



KYLE PROPERTIES LTD.

SUITE 202, 1537 WEST 8th AVENUE, VANCOUVER, B.C. V6J 1T5
TELEPHONE (604) 732-5263 FACSIMILE (604) 732-8858

MINUTES OF COUNCIL MEETING
STRATA PLAN LMS 3853 – The Avanti

HELD: On Thursday, January 15, 2009 at 7:00 p.m. at Vancouver's Best Coffee on West 4th,
Vancouver, B.C.

PRESENT: Joe Damiani	<i>Chair</i>	# 3 - 3170 W. 4 th
Jennifer Virtue	<i>Garden Committee</i>	# 3 - 3140 W. 4 th
Eric Pollins	<i>Privacy Officer</i>	# 3 - 3130 W. 4 th
Sandra Stuart		# 307 - 3150 W. 4 th
Karen Cochlan		#4 - 3170 W.4th

REGRETS: Tim Whiteway	<i>Vice-Chair</i>	#307 - 3150W.4 th
Elizabeth Purkis	<i>Treasurer</i>	# 316 - 3150 W.4 th

AGENT: Monika Siniarska, Kyle Properties Ltd.
The meeting was called to order at 7:03p.m.

MINUTES: The minutes of the previous council meeting minutes for October 23, 2008 were discussed and approved.

FINANCIAL: The Financial Statements for the months of October and November 2008 were reviewed in detail and approved. The Council has voted unanimously to cover cost for repair of emergency recirculating valve through CRF fund.

WORK IN PROGRESS: 1) The Council discussed the need for removing a number of trees from the courtyards and back yards based on the building envelope review provided by Morrison and Hershfield. Currently the Council is soliciting a quote for the work from local arborists.

2) As a follow up to the Building Envelope report, the third floor balcony threshold repair has been initiated and will be finalized weather permitting. 3) With Councils request all residents have been supplied with a new garbage key to access the newly secured garbage area. It is required for all Residents to use the key to dispose of the garbage. It was brought to Councils attention that hired cleaning staff is not using the keys to dispose of the garbage properly. Owners are asked to ensure that their cleaning staff has a copy of the key. The Property Manager has discussed with Council the challenges the waste disposal company encountered during the heavy snow periods..

Owners need to be advised that overflow of garbage CAN NOT be left IN FRONT of the garbage bin as it blocks access and subsequently the garbage will not be picked up. The Property Manager had to hire a junk removal company to pick up the overflow left in front of the garbage area at extra cost to the Strata. **Please ensure that all your garbage bags are tied securely before disposing in to the bin and the cardboard is cut and flattened. Please lock the doors to prevent unauthorized dumping.**

WORK COMPLETED: 1) The appraisal program with Suncorp Valuations Ltd. has been renewed as required. 2) The recently secured garbage area has been vandalized and repaired. 3) One additional roof ladder has been installed and the existing ladders supplied with handrails for security as prescribed by the WCB. 4) The loose stairwell brick steps leading to the garbage area was repaired.

5) The Property Manager has posted laminated News Letter on each entrance to inform all Residents of basic Strata Bylaws and Rules. 6) The roof gutters and drains were cleaned pre snowfall and reviewed post snowfall to ensure that they are free flowing. 7) An emergency sump pump float replacement took place in effort to prevent water rising up and consequent failure of the sump pumps. 8) The restoration of units affected by high water pressure is now completed. Part of the restoration repair was plumbing, wall repair and painting. 9) The overhead garage gate has been serviced as it was stuck in the open position. 10) An Owner was reimbursed for purchasing shovels and ice melt for the building. 11) The annual testing of monitoring equipment panel has been completed.

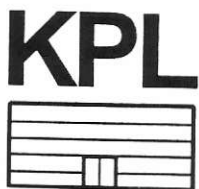
NEW BUSINESS: 1) The Council has requested to look into installation of an emergency lock box for the Fire Department emergency access. 2) Council discussed issues with Owners and bylaw infractions. The Property Manager has been instructed to fine an owner that has breached the bylaw. 3) Owner's letter has been read and discussed in detail. Council will reply to the Owner shortly.

There being no further business the meeting was adjourned at 8:15 p.m.

NEXT MEETING: March 10, 2009 @ 7:00 pm at Vancouver Best Coffee on West 4th..

Respectfully submitted,


Monika Siniarska
Property Manager
KYLE PROPERTIES LTD.
Managing Agenda
LMS 3853 MIN.



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MINUTES OF COUNCIL MEETING
STRATA PLAN LMS 3853 – The Avanti

HELD: On Wednesday, March 11, 2009 at 7:00 p.m. at Vancouver's Best Coffee on West 4th,
Vancouver, B.C.

PRESENT: Joe Damiani	<i>Chair</i>	# 3 - 3170 W. 4 th
Jennifer Virtue	<i>Garden Committee</i>	# 3 - 3140 W. 4 th
Eric Pollins	<i>Privacy Officer</i>	# 3 - 3130 W. 4 th
Sandra Stuart		# 307 - 3150 W. 4 th
Karen Cochlan		#4 - 3170 W.4 th
Tim Whiteway	<i>Vice-Chair</i>	#307 - 3150W.4 th

REGRETS: Sandra Stuart		# 307 - 3150 W. 4 th
Elizabeth Purkis	<i>Treasurer</i>	# 316 - 3150 W.4 th

AGENT: Monika Siniarska, Kyle Properties Ltd.
The meeting was called to order at 7:15p.m.

MINUTES: The minutes of the previous council meeting minutes for January 15, 2009 were discussed and approved.

FINANCIAL: The Financial Statements for the months of December and January 2009.

WORK IN PROGRESS: 1) The Council discussed in detail the pros and cons of installing a lock box at the main entrance of the building and decided against the installation for a security reasons. The Property Manager is to provide two extra sets of keys for the Council to be used only in case that the emergency pager is not responding.

We ask all Owners/Residents to be familiar with emergency procedures.
The emergency pager number **(604-735-1117)**. The pager is to be used for emergencies such as water, fire, etc. It is important that you leave your name, unit #, nature of the emergency and phone #. Allow 15 minutes for someone to respond to your page upon which time you will be given further information.

- 2) The priced pipe in a unit of 3130 West 4th has been attended to and the unit is in the midst of restoration. The Insurance has been claimed with BFL to cover the expense for the repair
- 3) The third floor balcony threshold is to be repaired weather dependent. 4) The Council has visited Owner concerned about the workmanship of the ceiling repair in a unit 3160 West 4th and the Property manager has been advised to correct the work. 5) A quote has been presented to the Council for the repair of flashing, roof shingles, removal of zinc strip and other maintenance issues as a follow up on the roof Inspection Review. The quote has been accepted and the work will take place

in the near future. The Property Manager will solicit further quotes for repair of balcony door sidings and present it to the Council for consideration. 6) With the upcoming AGM the Council discussed bylaw and budget needs at length and will make final decisions upon receiving a proposed budget draft via email.

WORK COMPLETED: 1) The following roof maintenance has been performed: All gutters have been cleaned out, drain spouts and down spouts flushed and unclogged. Moss was removed from the slanted roof and dirt built up cleaned on the torch down roof. 2) The Property Manager has supplied the garbage area with new laminated signs to remind residents to lock the garbage area. 3) The contract with Northwest Waste Services has been cancelled and new contract formed with Waist Management for removal of garbage. New bin will be delivered April 1, 2009. 4) Letters have been sent to Owners in breach of noise and property use bylaws. 5) A Council member has been reimbursed for purchasing bolt cutters for the Strata use. 6) The broken glass at 3130 parkade entrance has been investigated and found in working order as such it is to be monitored for additional damage. 7) Additional report has been solicited for the removal of the trees to verify the degree of damage the trees pose to the integrity of the building envelope. 8) The Katzura tree has been removed as a follow up on the Morrison and Hershfield report. The Council is concerned about the damages the rooting system has made to parkade slab as such Morrison Hershfield engineer will perform further investigation of the concrete slab. The Council will address the Tree situation on the upcoming AGM meeting. 9) Owners requesting reports have been provided copies.

NEW BUSINESS: 1) Owner of unit at 3150 requested repair of his windowsill and a quote will be solicited for the repair of the exterior patio door-cladding to prevent any potential water ingress.

There being no further business the meeting was adjourned at 8:45 p.m.

NEXT MEETING: AGM meeting scheduled for **May 12, 2009 @ 7:00 pm** at the Bayview Elementary School, 2251 Collingwood Street, Vancouver, BC.

Respectfully submitted,



Monika Siniarska
Property Manager
KYLE PROPERTIES LTD.
Managing Agenda
LMS 3853 MIN.



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NOTICE TO ALL OWNERS OF STRATA PLAN LMS3853 THE "AVANTI"

The Annual General Meeting of Strata Corporation LMS3853 will be held on Tuesday, May 12, 2009 at 7:00 P.M. sharp in the Library, Bayview Elementary School, 2251 Collingwood Street, Vancouver, B.C..

****Owners are reminded that to be eligible to vote, maintenance fees must be paid in full****

Registration will begin at 6:45 P.M. with the meeting to commence at 7:00.

AGENDA

- 1.) Registration
- 2.) Call to order, Calling the roll, certifying proxies and issue voting cards;
- 3.) Filing notice of meeting or waiver of notice; Approve minutes of previous A.G.M. (22/05/08)
- 4.) Budget approval (see attached for details), Note: 10% increase in maintenance fees.
(This increase is reflective of actual costs for the prior budget year)
- 4A) SPECIAL RESOLUTIONS: #1:** "Be it resolved that Owners authorize by 3/4 vote to reduce the Contingency Reserve Fund to reflect actual cash on hand." Or, in the alternative, "Be it resolved that Owners authorize by 3/4 vote a Special Levy by unit entitlement to fund the current shortfall in the Contingency Reserve Fund."
- 4B) SPECIAL RESOLUTION: #2:** "Be it resolved that Bylaw 3(4)d be deleted in its entirety and replaced with the following new Bylaw 3(4)d one dog or one cat, provided that those units with an independent courtyard entrance to the Strata Lot are permitted to keep up to two dogs or two cats or a combination of cats or dogs not to exceed two pets total."
- 5.) Election of new Strata Council (Note: three (3) positions open, 4 remain for 2nd year of term, provided that the four remaining members are present to hold office)
- 6.) New Business - Owners input on any items for consideration; discuss Strata insurance.
- 7.) Adjournment

PROXY AUTHORIZATION FORM

DATE: _____, 2009

I (We) _____, of _____
in the city of Vancouver, Province of British Columbia, being registered Owner(s) of Strata
Lot _____, Unit # _____ of Strata Plan LMS3853 Hereby appoint:

_____ or failing him/her _____
to be my (our) Proxy Representative at the Annual General Meeting of the Owners, Strata Plan
LMS3853 on Tuesday, May 12, 2009 and at any adjournment thereof.

SIGNED THIS _____ DAY OF _____, 2009

OWNER

OWNER

If you are unable to attend, please forward your completed proxy form to the management designating either a member of the Strata Council or an eligible Owner to vote on your behalf.

The Advanti
Strata Corporation LMS3853
(Unaudited)

Income Statement
For the 12 Periods ended February 28, 2009

	Month <u>Actual</u>	Y-T-D <u>Actual</u>	Y-T-D <u>Budget</u>	Budget <u>Variance</u>	Budget <u>Remaining</u>
Revenue					
Strata Fees	\$ 14,296.81	\$ 171,286.72	\$ 171,262.00	\$ 24.72	\$ -22.72
Bylaw / Late Payment Fines	0.00	0.00	0.00	0.00	0.00
Bank Interest	6.73	572.13	1,200.00	-627.87	627.87
Move-In / Move-Out	100.00	800.00	0.00	800.00	-800.00
Late Charge	50.00	550.00	0.00	550.00	-550.00
Interest Income-Over Due A/C	20.99	294.04	0.00	294.04	-294.04
Contingency Funds Contribution	0.00	0.00	0.00	0.00	0.00
Miscellaneous Income	40.00	530.00	600.00	-70.00	70.00
Interest Income-Over Due A/C	<u>14,514.53</u>	<u>174,032.89</u>	<u>173,062.00</u>	<u>970.89</u>	<u>-968.89</u>
Expenses					
Accounting/Audit	0.00	1,827.17	480.00	-1,347.17	-1,347.17
Bank Charges	14.14	110.34	240.00	129.66	129.66
HVAC Contract	0.00	3,295.95	2,880.00	-415.95	-415.95
HVAC Repairs	0.00	3,161.90	480.00	-2,681.90	-2,681.90
Management Fee	1,380.00	16,560.00	16,560.00	0.00	0.00
Maintenance - Elevator	194.11	2,447.55	2,160.00	-287.55	-287.55
Maintenance - Janitorial	1,155.00	7,507.50	7,080.00	-427.50	-427.50
Maintenance - Landscaping	0.00	11,193.35	13,008.00	1,814.65	1,814.65
Maintenance - Electrical	0.00	842.74	1,080.00	237.26	237.26
Maintenance - Snow Removal	0.00	214.59	600.00	385.41	385.41
Maintenance - Window Cleaning	0.00	0.00	750.00	750.00	750.00
Maintenance - Exterior	2,458.50	39,318.72	34,992.00	-4,326.72	-4,326.72
Maintenance - Plumbing	0.00	7,392.38	480.00	-6,912.38	-6,912.38
Misc. Building Maint. & Supplies	32.47	147.52	2,160.00	2,012.48	2,012.48
Office Expense	0.00	886.70	720.00	-166.70	-166.70
Trash Removal	501.07	4,988.38	4,800.00	-188.38	-188.38
Security - Alarm	0.00	1,807.84	1,440.00	-367.84	-367.84
Fire & Life Safety System	534.45	7,611.19	4,800.00	-2,811.19	-2,811.19
Enterphone	106.42	1,176.60	600.00	-576.60	-576.60
Insurance	4,482.36	18,372.11	16,200.00	-2,172.11	-2,172.11
Utilities - Electricity	2,368.62	8,066.89	7,080.00	-986.89	-986.89
Utilities - Gas	3,374.36	35,193.02	25,200.00	-9,993.02	-9,993.02
Water & Sewer	0.00	9,240.81	9,000.00	-240.81	-240.81
	<u>16,601.50</u>	<u>181,363.25</u>	<u>152,790.00</u>	<u>-28,573.25</u>	<u>-28,573.25</u>
Contingency	<u>1,689.50</u>	<u>20,274.00</u>	<u>20,274.00</u>	<u>0.00</u>	<u>0.00</u>
Total of Expenses	<u>18,291.00</u>	<u>201,637.25</u>	<u>173,064.00</u>	<u>-28,573.25</u>	<u>-28,573.25</u>
Net Operating Income (-Deficit)	<u>\$ -3,776.47</u>	<u>\$ -27,604.36</u>	<u>\$ -2.00</u>	<u>\$ -27,602.36</u>	<u>\$ -27,604.36</u>

The Advanti
Strata Corporation LMS3853
(Unaudited)

Balance Sheet - Operating Fund
As at February 28, 2009

ASSETS

	2008
Current Assets	
Bank - Coast Capital - Chequing	\$ 2,568.89
Accounts Receivable - Members	2,145.65
Prepaid Insurance	491.89
Total Current Assets	<u>\$ 5,206.43</u>

LIABILITIES AND STRATA MEMBERS' EQUITY

Current Liabilities	
Accounts Payable	\$ 188.07
Operations Due to CRF Fund	32,622.72
Total Current Liabilities	<u>32,810.79</u>
Strata Members' Equity	
Retained Earnings - Previous Year	0.00
Current Earnings	-27,604.36
Total Retained Earnings	<u>-27,604.36</u>
Total Strata Members' Equity	<u>\$ 5,206.43</u>

The Advanti
Strata Corporation LMS3853
(Unaudited)

Balance Sheet - Reserve Funds
As at February 28, 2009

ASSETS

	<u>2008</u>
Current Assets	
Bank - Coast Capital Contingency	\$ 29,510.56
Bank - CRF -GIC	104,261.65
CRF Due from Operating Fund	32,622.72
Total Current Assets	<u>\$ 166,394.93</u>

RESERVE FUNDS

Reserve Funds:	
Balance beginning of year	\$ 141,349.33
Add: Transfer from Operating Funds	20,274.00
Interest - Bank	4,771.60
Total Contingency & Assessmnet Funds	<u>\$ 166,394.93</u>

AVANTI

3130-3170 WEST 4TH AVE.

PROPOSED 2009/2010 BUDGET

INCOME:

2920	PARKING RENTAL INCOME	\$	-	
4018	FIREPLACE GAS RECOVERY	\$	-	
4020	MAINTENANCE FEES	\$	188,390	10% INCREASE
4090	MISCELLANEOUS INCOME	\$	1,020	
4110	INTEREST INCOME	\$	1,200	
	OPERATING INCOME		<u>\$190,610</u>	

EXPENSES:

6010	ACCOUNTING/AUDIT	\$480	
6020	BANK CHARGES	240	
6030	HVAC CONTRACT	2,880	
6032	HVAC REPAIRS	2,675	
6050	MANAGEMENT FEES	17,460	
6060	MAINTENANCE-ELEVATOR	2,400	
6062	MAINTENANCE-JANITORIAL	7,080	
6063	MAINTENANCE-LANDSCAPING	14,000	#1
6064	MAINTENANCE-ELECTRICAL	1,080	
6068	MAINTENANCE-SNOW REMOVAL	600	
6070	MAINTENANCE-WINDOW CLEAN	300	
6072	MAINTENANCE-EXTERIOR	36,000	#2
6074	MAINTENANCE-PLUMBING	1,800	
6080	MISC. BLDG. MAINT. & SUPPLIES	960	
6090	OFFICE EXPENSE	780	
6140	TRASH REMOVAL	4,800	
6150	SECURITY-ALARM	1,800	
6152	FIRE & LIFE SAFETY SYSTEMS	5,000	
6180	ENTERPHONE	600	
6210	INSURANCE	21,000	
6310	SALARIES & WAGES	0	
6410	UTILITIES-ELECTRICITY	7,440	
6420	UTILITIES-GAS	30,000	
6510	WATER & SEWER	9,300	
	SUB-TOTAL	<u>\$168,675</u>	
	CONTINGENCY	\$21,935	
	TOTAL EXPENSES	<u>\$190,610</u>	
	SURPLUS (DEFICIT)	<u><u>\$0</u></u>	

GST is included in all categories

Any owner who would like further information or specific details is invited to call the management prior to the A. G. M.

NOTES: 1 INCLUDES REPLACEMENT OF DEAD TREES AND MAJOR PRUNING AND UPGRADES
2 INCLUDES ROOF MAINTENANCE REPAIRS.

AVANTI			PROPOSED											
		2009/2010	MONTHLY BREAKDOWN:											
		BUDGET	JAN	FEB.	MAR	APR	MAY	JUN.	JUL.	AUG.	SEPT.	OCT.	NOV	DEC
INCOME:														
2920	PARKING RENTAL INCOME	0	0	0	0	0	0	0	0	0	0	0	0	0
4018	FIREPLACE GAS RECOVERY	0	0	0	0	0	0	0	0	0	0	0	0	0
4020	MAINTENANCE FEES	\$188,390	15,699	15,699	15,699	15,699	15,699	15,699	15,699	15,699	15,699	15,699	15,699	15,699
4090	MISCELLANEOUS INCOME	1,020	85	85	85	85	85	85	85	85	85	85	85	85
4110	INTEREST INCOME	960	80	80	80	80	80	80	80	80	80	80	80	80
OPERATING INCOME		190,370	15,864	15,864	15,864	15,864	15,864	15,864	15,864	15,864	15,864	15,864	15,864	15,864
EXPENSES:														
6010	ACCOUNTING/AUDIT	480	40	40	40	40	40	40	40	40	40	40	40	40
6020	BANK CHARGES	240	20	20	20	20	20	20	20	20	20	20	20	20
6030	HVAC CONTRACT	2,880	240	240	240	240	240	240	240	240	240	240	240	240
6032	HVAC REPAIRS	2,675	223	223	223	223	223	223	223	223	223	223	223	223
6050	MANAGEMENT FEES	17,460	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455
6060	MAINTENANCE-ELEVATOR	2,400	200	200	200	200	200	200	200	200	200	200	200	200
6062	MAINTENANCE-JANITORIAL	7,080	590	590	590	590	590	590	590	590	590	590	590	590
6063	MAINTENANCE-LANDSCAPING	14,000	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167
6064	MAINTENANCE-ELECTRICAL	1,080	90	90	90	90	90	90	90	90	90	90	90	90
6068	MAINTENANCE-SNOW REMOVAL	600	600	0	0	0	0	0	0	0	0	0	0	0
6070	MAINTENANCE-WINDOW CLEAN	300	0	0	0	0	300	0	0	0	0	0	0	0
6072	MAINTENANCE-EXTERIOR	36,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
6074	MAINTENANCE-PLUMBING	1,800	150	150	150	150	150	150	150	150	150	150	150	150
6080	MISC. BLDG. MAINT. & SUPPLIES	960	80	80	80	80	80	80	80	80	80	80	80	80
6090	OFFICE EXPENSE	780	65	65	65	65	65	65	65	65	65	65	65	65
6140	TRASH REMOVAL	4,800	400	400	400	400	400	400	400	400	400	400	400	400
6150	SECURITY-ALARM	1,800	150	150	150	150	150	150	150	150	150	150	150	150
6152	FIRE & LIFE SAFETY SYSTEMS	5,000	417	417	417	417	417	417	417	417	417	417	417	417
6180	ENTERPHONE	600	50	50	50	50	50	50	50	50	50	50	50	50
6210	INSURANCE	21,000	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750
6310	SALARIES & WAGES	0	0	0	0	0	0	0	0	0	0	0	0	0
6410	UTILITIES-ELECTRICITY	7,440	620	620	620	620	620	620	620	620	620	620	620	620
6420	UTILITIES-GAS	30,000	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
6510	WATER & SEWER	9,300												

THE AVANTI				
STRATA PLAN LMS 3853				
2009/2010 OPERATING BUDGET REVENUE				
			OLD	NEW
S.L.	ADDRESS	U/E	FEE	FEE
1	# 1 3130 West 4th Ave.	180	256.89	\$282.58
2	# 2 3130 West 4th Ave.	164	234.06	\$257.47
3	# 3 3130 West 4th Ave.	172	245.48	\$270.03
4	# 4 3130 West 4th Ave.	166	236.91	\$260.60
5	3138 West 4th Ave.	171	244.05	\$268.46
6	#1 3140 West 4th Ave.	166	236.91	\$260.60
7	# 2 3140 West 4th Ave.	182	259.75	\$285.73
8	# 3 3140 West 4th Ave.	170	242.62	\$266.88
9	# 4 3140 West 4th Ave.	170	242.62	\$266.88
10	# 5 3140 West 4th Ave.	184	262.60	\$288.86
11	# 6 3140 West 4th Ave.	165	235.48	\$259.03
12	3148 West 4th Ave.	171	244.05	\$268.46
13	# 1 3150 West 4th Ave.	90	128.45	\$141.30
14	# 2 3150 West 4th Ave.	185	264.03	\$290.43
15	3126 West 4th Ave.	180	256.89	\$282.58
16	3128 West 4th Ave.	180	256.89	\$282.58
17	# 5 3130 West 4th Ave	176	251.18	\$276.30
18	# 6 3130 West 4th Ave	167	238.34	\$262.17
19	# 7 3130 West 4th Ave.	167	238.34	\$262.17
20	# 301 3150 West 4th Ave	186	259.75	\$285.73
21	# 302 3150 West 4th Ave.	160	228.35	\$251.19
22	# 303 3150 West 4th Ave	175	249.76	\$274.74
23	# 304 3150 West 4th Ave.	142	202.66	\$222.93
24	# 305 3150 West 4th Ave.	175	249.76	\$274.74
25	# 306 3150 West 4th Ave.	174	248.33	\$273.16
26	# 307 3150 West 4th Ave	178	254.04	\$279.44
27	# 308 3150 West 4th Ave	178	254.04	\$279.44
28	# 309 3150 West 4th Ave	176	251.18	\$276.30
29	# 310 3150 West 4th Ave	88	125.59	\$138.15
30	# 3 3150 West 4th Ave	185	264.03	\$290.43
31	# 4 3150 West 4th Ave	90	128.45	\$141.30
32	# 3158 West 4th Ave	173	246.90	\$271.59
33	# 1 3160 West 4th Ave	165	235.48	\$259.03
34	# 2 3160 West 4th Ave	184	262.60	\$288.86
35	# 3 3160 West 4th Ave	170	242.62	\$266.88
36	# 4 3160 West 4th Ave	170	242.62	\$266.88
37	# 5 3160 West 4th Ave	182	259.75	\$285.73

typo →

[illegible]



International Risk and Insurance Services

BFL CANADA Insurance Services Inc.
1177 West Hastings Street, Suite 200
Vancouver, British Columbia V6E 2K3
Tel.: (604) 669-9600
Fax: (604) 683-9316
Toll Free: 1-866-669-9602

ENDORSEMENT NO.01

THIS ENDORSEMENT IS ATTACHED TO AND MADE A PART OF THE POLICY BFL04LMS3853, EFFECTIVE AS OF March 31, 2009

IT IS HEREBY UNDERSTOOD AND AGREED THAT:

Subscribing Companies has been amended to read as follows and not as previously written.

Previous Policy No. BFL04LMS3853

Renewal Policy No. BFL04LMS3853

NAMED INSURED The Owners, Strata Plan LMS3853, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners.
MAILING ADDRESS Kyle Properties Ltd.(As Property Manager)
POLICY PERIOD Suite 108 - 1537 West 8th Avenue, Vancouver, BC V6J 1T5
From: March 31, 2009 To: March 31, 2010
12:01 a.m. standard time at the location of the premises as to each of the said dates
INSURED LOCATION 3130 - 3170 West 4th Avenue, Vancouver, BC V6K 1R7
THE AVANTI
CONSTRUCTION Frame 3 Storeys 2 Buildings
OCCUPIED BY INSURED AS 60 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 / RB)				\$ 10,836,233	
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 – CRIME (Form 500000-05, Rev. Jan 2000.)					
I.	Comprehensive Dishonesty, Disappearance and Destruction – Form A			\$	10,000
II.	Loss Inside the Premises			\$	5,000
III.	Loss Outside the Premises			\$	5,000
IV.	Money Orders and Counterfeit Paper Currency			\$	5,000
V.	Depositors Forgery			\$	5,000
SECTION III – COMMERCIAL GENERAL LIABILITY (Form 000102, Rev. Nov 2005)					
A.	Bodily Injury & Property Damage Liability	Per Occurrence	\$ 500	\$	5,000,000
	General Aggregate Limit	Aggregate	\$ 500	\$	5,000,000
	Products and Completed Operations	Aggregate	\$ 500	\$	5,000,000
B.	Personal and Advertising Injury Liability	Per Occurrence		\$	5,000,000
C.	Medical Payments	Any One Person		\$	5,000
		Per Occurrence	\$ 500	\$	25,000
D.	Tenants Legal Liability			\$	500,000
	Non-Owned Automobile Endorsement SPF #6 – Form 335002-02	Per Occurrence		\$	5,000,000
	Contractual Liability Endorsement SEF #94 – Form 335100-01	Per Occurrence	\$ 500	\$	5,000,000
	Excluding Long Term Leased Vehicle Endorsement SEF #99 – Form 335300-02	Per Occurrence		\$	5,000,000
	Limited Pollution Liability Coverage Endorsement – Form 000114-02	Aggregate	\$ 500	\$	1,000,000
	Employee Benefit Liability – Form 000200	Aggregate		\$	1,000,000
SECTION IV – CONDOMINIUM DIRECTORS & OFFICERS LIABILITY					
	Claims Made Form (Including Property Manager)	\$	Nil	\$	2,000,000
SECTION V – GLASS (Form 820000-02, Rev. Nov 1998)					
	Blanket Exterior Glass	Residential	\$ 100		Blanket
		Commercial	\$ N/A		Not Covered

SUBSCRIPTION

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

This Certificate is not valid unless countersigned by an Authorized Representative of the Insurer(s).

E. & O.E.

DATE: April 1, 2009

BFL CANADA Insurance Services Inc.

Umami Masang
AUTHORIZED REPRESENTATIVE

BFL makes a difference



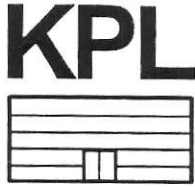
International Risk and Insurance Services

BFL CANADA Insurance Services Inc.
1177 West Hastings Street, Suite 200
Vancouver, British Columbia V6E 2K3
Tel.: (604) 669-9600
Fax: (604) 683-9316
Toll Free: 1-866-669-9602

INSURING AGREEMENT		DEDUCTIBLE	LIMIT
SECTION VI – EQUIPMENT BREAKDOWN			
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.		\$ 1,000	\$ 10,836,233
Sub Limits –			
Ammonia Contamination			\$ 100,000
Water Damage			\$ 100,000
Expediting Expenses			\$ Included
Professional Fees			\$ 100,000
Hazardous Substances			\$ 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			
\$2,000,000 Aggregate		\$ 25,000	\$ 1,000,000
SECTION VIII – VOLUNTEER ACCIDENT			
		See Policy Wordings	\$ Not Covered
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)	
ADDITIONAL PREMIUM:			\$ 0.00

LIST OF INSURERS				
Insurance Company	Section	Participation %	Master Policy Number	Premium \$
AIG Commercial Insurance Company of Canada	Property	25%	BFL SPW001	0
Aviva Insurance Company of Canada	Property	35%	BFL SPW001	0
	Crime	100%		0
	Commercial General Liability	100%		0
	Glass	100%		0
AXA Pacific Insurance Company	Property	25%	BFL SPW001	0
Boiler Inspection & Insurance Company of Canada	Equipment Breakdown	100%	02752052	0
Certain Underwriters at Lloyds' of London under contract NA08CA03, as arranged by Can-Sure Underwriting Ltd.	Property	7.5%	BFL SPW001	0
Certain Underwriters at Lloyds' of London under contract NA09CA01, as arranged by Can-Sure Underwriting Ltd.	Property	7.5%	BFL SPW001	0
Great American Insurance Group	Condominium Directors and Officers Liability	100%	D14100	0
XL Insurance Company, Ltd. (minimum and retained)	Pollution Liability	100%	PCN001785304	0

BFL makes a difference



KYLE PROPERTIES LTD.

SUITE 202, 1537 WEST 8th AVENUE, VANCOUVER, B.C. V6J 1T5

TELEPHONE (604) 732-5263

FACSIMILE (604) 732-8858

MINUTES OF THE
ANNUAL GENERAL MEETING
OF STRATA PLAN LMS 3853, 3130 -3170 West 4th Ave,
Vancouver, B.C

HELD: Tuesday May 12, 2009 in the Library @ Bayview Elementary School, 2251 Collingwood Street, Vancouver, B.C.

PRESENT: Of the 60 possible votes, 21 eligible votes were present in person or by proxy.

1. OPENING OF MEETING:

The meeting was opened at 7:10 p.m. by the Strata Council Chairperson, Mr. Joe Damiani and assisted by the Property Manager, Monika Siniarska. A quorum of Owners being present the meeting was declared open for the business at hand.

2. PROOF OF NOTICE:

It was moved, seconded and carried unanimously to accept the notice of the Annual General Meeting as circulated.

3. MINUTES:

It was moved, seconded and carried to adopt the minutes of the May 22, 2008 Annual General Meeting. There was no business arising.

4. 2009/2010 BUDGET:

The 2009/2010 budget was presented to the Owners. Following a lengthy discussion it was moved seconded and carried to adopt the proposed budget. The budget contains a 10% increase in the monthly maintenance fees.

Owners Voted: 20 votes in favor, 1 against.

BUDGET APPROVED BY MAJORITY

**PLEASE PROVIDE THE PROPERTY MANAGEMENT COMPANY WITH POST DATED
CHEQUES COMMENCING MARCH 1, 2009 TO COVER MAINTENANCE FEES.
NOTE: THERE IS A 10% INCREASE IN THE MONTHLY MAINTENANCE FEE.
OWNERS ON THE PREAUTHORIZED PAYMENT PLAN WILL HAVE THEIR FEES
ADJUSTED AUTOMATICALLY INCLUDING THE TWO-MONTH SHORTFALL.**

5) SPECIAL RESOLUTION #1 (CRF Short Fall): “Be it resolved that Owners voted by $\frac{3}{4}$ vote to reduce the Contingency Reserve Fund to reflect actual cash on hand. “ Or, in the alternative, “ Be it resolved that Owners authorize by $\frac{3}{4}$ vote a Special Levy by unit entitlement to fund the current shortfall in the Contingency Reserve Fund.”

Following significant discussion, Owners moved and seconded to reduce the Contingency Reserve Fund to reflect actual cash on hand.

Owners voted unanimous in favor.

SPECIAL RESOLUTION # 1 APPROVED.

6) SPECIAL RESOLUTION #2: “ Be it resolved that a New Bylaw 3 (4) (d) be approved by $\frac{3}{4}$ vote which reads: An Owner, tenant or occupant must not keep any pets on a strata lot other than one or more of the following: d) one dog or one cat; provided however, that an owner, tenant or occupant with an independent courtyard entrance to the strata lot is permitted to keep either two dogs, or two cats, or one dog and one cat.”

Owners Voted: 0 votes in favor, 21 against

SPECIAL RESOLUTION #2 DENIED.

It was moved and seconded to amend the Special Resolution #2 by removing the word “**courtyard**” as such reading: “ Be it resolved that a New Bylaw **3 (4) (d)** be approved by $\frac{3}{4}$ vote which reads: An Owner, tenant or occupant must not keep any pets on a strata lot other than one or more of the following: **d)** one dog or one cat; provided however, that an owner, tenant or occupant with an independent entrance to the strata lot is permitted to keep either two dogs, or two cats, or one dog and one cat.”

Owners Voted: 17 votes in favor, 3 votes against, 1 vote abstained

AMENDED SPECIAL RESOLUTION #2 APPROVED.

7) ELECTION OF STRATA COUNCIL:

The four-second year members of the Council for 2008/09 automatically retire from their positions, pursuant to the By-Laws. Three members remain for the balance of their two-year term. The following owners were nominated to council.

STRATA PLAN LMS 3853, 2009/2010 STRATA COUNCIL

Jennifer Virtue	Unit #3-3140 W4th	jenniev@telus.net
Eric Pollins	Unit # 3 3130 W 4 th	espollins@hotmail.com
Karen Cochlan	Unit # 4 3170 W 4th Ave.	604-733-9493
Joe Damiani	Unit # 3 3170 W 4 th	jdamiani@telus.net
Elizabeth Purkis	Unit # 316-3150 W4th	runner88#@telus.net
Christopher Stuart	Unit # 311 -3150 West 4 th	ccesstuart@hotmail.com
George Pittam	Unit #5 3170 West 4th Ave	george.pittam@gmail.com

8) NEW BUSINESS: 1) During the budget discussion the Owners raised a concern in respect to the clarity of how the money is spent as such the previous Council Chair has offered to provide a summary of the contributing factors of this year's deficit and distribute it to all Owners. Additionally Owners have been informed that the budget has been maintained same in the previous four years and there was a surplus of \$ 9,087.14 in 2007/08. The 2008/09 - year was higher due to increase in utility, building maintenance, repair, insurance and etc. The average inflation rate is 3% per year and the building has been able to maintain without deferring any regular maintenance in the last four years. The Council hopes that with the increased income a small surplus might be achieved in this fiscal year. Owners were briefed on the type of work that has been done this year such as: painting of the fence, roof inspection, envelope inspection, plant life engineering reports, roof maintenance, number of unexpected plumbing repairs that resulted for various of reasons and garden improvements.

2) The Council reported on the garbage maintenance history and the steps that were taken to secure the area. First, all enclosures were initially secured with locks but shortly afterwards someone injected glue into the locks and the locks had to be cut off. The Council then decided to keep the garbage area open. However this causes tremendous amount of mess and allowed binners to rummage through the recycling bins leaving all the other garbage on the ground. The City refused to pick up the recycling due to obstruction by debris, mess and overfill and the recycling pick up is scheduled only once per week. Subsequently the Janitors were instructed to ensure that any overfilled recycling be thrown out. Finally, the Council decided to close off the garbage area once again and requested additional blue bins for the property. To date the garbage area cleanliness has improved and the Council hopes all Residents do their part and keep the garbage area debris free. Additionally the Council has addressed the problems with garbage pick up during a heavy snowfall and briefly described the events of the pickup problems. As a result of the poor service provided by North West Waste Services the contract has been terminated and Waste Management Company has been hired effective April 1, 2009.

3) With the recent removal of a Katzura Tree in one of the courtyards and the possibility of removal of a Douglas Fir Tree on Trutch Street, the Owners have requested a clarification on the decision and raised a concern on the lack of communication and "transparency" on this issue. As such the gardening committee and the Council has provided background information on the subject. The removal of the trees has been pending for several years and the recent building envelope report has mentioned the roots and the integrity of the membrane of the building. The Katzura Trees are mature trees that are not intended for this type of building. First the planters are considerably too small for the trees and the root system has nowhere to go as the parkade is located under the trees. The roots can threaten the integrity of the parkade slab and damage it. There have been two additional reports regarding the plant life to ensure that the trees that are being considered for removal are in fact a threat to the building. An investigation of one of the membranes after removal of the tree has shown that the rooting system has not penetrated the membrane but has penetrated the protective layer. It was evident that it would not take long before the root would make its way into the membrane. As it stands only one additional Katzura Tree has to be removed with potential of a second one. More investigation will have to take place. The removed

trees will be replaced with other trees that have been deemed more appropriate for the building.

In respect to the Douglas Fir, Owners have expressed interest in saving the tree if at all possible and have arranged to meet with an arborist, envelope engineer and Council Member to better understand the problems. The Council has apologized for lack of communication on this topic.

4) Owners have raised a concern in respect to the communication quality with the Property Manager and expressed frustration with the office policy of having one line as they are unable to get a hold of the Manager directly. After some discussion Owners are reminded to leave a message on the answering machine for the Property Manager to respond within 2-3 business days . Further it has been noted that Owners feel that they are not being advised on building maintenance on regular basis, as such the Property Manager is to ensure that this area of the service is to be improved upon. Some discussion has been held in respect to the history of past Property Managers and the level of satisfaction with the service provided. The Council has commented that the present Property Manager is efficient and the Council is pleased with the amount of work that has been done to the property.

There being no further business, the meeting was adjourned at 9:26 p.m.

The Strata Council tentatively set the date for the next Strata Council meeting for Tuesday June 9, 2009 at # 3 3140 W 4th.

Respectfully submitted,

Monika Siniarska

Property Manager
KYLE PROPERTIES LTD.
Managing Agent LMS 3853

THE AVANTI					
STRATA PLAN LMS 3853					
2009/2010 OPERATING BUDGET REVENUE					SHORTFALL
			OLD	NEW	for months of
S.L.	ADDRESS	U/E	FEE	FEE	March, April and May 2009
1	# 1 3130 West 4th Ave.	180	256.89	\$282.58	\$77.07
2	# 2 3130 West 4th Ave.	164	234.06	\$257.47	\$70.22
3	# 3 3130 West 4th Ave.	172	245.48	\$270.03	\$73.64
4	# 4 3130 West 4th Ave.	166	236.91	\$260.60	\$71.07
5	3138 West 4th Ave.	171	244.05	\$268.46	\$73.22
6	#1 3140 West 4th Ave.	166	236.91	\$260.60	\$71.07
7	# 2 3140 West 4th Ave.	182	259.75	\$285.73	\$77.93
8	# 3 3140 West 4th Ave.	170	242.62	\$266.88	\$72.79
9	# 4 3140 West 4th Ave.	170	242.62	\$266.88	\$72.79
10	# 5 3140 West 4th Ave.	184	262.60	\$288.86	\$78.78
11	# 6 3140 West 4th Ave.	165	235.48	\$259.03	\$70.64
12	3148 West 4th Ave.	171	244.05	\$268.46	\$73.22
13	# 1 3150 West 4th Ave.	90	128.45	\$141.30	\$38.54
14	# 2 3150 West 4th Ave.	185	264.03	\$290.43	\$79.21
15	3126 West 4th Ave.	180	256.89	\$282.58	\$77.07
16	3128 West 4th Ave.	180	256.89	\$282.58	\$77.07
17	# 5 3130 West 4th Ave	176	251.18	\$276.30	\$75.35
18	# 6 3130 West 4th Ave	167	238.34	\$262.17	\$71.50
19	# 7 3130 West 4th Ave.	167	238.34	\$262.17	\$71.50
20	# 301 3150 West 4th Ave	186	259.75	\$285.73	\$77.93
21	# 302 3150 West 4th Ave.	160	228.35	\$251.19	\$68.51
22	# 303 3150 West 4th Ave	175	249.76	\$274.74	\$74.93
23	# 304 3150 West 4th Ave.	142	202.66	\$222.93	\$60.80
24	# 305 3150 West 4th Ave.	175	249.76	\$274.74	\$74.93
25	# 306 3150 West 4th Ave.	174	248.33	\$273.16	\$74.50
26	# 307 3150 West 4th Ave	178	254.04	\$279.44	\$76.21
27	# 308 3150 West 4th Ave	178	254.04	\$279.44	\$76.21
28	# 309 3150 West 4th Ave	176	251.18	\$276.30	\$75.35
29	# 310 3150 West 4th Ave	88	125.59	\$138.15	\$37.68
30	# 3 3150 West 4th Ave	185	264.03	\$290.43	\$79.21
31	# 4 3150 West 4th Ave	90	128.45	\$141.30	\$38.54
32	# 3158 West 4th Ave	173	246.90	\$271.59	\$74.07
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CERTIFICATE OF INSURANCE

Previous Policy No. BFL04LMS3853

Renewal Policy No. BFL04LMS3853

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	From: March 31, 2009	To: March 31, 2010	
INSURED LOCATION	12:01 a.m. standard time at the location of the premises as to each of the said dates		
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	THE AVANTI		
CONSTRUCTION	Frame	3 Storeys	2 Buildings
OCCUPIED BY INSURED AS	60 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.

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SECTION IV – CONDOMINIUM DIRECTORS & OFFICERS LIABILITY					
	Claims Made Form (Including Property Manager)	\$	Nil	\$	2,000,000
SECTION V – GLASS (Form 820000-02, Rev. Nov 1998)					
	Blanket Exterior Glass	Residential	\$ 100		Blanket
		Commercial	\$ N/A		Not Covered

THE

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

This Certificate is not valid unless countersigned by an Authorized Representative of the Insurer(s).

E. & O.E.

DATE: March 13, 2009

BFL CANADA Insurance Services Inc.

AUTHORIZED REPRESENTATIVE

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International Risk and Insurance Services

BFL CANADA Insurance Services Inc.
 1177 West Hastings Street, Suite 200
 Vancouver, British Columbia V6E 2K3
 Tel.: (604) 669-9600
 Fax: (604) 683-9316
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Expediting Expenses			\$ Included
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Hazardous Substances			\$ 100,000
C. Business Interruption/Extra Expense			\$ 100,000
Loss of Profits – Rents N/A Months Indemnity Period		24 Hour Waiting Period	\$ 100,000
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\$2,000,000 Aggregate		\$ 25,000	\$ 1,000,000
SECTION VIII – VOLUNTEER ACCIDENT			
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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:			\$ 20,205.00

LIST OF INSURERS				
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Aviva Insurance Company of Canada	Property	35%	BFL SPW001	
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