 - 1238 SEYMOUR ST	77	270.96
80	#609 - 1238 SEYMOUR ST	51	179.47
81	#610 - 1238 SEYMOUR ST	51	179.47
82	#611 - 1238 SEYMOUR ST	77	270.96
83	#612 - 1238 SEYMOUR ST	57	200.58
84	#701 - 1238 SEYMOUR ST	52	182.99
85	#702 - 1238 SEYMOUR ST	80	281.52
86	#703 - 1238 SEYMOUR ST	57	200.58
87	#704 - 1238 SEYMOUR ST	57	200.58
88	#705 - 1238 SEYMOUR ST	80	281.52
89	#706 - 1238 SEYMOUR ST	52	182.99
90	#707 - 1238 SEYMOUR ST	57	200.58
91	#708 - 1238 SEYMOUR ST	77	270.96
92	#709 - 1238 SEYMOUR ST	51	179.47
93	#710 - 1238 SEYMOUR ST	51	179.47
94	#711 - 1238 SEYMOUR ST	56	197.06
95	#712 - 1238 SEYMOUR ST	57	200.58
96	#801 - 1238 SEYMOUR ST	52	182.99
97	#802 - 1238 SEYMOUR ST	80	281.52
98	#803 - 1238 SEYMOUR ST	41	144.28
99	#804 - 1238 SEYMOUR ST	57	200.58
100	#805 - 1238 SEYMOUR ST	80	281.52
101	#806 - 1238 SEYMOUR ST	52	182.99
102	#807 - 1238 SEYMOUR ST	57	200.58
103	#808 - 1238 SEYMOUR ST	77	270.96
104	#809 - 1238 SEYMOUR ST	51	179.47
105	#810 - 1238 SEYMOUR ST	51	179.47
106	#811 - 1238 SEYMOUR ST	77	270.96
107	#812 - 1238 SEYMOUR ST	57	200.58
108	#901 - 1238 SEYMOUR ST	52	182.99
109	#902 - 1238 SEYMOUR ST	80	281.52
110	#903 - 1238 SEYMOUR ST	57	200.58
111	#904 - 1238 SEYMOUR ST	57	200.58
112	#905 - 1238 SEYMOUR ST	80	281.52
113	#906 - 1238 SEYMOUR ST	52	182.99
114	#907 - 1238 SEYMOUR ST	57	200.58
115	#908 - 1238 SEYMOUR ST	77	270.96

LMS 2446 - SPACE
Approved Fee Schedule
Aug 01, 2007 to Jul 31, 2008

Strata Lot #	Unit Address	Unit Entitlements	Monthly Fees
116	#909 - 1238 SEYMOUR ST	51	179.47
117	#910 - 1238 SEYMOUR ST	51	179.47
118	#911 - 1238 SEYMOUR ST	56	197.06
119	#912 - 1238 SEYMOUR ST	58	204.10
120	#1001 - 1238 SEYMOUR ST	39	137.24
121	#1002 - 1238 SEYMOUR ST	80	281.52
122	#1003 - 1238 SEYMOUR ST	57	200.58
123	#1004 - 1238 SEYMOUR ST	57	200.58
124	#1005 - 1238 SEYMOUR ST	80	281.52
125	#1006 - 1238 SEYMOUR ST	52	182.99
126	#1007 - 1238 SEYMOUR ST	57	200.58
127	#1008 - 1238 SEYMOUR ST	77	270.96
128	#1009 - 1238 SEYMOUR ST	51	179.47
129	#1010 - 1238 SEYMOUR ST	51	179.47
130	#1011 - 1238 SEYMOUR ST	77	270.96
131	#1012 - 1238 SEYMOUR ST	58	204.10
132	#1101 - 1238 SEYMOUR ST	52	182.99
133	#1102 - 1238 SEYMOUR ST	80	281.52
134	#1103 - 1238 SEYMOUR ST	57	200.58
135	#1104 - 1238 SEYMOUR ST	57	200.58
136	#1105 - 1238 SEYMOUR ST	80	281.52
137	#1106 - 1238 SEYMOUR ST	52	182.99
138	#1107 - 1238 SEYMOUR ST	57	200.58
139	#1108 - 1238 SEYMOUR ST	77	270.96
140	#1109 - 1238 SEYMOUR ST	51	179.47
141	#1110 - 1238 SEYMOUR ST	51	179.47
142	#1111 - 1238 SEYMOUR ST	77	270.96
143	#1112 - 1238 SEYMOUR ST	58	204.10
144	#1201 - 1238 SEYMOUR ST	39	137.24
145	#1202 - 1238 SEYMOUR ST	58	204.10
146	#1203 - 1238 SEYMOUR ST	41	144.28
147	#1204 - 1238 SEYMOUR ST	41	144.28
148	#1205 - 1238 SEYMOUR ST	58	204.10
149	#1206 - 1238 SEYMOUR ST	39	137.24
150	#1207 - 1238 SEYMOUR ST	44	154.84
151	#1208 - 1238 SEYMOUR ST	56	197.06
152	#1209 - 1238 SEYMOUR ST	35	123.17
153	#1210 - 1238 SEYMOUR ST	35	123.17
154	#1211 - 1238 SEYMOUR ST	56	197.06
155	#1212 - 1238 SEYMOUR ST	43	151.32
156	#1401 - 1238 SEYMOUR ST	101	355.42
157	#1402 - 1238 SEYMOUR ST	29	102.05
158	#1403 - 1238 SEYMOUR ST	31	109.09
159	#1404 - 1238 SEYMOUR ST	43	151.32
160	#1405 - 1238 SEYMOUR ST	8	28.15
161	#1406 - 1238 SEYMOUR ST	44	154.84
162	#1407 - 1238 SEYMOUR ST	90	316.71
163	#1408 - 1238 SEYMOUR ST	35	123.17
164	#1409 - 1238 SEYMOUR ST	35	123.17
165	#1410 - 1238 SEYMOUR ST	31	109.09
166	#1411 - 1238 SEYMOUR ST	11	38.71
167	#1412 - 1238 SEYMOUR ST	45	158.36
168	#1501 - 1238 SEYMOUR ST	69	242.81
169	#1502 - 1238 SEYMOUR ST	41	144.28
170	#1503 - 1238 SEYMOUR ST	41	144.28
171	#1504 - 1238 SEYMOUR ST	69	242.81
172	#1505 - 1238 SEYMOUR ST	72	253.37
173	#1506 - 1238 SEYMOUR ST	35	123.17

LMS 2446 - SPACE
Approved Fee Schedule
Aug 01, 2007 to Jul 31, 2008

Strata Lot #	Unit Address	Unit Entitlements	Monthly Fees
174	#1507 - 1238 SEYMOUR ST	35	123.17
175	#1508 - 1238 SEYMOUR ST	71	249.85
176	#1601 - 1238 SEYMOUR ST	66	232.26
177	#1602 - 1238 SEYMOUR ST	41	144.28
178	#1603 - 1238 SEYMOUR ST	41	144.28
179	#1604 - 1238 SEYMOUR ST	67	235.77
180	#1605 - 1238 SEYMOUR ST	70	246.33
181	#1606 - 1238 SEYMOUR ST	35	123.17
182	#1607 - 1238 SEYMOUR ST	35	123.17
183	#1608 - 1238 SEYMOUR ST	69	242.81
184	#1701 - 1238 SEYMOUR ST	66	232.26
185	#1702 - 1238 SEYMOUR ST	41	144.28
186	#1703 - 1238 SEYMOUR ST	41	144.28
187	#1704 - 1238 SEYMOUR ST	67	235.77
188	#1705 - 1238 SEYMOUR ST	70	246.33
189	#1706 - 1238 SEYMOUR ST	35	123.17
190	#1707 - 1238 SEYMOUR ST	35	123.17
191	#1708 - 1238 SEYMOUR ST	69	242.81
192	#1801 - 1238 SEYMOUR ST	65	228.74
193	#1802 - 1238 SEYMOUR ST	41	144.28
194	#1803 - 1238 SEYMOUR ST	41	144.28
195	#1804 - 1238 SEYMOUR ST	66	232.26
196	#1805 - 1238 SEYMOUR ST	70	246.33
197	#1806 - 1238 SEYMOUR ST	35	123.17
198	#1807 - 1238 SEYMOUR ST	35	123.17
199	#1808 - 1238 SEYMOUR ST	69	242.81
200	#1901 - 1238 SEYMOUR ST	65	228.74
201	#1902 - 1238 SEYMOUR ST	41	144.28
202	#1903 - 1238 SEYMOUR ST	41	144.28
203	#1904 - 1238 SEYMOUR ST	66	232.26
204	#1905 - 1238 SEYMOUR ST	70	246.33
205	#1906 - 1238 SEYMOUR ST	35	123.17
206	#1907 - 1238 SEYMOUR ST	35	123.17
207	#1908 - 1238 SEYMOUR ST	69	242.81
208	#2001 - 1238 SEYMOUR ST	60	211.14
209	#2002 - 1238 SEYMOUR ST	38	133.72
210	#2003 - 1238 SEYMOUR ST	38	133.72
211	#2004 - 1238 SEYMOUR ST	61	214.66
212	#2005 - 1238 SEYMOUR ST	65	228.74
213	#2006 - 1238 SEYMOUR ST	31	109.09
214	#2007 - 1238 SEYMOUR ST	31	109.09
215	#2008 - 1238 SEYMOUR ST	64	225.22
216	#2101 - 1238 SEYMOUR ST	70	246.33
217	#2102 - 1238 SEYMOUR ST	53	186.51
218	#2103 - 1238 SEYMOUR ST	53	186.51
219	#2104 - 1238 SEYMOUR ST	67	235.77
220	#2105 - 1238 SEYMOUR ST	76	267.45
221	#2106 - 1238 SEYMOUR ST	31	109.09
222	#2107 - 1238 SEYMOUR ST	31	109.09
223	#2108 - 1238 SEYMOUR ST	76	267.45
	Total =	**13,755**	**48,403.99**

Total Yearly Fee (X 12 months) = **580,847.88**

Note:
This fee schedule includes 0% CRF contribution from operating fund for each strata lot.