PLEASE BRING THIS NOTICE TO THE MEETING

Issack

March 29, 2007

NOTICE TO: The Owners, Strata Plan VR-408

FROM: Vancouver Condominium Services Ltd.
400 - 1281 W. Georgia St.
Vancouver, B.C. V6E 3J7
Telephone: 604-684-6291
Accounting: 604-684-5329

Strata Agent:

Isaac Nelson

TAKE NOTICE that the Annual General Meeting of Strata Plan VR-408 will be held:

Date & Time: - **Wednesday, April 18, 2007 at 7:00 p.m.**

Registration: - **6:45 p.m.**

Location: - **Lobby of 330 – East 7th Avenue**
Vancouver, B.C.

** PLEASE BRING YOUR OWN CHAIR **

In order to vote an owner should be paid up in all arrears of strata fees. Cheques will not be accepted at the meeting unless certified. If you are uncertain of your account status please call 604-684-5329 between 9:00 a.m. and 4:00 p.m. Owners may be represented by proxies - a blank proxy is provided for your convenience. A spouse who is not registered on title MUST have a proxy authorization to vote.

SEE AGENDA ON REVERSE SIDE

AGENDA

6:45 p.m. Registration

7:00 p.m. Call to Order

Quorum Report

Election of Chair

Proof of Notice of Meeting

Approve the Agenda

Approve Minutes from last Annual General Meeting *(April 18, 2006)*

Approve Minutes from Special General Meeting *(July 20, 2006)*

Unfinished Business

President's Report

Insurance Report (see attached)

Budget (see attached)
- Surplus (majority vote)
- Budget Approval

¾ Vote Resolution #1 – Bylaw Amendment - Change of Flooring (see attached)

¾ Vote Resolution #2 – Bylaw Amendment - Change of Flooring (see attached)

¾ Vote Resolution #3 – Bylaw Amendment - Change of Flooring (see attached)

¾ Vote Resolution #4 – Bylaw Amendment - Change of Flooring (see attached)

¾ Vote Resolution #5 – Bylaw Amendment - Renovations/Alterations (see attached)

¾ Vote Resolution #6 – Transfer of Funds to the Operating Fund and the Plumbing and Building Structure Fund (see attached)

New Business

Election of Strata Council

Terminate the Meeting

BFL Canada Insurance Services Inc.
1177 West Hastings Street, Suite 200, Vancouver, BC V6E 2K3
Phone No. (604) 669-9600 Fax No. (604) 683-9316
vancouver@bfl87.ca
International Insurance Brokers

CERTIFICATE OF INSURANCE Previous Policy No. BFL04VR0408 Renewal Policy No. BFL04VR0408

NAME OF INSURED	**The Owners, Strata Plan VR408, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners.**		
PROPERTY MANAGER	Vancouver Condominium Services Ltd.		
MAILING ADDRESS	400 1281 West Georgia, Vancouver, BC V6E 3J7		
POLICY PERIOD	From: December 31, 2006	To: December 31, 2007	
	12:01 a.m. standard time at the location of the premises as to each of the said dates		
INSURED LOCATION	**330 East 7th Avenue, Vancouver, BC V5T 4K5**		
	LANDMARK BELVEDERE		
CONSTRUCTION	Frame	3 Stories	1 Building
OCCUPIED BY INSURED AS	53 Residential Units	0 Commercial Units	

Insurance is provided, subject to the Declarations, Terms, Conditions of the Policy and its Riders, only for which specific Riders are attached and for which a specific limit or annotation is shown hereunder.

INSURING AGREEMENT		DEDUCTIBLE	LIMIT
SECTION I – PROPERTY (Revision date Aug 24, 2006)			$ 5,565,000
A. All Property - All Risks, Stated Amount Co-Insurance, Guaranteed Replacement Cost, By-Laws			
All Risks		$ 1,000	
Sewer Backup Damage		$ 2,500	
Water Damage		$ 2,500	
Earthquake Damage		% 10	
Flood Damage		$ 10,000	
Lock & Key		$ 250	$ 10,000
B. Business Interruption (Gross Rents), Indemnity Period - N/A Months			$ Not Covered
SECTION II – COMPREHENSIVE CRIME			
A. Employee Dishonesty			$ 25,000
B. Money and Securities Broad Form Coverage			$ 10,000
SECTION III – COMMERCIAL GENERAL LIABILITY			
General Total Limit		$ 1,000	$ 10,000,000
Products and Completed Work Total Limit		$	$ 10,000,000
Limited Pollution Liability Total Sub-Limit		$	$ 1,000,000
Each Event Limit		$	$ 10,000,000
Limited Pollution Liability Each Event Sub-Limit		$	$ 1,000,000
Medical Expenses Limit		$	$ 10,000
Personal Injury Liability Limit		$	$ 10,000,000
Each Event Deductible – Limited Pollution Liability		$ 10,000	$
Each Event Deductible – All Other Losses		$ 1,000	$
SECTION IV – CONDOMINIUM DIRECTORS & OFFICERS LIABILITY Claims Made Form (Including Property Manager)		$ Nil	$ 5,000,000
SECTION V – COMPREHENSIVE GLASS	Residential	$ 100	Blanket
	Commercial	$ N/A	Not Covered
SECTION VI – BOILER & MACHINERY			
A. Objects Insured – objects as described and defined for Standard Comprehensive Form, Data Processing Equipment and Electronic Equipment Included			
B. Direct Damage including Repair or Replacement, By Laws coverage, Off Premises Power.		$ 500	$ 5565000
Sub Limits –	Ammonia Contamination		$ 100,000
	Water Damage		$ 100,000
	Expediting Expenses		$ 100,000
	Professional Fees		$ 100,000
	PCB Contamination		$ 100,000
C. Business Interruption/Extra Expense		24 Hour Waiting Period	$ 100,000
Loss of Profits – Rents N/A Months Indemnity Period		24 Hour Waiting Period	$ Not Covered
SECTION VII – POLLUTION LIABILITY – Claims Made Form Limit of Liability – Each Loss, Remediation Expense or Legal Defense Expense		$ 25,000	$ 250,000
SECTION VIII – VOLUNTEER ACCIDENT Principal Sum		See Policy Wordings	$ 100,000
SECTION IX – NON-OWNED AUTOMOBILE Any One Accident Limit			$ 10,000,000

LOSS IF ANY PAYABLE TO:	To all Registered Unit Owners &/or other Mortgagees as their interest may appear and as shown in the Land Registration District Office applicable to the said Property.
	(The Standard Mortgage Clause is applicable unless Special Mortgage Clause attached)
TOTAL PREMIUM:	$ 10,231.00

This Policy contains a clause(s) which may limit the amount payable

SUBSCRIPTION

This Certificate is not valid unless countersigned by an Authorized Representative of the Insurer(s).
E.& O.E.
DATE: November 16, 2006

BFL CANADA INSURANCE SERVICES INC.

AUTHORIZED REPRESENTATIVE

MAJORITY VOTE RESOLUTION
- USE OF OPERATING SURPLUS

WHEREAS Section 105(1) of the *Strata Property Act* requires that, unless otherwise approved by ¾ vote resolution of the owners, if there is an operating fund surplus at the fiscal year end of the strata corporation it must (a) be transferred to the contingency reserve fund; or (b) carried forward as part of the operating fund, as a surplus; or (c) used to reduce the total contribution to the next fiscal year's Operating Fund;

AND WHEREAS it has been determined that the strata corporation will have an operating fund surplus in the 2006/2007 fiscal year, and the strata council is of the opinion that the best use for that surplus is to transfer to the Operating Fund;

BE IT RESOLVED, by a majority vote resolution of The Owners, Strata Plan VR-408 that the operating fund surplus be transferred to the Operating Fund;

* * *

CATEGORY CODE	NAME	2006/2007 BUDGET	2006/2007 PROBABLE	2007/2008 PROPOSED
REVENUE				
6710	STRATA FEES	$ 145,233	$ 145,233	$ 145,233
6720	PARKING & STORAGE RENTAL	850	850	850
6740	LAUNDRY	8,000	7,800	7,800
6760	INTEREST	400	600	600
6780	MOVE FEES	100	100	100
	TOTAL REVENUE	$ 154,583	$ 154,583	$ 154,583
EXPENSES				
7050	MANAGEMENT FEE	$ 12,583	$ 12,465	$ 12,465
7100	INSURANCE*	12,000 *	10,263 *	12,000 *
7110	INSURANCE APPRAISAL(Due Dec.06)	-	557	600
7150	JANITORIAL	12,200	11,000	11,000
7250	AUDIT	1,400	1,400	1,400
7400	MISCELLANEOUS	2,200	2,500	2,500
8010	GAS	39,000	30,000	34,000
8020	ELECTRICITY	6,000	6,500	7,000
8030	WATER*	3,800 *	5,500 *	5,500 *
8035	SEWER*	2,300 *	2,600 *	2,600 *
8040	GARBAGE & RECYCLING	3,500	3,200	3,500
8050	ENTERPHONE	400	400	400
8060	ELEVATOR	2,500	2,500	2,500
8070	LAUNDRY EQUIPMENT	3,700	3,700	3,700
8080	LANDSCAPING (CONTRACT)	8,000	6,000	6,000
8240	REPAIRS & MAINTENANCE	35,000	40,000	35,000
8870	ENVELOPE REVIEW	-	5,000	5,000
	TOTAL OPERATING EXPENSES	$ 144,583	$ 143,585	$ 145,165
9999	CONTINGENCY ALLOCATION	$ 10,000	$ 10,000	$ 9,418
	TOTAL EXPENSES	$ 154,583	$ 153,585	$ 154,583
	SURPLUS / (DEFICIT)	$ -	$ 998	$ -

* GST included in all categories except as denoted * which is exempt.

Any owner who would like further information or specific details is invited to call the management company prior to the Annual General Meeting.

STRATA PLAN VR-408

Strata Fees Schedule

27-Mar-07

YEAR END: MARCH 31

PASSED ON:

UNIT	S.L.	U/E	OPER. FUND CONTRIBUTION	CRF FUND CONTRIBUTION	TOTAL STRATA FEES DUE
101	10	190	$215.04	$14.91	$229.95
102	11	171	$193.54	$13.42	$206.96
103	12	145	$164.11	$11.38	$175.49
104	13	249	$281.82	$19.54	$301.36
105	14	179	$202.59	$14.05	$216.64
106	15	246	$278.42	$19.31	$297.73
107	16	170	$192.41	$13.34	$205.75
108	17	233	$263.70	$18.29	$281.99
109	1	173	$195.80	$13.58	$209.38
110	2	174	$196.93	$13.66	$210.59
111	3	169	$191.28	$13.26	$204.54
112	4	241	$272.77	$18.91	$291.68
113	5	179	$202.59	$14.05	$216.64
114	6	179	$202.59	$14.05	$216.64
115	7	180	$203.72	$14.13	$217.85
116	8	173	$195.80	$13.58	$209.38
117	9	193	$218.43	$15.15	$233.58
201	28	190	$215.04	$14.91	$229.95
202	29	171	$193.54	$13.42	$206.96
203	30	146	$165.24	$11.46	$176.70
204	31	253	$286.34	$19.86	$306.20
205	32	179	$202.59	$14.05	$216.64
206	33	249	$281.82	$19.54	$301.36
207	34	169	$191.28	$13.26	$204.54
208	35	170	$192.41	$13.34	$205.75
209	18	174	$196.93	$13.66	$210.59
210	19	174	$196.93	$13.66	$210.59
211	20	174	$196.93	$13.66	$210.59
212	21	173	$195.80	$13.58	$209.38
213	22	249	$281.82	$19.54	$301.36
214	23	179	$202.59	$14.05	$216.64
215	24	183	$207.12	$14.36	$221.48
216	25	179	$202.59	$14.05	$216.64
217	26	173	$195.80	$13.58	$209.38
218	27	193	$218.43	$15.15	$233.58
301	46	190	$215.04	$14.91	$229.95
302	47	171	$193.54	$13.42	$206.96

FOR DISCUSSION PURPOSES ONLY

STRATA PLAN VR-408
Strata Fees Schedule

YEAR END: MARCH 31

PASSED ON:

UNIT	S.L.	U/E	OPER. FUND CONTRIBUTION	CRF FUND CONTRIBUTION	TOTAL STRATA FEES DUE
303	48	146	$165.24	$11.46	$176.70
304	49	253	$286.34	$19.86	$306.20
305	50	179	$202.59	$14.05	$216.64
306	51	249	$281.82	$19.54	$301.36
307	52	169	$191.28	$13.26	$204.54
308	53	170	$192.41	$13.34	$205.75
309	36	174	$196.93	$13.66	$210.59
310	37	174	$196.93	$13.66	$210.59
311	38	174	$196.93	$13.66	$210.59
312	39	173	$195.80	$13.58	$209.38
313	40	249	$281.82	$19.54	$301.36
314	41	179	$202.59	$14.05	$216.64
315	42	183	$207.12	$14.36	$221.48
316	43	179	$202.59	$14.05	$216.64
317	44	173	$195.80	$13.58	$209.38
318	45	193	$218.43	$15.15	$233.58
TOTAL U/E		10000	$11,317.94	$784.87	$12,102.81
			X 12	X 12	X 12
			$135,815.28	$9,418.44	$145,233.72

$145,233.00
2007/2008 BUDGET

Strata Corporation: VR-408

Pursuant to Regulation 6.6 and Section 103 of the Strata Property Act of British Columbia, the following information is provided in support of the annual budget for the above-noted strata corporation. Pursuant to Regulation 6.7, the financial statement of the strata corporation is attached hereto.

Fiscal Year Start: April 1,2007 Fiscal Year End: March 31,2008

	Operating Fund	Contingency Reserve Fund
(a) Opening Balance:	$ (11,352.02)	$ 77,671.50
(b) Estimated Income Excluding Strata Fees (details attached):	$ 21,700.02	$ 776.72 (Interest)
(c) Estimated Expenses (details attached):	$ 145,165.00	$ -
(d) Contributions to Operating Fund:	$ 135,815.00	N/A
(e) Contributions to Contingency Reserve Fund:	N/A	$ 9,418.00
(f) Each Strata Lot's Monthly contribution to the Operating Fund:	SEE ATTACHED	N/A
(g) Each Strata Lot's Monthly contribution to the Contingency Reserve Fund:	N/A	SEE ATTACHED
(h) Estimated Balance at End of Fiscal Year: (OF)	$ 998.00	N/A
(i) Estimated Balance at End of Fiscal Year: (CRF)	N/A	$ 87,866.22

E+OE

VR0408 BUDGET COMPARATIVE

Report Criteria

Company Code:	**STRATA PLAN VR0408 (VR0408)**
Report Title:	**Operating Statement**
Report Date:	**For the 11 Month Ended 02/28/07**
Divisions:	**VR0408**

Curr Month Actual	Curr Month Budget	A/C Description	YTD Actual	YTD Budget	YTD Variance	Total Budget
		Summary Divisions				
		REVENUE				
12,102.81	12,102.75	6710 STRATA FEES	133,130.91	133,130.25	(0.66)	145,233.00
100.00	70.83	6720 PARKING/STORAGE RENTAL	1,100.00	779.13	(320.87)	850.00
148.00	--	6730 FINES	148.00	--	(148.00)	--
2,100.00	666.67	6740 LAUNDRY	8,705.00	7,333.37	(1,371.63)	8,000.00
67.90	33.33	6760 INTEREST	640.97	366.63	(274.34)	400.00
--	8.33	6780 MOVE FEES	900.00	91.63	(808.37)	100.00
14,518.71	**12,881.91**	**TOTAL REVENUE**	**144,624.88**	**141,701.01**	**(2,923.87)**	**154,583.00**
		EXPENSES				
		GENERAL EXPENSES				
1,038.80	1,048.58	7050 MANAGEMENT FEE	11,963.80	11,534.38	(429.42)	12,583.00
852.58	1,000.00	7100 INSURANCE	11,115.67	11,000.00	(115.67)	12,000.00
--	--	7110 APPRAISAL	556.50	--	(556.50)	--
798.00	1,016.67	7150 JANITORIAL	9,731.50	11,183.37	1,451.87	12,200.00
--	116.67	7250 AUDIT	--	1,283.37	1,283.37	1,400.00
18.88	183.33	7400 MISCELLANEOUS	2,647.97	2,016.63	(631.34)	2,200.00
2,708.26	**3,365.25**	**TOTAL GENERAL EXPENSES**	**36,015.44**	**37,017.75**	**1,002.31**	**40,383.00**
		BUILDING & GROUND EXPENSES				
9,455.18	3,250.00	8010 GAS	27,311.00	35,750.00	8,439.00	39,000.00
--	500.00	8020 ELECTRICITY	4,425.76	5,500.00	1,074.24	6,000.00
--	316.67	8030 WATER	4,360.54	3,483.37	(877.17)	3,800.00
--	191.67	8035 SEWER	2,010.30	2,108.37	98.07	2,300.00
206.39	291.67	8040 GARBAGE & RECYCLING	2,813.84	3,208.37	394.53	3,500.00
32.19	33.33	8050 ENTERPHONE	355.02	366.63	11.61	400.00
171.13	208.33	8060 ELEVATOR	2,002.89	2,291.63	288.74	2,500.00
--	308.33	8070 LAUNDRY EQUIPMENT	3,019.60	3,391.63	372.03	3,700.00
--	666.67	8080 LANDSCAPING (CONTRACT)	3,348.00	7,333.37	3,985.37	8,000.00
18,839.96	2,916.67	8240 REPAIRS & MAINTENANCE	51,230.95	32,083.37	(19,147.58)	35,000.00
28,704.85	**8,683.34**	**TOTAL BUILDING & GROUND EXPENSES**	**100,877.90**	**95,516.74**	**(5,361.16)**	**104,200.00**
833.33	833.33	9999 TRANSFER TO CONTINGENCY	9,166.63	9,166.63	--	10,000.00
32,246.44	**12,881.92**	**TOTAL EXPENSES**	**146,059.97**	**141,701.12**	**(4,358.85)**	**154,583.00**
(17,727.73)	**(0.01)**	**NET CASH FLOW**	**(1,435.09)**	**(0.11)**	**1,434.98**	**--**

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VR0408 BALANCE SHEET

Report Criteria

Company Code:	STRATA PLAN VR0408 (VR0408)
Report Title:	BALANCE SHEET
Report Date:	As at February 28, 2007
Divisions:	VR0408

	Year to Date
Summary Divisions	
ASSETS	
CURRENT ASSETS	
TOTAL CASH SCHEDULE	233,865.92
1200 STRATA FEES RECEIVABLE	88,636.71
1210 CRF – RECEIVABLE FROM OP.	11,000.00
1215 REROOFING – REC. FROM OP.	20,088.00
1400 PREPAID INSURANCE	8,525.84
TOTAL CURRENT ASSETS	**362,116.47**
TOTAL ASSETS	**362,116.47**
LIABILITIES & EQUITY	
LIABILITIES	
CURRENT LIABILITIES	
3200 ACCOUNTS PAYABLE	450.00
3220 OP. – PAYABLE TO CRF	11,000.00
3225 OP. – PAYABLE TO REROOFING	20,088.00
TOTAL CURRENT LIABILITIES	**31,538.00**
TOTAL LIABILITIES	**31,538.00**
MEMBER'S EQUITY	
FUNDS	
TOTAL CONTINGENCY FUND	76,838.17
TOTAL REPIPING FUND	26,396.20
TOTAL RE-ROOFING	241,129.21
TOTAL FUNDS	**344,363.58**
OPERATING FUND	
4860 OPERATING FUND, OPENING BAL.	(5,256.14)
4863 OPER. FUND, ADJUSTMENT TO OP.BAL.	(7,093.88)
4870 CURRENT SURPLUS (DEFICIT)	(1,435.09)
TOTAL OPERATING FUND	**(13,785.11)**

	Year to Date
TOTAL MEMBER'S EQUITY	330,578.47
TOTAL LIABILITIES & EQUITY	362,116.47

Notice to Reader

CAUTION TO READER – This financial statement is intended for use by the strata council to monitor details of its disbursements and its cash flow requirements. Readers other than the strata council are cautioned that this statement may not necessarily be appropriate for their use. PREPARED WITHOUT AUDIT

Prepared by: RS

Reference: fr/FinRowX-r.p

03/27/2007 12:03PM

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3/4 VOTE RESOLUTION #1
BYLAW AMENDMENT - CHANGE OF FLOORING

WHEREAS The Owners, Strata Plan VR-408, pursuant to Division 2 of Part 7 of the *Strata Property Act*, S.B.C. 1998, may amend the bylaws of their Strata Corporation;

AND WHEREAS The Owners, Strata Plan VR-408 wish to amend the bylaws of their Strata Corporation;

BE IT RESOLVED by a ¾ vote resolution of The Owners, Strata Plan VR-408, that the bylaws of their Strata Corporation be amended as follows, such amendment to be effective upon the filing of an Amendment to Bylaws in prescribed form in the Land Title Office:

By amending the current bylaw 47.1 which reads:

47.1 To protect the reputation of our building as a quiet and desirable place to live and in doing so protect the property values of the strata lots, it is forbidden to install a ceramic tile floor, wooden floor, or a floor of any other hard surface material in a strata lot on the second or third floors. This is due to the noise factor and annoyance to the resident who lives under the second and third floor apartments.

To Read:

47.1 An owner wishing to install hardwood, laminate, or similar floors, or carpet in their living/dining/bedroom(s)/hallway(s) or entrance-way shall request written approval from the strata council prior to installation of this flooring, and as part of this request shall demonstrate to council that the proposed installation will incorporate a floor underlayment which meets or exceeds an IIC rating of 65. Original footprint kitchens and bathrooms may have tile or another hard surface installed without prior approval so long as the owner adheres to the rules set out by Bylaw 9: Renovations/Alterations. An owner extending the original-blueprint-footprint of their kitchen or bathroom must first apply to council for written approval and demonstrate that the flooring to be installed in these extended areas meets or exceeds the IIC rating of 65.

* * *

3/4 VOTE RESOLUTION #2
BYLAW AMENDMENT - CHANGE OF FLOORING

WHEREAS The Owners, Strata Plan VR-408, pursuant to Division 2 of Part 7 of the *Strata Property Act*, S.B.C. 1998, may amend the bylaws of their Strata Corporation;

AND WHEREAS The Owners, Strata Plan VR-408 wish to amend the bylaws of their Strata Corporation;

BE IT RESOLVED by a ¾ vote resolution of The Owners, Strata Plan VR-408, that the bylaws of their Strata Corporation be amended as follows, such amendment to be effective upon the filing of an Amendment to Bylaws in prescribed form in the Land Title Office:

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47.2 Should a resident install any section of tiling (except in the bathroom) or wooden or cement floor, a fine of $100.00 will be levied against the strata lot and the offending floor must be removed or the council shall decide on a further series of fines until the floor is removed.

47.3 A register shall be kept by council of those strata lots which have tiles, wooden or cement floors as at March, 1995.

To read:

47.1 An owner wishing to install hardwood, laminate or similar floors or carpet shall request written approval from the strata council prior to the installation of this flooring, and as part of this request shall demonstrate to the council that the proposed installation will incorporate a floor underlayment which meets or exceeds an IIC rating of 70.

47.2 An owner of a strata lot who has or installs hard floor surfaces such as hardwood floors or tile in a strata lot must take all reasonable steps to satisfy noise complaints from neighbours, including without limitation, ensuring that no less than 60% of such hard floor surfaces, excepting only kitchens bathrooms and entry areas are covered with area rugs or carpet and must avoid walking on such flooring with hard shoes. If complaints persist, the Strata Corporation has the right to have the flooring removed at the expense of the owner.

* * *

IN/sp

3/4 VOTE RESOLUTION #3
BYLAW AMENDMENT - CHANGE OF FLOORING

WHEREAS The Owners, Strata Plan VR-408, pursuant to Division 2 of Part 7 of the *Strata Property Act*, S.B.C. 1998, may amend the bylaws of their Strata Corporation;

AND WHEREAS The Owners, Strata Plan VR-408 wish to amend the bylaws of their Strata Corporation;

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47.2 Should a resident install any section of tiling (except in the bathroom) or wooden or cement floor, a fine of $100.00 will be levied against the strata lot and the offending floor must be removed or the council shall decide on a further series of fines until the floor is removed.

47.3 A register shall be kept by council of those strata lots which have tiles, wooden or cement floors as at March, 1995.

To read:

47.1 An owner wishing to install hardwood, laminate or similar floors or carpet in their living/dining/bedroom/hallway(s) or entrance way shall request written approval from the strata council prior to the installation of this flooring, and as part of this request shall demonstrate to the council that the proposed installation will incorporate a floor underlay which meets or exceeds an IIC rating of 65.

47.2 Original kitchens and bathrooms may install tile or another had surface without prior approval so long as the owner adheres to the rules set out by Bylaw #9 Renovations/Alterations. An owner extending the building's original-blueprint footprint of their kitchen or bathroom must first apply to council for written approval and demonstrate that the flooring to be installed in these extended areas meets or exceeds the IIC rating of 65.

* * *

3/4 VOTE RESOLUTION #4
BYLAW AMENDMENT - CHANGE OF FLOORING

WHEREAS The Owners, Strata Plan VR-408, pursuant to Division 2 of Part 7 of the *Strata Property Act*, S.B.C. 1998, may amend the bylaws of their Strata Corporation;

AND WHEREAS The Owners, Strata Plan VR-408 wish to amend the bylaws of their Strata Corporation;

BE IT RESOLVED by a ¾ vote resolution of The Owners, Strata Plan VR-408, that the bylaws of their Strata Corporation be amended as follows, such amendment to be effective upon the filing of an Amendment to Bylaws in prescribed form in the Land Title Office:

By amending the current bylaw 47.1 which reads:

47.1 To protect the reputation of our building as a quiet and desirable place to live and in doing so protect the property values of the strata lots, it is forbidden to install a ceramic tile floor, wooden floor, or a floor of any other hard surface material in a strata lot on the second or third floors. This is due to the noise factor and annoyance to the resident who lives under the second and third floor apartments.

47.2 Should a resident install any section of tiling (except in the bathroom) or wooden or cement floor, a fine of $100.00 will be levied against the strata lot and the offending floor must be removed or the council shall decide on a further series of fines until the floor is removed.

47.3 A register shall be kept by council of those strata lots which have tiles, wooden or cement floors as at March, 1995.

To read:

47.1 An owner wishing to install hardwood, laminate or similar floors or carpets in their living/dining/bedroom(s)/hallway(s) or entrance-way shall request written approval from the strata council prior to installation of this flooring, and as part of this request shall demonstrate to council that the proposed installation will incorporate a floor underlayment which meets or exceeds an IIC rating of 70 (the IIC rating for carpeted flooring). Below is a reference for expected IIC ratings:

FAIL

Floor Condition	Expected Range in IIC rating
Bare concrete floor, concrete floor with ceramic tile set with thinset mortar, concrete floor with terrazzo finish;	25-30
Concrete floor with linoleum or vinyl flooring;	40-45
Bare wood frame floor with 1½" concrete floor topping and ceramic tile finish;	35-45
Wood frame floor with 1½" concrete floor topping and nailed hardwood, linoleum or vinyl flooring;	40-50
Concrete floor with floated hardwood flooring;	45-50
Wood frame floor with 1½" concrete floor topping and floated hardwood flooring;	50-55
Concrete floor with proprietary floor underlayment and finished flooring (tile, hardwood, etc);	50-60
Wood frame floor with proprietary floor underlayment under 1½" concrete floor topping and finished flooring (tile, hardwood, etc);	50-60
Any of the above floor systems with carpet or area rug, (but without underlay);	60-70
Any of the above subfloor systems with quality carpet or area rug and underlay;	70-80

Unacceptable	
Marginal	
Acceptable	

Original footprint kitchens and bathrooms may have tile or another hard surface installed without the prior approval so long as the owner adheres to the rules set out by Bylaw 9: Renovations/Alterations. An owner extending the original-blueprint-footprint of their kitchen or bathroom must first apply to council for written approval and demonstrate that the flooring to be installed in these extended areas meets or exceeds the IIC rating of 70.

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3/4 VOTE RESOLUTION #5
BYLAW AMENDMENT - RENOVATIONS/ALTERATIONS

WHEREAS The Owners, Strata Plan VR-408, pursuant to Division 2 of Part 7 of the *Strata Property Act*, S.B.C. 1998, may amend the bylaws of their Strata Corporation;

AND WHEREAS The Owners, Strata Plan VR-408 wish to amend the bylaws of their Strata Corporation;

BE IT RESOLVED by a ¾ vote resolution of The Owners, Strata Plan VR-408, that the bylaws of their Strata Corporation be amended as follows, such amendment to be effective upon the filing of an Amendment to Bylaws in prescribed form in the Land Title Office:

By amending the current bylaw 9.4 which reads:

9.4 An owner must ensure that the hours of work are restricted to 8:00 a.m. to 5:00 p.m., Monday through Friday, and 10:00 a.m. to 5:00 p.m. on Saturdays No renovations are allowed on Sundays and statutory holidays.

To read:

9.4. An owner must ensure that the hours of work are restricted to 9:00 a.m. to 5:00 p.m., Monday through Friday. No renovations are allowed on Saturdays, Sundays and or statutory holidays.

By amending the current bylaw 9.7 which reads:

9.7 An owner in contravention of any of bylaws 9.1 to 9.6 (inclusive) shall be subject to a fine of $100.00 for each contravention, as well as be responsible for any clean up or repair costs.

To read:

9.7. An owner in contravention of any of bylaws 9.1 to 9.6 (inclusive) shall be subject to a fine of $150.00 for each contravention, as well as be responsible for clean up or repair costs.

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3/4 VOTE RESOLUTION #6
TRANSFER OF FUNDS TO THE OPERATING FUND AND THE PLUMBING AND BUILDING STRUCTURE FUND

WHEREAS The Owners, Strata Plan VR-408, have surpluses in the repiping fund;

TOTAL RE-PIPING FUND $26,396.20;

AND WHEREAS The Owners, Strata Plan VR-408 wish to transfer $12,350.02 to recover the accumulated deficit from 2006 to the Operating Fund and $14,036.18 to the Plumbing & Building Structure Fund;

BE IT RESOLVED by a ¾ vote resolution of The Owners, Strata Plan VR-408, that these funds shall be transferred to the Operating Fund and the Plumbing and Building Structure Fund at the fiscal year end.

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