

December 20, 2011

MEMO TO: Owners
Strata Plan LMS-712

FROM: Sylvia Brewer, Strata Agent

RE: SPECIAL GENERAL MEETING MINUTES

Attached are the minutes of the Special General Meeting held on December 13, 2011. Please read and retain them for future reference.

SPECIAL LEVY: A special levy was passed. See attached levy schedule. Payment is due on February 1, 2012.

This levy may be added to PAC pre-authorized chequing plan with your written authorization only if you are already on PAC for your strata fees. Please send in the attached authorization form by January 15, 2012. (If you miss the cut off date, you will need to send in a cheque for the month(s) missed.)

If you pay by monthly cheque, please issue post-dated cheques payable to "Strata Plan LMS-712" effective February 1, 2012.

You can also make your levy payments through internet banking by visiting our website at www.vancondo.com and following the directions under the "Online Banking" tab.

Late payments are subject to late fines.

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/SGM COVER MEMO.doc

Encl.

STRATA PLAN LMS-712
Special Levy Fee Schedule

14-Dec.-11
 YEAR END: DECEMBER 31

PASSED ON: December 13, 2011
RE: Exterior Maint. 2012
PAYMENT PLAN: Payable over 10 months, commencing February 1, 2012

UNIT	S.L.	U/E	TOTAL LEVY \$1,988,000.00	MONTHLY DUE
301	18	1217	\$7,619.64	\$761.96
302	19	1172	\$7,337.90	\$733.79
303	20	1161	\$7,269.02	\$726.90
401	34	1502	\$9,404.03	\$940.40
402	35	1503	\$9,410.29	\$941.03
403	36	962	\$6,023.09	\$602.31
404	37	1053	\$6,592.84	\$659.28
405	38	1571	\$9,836.04	\$983.60
406	42	714	\$4,470.36	\$447.04
407	41	683	\$4,276.27	\$427.63
408	39	942	\$5,897.87	\$589.79
409	40	1024	\$6,411.27	\$641.13
501	43	1505	\$9,422.81	\$942.28
502	44	1503	\$9,410.29	\$941.03
503	45	1055	\$6,605.36	\$660.54
504	46	1055	\$6,605.36	\$660.54
505	56	1173	\$7,344.16	\$734.42
506	57	1173	\$7,344.16	\$734.42
507	58	903	\$5,653.69	\$565.37
508	52	942	\$5,897.87	\$589.79
509	53	1026	\$6,423.79	\$642.38
510	54	680	\$4,257.48	\$425.75
511	55	713	\$4,464.10	\$446.41
512	51	896	\$5,609.86	\$560.99
513	50	896	\$5,609.86	\$560.99
514	49	896	\$5,609.86	\$560.99
515	48	945	\$5,916.65	\$591.67
516	47	1075	\$6,730.58	\$673.06
601	59	1505	\$9,422.81	\$942.28
602	60	1503	\$9,410.29	\$941.03
603	61	1053	\$6,592.84	\$659.28
604	62	1055	\$6,605.36	\$660.54
605	72	1173	\$7,344.16	\$734.42
606	73	1173	\$7,344.16	\$734.42
607	74	904	\$5,659.95	\$566.00
608	68	943	\$5,904.13	\$590.41
609	69	1024	\$6,411.27	\$641.13
610	70	684	\$4,282.53	\$428.25
611	71	716	\$4,482.88	\$448.29
612	67	896	\$5,609.86	\$560.99
613	66	896	\$5,609.86	\$560.99
614	65	896	\$5,609.86	\$560.99
615	64	945	\$5,916.65	\$591.67
616	63	1073	\$6,718.06	\$671.81
701	75	1505	\$9,422.81	\$942.28
702	76	1503	\$9,410.29	\$941.03

STRATA PLAN LMS-712
Special Levy Fee Schedule

14-Dec.-11
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RE: Exterior Maint. 2012
PAYMENT PLAN: Payable over 10 months, commencing February 1, 2012

UNIT	S.L.	U/E	TOTAL LEVY \$1,988,000.00	MONTHLY DUE
703	77	1055	\$6,605.36	\$660.54
704	78	1055	\$6,605.36	\$660.54
705	84	1173	\$7,344.16	\$734.42
706	85	1173	\$7,344.16	\$734.42
707	86	1126	\$7,049.89	\$704.99
708	81	972	\$6,085.70	\$608.57
709	82	992	\$6,210.92	\$621.09
710	83	1125	\$7,043.63	\$704.36
711	80	1200	\$7,513.20	\$751.32
712	79	1016	\$6,361.18	\$636.12
801	87	1505	\$9,422.81	\$942.28
802	88	1503	\$9,410.29	\$941.03
803	89	1055	\$6,605.36	\$660.54
804	90	1055	\$6,605.36	\$660.54
805	95	1173	\$7,344.16	\$734.42
806	96	1173	\$7,344.16	\$734.42
807	97	1126	\$7,049.89	\$704.99
808	92	972	\$6,085.70	\$608.57
809	93	992	\$6,210.92	\$621.09
810	94	1126	\$7,049.89	\$704.99
811	91	2802	\$17,543.33	\$1,754.33
901	98	1505	\$9,422.81	\$942.28
902	99	1503	\$9,410.29	\$941.03
903	100	1055	\$6,605.36	\$660.54
904	101	1055	\$6,605.36	\$660.54
905	105	1173	\$7,344.16	\$734.42
906	106	1173	\$7,344.16	\$734.42
907	107	1126	\$7,049.89	\$704.99
908	102	972	\$6,085.70	\$608.57
909	103	990	\$6,198.39	\$619.84
910	104	1126	\$7,049.89	\$704.99
1001	108	1505	\$9,422.81	\$942.28
1002	109	1503	\$9,410.29	\$941.03
1003	110	1055	\$6,605.36	\$660.54
1004	111	1055	\$6,605.36	\$660.54
1005	115	1173	\$7,344.16	\$734.42
1006	116	1173	\$7,344.16	\$734.42
1007	117	1126	\$7,049.89	\$704.99
1008	112	972	\$6,085.70	\$608.57
1009	113	990	\$6,198.39	\$619.84
1010	114	1126	\$7,049.89	\$704.99
1101	118	1505	\$9,422.81	\$942.28
1102	119	1503	\$9,410.29	\$941.03
1103	120	1055	\$6,605.36	\$660.54
1104	121	1055	\$6,605.36	\$660.54
1105	125	1173	\$7,344.16	\$734.42

STRATA PLAN LMS-712
Special Levy Fee Schedule

14-Dec.-11
YEAR END: DECEMBER 31

PASSED ON: December 13, 2011
RE: Exterior Maint. 2012
PAYMENT PLAN: Payable over 10 months, commencing February 1, 2012

UNIT	S.L.	U/E	TOTAL LEVY \$1,988,000.00	MONTHLY DUE
1106	126	1173	\$7,344.16	\$734.42
1107	127	1126	\$7,049.89	\$704.99
1108	122	972	\$6,085.70	\$608.57
1109	123	990	\$6,198.39	\$619.84
1110	124	1126	\$7,049.89	\$704.99
1201	128	1505	\$9,422.81	\$942.28
1202	129	1503	\$9,410.29	\$941.03
1203	130	1055	\$6,605.36	\$660.54
1204	131	1055	\$6,605.36	\$660.54
1205	135	1173	\$7,344.16	\$734.42
1206	136	1173	\$7,344.16	\$734.42
1207	137	1126	\$7,049.89	\$704.99
1208	132	972	\$6,085.70	\$608.57
1209	133	990	\$6,198.39	\$619.84
1210	134	1126	\$7,049.89	\$704.99
1301	138	1505	\$9,422.81	\$942.28
1302	139	1503	\$9,410.29	\$941.03
1303	140	1055	\$6,605.36	\$660.54
1304	141	1055	\$6,605.36	\$660.54
1305	145	1173	\$7,344.16	\$734.42
1306	146	1173	\$7,344.16	\$734.42
1307	147	1126	\$7,049.89	\$704.99
1308	142	972	\$6,085.70	\$608.57
1309	143	990	\$6,198.39	\$619.84
1310	144	1126	\$7,049.89	\$704.99
1401	148	1505	\$9,422.81	\$942.28
1402	149	1503	\$9,410.29	\$941.03
1403	150	1055	\$6,605.36	\$660.54
1404	151	1055	\$6,605.36	\$660.54
1405	155	1173	\$7,344.16	\$734.42
1406	156	1173	\$7,344.16	\$734.42
1407	157	1126	\$7,049.89	\$704.99
1408	152	972	\$6,085.70	\$608.57
1409	153	990	\$6,198.39	\$619.84
1410	154	1126	\$7,049.89	\$704.99
1501	158	1505	\$9,422.81	\$942.28
1502	159	1503	\$9,410.29	\$941.03
1503	160	1055	\$6,605.36	\$660.54
1504	161	1055	\$6,605.36	\$660.54
1505	165	1173	\$7,344.16	\$734.42
1506	166	1173	\$7,344.16	\$734.42
1507	167	1126	\$7,049.89	\$704.99
1508	162	972	\$6,085.70	\$608.57
1509	163	990	\$6,198.39	\$619.84
1510	164	1126	\$7,049.89	\$704.99
1601	168	2207	\$13,818.03	\$1,381.80

STRATA PLAN LMS-712
Special Levy Fee Schedule

14-Dec.-11
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RE: Exterior Maint. 2012
PAYMENT PLAN: Payable over 10 months, commencing February 1, 2012

UNIT	S.L.	U/E	TOTAL LEVY \$1,988,000.00	MONTHLY DUE
1602	169	2215	\$13,868.12	\$1,386.81
1605	173	1173	\$7,344.16	\$734.42
1606	174	1173	\$7,344.16	\$734.42
1607	175	1126	\$7,049.89	\$704.99
1608	170	972	\$6,085.70	\$608.57
1609	171	990	\$6,198.39	\$619.84
1610	172	1126	\$7,049.89	\$704.99
1701	176	2207	\$13,818.03	\$1,381.80
1702	177	2215	\$13,868.12	\$1,386.81
1705	181	1173	\$7,344.16	\$734.42
1706	182	1173	\$7,344.16	\$734.42
1707	183	1126	\$7,049.89	\$704.99
1708	178	972	\$6,085.70	\$608.57
1709	179	990	\$6,198.39	\$619.84
1710	180	1126	\$7,049.89	\$704.99
1801	184	1736	\$10,869.10	\$1,086.91
1802	185	1745	\$10,925.45	\$1,092.55
1805	189	1173	\$7,344.16	\$734.42
1806	190	1173	\$7,344.16	\$734.42
1807	191	1126	\$7,049.89	\$704.99
1808	186	972	\$6,085.70	\$608.57
1809	187	990	\$6,198.39	\$619.84
1810	188	1126	\$7,049.89	\$704.99
1901	197	936	\$5,860.30	\$586.03
1902	192	969	\$6,066.91	\$606.69
1903	193	989	\$6,192.13	\$619.21
1904	194	936	\$5,860.30	\$586.03
1905	195	1177	\$7,369.20	\$736.92
1906	196	1177	\$7,369.20	\$736.92
2001	203	937	\$5,866.56	\$586.66
2002	198	969	\$6,066.91	\$606.69
2003	199	989	\$6,192.13	\$619.21
2004	200	937	\$5,866.56	\$586.66
2005	201	1177	\$7,369.20	\$736.92
2006	202	1177	\$7,369.20	\$736.92
2101	209	937	\$5,866.56	\$586.66
2102	204	969	\$6,066.91	\$606.69
2103	205	989	\$6,192.13	\$619.21
2104	206	937	\$5,866.56	\$586.66
2105	207	1177	\$7,369.20	\$736.92
2106	208	1177	\$7,369.20	\$736.92
2201	215	937	\$5,866.56	\$586.66
2202	210	969	\$6,066.91	\$606.69
2203	211	989	\$6,192.13	\$619.21
2204	212	937	\$5,866.56	\$586.66
2205	213	1177	\$7,369.20	\$736.92

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14-Dec.-11
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UNIT	S.L.	U/E	TOTAL LEVY \$1,988,000.00	MONTHLY DUE
2206	214	1177	\$7,369.20	\$736.92
2301	221	937	\$5,866.56	\$586.66
2302	216	969	\$6,066.91	\$606.69
2303	217	989	\$6,192.13	\$619.21
2304	218	937	\$5,866.56	\$586.66
2305	219	1177	\$7,369.20	\$736.92
2306	220	1177	\$7,369.20	\$736.92
2401	227	937	\$5,866.56	\$586.66
2402	222	969	\$6,066.91	\$606.69
2403	223	989	\$6,192.13	\$619.21
2404	224	937	\$5,866.56	\$586.66
2405	225	1177	\$7,369.20	\$736.92
2406	226	1177	\$7,369.20	\$736.92
2501	233	937	\$5,866.56	\$586.66
2502	228	969	\$6,066.91	\$606.69
2503	229	989	\$6,192.13	\$619.21
2504	230	937	\$5,866.56	\$586.66
2505	231	1177	\$7,369.20	\$736.92
2506	232	1177	\$7,369.20	\$736.92
2601	236	1582	\$9,904.91	\$990.49
2602	237	1582	\$9,904.91	\$990.49
2603	234	1221	\$7,644.68	\$764.47
2604	235	1238	\$7,751.12	\$775.11
2701	240	1582	\$9,904.91	\$990.49
2702	241	1582	\$9,904.91	\$990.49
2703	238	1221	\$7,644.68	\$764.47
2704	239	1238	\$7,751.12	\$775.11
2801	244	1582	\$9,904.91	\$990.49
2802	245	1582	\$9,904.91	\$990.49
2803	242	1221	\$7,644.68	\$764.47
2804	243	1238	\$7,751.12	\$775.11
2901	248	1582	\$9,904.91	\$990.49
2902	249	1582	\$9,904.91	\$990.49
2903	246	1221	\$7,644.68	\$764.47
2904	247	1238	\$7,751.12	\$775.11
3001	252	1582	\$9,904.91	\$990.49
3002	253	1582	\$9,904.91	\$990.49
3003	250	1292	\$8,089.22	\$808.92
3004	251	1309	\$8,195.65	\$819.57
3101	255	2383	\$14,919.97	\$1,492.00
3102	254	2383	\$14,919.97	\$1,492.00
3201	257	2383	\$14,919.97	\$1,492.00
3202	256	2383	\$14,919.97	\$1,492.00
3301	259	2383	\$14,919.97	\$1,492.00
3302	258	2383	\$14,919.97	\$1,492.00
C1	31	765	\$4,789.67	\$478.97

STRATA PLAN LMS-712
Special Levy Fee Schedule

14-Dec.-11
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RE: Exterior Maint. 2012
PAYMENT PLAN: Payable over 10 months, commencing February 1, 2012

UNIT	S.L.	U/E	TOTAL LEVY \$1,988,000.00	MONTHLY DUE
C2	32	798	\$4,996.28	\$499.63
C3	33	737	\$4,614.36	\$461.44
C4	16	694	\$4,345.14	\$434.51
T-01	17	1639	\$10,261.78	\$1,026.18
T-02	1	2142	\$13,411.07	\$1,341.11
T-03	2	2133	\$13,354.72	\$1,335.47
T-04	3	2173	\$13,605.16	\$1,360.52
T-05	4	1844	\$11,545.29	\$1,154.53
T-06	5	1804	\$11,294.85	\$1,129.49
T-07	6	1804	\$11,294.85	\$1,129.49
T-08	7	1804	\$11,294.85	\$1,129.49
T-09	8	1804	\$11,294.85	\$1,129.49
T-10	9	1804	\$11,294.85	\$1,129.49
T-11	10	1804	\$11,294.85	\$1,129.49
T-12	11	2054	\$12,860.10	\$1,286.01
T-13	12	2147	\$13,442.37	\$1,344.24
T-14	13	2028	\$12,697.31	\$1,269.73
T-15	14	1474	\$9,228.72	\$922.87
T-16	15	1477	\$9,247.50	\$924.75
T-17	21	839	\$5,252.98	\$525.30
T-18	22	807	\$5,052.63	\$505.26
T-19	23	1549	\$9,698.29	\$969.83
T-20	24	1005	\$6,292.31	\$629.23
T-21	25	1005	\$6,292.31	\$629.23
T-22	26	1005	\$6,292.31	\$629.23
T-23	27	1005	\$6,292.31	\$629.23
T-24	28	1005	\$6,292.31	\$629.23
T-25	29	1005	\$6,292.31	\$629.23
T-26	30	1005	\$6,292.31	\$629.23

TOTAL U/E	317521	\$1,988,000.22	\$198,800.02
			X 10
			<u>\$1,988,000.22</u>

ADD ADDITIONAL PAYMENT TO PAC

(Pre-authorized Chequing)

STRATA PLAN: LMS 712 UNIT #: _____

OWNER'S NAME: _____

Levies payable over 10 months or more can be added to your current monthly PAC.
Please complete the section, if you wish to add the levy to your PAC

ADD LEVY AMOUNT \$ _____ per month

DATE LEVY WAS PASSED ON: December 13, 2011

MONTH OF FIRST DEDUCTION: February 1, 2012

If you wish to have parking and/or locker fees deducted monthly from your bank account please fill in the applicable section below.

ADD PARKING FEE(S) \$ _____ per month

ADD LOCKER FEE(S) \$ _____ per month

Remember the cut off for all changes is the 15th of the month. If it is after the 15th the first installment will happen on the first of the month following. You will have to send a cheque for the month(s) missed.

I am currently on the Pre-authorized chequing plan and authorize VCS to deduct the additional amount(s) as noted above. (Your signed authorization is required for any changes to be made to your PAC account. No action will be taken without your Signed Authorization.)

Date

Owner's Signature

GIVE THIS FORM TO YOUR STRATA AGENT OR FAX IT DIRECTLY TO THE ACCOUNTING DEPARTMENT AT (604) 687-0537.

MINUTES OF SPECIAL GENERAL MEETING

STRATA PLAN LMS-712

888 Beach

HELD On Tuesday, December 13, 2011 at 7:00 p.m.

PRESENT 138 owners in person or proxy, as per the registration sheet.

<u>GUESTS</u>	Marcus Dell	RDH Building Engineering Ltd.
	James Bourget	RDH Building Engineering Ltd.
	Michael Roche	RDH Building Engineering Ltd.
	Kevin Ganzert	RDH Building Engineering Ltd.

STRATA AGENT Sylvia Brewer, Vancouver Condominium Services Ltd.

ELECTION OF CHAIR

It was moved, seconded and adopted to accept Mr. Colin McDougall, Council President, to chair the meeting.

QUORUM REPORT

There being a quorum present, the meeting was called to order at 7:00 p.m.

PROOF OF NOTICE

It was moved, seconded and carried to accept the notice dated November 22, 2011 as proper Notice of Meeting.

APPROVAL OF AGENDA

It was moved, seconded and adopted to approve the Agenda distributed with the Notice of Meeting, with the following amendment: to add "Guest speakers from RDH Building Engineering Ltd".

GUEST SPEAKERS

The Chairman introduced Marcus Dell, James Bourget, Michael Roche and Kevin Ganzert of RDH Building Engineering who gave a PowerPoint presentation reviewing areas of the complex that will be addressed during Phase II of the Renewal and Maintenance Program, as described in the Building Enclosure Condition Assessment Report dated June 18, 2010.

After the presentation, the President opened the floor to owners to ask questions.

3/4 VOTE RESOLUTION

The following 3/4 Vote Resolution was presented to the owners for their consideration:

3/4 VOTE RESOLUTION #1 EXTERIOR RENEWAL AND MAINTENANCE PROGRAM 2012

WHEREAS The Owners, Strata Plan LMS-712, wish to continue with the exterior renewal and maintenance program as outlined in the 2010 Building Enclosure Condition Assessment Report

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan LMS-712, that \$1,988,000 be raised and spent to:

- (a) provide a fund for continuation of the exterior renewal and maintenance program, and to undertake the prototype and design;
- (b) prepare construction documents;
- (c) tender the renewal and maintenance bid documents to contractors;
- (d) implement approved projects; and
- (e) provide construction management services.

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 \$1,988,000 shall be assessed on December 13, 2011 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 re-mortgages, before payment of this special levy is made in full, shall then pay the full amount outstanding.

As a matter of financial convenience only, the owners may pay this special levy over a period of ten (10) months, such payments to be made in ten (10) equal amounts on the first of each month, commencing on February 1, 2012 and ending on November 1, 2012. 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 Section 109 of the Strata Property Act therefore does not apply.

Any owner who fails to make any payment(s) in accordance with this resolution shall be assessed a fine of \$200 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.

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.

After discussion, a vote was taken and it was moved, seconded and **carried** by more than 75% of the vote to adopt $\frac{3}{4}$ Vote Resolution #1, Exterior Renewal and Maintenance Program 2012 as presented (136 in favour, 2 opposed, 0 abstentions).

The agent advised the owners that should they choose to make in ten equal monthly installments beginning February 1, 2012 and ending November 1, 2012, they could do so by adding them to an existing PAC Program, or set up a PAC Program for this purpose. She advised that she had the necessary forms for completion to have the process in place in time for the first payment, due February 1, 2012.

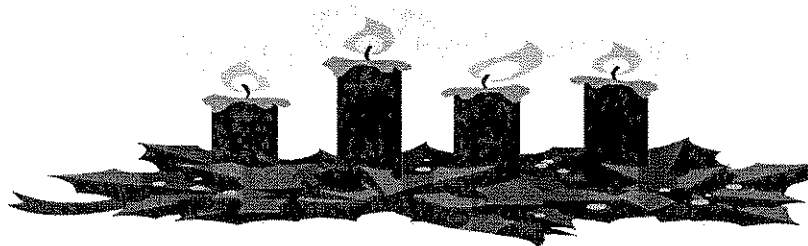
There being no further business, the Special General Meeting was adjourned at 7:50 p.m.



Sylvia Brewer
Vancouver Condominium Services Ltd.
#400 - 1281 West Georgia Street
Vancouver, B.C.
V6E 3J7

Telephone: 684-6291 (24 Hour Emergency Services)
Toll free: 1-877-684-6291
Fax: 604-684-1539

SYB/kh



HAPPY HOLIDAYS

Please note that our office will be closed for an office function on Friday, December 16th at 11:30 a.m. The office will also be closed Friday, December 23^d, Monday, December 26th, and Monday, 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.

