

VANCOUVER CONDOMINIUM SERVICES LTD.

400 - 1281 W. GEORGIA STREET, VANCOUVER, B.C. V6E 3J7

December 12, 2008

MEMO TO: Owners
Strata Plan LMS-2891

FROM: Olga Vergunova

RE: **ANNUAL GENERAL MEETING MINUTES**

Attached are the minutes of the Annual General Meeting held on December 9, 2008. Please read and retain them for future reference.

STRATA FEES: There is an increase in strata fees retroactive to November 1, 2008.

For those owners on pre-authorized chequing (PAC), **your strata fee payments will be adjusted to the new rate on January 1, 2009.** Therefore, you will be required to issue a "catch-up" cheque for the months of November and December as the "catch-up" fee will not be withdrawn from your bank account. **SEE ATTACHED CATCH-UP FEE SCHEDULE.**

For those owners who pay by post-dated cheques, please issue new post-dated cheques made payable to "Strata Plan LMS-2891" at the new strata fee amount. **SEE ATTACHED SCHEDULE FOR YOUR NEW STRATA FEE AMOUNT.** You will also be required to issue a "catch-up" cheque for the month(s) of November and December. **SEE ATTACHED CATCH-UP FEE SCHEDULE.**

SPECIAL LEVY: A special levy was passed. Payment is due by January 1, 2009. This levy will NOT be added to PAC pre-authorized chequing plan. Please issue a cheque payable to "Strata Plan LMS-2891".

SEE ATTACHED LEVY SCHEDULE

* * *

LMS-2891/2008 December AGM Cover Memo

Attachment

STRATA PLAN LMS2891
Catch-Up Fees Schedule

10-Dec-08
YEAR END: OCT. 31

PASSED ON: DECEMBER 9, 2008

UNIT	S.L.	U/E	NEW FEES 2008/2009	OLD FEES 2007/2008	DIFF. X 1 MONTH	DIFF. X 2 MONTHS
2181 W. 12TH						
0101	5	1183	\$408.90	\$348.10	\$60.80	\$121.60
0102	6	646	\$223.29	\$190.08	\$33.21	\$66.42
0103	7	714	\$246.79	\$210.09	\$36.70	\$73.40
0104	8	787	\$272.03	\$231.57	\$40.46	\$80.92
0105	9	805	\$278.25	\$236.87	\$41.38	\$82.76
0106	10	636	\$219.83	\$187.14	\$32.69	\$65.38
0107	11	935	\$323.18	\$275.12	\$48.06	\$96.12
0108	12	943	\$325.95	\$277.48	\$48.47	\$96.94
0109	1	1133	\$391.62	\$333.38	\$58.24	\$116.48
0110	2	886	\$306.24	\$260.70	\$45.54	\$91.08
0111	3	898	\$310.39	\$264.23	\$46.16	\$92.32
0112	4	811	\$280.32	\$238.63	\$41.69	\$83.38
0201	18	1197	\$413.74	\$352.21	\$61.53	\$123.06
0202	19	1238	\$427.91	\$364.28	\$63.63	\$127.26
0203	20	732	\$253.01	\$215.39	\$37.62	\$75.24
0204	21	794	\$274.45	\$233.63	\$40.82	\$81.64
0205	22	812	\$280.67	\$238.93	\$41.74	\$83.48
0206	23	748	\$258.55	\$220.10	\$38.45	\$76.90
0207	24	950	\$328.37	\$279.54	\$48.83	\$97.66
0208	25	941	\$325.26	\$276.89	\$48.37	\$96.74
0209	13	1156	\$399.57	\$340.15	\$59.42	\$118.84
0210	14	893	\$308.66	\$262.76	\$45.90	\$91.80
0211	15	902	\$311.78	\$265.41	\$46.37	\$92.74
0212	16	903	\$312.12	\$265.71	\$46.41	\$92.82
0213	17	816	\$282.05	\$240.11	\$41.94	\$83.88
0301	31	1197	\$413.74	\$352.21	\$61.53	\$123.06
0302	32	1238	\$427.91	\$364.28	\$63.63	\$127.26
0303	33	732	\$253.01	\$215.39	\$37.62	\$75.24
0304	34	794	\$274.45	\$233.63	\$40.82	\$81.64
0305	35	812	\$280.67	\$238.93	\$41.74	\$83.48
0306	36	748	\$258.55	\$220.10	\$38.45	\$76.90
0307	37	950	\$328.37	\$279.54	\$48.83	\$97.66
0308	38	941	\$325.26	\$276.89	\$48.37	\$96.74
0309	26	1156	\$399.57	\$340.15	\$59.42	\$118.84
0310	27	893	\$308.66	\$262.76	\$45.90	\$91.80
0311	28	902	\$311.78	\$265.41	\$46.37	\$92.74
0312	29	903	\$312.12	\$265.71	\$46.41	\$92.82
0313	30	816	\$282.05	\$240.11	\$41.94	\$83.88
0401	44	675	\$233.31	\$198.62	\$34.69	\$69.38
0402	45	1097	\$379.18	\$322.79	\$56.39	\$112.78
0403	46	709	\$245.06	\$208.62	\$36.44	\$72.88
0404	47	727	\$251.29	\$213.92	\$37.37	\$74.74
0405	48	584	\$201.86	\$171.84	\$30.02	\$60.04
0406	49	953	\$329.40	\$280.42	\$48.98	\$97.96
0407	50	596	\$206.01	\$175.37	\$30.64	\$61.28
0408	39	958	\$331.13	\$281.89	\$49.24	\$98.48
0409	40	815	\$281.70	\$239.81	\$41.89	\$83.78
0410	41	821	\$283.78	\$241.58	\$42.20	\$84.40
0411	42	821	\$283.78	\$241.58	\$42.20	\$84.40
0412	43	997	\$344.61	\$293.37	\$51.24	\$102.48

PASSED ON: DECEMBER 9, 2008

STRATA PLAN LMS2891
Catch-Up Fees Schedule

UNIT	S.L.	U/E	NEW FEES 2008/2009	OLD FEES 2007/2008	DIFF. X 1 MONTH	DIFF. X 2 MONTHS
B-2161 W. 12TH						
B0101	52	813	\$281.01	\$239.22	\$41.79	\$83.58
B0102	53	900	\$311.08	\$264.82	\$46.26	\$92.52
B0103	54	900	\$311.08	\$264.82	\$46.26	\$92.52
B0104	55	900	\$311.08	\$264.82	\$46.26	\$92.52
B0105	56	1151	\$397.84	\$338.68	\$59.16	\$118.32
B0106	57	942	\$325.60	\$277.18	\$48.42	\$96.84
B0107	58	931	\$321.80	\$273.94	\$47.86	\$95.72
B0108	59	637	\$220.18	\$187.44	\$32.74	\$65.48
B0109	60	806	\$278.59	\$237.16	\$41.43	\$82.86
B0110	61	790	\$273.06	\$232.46	\$40.60	\$81.20
B0111	62	713	\$246.45	\$209.80	\$36.65	\$73.30
B0112	63	663	\$229.17	\$194.20	\$34.97	\$69.94
B0113	51	1126	\$389.20	\$331.32	\$57.88	\$115.76
B0201	65	816	\$282.05	\$240.11	\$41.94	\$83.88
B0202	66	903	\$312.12	\$265.71	\$46.41	\$92.82
B0203	67	904	\$312.47	\$266.00	\$46.47	\$92.94
B0204	68	905	\$312.81	\$266.29	\$46.52	\$93.04
B0205	69	1152	\$398.19	\$338.97	\$59.22	\$118.44
B0206	70	946	\$326.98	\$278.36	\$48.62	\$97.24
B0207	71	938	\$324.22	\$276.00	\$48.22	\$96.44
B0208	72	752	\$259.93	\$221.27	\$38.66	\$77.32
B0209	73	811	\$280.32	\$238.63	\$41.69	\$83.38
B0210	74	794	\$274.45	\$233.63	\$40.82	\$81.64
B0211	75	727	\$251.29	\$213.92	\$37.37	\$74.74
B0212	76	1248	\$431.37	\$367.22	\$64.15	\$128.30
B0213	64	1200	\$414.78	\$353.10	\$61.68	\$123.36
B0301	78	816	\$282.05	\$240.11	\$41.94	\$83.88
B0302	79	903	\$312.12	\$265.71	\$46.41	\$92.82
B0303	80	904	\$312.47	\$266.00	\$46.47	\$92.94
B0304	81	905	\$312.81	\$266.29	\$46.52	\$93.04
B0305	82	1152	\$398.19	\$338.97	\$59.22	\$118.44
B0306	83	946	\$326.98	\$278.36	\$48.62	\$97.24
B0307	84	938	\$324.22	\$276.00	\$48.22	\$96.44
B0308	85	752	\$259.93	\$221.27	\$38.66	\$77.32
B0309	86	811	\$280.32	\$238.63	\$41.69	\$83.38
B0310	87	794	\$274.45	\$233.63	\$40.82	\$81.64
B0311	88	727	\$251.29	\$213.92	\$37.37	\$74.74
B0312	89	1248	\$431.37	\$367.22	\$64.15	\$128.30
B0313	77	1200	\$414.78	\$353.10	\$61.68	\$123.36
B0401	90	1000	\$345.65	\$294.25	\$51.40	\$102.80
B0402	91	829	\$286.54	\$243.93	\$42.61	\$85.22
B0403	92	829	\$286.54	\$243.93	\$42.61	\$85.22
B0404	93	829	\$286.54	\$243.93	\$42.61	\$85.22
B0405	94	926	\$320.07	\$272.47	\$47.60	\$95.20
B0406	95	947	\$327.33	\$278.65	\$48.68	\$97.36
B0407	96	603	\$208.43	\$177.43	\$31.00	\$62.00
B0408	97	727	\$251.29	\$213.92	\$37.37	\$74.74
B0409	98	710	\$245.41	\$208.92	\$36.49	\$72.98
B0410	99	1096	\$378.83	\$322.50	\$56.33	\$112.66
B0411	100	679	\$234.70	\$199.79	\$34.91	\$69.82
RESIDENTIAL U/E						
88933			\$30,739.61	\$26,167.42	\$4,572.19	\$9,144.38
660			X12	X12		
89593			\$368,875.32	\$314,009.04		
(660)						
88933						
STRATA SUITE U/E						
TOTAL U/E						
STRATA SUITE U/E						
ASSESSABLE U/E						

Strata Fees Schedule

YEAR END: OCT. 31

PASSED ON: DECEMBER 9, 2008

UNIT	S.L.	U/E	TOTAL STRATA FEES DUE
2181 W. 12TH			
0101	5	1183	\$408.90
0102	6	646	\$223.29
0103	7	714	\$246.79
0104	8	787	\$272.03
0105	9	805	\$278.25
0106	10	636	\$219.83
0107	11	935	\$323.18
0108	12	943	\$325.95
0109	1	1133	\$391.62
0110	2	886	\$306.24
0111	3	898	\$310.39
0112	4	811	\$280.32
0201	18	1197	\$413.74
0202	19	1238	\$427.91
0203	20	732	\$253.01
0204	21	794	\$274.45
0205	22	812	\$280.67
0206	23	748	\$258.55
0207	24	950	\$328.37
0208	25	941	\$325.26
0209	13	1156	\$399.57
0210	14	893	\$308.66
0211	15	902	\$311.78
0212	16	903	\$312.12
0213	17	816	\$282.05
0301	31	1197	\$413.74
0302	32	1238	\$427.91
0303	33	732	\$253.01
0304	34	794	\$274.45
0305	35	812	\$280.67
0306	36	748	\$258.55
0307	37	950	\$328.37
0308	38	941	\$325.26
0309	26	1156	\$399.57
0310	27	893	\$308.66
0311	28	902	\$311.78
0312	29	903	\$312.12
0313	30	816	\$282.05
0401	44	675	\$233.31
0402	45	1097	\$379.18
0403	46	709	\$245.06
0404	47	727	\$251.29
0405	48	584	\$201.86
0406	49	953	\$329.40
0407	50	596	\$206.01
0408	39	958	\$331.13
0409	40	815	\$281.70
0410	41	821	\$283.78
0411	42	821	\$283.78
0412	43	997	\$344.61

UNIT	S.L.	U/E	TOTAL STRATA FEES DUE
B-2161 W. 12TH			
B0101	52	813	\$281.01
B0102	53	900	\$311.08
B0103	54	900	\$311.08
B0104	55	900	\$311.08
B0105	56	1151	\$397.84
B0106	57	942	\$325.60
B0107	58	931	\$321.80
B0108	59	637	\$220.18
B0109	60	806	\$278.59
B0110	61	790	\$273.06
B0111	62	713	\$246.45
B0112	63	663	\$229.17
B0113	51	1126	\$389.20
B0201	65	816	\$282.05
B0202	66	903	\$312.12
B0203	67	904	\$312.47
B0204	68	905	\$312.81
B0205	69	1152	\$398.19
B0206	70	946	\$326.98
B0207	71	938	\$324.22
B0208	72	752	\$259.93
B0209	73	811	\$280.32
B0210	74	794	\$274.45
B0211	75	727	\$251.29
B0212	76	1248	\$431.37
B0213	64	1200	\$414.78
B0301	78	816	\$282.05
B0302	79	903	\$312.12
B0303	80	904	\$312.47
B0304	81	905	\$312.81
B0305	82	1152	\$398.19
B0306	83	946	\$326.98
B0307	84	938	\$324.22
B0308	85	752	\$259.93
B0309	86	811	\$280.32
B0310	87	794	\$274.45
B0311	88	727	\$251.29
B0312	89	1248	\$431.37
B0313	77	1200	\$414.78
B0401	90	1000	\$345.65
B0402	91	829	\$286.54
B0403	92	829	\$286.54
B0404	93	829	\$286.54
B0405	94	926	\$320.07
B0406	95	947	\$327.33
B0407	96	603	\$208.43
B0408	97	727	\$251.29
B0409	98	710	\$245.41
B0410	99	1096	\$378.83
B0411	100	679	\$234.70

RESIDENTIAL U/E

88933

\$30,739.61

STRATA SUITE U/E

660

X12

TOTAL U/E

89593

\$368,875.32

STRATA SUITE U/E

(660)

ASSESSABLE U/E

88933

\$368,875.00

2008/2009 BUDGET

STRATA PLAN LMS2891
Special Levy Fees Schedule

10-Dec-08
YEAR END: OCT. 31

Passed on: December 9, 2008
Re: Parkade Lighting Upgrade
Payment Plan: Payable on January 1, 2009

UNIT	S.L.	U/E	TOTAL LEVY \$10,000.00
2181 W. 12TH			
0101	5	1183	\$134.02
0102	6	646	\$73.18
0103	7	714	\$80.89
0104	8	787	\$89.16
0105	9	805	\$91.20
0106	10	636	\$72.05
0107	11	935	\$105.93
0108	12	943	\$106.83
0109	1	1133	\$128.36
0110	2	886	\$100.37
0111	3	898	\$101.73
0112	4	811	\$91.88
0201	18	1197	\$135.61
0202	19	1238	\$140.25
0203	20	732	\$82.93
0204	21	794	\$89.95
0205	22	812	\$91.99
0206	23	748	\$84.74
0207	24	950	\$107.62
0208	25	941	\$106.60
0209	13	1156	\$130.96
0210	14	893	\$101.17
0211	15	902	\$102.19
0212	16	903	\$102.30
0213	17	816	\$92.44
0301	31	1197	\$135.61
0302	32	1238	\$140.25
0303	33	732	\$82.93
0304	34	794	\$89.95
0305	35	812	\$91.99
0306	36	748	\$84.74
0307	37	950	\$107.62
0308	38	941	\$106.60
0309	26	1156	\$130.96
0310	27	893	\$101.17
0311	28	902	\$102.19
0312	29	903	\$102.30
0313	30	816	\$92.44
0401	44	675	\$76.47
0402	45	1097	\$124.28
0403	46	709	\$80.32
0404	47	727	\$82.36
0405	48	584	\$66.16
0406	49	953	\$107.96
0407	50	596	\$67.52
0408	39	958	\$108.53
0409	40	815	\$92.33
0410	41	821	\$93.01
0411	42	821	\$93.01
0412	43	997	\$112.95

STRATA PLAN LMS2891
Special Levy Fees Schedule

10-Dec-08
YEAR END: OCT. 31

Passed on: December 9, 2008
Re: Parkade Lighting Upgrade
Payment Plan: Payable on January 1, 2009

UNIT	S.L.	U/E	TOTAL LEVY
B-2161 W. 12TH			\$10,000.00
B0101	52	813	\$92.10
B0102	53	900	\$101.96
B0103	54	900	\$101.96
B0104	55	900	\$101.96
B0105	56	1151	\$130.40
B0106	57	942	\$106.72
B0107	58	931	\$105.47
B0108	59	637	\$72.16
B0109	60	806	\$91.31
B0110	61	790	\$89.50
B0111	62	713	\$80.77
B0112	63	STRATA UNIT	\$0.00
B0113	51	1126	\$127.56
B0201	65	816	\$92.44
B0202	66	903	\$102.30
B0203	67	904	\$102.41
B0204	68	905	\$102.53
B0205	69	1152	\$130.51
B0206	70	946	\$107.17
B0207	71	938	\$106.26
B0208	72	752	\$85.19
B0209	73	811	\$91.88
B0210	74	794	\$89.95
B0211	75	727	\$82.36
B0212	76	1248	\$141.38
B0213	64	1200	\$135.95
B0301	78	816	\$92.44
B0302	79	903	\$102.30
B0303	80	904	\$102.41
B0304	81	905	\$102.53
B0305	82	1152	\$130.51
B0306	83	946	\$107.17
B0307	84	938	\$106.26
B0308	85	752	\$85.19
B0309	86	811	\$91.88
B0310	87	794	\$89.95
B0311	88	727	\$82.36
B0312	89	1248	\$141.38
B0313	77	1200	\$135.95
B0401	90	1000	\$113.29
B0402	91	829	\$93.92
B0403	92	829	\$93.92
B0404	93	829	\$93.92
B0405	94	926	\$104.91
B0406	95	947	\$107.28
B0407	96	603	\$68.31
B0408	97	727	\$82.36
B0409	98	710	\$80.44
B0410	99	1096	\$124.16
B0411	100	679	\$76.92
RESIDENTIAL U/E	88270		\$9,999.96
STRATA SUITE U/E	660		
TOTAL U/E	88930		
STRATA SUITE U/E	(660)		
ASSESSABLE U/E	88270		

MINUTES OF ANNUAL GENERAL MEETING

STRATA PLAN LMS-2891

THE CARLINGS

HELD: On Tuesday, December 9, 2008, at 7:00 p.m. in St. John's School Gymnasium, 2215 West 10th Avenue, Vancouver, B.C.

PRESENT: 39 owners in person or proxy, as per the registration sheet.

STRATA AGENT: Olga Vergunova, Vancouver Condominium Services Ltd.

QUORUM REPORT

The agent reported that 36 owners present in person or proxy at the time when the meeting was called to order at 7:00 p.m., represent a quorum. The meeting was called to order by Mr. Tom Hamilton, the strata President, who chaired the meeting. Introductions were made and the meeting commenced. .

PROOF OF NOTICE

It was moved, seconded and carried to accept the notice dated November 18, 2008, as proper Notice of Meeting.

APPROVAL OF AGENDA

It was moved, seconded and carried to accept the agenda.

MINUTES

It was moved, seconded and carried to adopt the minutes of the December 11, 2007, Annual General Meeting.

UNFINISHED BUSINESS

There was no unfinished business.

PRESIDENT'S REPORT

The strata corporation President, Mr. Tom Hamilton, presented his report. Please see the attached.

At this point, the quorum of the meeting changed to 37.

INSURANCE REPORT

The insurance policy for Strata Corporation LMS-2891, as attached to the AGM notice, was reviewed by the owners and approved.

All owners and residents are reminded that the strata corporation's insurance policy does not provide for individual contents, betterments or improvements (i.e., storage locker contents, clothing, furniture, decorating, upgrading of carpets, flooring, etc.). Owners and residents must carry their own "Owner Package" insurance for this coverage, including any improvements. You should contact your home insurance company to determine if you have this coverage or not.

At this point, the quorum of the meeting changed to 38.

2008/2009 BUDGET (YEAR END OCTOBER 31ST)

The 2008/2009 budget was presented to the owners for a detailed review and analysis, for the strata corporation Treasurer, Ms. Diane Peel. Following discussion, it was moved, seconded and carried to adopt the budget in the total amount of \$386,255 (unanimous).

OWNERS PLEASE NOTE: THERE WILL BE AN INCREASE IN STRATA FEES RETROACTIVE TO NOVEMBER 1, 2008.

FOR THOSE OWNERS WHO PAY BY CHEQUE, PLEASE ISSUE POST-DATED CHEQUES AT THE NEW STRATA FEE RATE COMMENCING JANUARY 1, 2009, MADE PAYABLE TO "STRATA PLAN LMS-2891". PLEASE SEE THE ATTACHED STRATA FEE PAYMENT SCHEDULE FOR DETAILS. IT WILL BE NECESSARY FOR YOU TO SEND A "CATCH-UP" CHEQUE FOR THE MONTHS OF NOVEMBER AND DECEMBER, 2008. PLEASE REFER TO THE CATCH-UP FEE SCHEDULE FOR DETAILS.

IF YOU ARE ON THE PAC AUTOMATIC PAYMENT PROGRAM, YOUR PAYMENTS WILL BE AUTOMATICALLY ADJUSTED TO THE NEW RATE JANUARY 1, 2009 FOR THE 2009 FISCAL YEAR. THEREFORE, IT WILL BE NECESSARY FOR YOU TO SEND A "CATCH-UP" CHEQUE MADE PAYABLE TO "STRATA PLAN LMS-2891" FOR THE MONTHS OF NOVEMBER AND DECEMBER, 2008. PLEASE REFER TO THE CATCH-UP FEE SCHEDULE FOR DETAILS.

3/4 VOTE RESOLUTIONS

The following 3/4 vote resolution was presented to the owners for their consideration:

3/4 VOTE RESOLUTION #1 ENGINEER'S REPORT/BUILDING ENVELOPE REVIEW

WHEREAS The Owners, Strata Plan LMS-2891, wish to engage an engineering firm to perform a comprehensive professional review of the building envelope condition for the purpose of the building maintenance;

BE IT RESOLVED by a ¾ vote resolution of The Owners, Strata Plan LMS-2891, that a sum of money not exceeding \$11,500 be spent for the purpose of conducting of the building envelope review by a professional engineer, such expenditure to be charged against the Contingency Reserve Fund.

Following discussion, it was moved, seconded and **carried** by more than 75% of the vote (unanimous) to adopt ¾ Vote Resolution #1 – Engineer's Report/Building Envelope Review as presented.

The following 3/4 vote resolution was presented to the owners for their consideration:

3/4 VOTE RESOLUTION #2 PARKADE LIGHTING UPGRADE

WHEREAS The Owners, Strata Plan LMS-2891, wish to upgrade the existing parkade fluorescent lighting with energy efficient electronic ballast lighting;

BE IT RESOLVED by a ¾ vote resolution of The Owners, Strata Plan LMS-2891, that a sum of money not exceeding \$10,000 be raised and spent for the purpose of the parkade lighting upgrade, such expenditure to be charged as a special levy upon the owners in proportion to the unit entitlement of their respective strata lots.

Subject to Sections 108(5) and (6) of the Strata Property Act (see attached), in the event that the actual cost of the proposed project is less than the special levy amount, the remaining funds shall be transferred to the Contingency Reserve Fund. Interest earned on funds raised pursuant to this resolution will be allocated to the special levy fund.

This special levy of \$10,000 shall be assessed on December 9, 2008, and shall become due and payable in full immediately on the passing of this resolution by the owners on title as at the end of that day and any owner who sells, conveys or transfers his/her title, or remortgages, before payment of this special levy is made in full, shall then pay the full amount outstanding.

The members of council for 2007/2008 automatically retired from their positions, pursuant to the *Strata Property Act*. The owners expressed their appreciation for a job well done by their outgoing council.

ELECTION OF STRATA COUNCIL

Owners also discussed other issues and concerns related to the strata matters.

1. Improve situation with rentals at the complex.
2. Repair pavers at the back of the complex.
3. Investigate an option of changing the existing garage remote system from 1 to 2 button clickers.
4. Look into installation of pole(s) on the sidewalk at the back, between the buildings, to prevent cars driving onto the sidewalk.
5. Have a junk removal day for all residents at the complex.

Owners requested the new council consider looking into the following in the next fiscal year:

NEW BUSINESS

Following discussion, it was moved, seconded and **carried** by more than 75% of the vote (36 in favour, 3 opposed, 0 abstention) to adopt $\frac{3}{4}$ Vote Resolution #2 – Parade Lighting Upgrade as presented.

At this point the quorum of the meeting changed to 39.

Sections 116, 117 and 118 of the *Strata Property Act* (see attached) shall be applicable where an owner fails to make the required payment as authorized by the passing of this $\frac{3}{4}$ vote.

Any owner who fails to make any payment(s) in accordance with this resolution shall be assessed a fine of \$25.00 on each such late payment. The strata corporation may further add interest charges on overdue payments at the rate of 10% per annum compounded annually (if bylaws provide for such).

Section 109 of the *Strata Property Act* therefore does not apply.

As a matter of financial convenience only, the owners may pay this special levy at any time up until January 1, 2009. Notwithstanding the foregoing, this special levy is not considered as an "installment" levy as contemplated by Section 108(3)(e) of the *Strata Property Act*, and

The following owners were nominated for council for 2008/2009:

Dylan Bliss	Unit #110 - 2161
Phillip Horner	Unit #404 - 2161
Tom Hamilton	Unit #311 - 2181
Diane Peel	Unit #405 - 2161
Carol Storoz	Unit #313 - 2161
Jessie Bobinski	Unit #212 - 2181

There being no further nominations, it was moved, seconded and carried to cease nominations. The owners nominated were declared elected by acclamation.

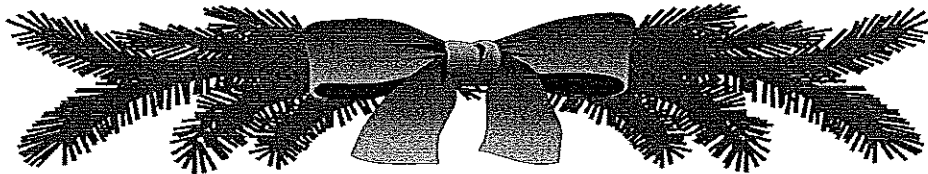
There being no further business, the meeting was adjourned at 8:50 p.m. The next meeting will be held on Tuesday, February 3, 2009 at 6:30 p.m.



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43 pnd zduq
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301 - due pince

OV/jms



HAPPY HOLIDAYS

Please note that our office will be closed on Thursday, December 25th, Friday, December 26th, Thursday, January 1st and Friday, January 2nd. Emergency service is available if necessary: please call the usual telephone number, 604-684-6291, for assistance. We take this opportunity to wish everyone a very Happy Holiday Season.

Council President's Report - 2008 Review

Thank you all for coming out tonight.

Brief summary of Strata Councils work over the past year.

Introductions:

Property Manager: Olga Vergunova of Vancouver Condominium Services Ltd.

2008 Council:

Carol Storoz
Phil Horner
Diane Peel
(Treasurer)
Nair Kumaran
Ronald Schreckenbach
Tom Hamilton
(President)

Stu Julien
(Vice-President) Resigned in August

This past year was a busy one for strata council and I was glad that, for the most part, we had a full council to share in the business of managing the Carlings. Council meeting agendas were quite full at times and strata council often stayed beyond the two hour time frame allotted for meetings in order to deal with all the issues at hand.

The major accomplishments of 2008 involved seeing through to completion the planned and budgeted maintenance and replacement projects, including carpet replacement and interior painting of the common areas of both buildings, and pressure cleaning of the building exterior.

Council also formed a committee to undertake a review of the non-resident caretaker as requested by the owners at the 2007 AGM. This review involved the reiteration of caretaker duties, responsibilities and performance expectations, and included feedback from committee members to the non-resident caretaker as to what improvements were needed. A follow up review was conducted after a period of time, which resulted in council deciding to exercise the option to terminate the strata's contract with Judy Williams. Caretaker services are presently contracted out to Bar-El Building Services.

In addition to the regular day-to-day issues involved in managing The Carlings, council dealt with several unexpected issues that occurred over the course of the year and which resulted in considerable unplanned expenditures. The more significant of these issues involved: damage to an owner's ceiling caused by a balcony leak above – the leak was located and repaired; a hot water tank was found to be leaking and had to be replaced; a faulty storm pump and a CO sensor also had to be replaced; and a broken pipe in the hallway of 2181 caused water damage to the walls and ceiling, which had to be repaired immediately.

Council saw these issues as reminders that The Carlings are now 11 years old and we will need to plan for more such issues in the future as the buildings age.

Finally, I would like to thank my fellow council members and Olga, our property manager, for their hard work and ongoing dedication to managing The Carlings.

Thank you.

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