

VANCOUVER CONDOMINIUM SERVICES LTD.

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

A FirstService Residential Management Company

March 19, 2012

MEMO TO: Owners
Strata Plan LMS-712

FROM: Sylvia Brewer

RE: **ANNUAL GENERAL MEETING MINUTES**

Attached are the minutes of the Annual General Meeting held on March 13, 2012. Please read and retain them for future reference.

STRATA FEES: There is an increase in strata fees retroactive to January 1, 2012.

As the Annual General Meeting was held after the strata corporation's fiscal year-end, all owners will be required to issue a "catch-up" cheque made payable to "Strata Plan LMS-712" which covers the difference in your strata fees since the strata corporation's fiscal year-end and the time the new budget was passed on March 13, 2012. You can also make your catch up payments through internet banking by visiting our website at www.vancondo.com and following the directions under the "Online Banking" tab.

For those owners on pre-authorized chequing (PAC), your strata fee payments will be adjusted to the new rate on April 1, 2012. Therefore, you will be required to issue a "catch-up" cheque for the months of January, February and March as the "catch-up" fee will not be withdrawn from your bank account. You can also make your catch up payments through internet banking by visiting our website at www.vancondo.com and following the directions under the "Online Banking" tab. **SEE ATTACHED CATCH-UP FEE SCHEDULE.**

For those owners who pay by post-dated cheques, please issue new post-dated cheques made payable to "Strata Plan LMS-712" at the new strata fee amount. **SEE ATTACHED SCHEDULE FOR YOUR NEW STRATA FEE AMOUNT.** You will also be required to issue a "catch-up" cheque for the months of January, February and March. You can also make your payments through internet banking by visiting our website at www.vancondo.com and following the directions under the "Online Banking" tab. **SEE ATTACHED CATCH-UP FEE SCHEDULE.**

SPECIAL LEVY: A special levy was passed. See attached levy schedule. Payment is due on April 15, 2012. This levy will NOT be added to PAC pre-authorized chequing plan. Please issue a cheque payable to "Strata Plan LMS-712". 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.

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Encl.
SYB/lc

LMS-712/AGM Cover Memo.docx



STRATA PLAN LMS-712
Catch-Up Fees Schedule

14-Mar-12
 YEAR END: DECEMBER 31

PASSED ON: MARCH 13, 2012

UNIT	S.L.	U/E	NEW FEES 2012	OLD FEES 2011	DIFF. X 1 MONTH	DIFF. X 2 MONTHS	DIFF. X 3 MONTHS
301	18	1217	\$503.13	\$499.67	\$3.46	\$6.92	\$10.38
302	19	1172	\$484.53	\$481.19	\$3.34	\$6.68	\$10.02
303	20	1161	\$479.98	\$476.68	\$3.30	\$6.60	\$9.90
401	34	1502	\$620.96	\$616.68	\$4.28	\$8.56	\$12.84
402	35	1503	\$621.37	\$617.09	\$4.28	\$8.56	\$12.84
403	36	962	\$397.71	\$394.97	\$2.74	\$5.48	\$8.22
404	37	1053	\$435.33	\$432.33	\$3.00	\$6.00	\$9.00
405	38	1571	\$649.49	\$645.01	\$4.48	\$8.96	\$13.44
406	42	714	\$295.18	\$293.15	\$2.03	\$4.06	\$6.09
407	41	683	\$282.37	\$280.42	\$1.95	\$3.90	\$5.85
408	39	942	\$389.44	\$386.76	\$2.68	\$5.36	\$8.04
409	40	1024	\$423.34	\$420.43	\$2.91	\$5.82	\$8.73
501	43	1505	\$622.20	\$617.91	\$4.29	\$8.58	\$12.87
502	44	1503	\$621.37	\$617.09	\$4.28	\$8.56	\$12.84
503	45	1055	\$436.16	\$433.15	\$3.01	\$6.02	\$9.03
504	46	1055	\$436.16	\$433.15	\$3.01	\$6.02	\$9.03
505	56	1173	\$484.94	\$481.60	\$3.34	\$6.68	\$10.02
506	57	1173	\$484.94	\$481.60	\$3.34	\$6.68	\$10.02
507	58	903	\$373.32	\$370.75	\$2.57	\$5.14	\$7.71
508	52	942	\$389.44	\$386.76	\$2.68	\$5.36	\$8.04
509	53	1026	\$424.17	\$421.25	\$2.92	\$5.84	\$8.76
510	54	680	\$281.13	\$279.19	\$1.94	\$3.88	\$5.82
511	55	713	\$294.77	\$292.74	\$2.03	\$4.06	\$6.09
512	51	896	\$370.43	\$367.87	\$2.56	\$5.12	\$7.68
513	50	896	\$370.43	\$367.87	\$2.56	\$5.12	\$7.68
514	49	896	\$370.43	\$367.87	\$2.56	\$5.12	\$7.68
515	48	945	\$390.68	\$387.99	\$2.69	\$5.38	\$8.07
516	47	1075	\$444.43	\$441.37	\$3.06	\$6.12	\$9.18
601	59	1505	\$622.20	\$617.91	\$4.29	\$8.58	\$12.87
602	60	1503	\$621.37	\$617.09	\$4.28	\$8.56	\$12.84
603	61	1053	\$435.33	\$432.33	\$3.00	\$6.00	\$9.00
604	62	1055	\$436.16	\$433.15	\$3.01	\$6.02	\$9.03
605	72	1173	\$484.94	\$481.60	\$3.34	\$6.68	\$10.02
606	73	1173	\$484.94	\$481.60	\$3.34	\$6.68	\$10.02
607	74	904	\$373.73	\$371.16	\$2.57	\$5.14	\$7.71
608	68	943	\$389.86	\$387.17	\$2.69	\$5.38	\$8.07
609	69	1024	\$423.34	\$420.43	\$2.91	\$5.82	\$8.73
610	70	684	\$282.78	\$280.83	\$1.95	\$3.90	\$5.85
611	71	716	\$296.01	\$293.97	\$2.04	\$4.08	\$6.12
612	67	896	\$370.43	\$367.87	\$2.56	\$5.12	\$7.68
613	66	896	\$370.43	\$367.87	\$2.56	\$5.12	\$7.68
614	65	896	\$370.43	\$367.87	\$2.56	\$5.12	\$7.68
615	64	945	\$390.68	\$387.99	\$2.69	\$5.38	\$8.07
616	63	1073	\$443.60	\$440.54	\$3.06	\$6.12	\$9.18
701	75	1505	\$622.20	\$617.91	\$4.29	\$8.58	\$12.87
702	76	1503	\$621.37	\$617.09	\$4.28	\$8.56	\$12.84
703	77	1055	\$436.16	\$433.15	\$3.01	\$6.02	\$9.03
704	78	1055	\$436.16	\$433.15	\$3.01	\$6.02	\$9.03
705	84	1173	\$484.94	\$481.60	\$3.34	\$6.68	\$10.02

STRATA PLAN LMS-712
Catch-Up Fees Schedule

14-Mar-12
 YEAR END: DECEMBER 31

PASSED ON: MARCH 13, 2012

UNIT	S.L.	U/E	NEW FEES 2012	OLD FEES 2011	DIFF. X 1 MONTH	DIFF. X 2 MONTHS	DIFF. X 3 MONTHS
706	85	1173	\$484.94	\$481.60	\$3.34	\$6.68	\$10.02
707	86	1126	\$465.51	\$462.31	\$3.20	\$6.40	\$9.60
708	81	972	\$401.85	\$399.08	\$2.77	\$5.54	\$8.31
709	82	992	\$410.11	\$407.29	\$2.82	\$5.64	\$8.46
710	83	1125	\$465.10	\$461.89	\$3.21	\$6.42	\$9.63
711	80	1200	\$496.11	\$492.69	\$3.42	\$6.84	\$10.26
712	79	1016	\$420.04	\$417.14	\$2.90	\$5.80	\$8.70
801	87	1505	\$622.20	\$617.91	\$4.29	\$8.58	\$12.87
802	88	1503	\$621.37	\$617.09	\$4.28	\$8.56	\$12.84
803	89	1055	\$436.16	\$433.15	\$3.01	\$6.02	\$9.03
804	90	1055	\$436.16	\$433.15	\$3.01	\$6.02	\$9.03
805	95	1173	\$484.94	\$481.60	\$3.34	\$6.68	\$10.02
806	96	1173	\$484.94	\$481.60	\$3.34	\$6.68	\$10.02
807	97	1126	\$465.51	\$462.31	\$3.20	\$6.40	\$9.60
808	92	972	\$401.85	\$399.08	\$2.77	\$5.54	\$8.31
809	93	992	\$410.11	\$407.29	\$2.82	\$5.64	\$8.46
810	94	1126	\$465.51	\$462.31	\$3.20	\$6.40	\$9.60
811	91	2802	\$1,158.41	\$1,150.43	\$7.98	\$15.96	\$23.94
901	98	1505	\$622.20	\$617.91	\$4.29	\$8.58	\$12.87
902	99	1503	\$621.37	\$617.09	\$4.28	\$8.56	\$12.84
903	100	1055	\$436.16	\$433.15	\$3.01	\$6.02	\$9.03
904	101	1055	\$436.16	\$433.15	\$3.01	\$6.02	\$9.03
905	105	1173	\$484.94	\$481.60	\$3.34	\$6.68	\$10.02
906	106	1173	\$484.94	\$481.60	\$3.34	\$6.68	\$10.02
907	107	1126	\$465.51	\$462.31	\$3.20	\$6.40	\$9.60
908	102	972	\$401.85	\$399.08	\$2.77	\$5.54	\$8.31
909	103	990	\$409.29	\$406.47	\$2.82	\$5.64	\$8.46
910	104	1126	\$465.51	\$462.31	\$3.20	\$6.40	\$9.60
1001	108	1505	\$622.20	\$617.91	\$4.29	\$8.58	\$12.87
1002	109	1503	\$621.37	\$617.09	\$4.28	\$8.56	\$12.84
1003	110	1055	\$436.16	\$433.15	\$3.01	\$6.02	\$9.03
1004	111	1055	\$436.16	\$433.15	\$3.01	\$6.02	\$9.03
1005	115	1173	\$484.94	\$481.60	\$3.34	\$6.68	\$10.02
1006	116	1173	\$484.94	\$481.60	\$3.34	\$6.68	\$10.02
1007	117	1126	\$465.51	\$462.31	\$3.20	\$6.40	\$9.60
1008	112	972	\$401.85	\$399.08	\$2.77	\$5.54	\$8.31
1009	113	990	\$409.29	\$406.47	\$2.82	\$5.64	\$8.46
1010	114	1126	\$465.51	\$462.31	\$3.20	\$6.40	\$9.60
1101	118	1505	\$622.20	\$617.91	\$4.29	\$8.58	\$12.87
1102	119	1503	\$621.37	\$617.09	\$4.28	\$8.56	\$12.84
1103	120	1055	\$436.16	\$433.15	\$3.01	\$6.02	\$9.03
1104	121	1055	\$436.16	\$433.15	\$3.01	\$6.02	\$9.03
1105	125	1173	\$484.94	\$481.60	\$3.34	\$6.68	\$10.02
1106	126	1173	\$484.94	\$481.60	\$3.34	\$6.68	\$10.02
1107	127	1126	\$465.51	\$462.31	\$3.20	\$6.40	\$9.60
1108	122	972	\$401.85	\$399.08	\$2.77	\$5.54	\$8.31
1109	123	990	\$409.29	\$406.47	\$2.82	\$5.64	\$8.46
1110	124	1126	\$465.51	\$462.31	\$3.20	\$6.40	\$9.60
1201	128	1505	\$622.20	\$617.91	\$4.29	\$8.58	\$12.87

STRATA PLAN LMS-712
Catch-Up Fees Schedule

14-Mar-12
 YEAR END: DECEMBER 31

PASSED ON: MARCH 13, 2012

UNIT	S.L.	U/E	NEW FEES 2012	OLD FEES 2011	DIFF. X 1 MONTH	DIFF. X 2 MONTHS	DIFF. X 3 MONTHS
1202	129	1503	\$621.37	\$617.09	\$4.28	\$8.56	\$12.84
1203	130	1055	\$436.16	\$433.15	\$3.01	\$6.02	\$9.03
1204	131	1055	\$436.16	\$433.15	\$3.01	\$6.02	\$9.03
1205	135	1173	\$484.94	\$481.60	\$3.34	\$6.68	\$10.02
1206	136	1173	\$484.94	\$481.60	\$3.34	\$6.68	\$10.02
1207	137	1126	\$465.51	\$462.31	\$3.20	\$6.40	\$9.60
1208	132	972	\$401.85	\$399.08	\$2.77	\$5.54	\$8.31
1209	133	990	\$409.29	\$406.47	\$2.82	\$5.64	\$8.46
1210	134	1126	\$465.51	\$462.31	\$3.20	\$6.40	\$9.60
1301	138	1505	\$622.20	\$617.91	\$4.29	\$8.58	\$12.87
1302	139	1503	\$621.37	\$617.09	\$4.28	\$8.56	\$12.84
1303	140	1055	\$436.16	\$433.15	\$3.01	\$6.02	\$9.03
1304	141	1055	\$436.16	\$433.15	\$3.01	\$6.02	\$9.03
1305	145	1173	\$484.94	\$481.60	\$3.34	\$6.68	\$10.02
1306	146	1173	\$484.94	\$481.60	\$3.34	\$6.68	\$10.02
1307	147	1126	\$465.51	\$462.31	\$3.20	\$6.40	\$9.60
1308	142	972	\$401.85	\$399.08	\$2.77	\$5.54	\$8.31
1309	143	990	\$409.29	\$406.47	\$2.82	\$5.64	\$8.46
1310	144	1126	\$465.51	\$462.31	\$3.20	\$6.40	\$9.60
1401	148	1505	\$622.20	\$617.91	\$4.29	\$8.58	\$12.87
1402	149	1503	\$621.37	\$617.09	\$4.28	\$8.56	\$12.84
1403	150	1055	\$436.16	\$433.15	\$3.01	\$6.02	\$9.03
1404	151	1055	\$436.16	\$433.15	\$3.01	\$6.02	\$9.03
1405	155	1173	\$484.94	\$481.60	\$3.34	\$6.68	\$10.02
1406	156	1173	\$484.94	\$481.60	\$3.34	\$6.68	\$10.02
1407	157	1126	\$465.51	\$462.31	\$3.20	\$6.40	\$9.60
1408	152	972	\$401.85	\$399.08	\$2.77	\$5.54	\$8.31
1409	153	990	\$409.29	\$406.47	\$2.82	\$5.64	\$8.46
1410	154	1126	\$465.51	\$462.31	\$3.20	\$6.40	\$9.60
1501	158	1505	\$622.20	\$617.91	\$4.29	\$8.58	\$12.87
1502	159	1503	\$621.37	\$617.09	\$4.28	\$8.56	\$12.84
1503	160	1055	\$436.16	\$433.15	\$3.01	\$6.02	\$9.03
1504	161	1055	\$436.16	\$433.15	\$3.01	\$6.02	\$9.03
1505	165	1173	\$484.94	\$481.60	\$3.34	\$6.68	\$10.02
1506	166	1173	\$484.94	\$481.60	\$3.34	\$6.68	\$10.02
1507	167	1126	\$465.51	\$462.31	\$3.20	\$6.40	\$9.60
1508	162	972	\$401.85	\$399.08	\$2.77	\$5.54	\$8.31
1509	163	990	\$409.29	\$406.47	\$2.82	\$5.64	\$8.46
1510	164	1126	\$465.51	\$462.31	\$3.20	\$6.40	\$9.60
1601	168	2207	\$912.42	\$906.13	\$6.29	\$12.58	\$18.87
1602	169	2215	\$915.73	\$909.42	\$6.31	\$12.62	\$18.93
1605	173	1173	\$484.94	\$481.60	\$3.34	\$6.68	\$10.02
1606	174	1173	\$484.94	\$481.60	\$3.34	\$6.68	\$10.02
1607	175	1126	\$465.51	\$462.31	\$3.20	\$6.40	\$9.60
1608	170	972	\$401.85	\$399.08	\$2.77	\$5.54	\$8.31
1609	171	990	\$409.29	\$406.47	\$2.82	\$5.64	\$8.46
1610	172	1126	\$465.51	\$462.31	\$3.20	\$6.40	\$9.60
1701	176	2207	\$912.42	\$906.13	\$6.29	\$12.58	\$18.87
1702	177	2215	\$915.73	\$909.42	\$6.31	\$12.62	\$18.93

STRATA PLAN LMS-712
Catch-Up Fees Schedule

14-Mar-12
 YEAR END: DECEMBER 31

PASSED ON: MARCH 13, 2012

UNIT	S.L.	U/E	NEW FEES 2012	OLD FEES 2011	DIFF. X 1 MONTH	DIFF. X 2 MONTHS	DIFF. X 3 MONTHS
1705	181	1173	\$484.94	\$481.60	\$3.34	\$6.68	\$10.02
1706	182	1173	\$484.94	\$481.60	\$3.34	\$6.68	\$10.02
1707	183	1126	\$465.51	\$462.31	\$3.20	\$6.40	\$9.60
1708	178	972	\$401.85	\$399.08	\$2.77	\$5.54	\$8.31
1709	179	990	\$409.29	\$406.47	\$2.82	\$5.64	\$8.46
1710	180	1126	\$465.51	\$462.31	\$3.20	\$6.40	\$9.60
1801	184	1736	\$717.70	\$712.75	\$4.95	\$9.90	\$14.85
1802	185	1745	\$721.42	\$716.45	\$4.97	\$9.94	\$14.91
1805	189	1173	\$484.94	\$481.60	\$3.34	\$6.68	\$10.02
1806	190	1173	\$484.94	\$481.60	\$3.34	\$6.68	\$10.02
1807	191	1126	\$465.51	\$462.31	\$3.20	\$6.40	\$9.60
1808	186	972	\$401.85	\$399.08	\$2.77	\$5.54	\$8.31
1809	187	990	\$409.29	\$406.47	\$2.82	\$5.64	\$8.46
1810	188	1126	\$465.51	\$462.31	\$3.20	\$6.40	\$9.60
1901	197	936	\$386.96	\$384.30	\$2.66	\$5.32	\$7.98
1902	192	969	\$400.61	\$397.85	\$2.76	\$5.52	\$8.28
1903	193	989	\$408.87	\$406.06	\$2.81	\$5.62	\$8.43
1904	194	936	\$386.96	\$384.30	\$2.66	\$5.32	\$7.98
1905	195	1177	\$486.60	\$483.24	\$3.36	\$6.72	\$10.08
1906	196	1177	\$486.60	\$483.24	\$3.36	\$6.72	\$10.08
2001	203	937	\$387.38	\$384.71	\$2.67	\$5.34	\$8.01
2002	198	969	\$400.61	\$397.85	\$2.76	\$5.52	\$8.28
2003	199	989	\$408.87	\$406.06	\$2.81	\$5.62	\$8.43
2004	200	937	\$387.38	\$384.71	\$2.67	\$5.34	\$8.01
2005	201	1177	\$486.60	\$483.24	\$3.36	\$6.72	\$10.08
2006	202	1177	\$486.60	\$483.24	\$3.36	\$6.72	\$10.08
2101	209	937	\$387.38	\$384.71	\$2.67	\$5.34	\$8.01
2102	204	969	\$400.61	\$397.85	\$2.76	\$5.52	\$8.28
2103	205	989	\$408.87	\$406.06	\$2.81	\$5.62	\$8.43
2104	206	937	\$387.38	\$384.71	\$2.67	\$5.34	\$8.01
2105	207	1177	\$486.60	\$483.24	\$3.36	\$6.72	\$10.08
2106	208	1177	\$486.60	\$483.24	\$3.36	\$6.72	\$10.08
2201	215	937	\$387.38	\$384.71	\$2.67	\$5.34	\$8.01
2202	210	969	\$400.61	\$397.85	\$2.76	\$5.52	\$8.28
2203	211	989	\$408.87	\$406.06	\$2.81	\$5.62	\$8.43
2204	212	937	\$387.38	\$384.71	\$2.67	\$5.34	\$8.01
2205	213	1177	\$486.60	\$483.24	\$3.36	\$6.72	\$10.08
2206	214	1177	\$486.60	\$483.24	\$3.36	\$6.72	\$10.08
2301	221	937	\$387.38	\$384.71	\$2.67	\$5.34	\$8.01
2302	216	969	\$400.61	\$397.85	\$2.76	\$5.52	\$8.28
2303	217	989	\$408.87	\$406.06	\$2.81	\$5.62	\$8.43
2304	218	937	\$387.38	\$384.71	\$2.67	\$5.34	\$8.01
2305	219	1177	\$486.60	\$483.24	\$3.36	\$6.72	\$10.08
2306	220	1177	\$486.60	\$483.24	\$3.36	\$6.72	\$10.08
2401	227	937	\$387.38	\$384.71	\$2.67	\$5.34	\$8.01
2402	222	969	\$400.61	\$397.85	\$2.76	\$5.52	\$8.28
2403	223	989	\$408.87	\$406.06	\$2.81	\$5.62	\$8.43
2404	224	937	\$387.38	\$384.71	\$2.67	\$5.34	\$8.01
2405	225	1177	\$486.60	\$483.24	\$3.36	\$6.72	\$10.08

STRATA PLAN LMS-712
Catch-Up Fees Schedule

14-Mar-12
 YEAR END: DECEMBER 31

PASSED ON: MARCH 13, 2012

UNIT	S.L.	U/E	NEW FEES 2012	OLD FEES 2011	DIFF. X 1 MONTH	DIFF. X 2 MONTHS	DIFF. X 3 MONTHS
2406	226	1177	\$486.60	\$483.24	\$3.36	\$6.72	\$10.08
2501	233	937	\$387.38	\$384.71	\$2.67	\$5.34	\$8.01
2502	228	969	\$400.61	\$397.85	\$2.76	\$5.52	\$8.28
2503	229	989	\$408.87	\$406.06	\$2.81	\$5.62	\$8.43
2504	230	937	\$387.38	\$384.71	\$2.67	\$5.34	\$8.01
2505	231	1177	\$486.60	\$483.24	\$3.36	\$6.72	\$10.08
2506	232	1177	\$486.60	\$483.24	\$3.36	\$6.72	\$10.08
2601	236	1582	\$654.03	\$649.53	\$4.50	\$9.00	\$13.50
2602	237	1582	\$654.03	\$649.53	\$4.50	\$9.00	\$13.50
2603	234	1221	\$504.79	\$501.31	\$3.48	\$6.96	\$10.44
2604	235	1238	\$511.82	\$508.29	\$3.53	\$7.06	\$10.59
2701	240	1582	\$654.03	\$649.53	\$4.50	\$9.00	\$13.50
2702	241	1582	\$654.03	\$649.53	\$4.50	\$9.00	\$13.50
2703	238	1221	\$504.79	\$501.31	\$3.48	\$6.96	\$10.44
2704	239	1238	\$511.82	\$508.29	\$3.53	\$7.06	\$10.59
2801	244	1582	\$654.03	\$649.53	\$4.50	\$9.00	\$13.50
2802	245	1582	\$654.03	\$649.53	\$4.50	\$9.00	\$13.50
2803	242	1221	\$504.79	\$501.31	\$3.48	\$6.96	\$10.44
2804	243	1238	\$511.82	\$508.29	\$3.53	\$7.06	\$10.59
2901	248	1582	\$654.03	\$649.53	\$4.50	\$9.00	\$13.50
2902	249	1582	\$654.03	\$649.53	\$4.50	\$9.00	\$13.50
2903	246	1221	\$504.79	\$501.31	\$3.48	\$6.96	\$10.44
2904	247	1238	\$511.82	\$508.29	\$3.53	\$7.06	\$10.59
3001	252	1582	\$654.03	\$649.53	\$4.50	\$9.00	\$13.50
3002	253	1582	\$654.03	\$649.53	\$4.50	\$9.00	\$13.50
3003	250	1292	\$534.14	\$530.46	\$3.68	\$7.36	\$11.04
3004	251	1309	\$541.17	\$537.44	\$3.73	\$7.46	\$11.19
3101	255	2383	\$985.18	\$978.40	\$6.78	\$13.56	\$20.34
3102	254	2383	\$985.18	\$978.40	\$6.78	\$13.56	\$20.34
3201	257	2383	\$985.18	\$978.40	\$6.78	\$13.56	\$20.34
3202	256	2383	\$985.18	\$978.40	\$6.78	\$13.56	\$20.34
3301	259	2383	\$985.18	\$978.40	\$6.78	\$13.56	\$20.34
3302	258	2383	\$985.18	\$978.40	\$6.78	\$13.56	\$20.34
C1	31	765	\$316.27	\$314.09	\$2.18	\$4.36	\$6.54
C2	32	798	\$329.91	\$327.64	\$2.27	\$4.54	\$6.81
C3	33	737	\$304.69	\$302.59	\$2.10	\$4.20	\$6.30
C4	16	694	\$286.91	\$284.94	\$1.97	\$3.94	\$5.91
T-01	17	1639	\$677.60	\$672.93	\$4.67	\$9.34	\$14.01
T-02	1	2142	\$885.55	\$879.45	\$6.10	\$12.20	\$18.30
T-03	2	2133	\$881.83	\$875.75	\$6.08	\$12.16	\$18.24
T-04	3	2173	\$898.37	\$892.18	\$6.19	\$12.38	\$18.57
T-05	4	1844	\$762.35	\$757.10	\$5.25	\$10.50	\$15.75
T-06	5	1804	\$745.81	\$740.67	\$5.14	\$10.28	\$15.42
T-07	6	1804	\$745.81	\$740.67	\$5.14	\$10.28	\$15.42
T-08	7	1804	\$745.81	\$740.67	\$5.14	\$10.28	\$15.42
T-09	8	1804	\$745.81	\$740.67	\$5.14	\$10.28	\$15.42
T-10	9	1804	\$745.81	\$740.67	\$5.14	\$10.28	\$15.42
T-11	10	1804	\$745.81	\$740.67	\$5.14	\$10.28	\$15.42
T-12	11	2054	\$849.17	\$843.32	\$5.85	\$11.70	\$17.55

STRATA PLAN LMS-712
Catch-Up Fees Schedule

14-Mar-12
 YEAR END: DECEMBER 31

PASSED ON: MARCH 13, 2012

UNIT	S.L.	U/E	NEW FEES 2012	OLD FEES 2011	DIFF. X 1 MONTH	DIFF. X 2 MONTHS	DIFF. X 3 MONTHS
T-13	12	2147	\$887.62	\$881.50	\$6.12	\$12.24	\$18.36
T-14	13	2028	\$838.42	\$832.64	\$5.78	\$11.56	\$17.34
T-15	14	1474	\$609.38	\$605.18	\$4.20	\$8.40	\$12.60
T-16	15	1477	\$610.62	\$606.42	\$4.20	\$8.40	\$12.60
T-17	21	839	\$346.86	\$344.47	\$2.39	\$4.78	\$7.17
T-18	22	807	\$333.63	\$331.33	\$2.30	\$4.60	\$6.90
T-19	23	1549	\$640.39	\$635.98	\$4.41	\$8.82	\$13.23
T-20	24	1005	\$415.49	\$412.63	\$2.86	\$5.72	\$8.58
T-21	25	1005	\$415.49	\$412.63	\$2.86	\$5.72	\$8.58
T-22	26	1005	\$415.49	\$412.63	\$2.86	\$5.72	\$8.58
T-23	27	1005	\$415.49	\$412.63	\$2.86	\$5.72	\$8.58
T-24	28	1005	\$415.49	\$412.63	\$2.86	\$5.72	\$8.58
T-25	29	1005	\$415.49	\$412.63	\$2.86	\$5.72	\$8.58
T-26	30	1005	\$415.49	\$412.63	\$2.86	\$5.72	\$8.58
TOTAL U/E		317521	\$131,269.99	\$130,365.63	\$904.36	\$1,808.72	\$2,713.08
			X 12	X 12			
			\$1,575,239.88	\$1,564,387.56			

STRATA PLAN LMS-712 14-Mar-12
Special Levy Fee Schedule YEAR END: DECEMBER 31

PASSED ON: March 13, 2012
 RE: Sauna & Gym Repair
 PAYMENT PLAN: Payable on April 15, 2012

UNIT	S.L.	U/E	TOTAL LEVY \$32,000.00
301	18	1217	\$122.65
302	19	1172	\$118.12
303	20	1161	\$117.01
401	34	1502	\$151.37
402	35	1503	\$151.47
403	36	962	\$96.95
404	37	1053	\$106.12
405	38	1571	\$158.33
406	42	714	\$71.96
407	41	683	\$68.83
408	39	942	\$94.94
409	40	1024	\$103.20
501	43	1505	\$151.68
502	44	1503	\$151.47
503	45	1055	\$106.32
504	46	1055	\$106.32
505	56	1173	\$118.22
506	57	1173	\$118.22
507	58	903	\$91.01
508	52	942	\$94.94
509	53	1026	\$103.40
510	54	680	\$68.53
511	55	713	\$71.86
512	51	896	\$90.30
513	50	896	\$90.30
514	49	896	\$90.30
515	48	945	\$95.24
516	47	1075	\$108.34
601	59	1505	\$151.68
602	60	1503	\$151.47
603	61	1053	\$106.12
604	62	1055	\$106.32
605	72	1173	\$118.22
606	73	1173	\$118.22
607	74	904	\$91.11
608	68	943	\$95.04
609	69	1024	\$103.20
610	70	684	\$68.93
611	71	716	\$72.16
612	67	896	\$90.30
613	66	896	\$90.30
614	65	896	\$90.30
615	64	945	\$95.24
616	63	1073	\$108.14
701	75	1505	\$151.68
702	76	1503	\$151.47

STRATA PLAN LMS-712 14-Mar-12
Special Levy Fee Schedule YEAR END: DECEMBER 31

PASSED ON: March 13, 2012
RE: Sauna & Gym Repair
PAYMENT PLAN: Payable on April 15, 2012

UNIT	S.L.	U/E	TOTAL LEVY \$32,000.00
703	77	1055	\$106.32
704	78	1055	\$106.32
705	84	1173	\$118.22
706	85	1173	\$118.22
707	86	1126	\$113.48
708	81	972	\$97.96
709	82	992	\$99.97
710	83	1125	\$113.38
711	80	1200	\$120.94
712	79	1016	\$102.39
801	87	1505	\$151.68
802	88	1503	\$151.47
803	89	1055	\$106.32
804	90	1055	\$106.32
805	95	1173	\$118.22
806	96	1173	\$118.22
807	97	1126	\$113.48
808	92	972	\$97.96
809	93	992	\$99.97
810	94	1126	\$113.48
811	91	2802	\$282.39
901	98	1505	\$151.68
902	99	1503	\$151.47
903	100	1055	\$106.32
904	101	1055	\$106.32
905	105	1173	\$118.22
906	106	1173	\$118.22
907	107	1126	\$113.48
908	102	972	\$97.96
909	103	990	\$99.77
910	104	1126	\$113.48
1001	108	1505	\$151.68
1002	109	1503	\$151.47
1003	110	1055	\$106.32
1004	111	1055	\$106.32
1005	115	1173	\$118.22
1006	116	1173	\$118.22
1007	117	1126	\$113.48
1008	112	972	\$97.96
1009	113	990	\$99.77
1010	114	1126	\$113.48
1101	118	1505	\$151.68
1102	119	1503	\$151.47
1103	120	1055	\$106.32
1104	121	1055	\$106.32
1105	125	1173	\$118.22

STRATA PLAN LMS-712 14-Mar-12
Special Levy Fee Schedule YEAR END: DECEMBER 31

PASSED ON: March 13, 2012
RE: Sauna & Gym Repair
PAYMENT PLAN: Payable on April 15, 2012

UNIT	S.L.	U/E	TOTAL LEVY \$32,000.00
1106	126	1173	\$118.22
1107	127	1126	\$113.48
1108	122	972	\$97.96
1109	123	990	\$99.77
1110	124	1126	\$113.48
1201	128	1505	\$151.68
1202	129	1503	\$151.47
1203	130	1055	\$106.32
1204	131	1055	\$106.32
1205	135	1173	\$118.22
1206	136	1173	\$118.22
1207	137	1126	\$113.48
1208	132	972	\$97.96
1209	133	990	\$99.77
1210	134	1126	\$113.48
1301	138	1505	\$151.68
1302	139	1503	\$151.47
1303	140	1055	\$106.32
1304	141	1055	\$106.32
1305	145	1173	\$118.22
1306	146	1173	\$118.22
1307	147	1126	\$113.48
1308	142	972	\$97.96
1309	143	990	\$99.77
1310	144	1126	\$113.48
1401	148	1505	\$151.68
1402	149	1503	\$151.47
1403	150	1055	\$106.32
1404	151	1055	\$106.32
1405	155	1173	\$118.22
1406	156	1173	\$118.22
1407	157	1126	\$113.48
1408	152	972	\$97.96
1409	153	990	\$99.77
1410	154	1126	\$113.48
1501	158	1505	\$151.68
1502	159	1503	\$151.47
1503	160	1055	\$106.32
1504	161	1055	\$106.32
1505	165	1173	\$118.22
1506	166	1173	\$118.22
1507	167	1126	\$113.48
1508	162	972	\$97.96
1509	163	990	\$99.77
1510	164	1126	\$113.48
1601	168	2207	\$222.42

STRATA PLAN LMS-712 14-Mar-12
Special Levy Fee Schedule YEAR END: DECEMBER 31

PASSED ON: March 13, 2012
 RE: Sauna & Gym Repair
 PAYMENT PLAN: Payable on April 15, 2012

UNIT	S.L.	U/E	TOTAL LEVY \$32,000.00
1602	169	2215	\$223.23
1605	173	1173	\$118.22
1606	174	1173	\$118.22
1607	175	1126	\$113.48
1608	170	972	\$97.96
1609	171	990	\$99.77
1610	172	1126	\$113.48
1701	176	2207	\$222.42
1702	177	2215	\$223.23
1705	181	1173	\$118.22
1706	182	1173	\$118.22
1707	183	1126	\$113.48
1708	178	972	\$97.96
1709	179	990	\$99.77
1710	180	1126	\$113.48
1801	184	1736	\$174.96
1802	185	1745	\$175.86
1805	189	1173	\$118.22
1806	190	1173	\$118.22
1807	191	1126	\$113.48
1808	186	972	\$97.96
1809	187	990	\$99.77
1810	188	1126	\$113.48
1901	197	936	\$94.33
1902	192	969	\$97.66
1903	193	989	\$99.67
1904	194	936	\$94.33
1905	195	1177	\$118.62
1906	196	1177	\$118.62
2001	203	937	\$94.43
2002	198	969	\$97.66
2003	199	989	\$99.67
2004	200	937	\$94.43
2005	201	1177	\$118.62
2006	202	1177	\$118.62
2101	209	937	\$94.43
2102	204	969	\$97.66
2103	205	989	\$99.67
2104	206	937	\$94.43
2105	207	1177	\$118.62
2106	208	1177	\$118.62
2201	215	937	\$94.43
2202	210	969	\$97.66
2203	211	989	\$99.67
2204	212	937	\$94.43
2205	213	1177	\$118.62

STRATA PLAN LMS-712 14-Mar-12
Special Levy Fee Schedule YEAR END: DECEMBER 31

PASSED ON: March 13, 2012
 RE: Sauna & Gym Repair
 PAYMENT PLAN: Payable on April 15, 2012

UNIT	S.L.	U/E	TOTAL LEVY \$32,000.00
2206	214	1177	\$118.62
2301	221	937	\$94.43
2302	216	969	\$97.66
2303	217	989	\$99.67
2304	218	937	\$94.43
2305	219	1177	\$118.62
2306	220	1177	\$118.62
2401	227	937	\$94.43
2402	222	969	\$97.66
2403	223	989	\$99.67
2404	224	937	\$94.43
2405	225	1177	\$118.62
2406	226	1177	\$118.62
2501	233	937	\$94.43
2502	228	969	\$97.66
2503	229	989	\$99.67
2504	230	937	\$94.43
2505	231	1177	\$118.62
2506	232	1177	\$118.62
2601	236	1582	\$159.44
2602	237	1582	\$159.44
2603	234	1221	\$123.05
2604	235	1238	\$124.77
2701	240	1582	\$159.44
2702	241	1582	\$159.44
2703	238	1221	\$123.05
2704	239	1238	\$124.77
2801	244	1582	\$159.44
2802	245	1582	\$159.44
2803	242	1221	\$123.05
2804	243	1238	\$124.77
2901	248	1582	\$159.44
2902	249	1582	\$159.44
2903	246	1221	\$123.05
2904	247	1238	\$124.77
3001	252	1582	\$159.44
3002	253	1582	\$159.44
3003	250	1292	\$130.21
3004	251	1309	\$131.92
3101	255	2383	\$240.16
3102	254	2383	\$240.16
3201	257	2383	\$240.16
3202	256	2383	\$240.16
3301	259	2383	\$240.16
3302	258	2383	\$240.16
C1	31	765	\$77.10

STRATA PLAN LMS-712 14-Mar-12
Special Levy Fee Schedule YEAR END: DECEMBER 31

PASSED ON: March 13, 2012
 RE: Sauna & Gym Repair
 PAYMENT PLAN: Payable on April 15, 2012

UNIT	S.L.	U/E	TOTAL LEVY \$32,000.00
C2	32	798	\$80.42
C3	33	737	\$74.28
C4	16	694	\$69.94
T-01	17	1639	\$165.18
T-02	1	2142	\$215.87
T-03	2	2133	\$214.97
T-04	3	2173	\$219.00
T-05	4	1844	\$185.84
T-06	5	1804	\$181.81
T-07	6	1804	\$181.81
T-08	7	1804	\$181.81
T-09	8	1804	\$181.81
T-10	9	1804	\$181.81
T-11	10	1804	\$181.81
T-12	11	2054	\$207.00
T-13	12	2147	\$216.38
T-14	13	2028	\$204.38
T-15	14	1474	\$148.55
T-16	15	1477	\$148.85
T-17	21	839	\$84.56
T-18	22	807	\$81.33
T-19	23	1549	\$156.11
T-20	24	1005	\$101.28
T-21	25	1005	\$101.28
T-22	26	1005	\$101.28
T-23	27	1005	\$101.28
T-24	28	1005	\$101.28
T-25	29	1005	\$101.28
T-26	30	1005	\$101.28
TOTAL U/E		317521	\$32,000.12

MINUTES OF ANNUAL GENERAL MEETING
STRATA PLAN LMS-712
888 BEACH

HELD On Tuesday, March 13, 2012 at 7:00 p.m. in the Lobby of Ocean Tower 1501 Howe Street, Vancouver, BC

PRESENT 94 owners in person or by proxy, as per the registration sheet.

STRATA AGENT Sylvia Brewer, Vancouver Condominium Services Ltd.

QUORUM REPORT

There being a quorum present, the meeting was called to order at 7:00 p.m. by council president Colin McDougall who, in agreement with the owners, chaired the meeting. Introductions were made and the meeting commenced.

PROOF OF NOTICE

It was moved, seconded and carried to accept the notice dated February 22, 2012 as proper Notice of Meeting.

APPROVAL OF AGENDA

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

MINUTES

It was moved, seconded and carried to adopt the minutes of the February 2, 2011 Annual General Meeting and the December 13, 2011 Special General Meeting. There was no business arising.

UNFINISHED BUSINESS

There was no unfinished business.

PRESIDENT'S REPORT

The council president, Mr. Colin McDougall, began by thanking his fellow council members for their contributions over the past year. He noted that Wenda Deane has decided not to run for council this year. He was sorry that Wenda could not attend the AGM and wished to thank her for her 11 years on council and for being most helpful with legal matters, bylaws and landscaping. He also reported that due to the change of the management of Strata Plan LMS-712, with the strata agent operating offsite at the VCS office, council hired a building operations supervisor. This reorganization did not work out as well as council had hoped and in August of 2011, Jason Wroblewski was hired as the building manager. Council has also hired a new landscaping company, Good Earth, and hopes to see improved landscaping over the spring and summer. Mr. McDougall went on to report that council requested a review of the mechanical systems. Three companies provided quotes and council decided to accept the proposal from Trotter & Morton, as their proposal was the most comprehensive, and a contract was signed in November of 2011.

Mr. McDougall also gave a brief report of Phase I of the renewal and maintenance program. Council felt that RDH Building Engineering managed Phase I in a very efficient manner and that there were several cost saving measures that allowed more work to be completed than had originally been planned. Phase II is now underway and the construction manager is onsite as of March 12, 2012. Mr. McDougall went on to advise owners that during Phase II there will be more work done than last year which means more trades people onsite, along with more noise. Scaffolding and swing stages will be required during Phase II and owners directly affected by one or the other have been advised. A meeting will be held on March 14th to allow owners to ask questions of RDH Engineering of what they can expect during the next few months with the scaffolding in place. Mr. McDougall also reported that more failed IGUs will be replaced. He also reiterated that council is committed to better communication with the owners during Phase II.

Mr. McDougall asked if there are owners interested in striking a committee regarding the development slated to take place on Howe and Beach and under the Granville Street bridge. This committee would provide feedback to the City of Vancouver on how this development might impact 888 Beach and the surrounding neighbourhood. Any owners interested in forming a committee should advise the strata agent.

INSURANCE REPORT

The insurance policy for Strata Corporation LMS-712 as attached to the AGM notice was reviewed by the owners and approved.

All owners and residents are reminded that the strata corporation's insurance policy does not provide for individual contents, betterments or improvements (i.e., storage locker contents, clothing, furniture, decorating, upgrading of carpets, flooring, etc.). Owners and residents must carry their own "Owner Package" insurance for this coverage, as well as for the \$25,000 deductible if damage should occur to other owners' property or common property as a result of

water damage caused, for example, by the bursting of a washing machine hose. You should contact your home insurance company to determine if you have the required coverage.

2012 BUDGET (YEAR END DECEMBER 31ST)

The 2012 budget was presented to the owners by Council treasurer Ms. Bev Andrews. Following review and discussion, it was moved, seconded and carried to approve the budget in the total amount of \$1,649,511 (94 in favour, 0 opposed, 0 abstentions).

Owners please note: There will be a modest increase in strata fees.

For those owners who pay by cheque, please issue post-dated cheques at the new strata fee rate commencing April 1, 2012, made payable to "Strata Plan LMS-712". Please see the attached strata fee payment schedule for details. If you have already issued a cheque for April 1st it will be necessary for you to send a "catch-up" cheque for the months of January, February and March. Please refer to the catch-up fee schedule for details.

If you are on the PAC automatic payment program, your payments will be automatically adjusted to the new rate April 1, 2012 for the 2012 fiscal year. Therefore, it will be necessary for you to send a "catch-up" cheque made payable to "Strata Plan LMS-712" for the months of January, February and March. Please refer to the catch-up fee schedule for details.

3/4 VOTE RESOLUTIONS

The following resolution was presented to the owners by council vice-president, Mr. Mike Gallagher, who gave an overview of the types of repairs council would like to see completed. Mr. Gallagher went on to review the results of the survey that was presented to owners. He then opened the floor for questions. Several owners were concerned about the humidity in the gym and in the bathrooms in the pool area. An owner volunteered to help council look at options to deal with the humidity issues. Mr. Gallagher also reported that although the sauna is not used by many owners of 888 Beach, the number of requests to repair the sauna was very high.

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

3/4 VOTE RESOLUTION #1 SAUNA REPAIR & GYM UPGRADE

WHEREAS The Owners, Strata Plan LMS-712, wish to repair the sauna and upgrade the gym facility;

BE IT RESOLVED by a ¾ vote resolution of The Owners, Strata Plan LMS-712, that a sum of money not exceeding \$32,000 be raised and spent for the purpose of repairing the sauna and upgrading the gym facility, 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 or shall be returned to the owners on record if any owner is entitled to receive at least \$100 based on unit entitlement. Interest earned on funds raised pursuant to this resolution will be allocated to the special levy fund.

This special levy of \$32,000 shall be assessed on March 13, 2012 and shall become due and payable in full immediately on passing of this resolution by the owners on title as at the end of that day and any owner who sells, conveys or transfers his/her title, or remortgages, before payment of this special levy is made in full, shall then pay the full amount outstanding.

As a matter of financial convenience only, the owners may pay this special levy at any time up to until April 15, 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.

Following discussion, it was moved, seconded and **carried** by more than 75% of the vote to pass Resolution #1 – Sauna Repair & Gym Upgrade (89 in favour, 5 opposed, 0 abstentions).

Owners please note, forward your payment for the special levy as detailed on the attached schedule.

NEW BUSINESS

1. Council secretary, Ms. Pat Dairon, gave a presentation regarding Depreciation Reports that are now required under section 94 of the *Strata Property Act*. In her report she advised that the Depreciation Report would include an inventory of LMS-712 assets, a description of the condition of those assets, a schedule of anticipated maintenance, repair and replacement of those assets (for the next 30 years, in 5 year increments) and at least three cash flow funding models as suggested ways of paying for the necessary maintenance repairs and replacements in the future. Ms. Dairon reported who would be qualified to prepare a Depreciation Report. There are a number of engineering firms that are quite knowledgeable in this field. She advised that Depreciation Reports would be used by purchasers looking to buy into the building as well as mortgage companies and insurance companies. The cost would be between \$5,000 and \$15,000 depending on the size of the building. The Depreciation Report is required to be completed by December of 2013. Ms. Dairon went on to advise that a Depreciation Report can be deferred for 18 months if passed by a $\frac{3}{4}$ vote. Overall, council feels that some of the information will already be

available from RDH and Trotter & Morton, which will certainly help in providing important information required for the Depreciation Report.

2. An owner suggested that council consider having fresh cut flowers in the lobbies of the three towers.
3. An owner suggested that council look into solar energy to cut down on electricity costs. This owner also suggested that should a council member step down from council, the next person in line (if there were more than seven people running for council) should be allowed to sit on council for the remainder of the term.

ELECTION OF STRATA COUNCIL

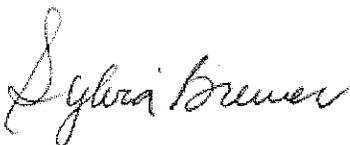
Pursuant to the *Strata Property Act*, the members of council for 2011 are automatically retired from their positions. The owners expressed their appreciation for a job well done by their outgoing council.

The following owners were nominated for council for 2012:

Bev Andrews	Unit #1505 - 1500
Mary Lou Applebee	Unit #1003 - 1501
Craig Dailly	Unit # 613 - 888
Pat Dairon	Unit # 706 - 1500
Mike Gallagher	Unit #2701 - 1500
Colin McDougall	Unit # 711 - 888
Jeff Sodowsky	Unit #2501 - 1500

There being no further nominations the owners nominated were declared elected by acclamation.

There being no further business, the meeting was adjourned at 8:10 p.m. The next meeting is scheduled for Wednesday, March 28, 2012 at 4:30 p.m.



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