



FirstService
RESIDENTIAL

March 4, 2014

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 Wednesday, February 26, 2014. Please read and retain them for future reference.

STRATA FEES: There is an increase in strata fees retroactive to January 1, 2014.

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" payment via PAD, cheque or online banking to cover the difference in your strata fees since the strata corporation's fiscal year-end and the time the new budget was passed on February 26, 2014.

For those owners on pre-authorized debit (PAD), your strata fee payments will be adjusted to the new rate on April 1, 2014. **SEE ATTACHED CATCH-UP FEE SCHEDULE. This retroactive fee will be deducted from your bank account and adjusted to the new fee the following month.**

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 payment made payable to "Strata Plan LMS-712" for the months of January, February and March 2014. **SEE ATTACHED CATCH-UP FEE SCHEDULE.**

For those owners who pay by online banking, Owners will have to re-submit the new strata fee amount for future months and also make the retroactive payment

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STRATA PLAN LMS-712
 Catch-Up Fees Schedule

27-Feb-14
 YEAR END: DECEMBER 31

PASSED ON: FEBRUARY 26, 2014

UNIT	S.L.	U/E	NEW FEES 2014	OLD FEES 2013	DIFF. X 1 MONTH	DIFF. X 2 MONTHS	DIFF. X 3 MONTHS
301	18	1217	\$661.97	\$512.34	\$149.63	\$299.26	\$448.89
302	19	1172	\$637.50	\$493.40	\$144.10	\$288.20	\$432.30
303	20	1161	\$631.51	\$488.77	\$142.74	\$285.48	\$428.22
401	34	1502	\$817.00	\$632.32	\$184.68	\$369.36	\$554.04
402	35	1503	\$817.54	\$632.74	\$184.80	\$369.60	\$554.40
403	36	962	\$523.27	\$404.99	\$118.28	\$236.56	\$354.84
404	37	1053	\$572.77	\$443.30	\$129.47	\$258.94	\$388.41
405	38	1571	\$854.53	\$661.37	\$193.16	\$386.32	\$579.48
406	42	714	\$388.37	\$300.58	\$87.79	\$175.58	\$263.37
407	41	683	\$371.51	\$287.53	\$83.98	\$167.96	\$251.94
408	39	942	\$512.39	\$396.57	\$115.82	\$231.64	\$347.46
409	40	1024	\$556.99	\$431.09	\$125.90	\$251.80	\$377.70
501	43	1505	\$818.63	\$633.59	\$185.04	\$370.08	\$555.12
502	44	1503	\$817.54	\$632.74	\$184.80	\$369.60	\$554.40
503	45	1055	\$573.86	\$444.14	\$129.72	\$259.44	\$389.16
504	46	1055	\$573.86	\$444.14	\$129.72	\$259.44	\$389.16
505	56	1173	\$638.04	\$493.82	\$144.22	\$288.44	\$432.66
506	57	1173	\$638.04	\$493.82	\$144.22	\$288.44	\$432.66
507	58	903	\$491.18	\$380.15	\$111.03	\$222.06	\$333.09
508	52	942	\$512.39	\$396.57	\$115.82	\$231.64	\$347.46
509	53	1026	\$558.08	\$431.93	\$126.15	\$252.30	\$378.45
510	54	680	\$369.88	\$286.27	\$83.61	\$167.22	\$250.83
511	55	713	\$387.83	\$300.16	\$87.67	\$175.34	\$263.01
512	51	896	\$487.37	\$377.20	\$110.17	\$220.34	\$330.51
513	50	896	\$487.37	\$377.20	\$110.17	\$220.34	\$330.51
514	49	896	\$487.37	\$377.20	\$110.17	\$220.34	\$330.51
515	48	945	\$514.02	\$397.83	\$116.19	\$232.38	\$348.57
516	47	1075	\$584.73	\$452.56	\$132.17	\$264.34	\$396.51
601	59	1505	\$818.63	\$633.59	\$185.04	\$370.08	\$555.12
602	60	1503	\$817.54	\$632.74	\$184.80	\$369.60	\$554.40
603	61	1053	\$572.77	\$443.30	\$129.47	\$258.94	\$388.41
604	62	1055	\$573.86	\$444.14	\$129.72	\$259.44	\$389.16
605	72	1173	\$638.04	\$493.82	\$144.22	\$288.44	\$432.66
606	73	1173	\$638.04	\$493.82	\$144.22	\$288.44	\$432.66
607	74	904	\$491.72	\$380.57	\$111.15	\$222.30	\$333.45
608	68	943	\$512.93	\$396.99	\$115.94	\$231.88	\$347.82
609	69	1024	\$556.99	\$431.09	\$125.90	\$251.80	\$377.70
610	70	684	\$372.05	\$287.96	\$84.09	\$168.18	\$252.27
611	71	716	\$389.46	\$301.43	\$88.03	\$176.06	\$264.09
612	67	896	\$487.37	\$377.20	\$110.17	\$220.34	\$330.51
613	66	896	\$487.37	\$377.20	\$110.17	\$220.34	\$330.51
614	65	896	\$487.37	\$377.20	\$110.17	\$220.34	\$330.51
615	64	945	\$514.02	\$397.83	\$116.19	\$232.38	\$348.57
616	63	1073	\$583.65	\$451.72	\$131.93	\$263.86	\$395.79
701	75	1505	\$818.63	\$633.59	\$185.04	\$370.08	\$555.12
702	76	1503	\$817.54	\$632.74	\$184.80	\$369.60	\$554.40
703	77	1055	\$573.86	\$444.14	\$129.72	\$259.44	\$389.16
704	78	1055	\$573.86	\$444.14	\$129.72	\$259.44	\$389.16
705	84	1173	\$638.04	\$493.82	\$144.22	\$288.44	\$432.66
706	85	1173	\$638.04	\$493.82	\$144.22	\$288.44	\$432.66
707	86	1126	\$612.48	\$474.03	\$138.45	\$276.90	\$415.35
708	81	972	\$528.71	\$409.20	\$119.51	\$239.02	\$358.53
709	82	992	\$539.59	\$417.62	\$121.97	\$243.94	\$365.91
710	83	1125	\$611.93	\$473.61	\$138.32	\$276.64	\$414.96
711	80	1200	\$652.73	\$505.18	\$147.55	\$295.10	\$442.65
712	79	1016	\$552.64	\$427.72	\$124.92	\$249.84	\$374.76
801	87	1505	\$818.63	\$633.59	\$185.04	\$370.08	\$555.12
802	88	1503	\$817.54	\$632.74	\$184.80	\$369.60	\$554.40
803	89	1055	\$573.86	\$444.14	\$129.72	\$259.44	\$389.16
804	90	1055	\$573.86	\$444.14	\$129.72	\$259.44	\$389.16
805	95	1173	\$638.04	\$493.82	\$144.22	\$288.44	\$432.66
806	96	1173	\$638.04	\$493.82	\$144.22	\$288.44	\$432.66
807	97	1126	\$612.48	\$474.03	\$138.45	\$276.90	\$415.35
808	92	972	\$528.71	\$409.20	\$119.51	\$239.02	\$358.53
809	93	992	\$539.59	\$417.62	\$121.97	\$243.94	\$365.91
810	94	1126	\$612.48	\$474.03	\$138.45	\$276.90	\$415.35

STRATA PLAN LMS-712
Catch-Up Fees Schedule

27-Feb-14
 YEAR END: DECEMBER 31

PASSED ON: FEBRUARY 26, 2014

UNIT	S.L.	U/E	NEW FEES 2014	OLD FEES 2013	DIFF. X 1 MONTH	DIFF. X 2 MONTHS	DIFF. X 3 MONTHS
811	91	2802	\$1,524.12	\$1,179.61	\$344.51	\$689.02	\$1,033.53
901	98	1505	\$818.63	\$633.59	\$185.04	\$370.08	\$555.12
902	99	1503	\$817.54	\$632.74	\$184.80	\$369.60	\$554.40
903	100	1055	\$573.86	\$444.14	\$129.72	\$259.44	\$389.16
904	101	1055	\$573.86	\$444.14	\$129.72	\$259.44	\$389.16
905	105	1173	\$638.04	\$493.82	\$144.22	\$288.44	\$432.66
906	106	1173	\$638.04	\$493.82	\$144.22	\$288.44	\$432.66
907	107	1126	\$612.48	\$474.03	\$138.45	\$276.90	\$415.35
908	102	972	\$528.71	\$409.20	\$119.51	\$239.02	\$358.53
909	103	990	\$538.50	\$416.78	\$121.72	\$243.44	\$365.16
910	104	1126	\$612.48	\$474.03	\$138.45	\$276.90	\$415.35
1001	108	1505	\$818.63	\$633.59	\$185.04	\$370.08	\$555.12
1002	109	1503	\$817.54	\$632.74	\$184.80	\$369.60	\$554.40
1003	110	1055	\$573.86	\$444.14	\$129.72	\$259.44	\$389.16
1004	111	1055	\$573.86	\$444.14	\$129.72	\$259.44	\$389.16
1005	115	1173	\$638.04	\$493.82	\$144.22	\$288.44	\$432.66
1006	116	1173	\$638.04	\$493.82	\$144.22	\$288.44	\$432.66
1007	117	1126	\$612.48	\$474.03	\$138.45	\$276.90	\$415.35
1008	112	972	\$528.71	\$409.20	\$119.51	\$239.02	\$358.53
1009	113	990	\$538.50	\$416.78	\$121.72	\$243.44	\$365.16
1010	114	1126	\$612.48	\$474.03	\$138.45	\$276.90	\$415.35
1101	118	1505	\$818.63	\$633.59	\$185.04	\$370.08	\$555.12
1102	119	1503	\$817.54	\$632.74	\$184.80	\$369.60	\$554.40
1103	120	1055	\$573.86	\$444.14	\$129.72	\$259.44	\$389.16
1104	121	1055	\$573.86	\$444.14	\$129.72	\$259.44	\$389.16
1105	125	1173	\$638.04	\$493.82	\$144.22	\$288.44	\$432.66
1106	126	1173	\$638.04	\$493.82	\$144.22	\$288.44	\$432.66
1107	127	1126	\$612.48	\$474.03	\$138.45	\$276.90	\$415.35
1108	122	972	\$528.71	\$409.20	\$119.51	\$239.02	\$358.53
1109	123	990	\$538.50	\$416.78	\$121.72	\$243.44	\$365.16
1110	124	1126	\$612.48	\$474.03	\$138.45	\$276.90	\$415.35
1201	128	1505	\$818.63	\$633.59	\$185.04	\$370.08	\$555.12
1202	129	1503	\$817.54	\$632.74	\$184.80	\$369.60	\$554.40
1203	130	1055	\$573.86	\$444.14	\$129.72	\$259.44	\$389.16
1204	131	1055	\$573.86	\$444.14	\$129.72	\$259.44	\$389.16
1205	135	1173	\$638.04	\$493.82	\$144.22	\$288.44	\$432.66
1206	136	1173	\$638.04	\$493.82	\$144.22	\$288.44	\$432.66
1207	137	1126	\$612.48	\$474.03	\$138.45	\$276.90	\$415.35
1208	132	972	\$528.71	\$409.20	\$119.51	\$239.02	\$358.53
1209	133	990	\$538.50	\$416.78	\$121.72	\$243.44	\$365.16
1210	134	1126	\$612.48	\$474.03	\$138.45	\$276.90	\$415.35
1301	138	1505	\$818.63	\$633.59	\$185.04	\$370.08	\$555.12
1302	139	1503	\$817.54	\$632.74	\$184.80	\$369.60	\$554.40
1303	140	1055	\$573.86	\$444.14	\$129.72	\$259.44	\$389.16
1304	141	1055	\$573.86	\$444.14	\$129.72	\$259.44	\$389.16
1305	145	1173	\$638.04	\$493.82	\$144.22	\$288.44	\$432.66
1306	146	1173	\$638.04	\$493.82	\$144.22	\$288.44	\$432.66
1307	147	1126	\$612.48	\$474.03	\$138.45	\$276.90	\$415.35
1308	142	972	\$528.71	\$409.20	\$119.51	\$239.02	\$358.53
1309	143	990	\$538.50	\$416.78	\$121.72	\$243.44	\$365.16
1310	144	1126	\$612.48	\$474.03	\$138.45	\$276.90	\$415.35
1401	148	1505	\$818.63	\$633.59	\$185.04	\$370.08	\$555.12
1402	149	1503	\$817.54	\$632.74	\$184.80	\$369.60	\$554.40
1403	150	1055	\$573.86	\$444.14	\$129.72	\$259.44	\$389.16
1404	151	1055	\$573.86	\$444.14	\$129.72	\$259.44	\$389.16
1405	155	1173	\$638.04	\$493.82	\$144.22	\$288.44	\$432.66
1406	156	1173	\$638.04	\$493.82	\$144.22	\$288.44	\$432.66
1407	157	1126	\$612.48	\$474.03	\$138.45	\$276.90	\$415.35
1408	152	972	\$528.71	\$409.20	\$119.51	\$239.02	\$358.53
1409	153	990	\$538.50	\$416.78	\$121.72	\$243.44	\$365.16
1410	154	1126	\$612.48	\$474.03	\$138.45	\$276.90	\$415.35
1501	158	1505	\$818.63	\$633.59	\$185.04	\$370.08	\$555.12
1502	159	1503	\$817.54	\$632.74	\$184.80	\$369.60	\$554.40
1503	160	1055	\$573.86	\$444.14	\$129.72	\$259.44	\$389.16
1504	161	1055	\$573.86	\$444.14	\$129.72	\$259.44	\$389.16
1505	165	1173	\$638.04	\$493.82	\$144.22	\$288.44	\$432.66

STRATA PLAN LMS-712
Catch-Up Fees Schedule

27-Feb-14
YEAR END: DECEMBER 31

PASSED ON: FEBRUARY 26, 2014

UNIT	S.L.	U/E	NEW FEES 2014	OLD FEES 2013	DIFF. X 1 MONTH	DIFF. X 2 MONTHS	DIFF. X 3 MONTHS
1506	166	1173	\$638.04	\$493.82	\$144.22	\$288.44	\$432.66
1507	167	1126	\$612.48	\$474.03	\$138.45	\$276.90	\$415.35
1508	162	972	\$528.71	\$409.20	\$119.51	\$239.02	\$358.53
1509	163	990	\$538.50	\$416.78	\$121.72	\$243.44	\$365.16
1510	164	1126	\$612.48	\$474.03	\$138.45	\$276.90	\$415.35
1601	168	2207	\$1,200.47	\$929.12	\$271.35	\$542.70	\$814.05
1602	169	2215	\$1,204.82	\$932.49	\$272.33	\$544.66	\$816.99
1605	173	1173	\$638.04	\$493.82	\$144.22	\$288.44	\$432.66
1606	174	1173	\$638.04	\$493.82	\$144.22	\$288.44	\$432.66
1607	175	1126	\$612.48	\$474.03	\$138.45	\$276.90	\$415.35
1608	170	972	\$528.71	\$409.20	\$119.51	\$239.02	\$358.53
1609	171	990	\$538.50	\$416.78	\$121.72	\$243.44	\$365.16
1610	172	1126	\$612.48	\$474.03	\$138.45	\$276.90	\$415.35
1701	176	2207	\$1,200.47	\$929.12	\$271.35	\$542.70	\$814.05
1702	177	2215	\$1,204.82	\$932.49	\$272.33	\$544.66	\$816.99
1705	181	1173	\$638.04	\$493.82	\$144.22	\$288.44	\$432.66
1706	182	1173	\$638.04	\$493.82	\$144.22	\$288.44	\$432.66
1707	183	1126	\$612.48	\$474.03	\$138.45	\$276.90	\$415.35
1708	178	972	\$528.71	\$409.20	\$119.51	\$239.02	\$358.53
1709	179	990	\$538.50	\$416.78	\$121.72	\$243.44	\$365.16
1710	180	1126	\$612.48	\$474.03	\$138.45	\$276.90	\$415.35
1801	184	1736	\$944.28	\$730.83	\$213.45	\$426.90	\$640.35
1802	185	1745	\$949.17	\$734.62	\$214.55	\$429.10	\$643.65
1805	189	1173	\$638.04	\$493.82	\$144.22	\$288.44	\$432.66
1806	190	1173	\$638.04	\$493.82	\$144.22	\$288.44	\$432.66
1807	191	1126	\$612.48	\$474.03	\$138.45	\$276.90	\$415.35
1808	186	972	\$528.71	\$409.20	\$119.51	\$239.02	\$358.53
1809	187	990	\$538.50	\$416.78	\$121.72	\$243.44	\$365.16
1810	188	1126	\$612.48	\$474.03	\$138.45	\$276.90	\$415.35
1901	197	936	\$509.13	\$394.04	\$115.09	\$230.18	\$345.27
1902	192	969	\$527.08	\$407.94	\$119.14	\$238.28	\$357.42
1903	193	989	\$537.96	\$416.36	\$121.60	\$243.20	\$364.80
1904	194	936	\$509.13	\$394.04	\$115.09	\$230.18	\$345.27
1905	195	1177	\$640.22	\$495.50	\$144.72	\$289.44	\$434.16
1906	196	1177	\$640.22	\$495.50	\$144.72	\$289.44	\$434.16
2001	203	937	\$509.67	\$394.47	\$115.20	\$230.40	\$345.60
2002	198	969	\$527.08	\$407.94	\$119.14	\$238.28	\$357.42
2003	199	989	\$537.96	\$416.36	\$121.60	\$243.20	\$364.80
2004	200	937	\$509.67	\$394.47	\$115.20	\$230.40	\$345.60
2005	201	1177	\$640.22	\$495.50	\$144.72	\$289.44	\$434.16
2006	202	1177	\$640.22	\$495.50	\$144.72	\$289.44	\$434.16
2101	209	937	\$509.67	\$394.47	\$115.20	\$230.40	\$345.60
2102	204	969	\$527.08	\$407.94	\$119.14	\$238.28	\$357.42
2103	205	989	\$537.96	\$416.36	\$121.60	\$243.20	\$364.80
2104	206	937	\$509.67	\$394.47	\$115.20	\$230.40	\$345.60
2105	207	1177	\$640.22	\$495.50	\$144.72	\$289.44	\$434.16
2106	208	1177	\$640.22	\$495.50	\$144.72	\$289.44	\$434.16
2201	215	937	\$509.67	\$394.47	\$115.20	\$230.40	\$345.60
2202	210	969	\$527.08	\$407.94	\$119.14	\$238.28	\$357.42
2203	211	989	\$537.96	\$416.36	\$121.60	\$243.20	\$364.80
2204	212	937	\$509.67	\$394.47	\$115.20	\$230.40	\$345.60
2205	213	1177	\$640.22	\$495.50	\$144.72	\$289.44	\$434.16
2206	214	1177	\$640.22	\$495.50	\$144.72	\$289.44	\$434.16
2301	221	937	\$509.67	\$394.47	\$115.20	\$230.40	\$345.60
2302	216	969	\$527.08	\$407.94	\$119.14	\$238.28	\$357.42
2303	217	989	\$537.96	\$416.36	\$121.60	\$243.20	\$364.80
2304	218	937	\$509.67	\$394.47	\$115.20	\$230.40	\$345.60
2305	219	1177	\$640.22	\$495.50	\$144.72	\$289.44	\$434.16
2306	220	1177	\$640.22	\$495.50	\$144.72	\$289.44	\$434.16
2401	227	937	\$509.67	\$394.47	\$115.20	\$230.40	\$345.60
2402	222	969	\$527.08	\$407.94	\$119.14	\$238.28	\$357.42
2403	223	989	\$537.96	\$416.36	\$121.60	\$243.20	\$364.80
2404	224	937	\$509.67	\$394.47	\$115.20	\$230.40	\$345.60
2405	225	1177	\$640.22	\$495.50	\$144.72	\$289.44	\$434.16
2406	226	1177	\$640.22	\$495.50	\$144.72	\$289.44	\$434.16
2501	233	937	\$509.67	\$394.47	\$115.20	\$230.40	\$345.60

STRATA PLAN LMS-712
Catch-Up Fees Schedule

27-Feb-14
YEAR END: DECEMBER 31

PASSED ON: FEBRUARY 26, 2014

UNIT	S.L.	U/E	NEW FEES 2014	OLD FEES 2013	DIFF. X 1 MONTH	DIFF. X 2 MONTHS	DIFF. X 3 MONTHS
2502	228	969	\$527.08	\$407.94	\$119.14	\$238.28	\$357.42
2503	229	989	\$537.96	\$416.36	\$121.60	\$243.20	\$364.80
2504	230	937	\$509.67	\$394.47	\$115.20	\$230.40	\$345.60
2505	231	1177	\$640.22	\$495.50	\$144.72	\$289.44	\$434.16
2506	232	1177	\$640.22	\$495.50	\$144.72	\$289.44	\$434.16
2601	236	1582	\$860.51	\$666.00	\$194.51	\$389.02	\$583.53
2602	237	1582	\$860.51	\$666.00	\$194.51	\$389.02	\$583.53
2603	234	1221	\$664.15	\$514.03	\$150.12	\$300.24	\$450.36
2604	235	1238	\$673.40	\$521.18	\$152.22	\$304.44	\$456.66
2701	240	1582	\$860.51	\$666.00	\$194.51	\$389.02	\$583.53
2702	241	1582	\$860.51	\$666.00	\$194.51	\$389.02	\$583.53
2703	238	1221	\$664.15	\$514.03	\$150.12	\$300.24	\$450.36
2704	239	1238	\$673.40	\$521.18	\$152.22	\$304.44	\$456.66
2801	244	1582	\$860.51	\$666.00	\$194.51	\$389.02	\$583.53
2802	245	1582	\$860.51	\$666.00	\$194.51	\$389.02	\$583.53
2803	242	1221	\$664.15	\$514.03	\$150.12	\$300.24	\$450.36
2804	243	1238	\$673.40	\$521.18	\$152.22	\$304.44	\$456.66
2901	248	1582	\$860.51	\$666.00	\$194.51	\$389.02	\$583.53
2902	249	1582	\$860.51	\$666.00	\$194.51	\$389.02	\$583.53
2903	246	1221	\$664.15	\$514.03	\$150.12	\$300.24	\$450.36
2904	247	1238	\$673.40	\$521.18	\$152.22	\$304.44	\$456.66
3001	252	1582	\$860.51	\$666.00	\$194.51	\$389.02	\$583.53
3002	253	1582	\$860.51	\$666.00	\$194.51	\$389.02	\$583.53
3003	250	1292	\$702.77	\$543.92	\$158.85	\$317.70	\$476.55
3004	251	1309	\$712.02	\$551.07	\$160.95	\$321.90	\$482.85
3101	255	2383	\$1,296.21	\$1,003.21	\$293.00	\$586.00	\$879.00
3102	254	2383	\$1,296.21	\$1,003.21	\$293.00	\$586.00	\$879.00
3201	257	2383	\$1,296.21	\$1,003.21	\$293.00	\$586.00	\$879.00
3202	256	2383	\$1,296.21	\$1,003.21	\$293.00	\$586.00	\$879.00
3301	259	2383	\$1,296.21	\$1,003.21	\$293.00	\$586.00	\$879.00
3302	258	2383	\$1,296.21	\$1,003.21	\$293.00	\$586.00	\$879.00
C1	31	765	\$416.11	\$322.06	\$94.05	\$188.10	\$282.15
C2	32	798	\$434.06	\$335.95	\$98.11	\$196.22	\$294.33
C3	33	737	\$400.88	\$310.27	\$90.61	\$181.22	\$271.83
C4	16	694	\$377.49	\$292.17	\$85.32	\$170.64	\$255.96
T-01	17	1639	\$891.52	\$690.00	\$201.52	\$403.04	\$604.56
T-02	1	2142	\$1,165.12	\$901.75	\$263.37	\$526.74	\$790.11
T-03	2	2133	\$1,160.22	\$897.97	\$262.25	\$524.50	\$786.75
T-04	3	2173	\$1,181.98	\$914.81	\$267.17	\$534.34	\$801.51
T-05	4	1844	\$1,003.02	\$776.30	\$226.72	\$453.44	\$680.16
T-06	5	1804	\$981.27	\$759.46	\$221.81	\$443.62	\$665.43
T-07	6	1804	\$981.27	\$759.46	\$221.81	\$443.62	\$665.43
T-08	7	1804	\$981.27	\$759.46	\$221.81	\$443.62	\$665.43
T-09	8	1804	\$981.27	\$759.46	\$221.81	\$443.62	\$665.43
T-10	9	1804	\$981.27	\$759.46	\$221.81	\$443.62	\$665.43
T-11	10	1804	\$981.27	\$759.46	\$221.81	\$443.62	\$665.43
T-12	11	2054	\$1,117.25	\$864.71	\$252.54	\$505.08	\$757.62
T-13	12	2147	\$1,167.84	\$903.86	\$263.98	\$527.96	\$791.94
T-14	13	2028	\$1,103.11	\$853.76	\$249.35	\$498.70	\$748.05
T-15	14	1474	\$801.77	\$620.54	\$181.23	\$362.46	\$543.69
T-16	15	1477	\$803.40	\$621.80	\$181.60	\$363.20	\$544.80
T-17	21	839	\$456.36	\$353.21	\$103.15	\$206.30	\$309.45
T-18	22	807	\$438.96	\$339.74	\$99.22	\$198.44	\$297.66
T-19	23	1549	\$842.56	\$652.11	\$190.45	\$380.90	\$571.35
T-20	24	1005	\$546.66	\$423.09	\$123.57	\$247.14	\$370.71
T-21	25	1005	\$546.66	\$423.09	\$123.57	\$247.14	\$370.71
T-22	26	1005	\$546.66	\$423.09	\$123.57	\$247.14	\$370.71
T-23	27	1005	\$546.66	\$423.09	\$123.57	\$247.14	\$370.71
T-24	28	1005	\$546.66	\$423.09	\$123.57	\$247.14	\$370.71
T-25	29	1005	\$546.66	\$423.09	\$123.57	\$247.14	\$370.71
T-26	30	1005	\$546.66	\$423.09	\$123.57	\$247.14	\$370.71
TOTAL U/E		317521	\$172,712.41	\$133,672.32	\$39,040.09	\$78,080.18	\$117,120.27
			X 12	X 12			
			\$2,072,548.92	\$1,604,067.84			

MINUTES OF ANNUAL GENERAL MEETING

STRATA PLAN LMS-712

888 BEACH

HELD

On Wednesday, February 26, 2014 at 7:00 p.m. in the Lobby of Ocean Tower, 1501 Howe Street, Vancouver, B.C.

PRESENT

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

STRATA MANAGER

Sylvia Brewer, FirstService Residential BC Ltd.

QUORUM REPORT

There being a quorum present, the meeting was called to order at 7:05 p.m. by the council President, Mike Gallagher, 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 5, 2014 as proper Notice of Meeting.

APPROVAL OF AGENDA

It was moved, seconded and carried to accept the agenda as distributed with the Notice of Meeting.

MINUTES APPROVAL

It was moved, seconded and carried to adopt the minutes of the February 28, 2013 Annual General Meeting.

There was no business arising.

UNFINISHED BUSINESS

There was no unfinished business.

PRESIDENT'S REPORT

The council President Mike Gallagher thanked his fellow council members for their contribution over the last year.

Mr. Gallagher gave a brief overview of Phase III that has now been completed and thanked the owners for putting up with the disruption due to construction over the last three years.

Mr. Gallagher went on to report that a strata council sub-committee had assisted Halsall Engineering with their preparation of the depreciation report. Once the report was complete, council reviewed the report and decided how to implement the recommendations that were made in the report for year 2014. He suggested that owners review the depreciation report in order to become informed of the projects that have been recommended over the next two to three years. He also advised that council will begin to consider strategies for funding these projects.

Mr. Gallagher advised that a committee had been set up to review the costs for insurance for the 2014 fiscal year and as a result, that several quotes were requested for 2014. BFL, the current insurance provider, was able to provide a lower premium than anticipated.

Mr. Gallagher thanked council member Kitty Morgan for overseeing the balcony floor cover project.

He also advised that a committee will be created to review the possibility of creating more bike storage, now that the office and storage areas occupied by RDH over the last three years are empty.

He went on to thank all the volunteers that helped with the depreciation report, insurance review, social functions and the recent interviews for the new building manager.

Lloyd Cavanagh, long-term concierge, retired in January and a well-attended goodbye party was held for him. Jason Wroblewski, our building manager, worked his final day on February 26, 2014 and the new building manager, Shannon Brown, started in the position on Thursday, February 27th.

The floor was then opened to questions.

An owner thanked council for their review of our insurance policy that resulted in a reduction in the insurance premium and suggested that budget items also be evaluated to see what other cost savings may be had. This owner went on to say that he agreed that more standing committees should be formed with owners volunteering to provide input. The owner also suggested a review of Phase I, II and III be completed. In response, Mike Gallagher advised that RDH has provided a summary of the work completed over the last three years. This report will be posted on our website. He again thanked all the owners for attending the Annual General Meeting.

DEPRECIATION REPORT

Marilou Appleby gave an overview of the depreciation report and thanked the owners for attending the two information meetings that have been held.

She went on to report that there were three funding models presented by Halsall and realized that owners would prefer not to have increases, however, with three major projects (roofing, elevator and piping) coming up in the next three years, council will be researching each line item in the report, and considering how to implement the recommended work as well as considering how the projects will be funded.

Ms. Appleby went on to say that the next few years will be interesting as far as the real estate market goes, as potential buyers and lending agencies will be interested in what work needs to be done and what funding is in place before considering buying into a strata building.

The floor was opened to questions and several owners commented that they felt the 30% increase was too high and suggested that a 20% increase with levies would be a better model. In response to the comments, Mike Gallagher reiterated that 2014 will be used to do some long-term planning, as council only had the completed depreciation report for a few months before completing the budget for the 2014 fiscal year. It was agreed that there are pros and cons to the three funding scenarios, depending on where individual owners are at – whether they plan to be long-term residents or plan to sell their units in a few years.

(The quorum changed from 93 to 97 at 7:30 p.m.)

INSURANCE REPORT

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

Owners are reminded to ensure their homeowner's policy includes the strata corporation water deductible amount of \$25,000; thereby ensuring they have adequate coverage for the strata corporation deductible. This deductible amount will be charged back to any owner whose unit was determined to be the source of a water leak that initiated a strata corporation insurance claim.

All owners and residents are further reminded that the strata corporation's insurance policy does not provide coverage for individual contents, betterments or improvements (i.e., storage locker contents, clothing, furniture, decorating, upgrading of carpets, flooring, etc.). Owners (and tenants) must carry their own "Owner/Tenant Package" insurance for this coverage. This is in addition to the coverage for the \$25,000 water damage deductible, should water damage occur to the owners'/tenants' property or common property (for example, with the bursting of a washing machine hose).

Owners and tenants should contact their insurance company to determine if they have the required coverage.

Any owner wishing a copy of the insurance policy cover page may contact the strata manager.

(The quorum changed from 97 to 98 at 8:00 p.m.)

2014 BUDGET (YEAR END December 31st)

The 2014 budget was presented to the owners by council Treasurer, Ms. Bev Andrews. Following review and discussion, it was moved, seconded and carried by a majority vote (86 in favour, 11 opposed, 1 abstention) to approve the budget in the total amount of \$2,091,597.

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

PAYMENT OPTIONS (Monthly Strata Fees ONLY):

1. **OWNERS CURRENTLY ON PRE-AUTHORIZED DEBIT (PAD) PAYMENT:** There is no action required from these owners as any new strata fees and/or retroactive adjustments will be automatically adjusted.
2. **OWNERS WHO PAY BY POST-DATED CHEQUES:** Please send in 12 post-dated cheques payable to Strata Plan LMS-712 for the new amount. Any change in strata fees is effective from April 1, 2014; therefore, owners will also be required to send in a cheque for the retroactive fees increase.
3. **OWNERS WHO PAY BY ON-LINE BANKING:** Owners will have to re-submit the new strata fee amount for future months as well as any retroactive payment if necessary.

If you have any questions regarding your account, please contact the Accounting Department at 604.684.5329.

¾ VOTE RESOLUTION

The following ¾ Vote Resolution was presented to the owners for their consideration:

¾ VOTE RESOLUTION – TRANSFER OF FUNDS Exterior Maintenance Phase 2

WHEREAS the Exterior Renewal and Maintenance Program 2012 Fund in the amount of \$1,988,000 was approved at the Special General Meeting held December 13, 2011 the final project was completed, however levy funds owed in the amount of \$ 21,505 were not collected until late in 2013. Now that these funds have been collected in the amount of \$21,505 (the "Exterior Renewal and Maintenance Program 2012") and shows as a surplus in the fund;

AND WHEREAS The Owners, Strata Plan LMS-712, are aware of the requirements of the sections 108(5) and (6) of the Strata Property Act which stipulate, in respect of funds raised by special levy that, "if the amount collected exceeds that required, or for any other reason is not fully used for the purpose set out in the resolution, the strata corporation must return the money to the Owners in amounts proportional to their contributions" provided, however that "if no owner is entitled to receive more than \$100 in total, the strata corporation may deposit the excess in the Contingency Reserve Fund;

AND WHEREAS the Exterior Renewal and Maintenance Program 2012 surplus is sufficient to entitle one or more Owners to receive a refund of more than \$100 per person, but the Owners wish to use the Exterior Renewal and Maintenance Program 2012 surplus to offset the costs for additional repairs that took place during Exterior Renewal and Maintenance Program 2013;

BE IT RESOLVED by $\frac{3}{4}$ vote resolution of The Owners, Strata Plan LMS-712, that the Exterior Renewal and Maintenance Program 2012 amount of \$21,505 be refunded to the Owners on the basis of their respective unit entitlement of their respective strata lots and that immediately thereafter (and without the need for any money to actually be physically refunded);

BE IT ALSO RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan LMS-712 that the amount of \$21,505 be subsequently assessed as a special levy upon the Owners in proportion to the unit entitlement of their respective strata lots for the purpose of adding monies to the Exterior Renewal and Maintenance Program 2013 Fund; such refund and re-contribution/levy assessment to occur as of Wednesday, February 26, 2014.

Following discussion, it was moved, seconded and **carried** by more than 75% of the vote to adopt $\frac{3}{4}$ Vote Resolution – Transfer of Funds, as presented (98 In Favour, 0 Opposed, 0 Abstentions).

The quorum changed from 98 to 97 at 8:30 p.m.

* * *

NEW BUSINESS

1. One owner, who is very tall, commented that the new treadmill is too high and as the ceilings are quite low in the gym, consideration should be given to a lower-profile treadmill when the old treadmill is replaced.
2. Another owner commented that the old treadmill, on occasion, gives small electric shocks.
3. It was suggested that the exercise bike be replaced.
4. It was suggested that the new council consider looking at rental restrictions.
5. An owner asked if barbecues on balconies could be considered again. The owner was advised that if they wish to change the bylaw a petition must be circulated and signed by 20% of the owners and then presented to council for inclusion at the next AGM or SGM.

ELECTION OF STRATA COUNCIL

The members of council for 2013 automatically retired from their positions, pursuant to the Strata Property Act. The owners expressed their appreciation for a job well done by their outgoing council.

The following owners were nominated for council for 2014:

Bev Andrews	Unit #1505 – 1500
Marilou Appleby	Unit #1003 – 1501
Craig Dailly	Unit # 613 – 888
Pat Dairon	Unit # 706 – 1500
Mike Gallagher	Unit #2701 – 1500
Kitty Morgan	Unit #2703 – 1500
Jeff Sodowsky	Unit #2501 – 1500

There being no further nominations, it was moved, seconded and carried to cease nominations.

The owners nominated were declared elected by a majority vote.

There being no further business, the meeting was terminated at 8:45 p.m. The next council meeting will be held on Wednesday, March 26, 2014 at 4:30 p.m.



Sylvia Brewer
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Vancouver, B.C.
V6E 3J7

Telephone: 604.684.6291 (24 Hour Emergency Services)
Toll Free: 1.877.684.6291 / Fax: 604.684.1539

SyB/cr

Is Your Address Changing?

NAME(S) _____

Strata Plan

Unit #

CHANGE TO:

NEW ADDRESS: _____

NEW CITY/PROVINCE: _____

NEW POSTAL CODE _____

TELEPHONE #: HOME:

WORK:

CELL:
