

# STRATA VAS 2798

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8728 S.W. Marine Drive ~ Vancouver, BC V6P 6A4

## NOTICE OF ANNUAL MEETING

TO BE HELD ON AUGUST 25, 2008  
@ 7:00 p.m. IN THE COURTYARD UNLESS RAINING,  
THEN TO BE HELD IN PARKING GARAGE.

### AGENDA:

1. Introduction of new owners.
2. Chair person's report.
3. Treasurer's report:
  - a.) Presentation of annual financial statements at July 31, 2008.
  - b.) Presentation of budget for 2008-2009. (Schedule I)
4. Garden Committee report.
5. Matters to be voted on:
  - Acceptance of budget
6. Questions and remarks from owners.
7. Present council resigns.
8. Election of new council.

Strata Council

**STRATA PLAN VAS 2798**  
**Balance Sheet As at July 31, 2008**

**ASSETS**

**Current Assets**

Bank - Can. Trust - operating	\$ 22,163.03	
Bank - Can. Trust - contingency	3,309.60	
Term Deposits	<u>42,406.91</u>	
Cash: Total		\$ 67,879.54
Accounts Receivable		<u>381.15</u>

**TOTAL ASSETS** \$ 68,260.69

**LIABILITY**

Accounts Payable - Reid Bros. Plumbing \$ 16,763.25

**TOTAL LIABILITIES** 16,763.25

**EQUITY**

Contingency Reserve Fund 45,716.51

Operating Fund - opening balance 17,137.46

Current Period Surplus (Deficit) (11,356.53)

Total Operating Fund 5,780.93

**TOTAL EQUITY** 51,497.44

**LIABILITIES AND EQUITY** \$ 68,260.69

# STRATA PLAN VAS 2798

## Comparative Income Statement

	Actual year ended 31-Jul-08	Budget year ended 31-Jul-08
<b>REVENUE</b>		
Maintenance Fees	\$ 83,488.23	\$ 83,497.08
Late Charge Income	41.00	0.00
Bank NSF Charge Income	25.00	0.00
Miscellaneous Income	158.35	125.00
<b>TOTAL REVENUE</b>	<b>83,712.58</b>	<b>83,622.08</b>
<b>EXPENSE</b>		
Accounting & Audit	5,104.74	5,088.00
Management Fee	0.00	0.00
Maintenance - Janitorial	6,648.58	6,360.00
Maintenance - Landscaping	3,594.78	3,568.00
Maintenance - Electrical	406.30	3,000.00
Maintenance - Window Cleaning	1,139.50	2,375.00
Maintenance - Exterior	5,253.26	1,000.00
Maintenance - Plumbing	17,326.62	2,000.00
Miscellaneous Maint. & Supplies_	5,666.38	6,600.00
Maintenance - Elevator	2,352.27	2,650.00
Office Expense	188.30	400.00
Trash Removal_	1,682.35	1,800.00
Security Alarm	1,392.60	1,500.00
Fire & Life Safety System	0.00	240.00
Insurance Expense	8,837.50	6,300.00
Utility - Electricity	4,610.09	5,200.00
Utility - Gas	14,782.67	16,000.00
Water, Sewer & Property Tax	5,799.48	6,200.00
Bank Charges	44.59	125.00
Enterphone	239.10	500.00
Transfer to contingency	10,000.00	0.00
<b>TOTAL EXPENSE</b>	<b>95,069.11</b>	<b>70,906.00</b>
<b>NET INCOME (LOSS)</b>	<b>\$ (11,356.53)</b>	<b>\$ 12,716.08</b>

Note 1 - includes the cost of the new skylights

Note 2 - includes the cost of the new boiler system

# STRATA PLAN VAS 2798

## Customer Aged Summary As at 07/31/2008

Name	Total	Current	31 To 60	61 To 90	91+
108 - Cross, Deborah	623.75	224.75	224.75	-	174.25
201 - Taylor, Robert	-261.50	-266.50	-	-	5.00
202 - Boyd, Ian & Marilyn	-0.05	-	-	-	-0.05
303 - Turin, Oleg & Tatyana	5.88	-	-	-	5.88
PH1 - Ciric, Predrag & Sloba	13.07	-	-	-	13.07
<b>Total outstanding:</b>	<b>381.15</b>	<b>-41.75</b>	<b>224.75</b>	<b>-</b>	<b>198.15</b>

Two budgets are presented this year – Budget A showing no increase in maintenance fees and Budget B showing an increase in maintenance fees of 10%.

Our building situation is this:

The roof has an expected remaining life of three to five years. The quotes gathered so far range from \$130,000 to \$150,000 to replace the roof. Presently we hold approximately \$46,000 in our contingency fund. In order to fund the roof replacement solely from the contingency fund, it would require an increase in our maintenance fees of about 50%.

With no increase in maintenance fees, the fund should contain about \$75,000 in three years. Leaving a minimum of \$25,000 in the fund would mean a special assessment to the owners of approximately \$80,000 to \$100,000 or an average of \$2,500 to \$3,300 per suite. (less for the smaller suites, more for the larger)

An increase in maintenance fees of 10% should result in a contingency fund of about \$100,000 in three years. Leaving the minimum of \$25,000 in the fund would mean a special assessment to the owners of approximately \$55,000 to \$75,000, or an average of \$1,775 to \$2,450 per suite.

Knowing that a special assessment down the road is probable, the owners must make provision personally to have these funds on hand. The choice is to make provision for the assessment in total using your personal savings vehicles, or partially with a maintenance increase and partially with your personal savings vehicles.

# STRATA PLAN VAS 2798

A
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Budget - Year ended July 31, 2009 - no increase

Maintenance Fees	\$	83,497.08
Late Charge Income		
Miscellaneous Income		125.00
Interest Income		
Total Revenue		<u>83,622.08</u>

Accounting & Audit		5,088.00
Maintenance - Janitorial		6,300.00
Maintenance - Landscaping		3,540.00
Maintenance - Electrical		3,000.00
Maintenance - Snow Removal		40.00
Maintenance - Window Cleaning		2,100.00
Maintenance - Exterior		1,000.00
Maintenance - Plumbing		2,000.00
Miscellaneous Maint. & Supplies_		6,600.00
Maintenance - Elevator		2,154.72
Office Expense		400.00
Trash Removal_		1,683.84
Security Alarm		1,500.00
Fire & Life Safety System		240.00
Insurance Expense		8,260.00
Utility - Electricity		5,200.00
Utility - Gas		17,900.00
Water, Sewer & Property Tax		6,200.00
Bank Charges		125.00
Enterphone		500.00
Transfer to contingency		-
Total expense		<u>73,831.56</u>

<b>Net Income</b>	<b>\$</b>	<b>9,790.52</b>
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# STRATA PLAN VAS 2798

<b>B</b>
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Budget - Year ended July 31, 2009 - with an increase of 10%

Maintenance Fees	\$	91,846.78
Late Charge Income		
Miscellaneous Income		125.00
Interest Income		
Total Revenue		<u>91,971.78</u>

Accounting & Audit		5,088.00
Maintenance - Janitorial		6,300.00
Maintenance - Landscaping		3,540.00
Maintenance - Electrical		3,000.00
Maintenance - Snow Removal		40.00
Maintenance - Window Cleaning		2,100.00
Maintenance - Exterior		1,000.00
Maintenance - Plumbing		2,000.00
Miscellaneous Maint. & Supplies_		6,600.00
Maintenance - Elevator		2,154.72
Office Expense		400.00
Trash Removal_		1,683.84
Security Alarm		1,500.00
Fire & Life Safety System		240.00
Insurance Expense		8,260.00
Utility - Electricity		5,200.00
Utility - Gas		17,900.00
Water, Sewer & Property Tax		6,200.00
Bank Charges		125.00
Enterphone		500.00
Transfer to contingency		-
Total expense		<u>73,831.56</u>

<b>Net Income</b>	<b>\$</b>	<b>18,140.22</b>
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**RESIDENTIAL STRATA PROGRAM  
Renewal Quotation**

**CMW Insurance Services Ltd.**

700-1901 Rosser Avenue  
Burnaby, BC V5C 6R6

Tel: 604-294-3301 Fax: 604-294-3003

<b>The Owners of Strata Plan VAS 2798</b>	<b>Term:</b> December 31, 2007 <b>To</b> December 31, 2008
<b>c/o Ian Boyd</b>	<b>Attn:</b> Ian Boyd

**Location:** 8728 S.W. Marine Drive, Vancouver, BC V6P 6A4

Section	Limits of Liability	Description of Coverages	Deductibles
A	\$ 3,900,000.	Property of Every Description	See Below
A	Not Covered	Business Interruption – 12 Months Indemnity	
A	Included	Blanket Glass	See Below
B	\$ 3,900,000	Comprehensive Boiler & Machinery, including By-laws	\$500.
B	Not Covered	Gross Rents – 12 Months Indemnity (24 hours waiting period)	
B	Included	\$50,000. Extra Expense	
C	\$ 10,000,000.	Commercial General Liability - Per Occurrence	\$1,000.
C	\$ 10,000,000.	Aggregate, General Total Limit	
C	\$ 1,000,000.	Pollution Liability (Sudden & Accidental)	\$10,000.
C	\$ 50,000.	Volunteer Accident Principal Sum (2/3 Weekly Gross Wages subject to maximum of \$500)	
D1	\$ 2,000,000.	Directors & Officers Liability (Errors & Omissions)	Nil
D1	Not Covered	Discrimination Defense Costs – Per Unsuccessful Action or Complaint	
D1	Not Covered	Discrimination Defense Costs – Annual Aggregate	
D2	Not Covered	Property Managers Errors & Omissions Liability	\$1,000.
E	Not Covered	Broad Form Money and Securities	
E	Not Covered	Employee Dishonesty	

**Conditions: Section A:** All Risks of direct physical loss or damage to property described at Location of Risk shown above. Basis of Loss Settlement – Replacement Cost including By-Laws. Guaranteed Replacement Cost subject to an appraisal being filed with the Insurers and dated within 12 months prior to of the effective date of the policy. Failing to do so, the policy shall be subject to 90% Co-insurance. Property additions, alterations and repairs are subject to a limit of 10% of the Limits of Liability, with a maximum of \$500,000.

**Conditions: Section C:** Additional Named Insured: Property Manager for their management of the Strata Plan.

**Deductibles: Section A:** All Losses \$1,000. except: Water Damage \$2,500.; Sewer Back-up \$2,500.; Residential Glass Breakage \$100.; Master Key \$250.; Earthquake 10% of the value of the building(s) involved in the loss (minimum \$100,000.); Flood \$10,000.; Loss or damage caused by Illegal Drug Activity as defined under Standard Conditions \$1,000.

**Renewal Premium: \$6,255.** (Monthly Payment Plan available with 20% down and competitive rates)

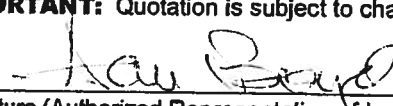
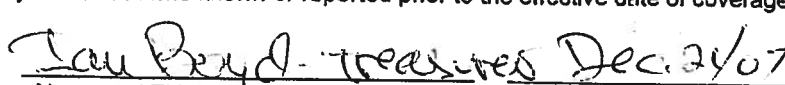
<b>Recommended Coverage Options</b>			
Limits of Liability	Description of Coverages	Annual Premium	Check if Required
\$10,000,000.	Commercial General Liability	\$170.	<input checked="" type="checkbox"/>
\$5,000,000.	Directors & Officers Errors & Omissions Liability	\$75.	<input checked="" type="checkbox"/>
\$10,000.	Discrimination Defense Costs per unsuccessful action or complaint – subject to \$25,000. Annual Aggregate	\$45.	<input checked="" type="checkbox"/>
\$5,000.	Broad Form Money and Securities	\$140.	<input checked="" type="checkbox"/>
\$25,000.	Employee Dishonesty Coverage	\$140.	<input checked="" type="checkbox"/>

**Renewal Authorization**

Please sign and date below as authorization to proceed with renewal based on:

Terms and conditions as quoted herein:  Including changes as indicated:

**IMPORTANT:** Quotation is subject to change if any claims become known or reported prior to the effective date of coverage.

Signature (Authorized Representative of Insured)      Name and Title      Today's Date





**STRATA INSURANCE PROGRAM**  
**Policy Wording Highlights**

**CMW Insurance Services Ltd.**

700-1901 Rosser Avenue  
 Burnaby, BC V5C 6R6  
 Tel: 604-294-3301 Fax: 604-294-3003  
 www.cmwinsurance.com

**CMW is pleased to announce that, yet again, we have been successful in further broadening our comprehensive Strata Insurance Program Wording. The following are just some of the coverage highlights that prove our wording to be the broadest available in the market today.**

**"All Risks" Blanket Property Coverage**

**Landslide Peril Included** – *subject to the earthquake deductible*

**Full "All Risks" coverage for paving, sidewalks and curbing**

**5% Claims Free Credit** – *after a continuous 36 months of claims free period under the CMW program, a 5% discount is applied from the standard rates for each renewal period thereafter that the location remains claims free on a continuous basis.*

**Earthquake deductible** – *each building is a separate location under the deductible definition having a significant effect on the percentage deductible where some but not all of the buildings in the complex are damaged. The minimum deductible applies.*

**By-Laws** - *increased cost of reconstruction, cost of undamaged portions and cost of removal – No Sublimit*

**Same Site Restriction Removed** *from replacement cost clause allowing the strata to rebuild in another location should they need or require and no requirement for Occupancy*

**Condominium Maintenance Fees** - *\$2,500 per unit to a maximum of \$25,000*

**Property of Others** - *\$25,000 per owner, to a maximum of \$100,000*

**Extra Expense** - *\$50,000 per occurrence*

**Expediting Expenses** - *\$10,000 per occurrence*

**Personal Property of Officers and Employees** - *\$2,500 any one officer or employee*

**Master Key Coverage** - *\$10,000 per occurrence*

**Newly Acquired Property** - *10% of sum insured applying to buildings, to a maximum of \$500,000*

**Fire Dept Service Charges** - *\$25,000 per occurrence*

**Additional Living Expenses** - *\$1,000 per unit, to a maximum of \$5,000 per occurrence*

**Fine Arts** – *Included with no Sublimit if appraised or scheduled, \$1,000 limit per item in absence of appraisal*

**Outdoor Plants** - *\$25,000 – named perils (including wind, hail, flood and quake)*

**Debris Removal** – *Included with no Sublimit*

**Professional Fees for Accountants and Consultants** - *included*

**Arson Rewards** – *\$5,000 per occurrence*

**Illegal Drug Activity** - *included subject to policy deductible*

**Broad Form Directors and Officers Insurance that does not include a 'failure to purchase insurance' exclusion and includes the Strata Corporation as an Insured.**

**Property Managers Errors and Omissions** - *\$1,000,000 per occurrence*

**General Liability includes Property Managers as Additional Insureds**

**Sudden & Accidental Pollution is included** - *\$1,000,000 Sublimit*

*This document does not form part of the policy. For more specific details, please refer to the actual policy wordings.*

# STRATA VAS 2798

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8728 S.W. Marine Drive ~ Vancouver, BC V6P 6A4

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## PROXY AUTHORIZATION

The undersigned owner of Strata Plan VAS-2798 hereby appoints

\_\_\_\_\_ or failing him/her \_\_\_\_\_ as the proxy of the undersigned to attend and vote at the Meeting to be held on Monday, August 25, 2008, and at any adjournment thereof, in the same manner, to the same extent and with the same powers as if the undersigned were present at the said meeting or any adjournment thereof. Discretionary authority is conferred on the proxy with respect to such proposal or matters which may properly come before the meeting and at any adjournment thereof.

THE UNDERSIGNED acknowledges receipt of the information circular for the Meeting and hereby revokes any proxy previously given.

\_\_\_\_\_  
Date

Unit # \_\_\_\_\_

\_\_\_\_\_  
Signature

## STRATA VAS 2798

8728 SW Marine Drive, Vancouver, BC V6P 6A4

### ANNUAL GENERAL MEETING – August 25, 2008 @ 7:00 pm

#### Council Present

Donna Kean	Chairperson	PH5	PH – 604-266-2647
Danielle Turner	Vice-Chairperson	#208	PH - 604-739-2120
Ian Boyd	Treasurer	#202	PH – 604-264-4841
Marie Lawton	Garden Chair	#305	PH – 604-264-7799
Bill Guest	Council Member	#309	PH – 604-730-8096
Gloria Ng	Secretary – non-elected	#308	PH – 604-298-2521
Daniel Cheung	Alternate	#308	PH – 604-298-2521
Gary Cho	Council Member	#206	PH – 604-267-9828
Rob Taylor	Council Member	#201	PH – 604-294-6829

- **Announcements:**
  - Inspection and repairs by Voltec for fire safety in all suites has been completed
  - Hot water boilers have been repaired by Reid Brothers
- **Treasurer's Report** – Ian Boyd presented two versions of a budget to owners present at the meeting. One version reflected an increase in maintenance fees, the other was the status quo. Owners were informed of various potential costs that could arise in the future and a vote was put to the owners on whether or not an increase to the maintenance fees should occur.
  - **Motion Denied 13-11 against.**
- **Gardening Report** – Marie Lawton announced that rocks will be put in place of the lawn at the back of the building to prevent people living in nearby buildings from parking on the lawn. This will be most effective as the lawn will not have to be constantly repaired and tended to due to people parking on the lawn. She would like to thank Kirsti, Les, Rosalee and Frank for all their hard work and help.
- **Fountain** – Discussion took place as to the status of the fountain. Concerns over areas of the fountain which are currently leaking onto the courtyard's stones. Bill Guest will look into minor repairs while Ian Boyd will consult Pool Repair companies for a quote on sealing the remaining leaks.
- **Garbage Bins** – Discussion took place as to whether or not a lock should be placed on the garbage bins at the back of the building. It was ultimately decided that no lock would be placed on the bins as situations where the keys could be thrown into the garbage bin were easily foreseeable.

- **Children Playing in the Courtyard** – Concerns were raised as to the disturbance that has been caused by children running and playing in the courtyard in the summer evenings. Concerns were also raised by parents that the courtyard is a safe area for their children to play and the fact that the courtyard is a common shared area.
  - Council members pointed out that an existing noise bylaw does exist whereby all residents are prohibited from using their suite or common areas in a way that creates a nuisance for other neighbours.
  - It was ultimately decided that parents should be strongly reminded and encouraged to be respectful of their neighbours' peace and quiet by supervising their children if they are playing in the courtyard.
  - It was agreed that excessive noise is not permitted to be made by any one in the building past 8:00 p.m.
  
- **Laundry** – All owners are reminded that laundry is not permitted to be hung out to dry on balconies/patios. Discussion took place as to whether or not that bylaw should be struck.
  - **Motion Denied 22- 2 against**
  
- **Recycling** – All owners are reminded that boxes are to be flattened *before* being placed in the appropriate recycling bins. All owners are reminded to take care in sorting their recyclables so that items are placed into the appropriate boxes.
  
- **Problem Solving** – All owners are encouraged to take the initiative in proactively working together with any owners that you may have a problem with. Before you ask Council to become involved, make sure you have exhausted all opportunities to work out the problem amongst yourselves.
  
- **Dogs/Leashing** – All owners are reminded that dogs must be leashed at **ALL** times when in common areas of the building.
  
- **Emergency Access to Suites** – All owners who have not already done so are encouraged to provide Council with an extra key to their suite in the event of an emergency. Should an emergency situation occur within your suite when you are not home and Council does not have a key to your suite, access to your suite will have to be accessed by force and any resulting damage/costs will be borne by the owner.
  
- **Nominations for New Council** – Nominations were put forth and accepted by the following:
  - **Donna Kean**
  - **Ian Boyd**
  - **Marie Lawton**
  - **Bill Guest**
  - **Danielle Turner**
  - **Gloria Ng**
  - **Daniel Cheung**
  - **Gary Cho**
  - **Peter Cave**

All owners are reminded that should they wish to communicate any questions or concerns to council it must be done in WRITING. Also, any correspondence – letters or notes – addressed to Council must contain the following:

- Suite Number
- Printed Name
- Signature

If any of the above information is missing, the correspondence will not be acknowledged.

These minutes shall be considered a true and accurate record of times discussed. Please notify the writer within 48 hours of receiving this, regarding corrections. Following that time, the above will become the accurate record of the meeting.

**ATTENTION**

Please keep these minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of minutes, bylaws, financial statements or the certificate of completion will be at owner's expense and not the Strata Corporation's.

## STRATA VAS 2798

8728 SW Marine Drive, Vancouver, BC V6P 6A4

### STRATA COUNCIL MEETING – September 15, 2008 @ 7:00 pm in 202

#### Council Present

Donna Kean	Chairperson	PH5	PH – 604-266-2647
Danielle Turner	Vice-Chairperson	#208	PH – 604-739-2120
Ian Boyd	Treasurer	#202	PH – 604-264-4841
Marie Lawton	Garden Chairperson	#305	PH – 604-264-7799
Bill Guest	Council Member	#309	PH – 604-730-8096
Gloria Ng	Secretary	#308	PH – 604-298-2521
Gary Cho	Council Member	#206	PH – 604-267-9828
Daniel Cheung	Alternate	#308	PH – 604-298-2521
Peter Cave	Alternate	#201	PH – 604-294-6829

The above members were nominated and accepted their respective roles for Council.

#### New Business

**Wildlife Management Program** – Discussion took place regarding the possibility of setting up a monthly wildlife management program in order to be proactive before the winter months and cold weather set in

- A vote was taken to contract a company regarding setting up a monthly wildlife management program for a trial period of six months
  - Motion carried unanimously

**Correspondence from PH2 re: Air Vent and Window Seal** – Gary and Danielle to look into contacting various companies regarding repairs for PH2.

**Stucco Cleaning, Fill-In and Gutters**– Danielle to call and inquire about costs for cleaning the exterior of the building and filling in any cracks in the stucco.

**Maintenance Fees** – All owners are reminded that maintenance fees are due on the **FIRST** of every month. Owners are encouraged to provide post-dated cheques to our Treasurer Ian Boyd in #202. **Fines will be assessed to owners who are late with their maintenance fees.**

**Reminder to Owners with Pets** – All owners are reminded that it is their responsibility to clean up after their pets. Under no circumstances should owners be allowing their pets to urinate within the building's common areas, elevators, or any other areas.

**Driveway/Ramp to Parkade** – Bill to check on the cement/concrete in the driveway to the parkade to see if any maintenance needs to be performed.

All owners are reminded that should they wish to communicate any questions or concerns to council it must be done in WRITING. Also, any correspondence – letters or notes – addressed to Council must contain the following:

- Suite Number
- Printed Name
- Signature

If any of the above information is missing, the correspondence will not be acknowledged.

Meeting adjourned at 8:10 pm.

**The next meeting will be on November 17, 2008 at & 7:00 pm in PH5.**

These minutes shall be considered a true and accurate record of matters discussed. Please notify the writer within 48 hours of receiving this, regarding corrections. Following that time, the above will become the accurate record of the meeting.

**ATTENTION**

Please keep these minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of minutes, bylaws, financial statements or the certificate of completion will be at owner's expense and not the Strata Corporation's.

## STRATA VAS 2798

8728 SW Marine Drive, Vancouver, BC V6P 6A4

### STRATA COUNCIL MEETING – November 17, 2008 @ 7:00 pm in PH5

#### Council Present

<b>Donna Kean</b>	<b>Chairperson</b>	PH5	PH – 604-266-2647
<b>Ian Boyd</b>	<b>Treasurer</b>	#202	PH – 604-264-4841
<b>Marie Lawton</b>	<b>Garden Chairperson</b>	#305	PH – 604-264-7799
<b>Bill Guest</b>	<b>Council Member</b>	#309	PH – 604-730-8096
<b>Gloria Ng</b>	<b>Secretary</b>	#308	PH – 604-298-2521
<b>Gary Cho</b>	<b>Council Member</b>	#206	PH – 604-267-9828
<b>Daniel Cheung</b>	<b>Alternate</b>	#308	PH – 604-298-2521
<b>Peter Cave</b>	<b>Alternate</b>	#201	PH – 604-294-6829

#### Council Not Present

<b>Danielle Turner</b>	<b>Vice-Chairperson</b>	#208	PH – 604-739-2120
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#### New Business

**Gutters** – Discussion took place regarding when it would be appropriate to have the gutters cleaned out. As leaves are still falling, it was decided it would be more effective to have them cleaned once all the leaves have fallen. Ian to book the same company that cleaned our windows (“Men in Kilts”).

**Repairs for 108** – An agreement has been reached regarding the cost of repairs for Suite 108 from recent water damage. Motion carried unanimously to forward correspondence to the owner of Suite 108 in efforts to move towards resolution.

**Halloween Decorations** – Council wishes to extend many thanks to Kirsti and Les for their efforts with the Halloween decorations.

**Garage Openers** – If any owners have purchased new garage openers and need assistance with programming them to open the gate to our parkade, please contact Danielle, Suite 208, 604-739-2120

**Fountain** – Next summer when the fountain is refilled, chemicals will be added to the water to prevent algae and fungi from growing in the water. As such, all owners are reminded that children and/or pets should not be splashing and playing inside the fountain as these chemicals are not safe for ingestion.

**Holiday decorations** – On Sunday November 30<sup>th</sup>, 2008 starting at 2:00 pm in the courtyard, Council invites all residents to join in on decorating the building. Beverages such as rum and eggnog will be served as well as snacks and there will be lots of holiday cheer! Come and celebrate the holidays with your neighbours!

**Correspondence from 102** – Council received a letter from the owner of Suite 102 regarding the slow drainage of water on her patio during the heavy rainfall. Peter will call Reid Brothers and inquire about the different methods for resolving this problem and report back at the next meeting.

**Snow shovelling** – As the winter weather is approaching, all residents are more than welcome to volunteer and help out with shovelling when the snow begins to fall. Everyone should pitch in if they are able to spare some time and energy – take pride in your building! Bill will check on salt supply.



## **Old Business**

**Wildlife Management Program** – Program is underway and Gary will oversee the progress of the program.

**PH7's Windows** – Donna will look into what needs to be done to repair PH7's windows and report back at the next meeting.

**Driveway/Ramp to Parkade** – Bill is going to check on the cement/concrete in the driveway to the parkade to see if any maintenance needs to be performed. Bill advised that should repairs need to be done, advance notice would be provided to residents as people would have to avoid driving over the cement as it dries.

**Sprinkler in 203** – The sprinkler has been replaced in Suite 203.

**Maintenance Fees** – All owners are reminded that maintenance fees are due on the **FIRST** of every month. Owners are encouraged to provide post-dated cheques to our Treasurer Ian Boyd in #202. **A fine of \$25.00 will be assessed to owners who are late with their maintenance fees.**

### **Correspondence to Council**

All owners are reminded that should they wish to communicate any questions or concerns to council it must be done in WRITING. Also, any correspondence – letters or notes – addressed to Council must contain the following:

- Suite Number
- Printed Name
- Signature

If any of the above information is missing, the correspondence will not be acknowledged.

Meeting adjourned at 8:12 pm.

**The next meeting will be on January 12, 2009 at & 7:00 pm in Suite 202.**

***~ Council warmly wishes everyone a very happy and safe holiday season. May you all enjoy the warmth of family and friends and a prosperous New Year! ~***

These minutes shall be considered a true and accurate record of matters discussed. Please notify the writer within 48 hours of receiving this, regarding corrections. Following that time, the above will become the accurate record of the meeting.

### **ATTENTION**

Please keep these minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of minutes, bylaws, financial statements or the certificate of completion will be at owner's expense and not the Strata Corporation's.

# STRATA PLAN VAS 2798

## Comparative Balance Sheet

	<u>As at 10/31/2008</u>	<u>As at 10/31/2007</u>
<b>ASSETS</b>		
<b>Current Assets</b>		
Bank - Can. Trust - operating	13,782.79	9,873.99
Bank - Can. Trust - contingency	0.00	3,309.60
Term Deposits	<u>47,351.00</u>	<u>42,406.91</u>
Cash: Total	61,133.79	55,590.50
Accounts Receivable	<u>-1,219.50</u>	<u>478.94</u>
<b>Total</b>	<u><u>59,914.29</u></u>	<u><u>56,069.44</u></u>
<b>TOTAL ASSETS</b>	<u><u>59,914.29</u></u>	<u><u>56,069.44</u></u>
<b>LIABILITIES</b>		
<b>Current Liability</b>		
<b>Total</b>	<u>0.00</u>	<u>0.00</u>
<b>TOTAL LIABILITIES</b>	<u>0.00</u>	<u>0.00</u>
<b>EQUITY</b>		
<b>Reserve Funds</b>		
Contingency Reserve Fund_	<u>47,351.00</u>	<u>45,716.51</u>
<b>Total Reserve Funds</b>	<u>47,351.00</u>	<u>45,716.51</u>
<b>Current Funds</b>		
Operating Fund - opening balance	5,780.93	17,137.46
Current Period Surplus (Deficit)	<u>6,782.36</u>	<u>-6,784.53</u>
<b>Total Operating Fund</b>	<u>12,563.29</u>	<u>10,352.93</u>
<b>TOTAL EQUITY</b>	<u><u>59,914.29</u></u>	<u><u>56,069.44</u></u>
<b>LIABILITIES AND EQUITY</b>	<u><u>59,914.29</u></u>	<u><u>56,069.44</u></u>

# STRATA PLAN VAS 2798

## Comparative Income Statement

	Actual 08/01/2008 to 10/31/2008	Budget 08/01/2008 to 10/31/2008
<b>REVENUE</b>		
<b>Revenue</b>		
Maintenance Fees	20,874.32	20,874.27
Miscellaneous Income	0.00	31.23
Interest Income	1,634.49	0.00
<b>Total</b>	<u>22,508.81</u>	<u>20,905.50</u>
<b>TOTAL REVENUE</b>	<u>22,508.81</u>	<u>20,905.50</u>
<b>EXPENSE</b>		
<b>Operating Expenses</b>		
Accounting	1,260.00	1,272.00
Management Fee	0.00	0.00
Maintenance - Janitorial	1,709.06	1,575.00
Maintenance - Landscaping	1,182.92	1,102.50
Maintenance - Electrical	1,489.88	750.00
Maintenance - Window Cleaning	0.00	2,100.00
Maintenance - Exterior	436.37	249.99
Maintenance - Plumbing	880.71	499.98
Miscellaneous Maint. & Supplies_	161.23	1,650.00
Maintenance - Elevator	568.29	538.68
Office Expense	0.00	99.99
Trash Removal_	420.96	420.96
Security Alarm	346.50	375.00
Fire & Life Safety System	0.00	60.00
Insurance Expense	0.00	2,064.99
Utility - Electricity	1,583.38	1,299.99
Utility - Gas	3,059.52	4,474.98
Water, Sewer & Property Tax	982.33	1,549.98
Bank Charges	10.81	30.00
Enterphone	0.00	124.98
Transfer to contingency	1,634.49	0.00
<b>Total</b>	<u>15,726.45</u>	<u>20,239.02</u>
<b>TOTAL EXPENSE</b>	<u>15,726.45</u>	<u>20,239.02</u>
<b>NET INCOME</b>	<u>6,782.36</u>	<u>666.48</u>

**STRATA PLAN VAS 2798****Customer Aged Summary As at 10/31/2008**

<u>Name</u>	<u>Total</u>	<u>Current</u>	<u>31 To 60</u>	<u>61 To 90</u>	<u>91+</u>
108 - Cross, Deborah	608.00	224.75	224.75	-	158.50
201 - Taylor, Robert	-261.50	-	-	-	-261.50
202 - Boyd, Ian & Marilyn	-0.05	-	-	-	-0.05
203 - Chan, Alven	0.05	-	-	-	0.05
208 - Turner, Danielle	0.75	0.75	-	-	-
209 - Fielder, Kenneth	251.20	251.20	-	-	-
303 - Turin, Oleg & Tatyana	5.88	-	-	-	5.88
PH1 - Ciric, Predrag & Sloba	13.07	-	-	-	13.07
PH7 - Wiley, Alana	-1,836.90	183.69	-2,020.59	-	-
<b>Total outstanding:</b>	<b>-1,219.50</b>	<b>660.39</b>	<b>-1,795.84</b>	<b>-</b>	<b>-84.05</b>

Strata Plan Vas 2798 The Owners  
C/O Mr Ian Boyd  
202-8728 Marine Dr SW  
Vancouver BC V6P 6A4

Dear Customer:

**Re: BC Hydro's new Conservation Rate**

Starting in October, you'll notice some changes on your BC Hydro bill. The British Columbia Utilities Commission approved a new two-step Conservation Rate for BC Hydro's residential customers that came into effect on October 1, 2008.

Under the new two-step Conservation Rate, customers pay a lower price for the first amount of electricity used (Step 1) and a higher price for any remaining consumption (Step 2).

Demand for electricity in British Columbia is growing and new electricity supply is more expensive than power from existing resources. Conservation is the cleanest, cheapest and simplest way to meet growing electricity demand.

The Conservation Rate provides a price incentive to encourage conservation through a higher Step 2 price that is a better reflection of the real cost of new electricity supply. The new Conservation Rate offers a built-in incentive to conserve electricity and save money on your bill.

There are many ways to reduce your household electricity use and lower your bill. Here are two examples of how the Conservation Rate impacts annual electricity costs:

**Example 1:** *An average residential customer using 11,000 kWh of electricity per year (or 1,830 kWh bi-monthly).*

Under the flat rate, the customer paid \$768 a year.

Under the Conservation Rate—taking no additional actions to conserve—the customer would pay \$739.

That means a savings of \$29.

Reducing their electricity use by 10% (or 1,100 kWh) their total savings could be \$108 annually.

**Example 2:** *A customer using double the average amount of electricity, which is 22,000 kWh per year (or 3,660 kWh bi-monthly).*

Under the flat rate, the customer paid \$1,488 a year.

Under the Conservation Rate—taking no additional actions to conserve—the customer would pay \$1,532.

That means the customer will pay \$44 more.

Reducing their electricity use by 5%, or 1,100 kWh, their total savings could be \$35 annually.

Reducing their electricity use by 10%, or 2,200 kWh, their total savings could be \$115 a year.

**SAVE ON WINDOWS**

Old windows can cause significant energy loss and are an ideal target for energy conservation measures. Look for the ENERGY STAR label to identify the most energy efficient windows. Windows with the ENERGY STAR label are PST exempt.

**APPLIANCE REBATES**

The Power Smart Appliance Rebate Program offers residential customers a rebate towards the purchase of an ENERGY STAR labelled clothes washer, refrigerator or freezer.

**CALL AN ENERGY CONSERVATION ADVISOR**

BC Hydro has a team of energy conservation advisors available to review your consumption history with you and help you find specific actions you can take to conserve electricity and save money. They can also provide you with more information about the Conservation Rate structure, tell you more about programs and incentives, and help you join Team Power Smart. Please call **604 431 9463** or **1 877 431 9463** (Outside Lower Mainland) to reach our energy conservation advisors, or visit **bchydro.com**

Yours sincerely,



Bridgette Zacharias  
Director, Customer Care