FirstService RESIDENTIAL

IMPORTANT INFORMATION Please have this translated	重要資料 請找人爲你翻譯
RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire	これはたいせつなお知らせです。 どなたかに日本語に訳してもらってください。
INFORMACIÓN IMPORTANTE Busque alguien que le traduzca	알려드립니다 이것을 번역해 주십시오
CHỈ DẪN QUAN TRỌNG *Xin nhờ người dịch hộ*	**ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ** ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੱਥਾ ਕਰਵਾਓ

SPECIAL GENERAL MEETING NOTICE

September 28, 2026

NOTICE TO: *The Owners, Strata Plan LMS712*

FROM: Agent for the Owners
FirstService Residential BC Ltd.
200 Granville Street, Suite 700
Vancouver, B.C. V6C 1S4
Telephone: 604.683.8900

Senior Strata Manager
Francois Beauchemin

TAKE NOTICE that the Special General Meeting of Strata Plan LMS712 will be held:

Date & Time: **Monday, October 19, 2026, at 7:00 p.m.**

Registration: **6:30 p.m.**

Location: **Ocean Tower Lobby**
1501 Howe Street, Vancouver BC

The bylaws may state that in order to vote, an owner should be paid up in all arrears of strata fees and current special levies owing to the Strata Corporation. Cheques will not be accepted at the meeting unless certified. **If you are uncertain of your account status, or have questions about how to make payments**, just text "Hey HODA"! to 1-866-377-0779. HODA is FirstService Residential's Homeowner Digital Assistant, available 24/7. Owners may be represented by proxy holders - a proxy appointment form is provided for your convenience. A spouse who is not registered on title MUST have a proxy authorization to vote.

FSR*Connect*™ REGISTRATION

Sign up for the Resident Portal today to get access to the latest essential documents and information for your community. To register please visit here: https://portal.connectresident.com/#/registration and click on the 'Create Account' button. Having trouble? Just text "Hey HODA"! to 1-866-377-0779. HODA is FirstService Residential's Homeowner Digital Assistant, available 24/7.

PLEASE BRING THIS NOTICE TO THE MEETING

SEE AGENDA ON REVERSE SIDE

FirstService
RESIDENTIAL

TO ALL OWNERS
STRATA PLAN LMS712
888 BEACH

NOTICE OF THE SPECIAL GENERAL MEETING

DATE: **Monday, October 19, 2026**
TIME: **7:00 p.m. - Registration commences at 6:30 p.m.**
PLACE: **Ocean Tower Lobby, 1501 Howe Street, Vancouver BC**

AGENDA

1. Certification of Proxies – Quorum Status Report

2. Call to Order 7:00 p.m.

3. Demonstration of Zojacks water detection and shut-off system

4. Proof of Notice

5. Approval of Agenda

6. Approval of Annual General Meeting Minutes (held on March 3, 2026, as previously circulated)

7. Resolutions (attached)

   (a) 3/4 Vote Resolution #1R – Approvals for Funding for Water Detection System Installation and Related Bylaw Amendments (Sections 82, 96, 108 and 128(1)(c) of the Strata Property Act)

   (b) 3/4 Vote Resolution ##1NR - Approvals for Funding for Water Detection System Installation and Related Bylaw Amendments (Sections 82, 96, 108 and 128(1)(c) of the Strata Property Act

8. Discard Ballots

9. Termination of Meeting

GENERAL MEETING RULES OF PROCEDURE

Subject to a majority vote resolution passed at the meeting; the Strata Corporation may use the rules of procedure at Special and Annual General Meetings:

(a) Late attendees will be admitted into the meeting intermittently when convenient to avoid disruptions to the meeting.

(b) Each eligible voter or proxy holder will receive their applicable proportionate vote as per the Strata Corporation's voting rights.

(c) Eligible voters must not transfer voting cards to any person without the approval of the chairperson and on such terms and conditions as the chairperson may impose.

(d) A proxy holder cannot transfer a proxy to any person.

(e) Eligible voters and proxy holders who leave the meeting are assumed to have surrendered their voting cards and ballots to the chairperson.

(f) On each agenda item requiring a vote, the chairperson will request a mover and seconder for the motion to begin debate and discussion on the motion, or amendment to the motions which will be indicated by an electronic vote.

(g) For procedural agenda items requiring a vote (such as agenda approval, previous general meeting minutes) the chairperson will request a mover and seconder for the motion to begin debate, and discussion on the motion, or amendment to the motions which will be indicated by vote.

(h) During discussion and debate, all participants at the meeting must be respectful to their fellow owners, eligible voters, and participants.

(i) All questions or debates must be directed to the chairperson. Debate between parties is not permitted without the consent of the chairperson.

(j) Each eligible voter and other persons permitted to attend the meeting, are entitled to speak once on each resolution/motion or proposed amendments to the resolution or motion for no longer than 1 minute.

(k) If an eligible voter calls for the vote (also known as "calling the question"), the chair may decide to hold the vote if there are no objections or seek a majority decision of the owners to end debate and hold the vote; otherwise debate continues.

(l) Amendments to vote resolutions will be permitted if they are moved and seconded to pass the motion. If the proposed amendment fails to have the support of a seconder, the proposed amendment shall be deemed to have been defeated.

(m) Amendments will be voted on one at a time, and new amendments shall not be considered until the previous amendment has been voted on or withdrawn.

(n) The chairperson may remove an attendee if they are causing undue interference with the meeting.

(o) All decisions of the chairperson, and motions and resolutions of the voting quorum must be recorded in the minutes of the meeting.

(p) Voting will be done by show of voting cards to determine votes in favour, opposed and abstaining from a vote. If a secret ballot or precise count is requested, the chairperson will determine the method of a precise count.

3/4 VOTE RESOLUTIONS #1R AND ##1NR
OF THE OWNERS, STRATA PLAN LMS712
– APPROVALS FOR FUNDING FOR WATER DETECTION SYSTEM INSTALLATION AND RELATED BYLAW AMENDMENTS

(Sections 82, 96, 108 and 128(1)(c) of the *Strata Property Act*)

(NOTE: Because amendments to the Strata Corporation's bylaws require separate ¾ votes of the residential strata lots and the non-residential (commercial) strata lots, this resolution does not pass if either of the 2 votes (#1R or #1NR) fails to meet the required 3/4 vote threshold)

WHEREAS:

A. There has been water ingress and related damage caused by leaks from dishwashers, washing machines, plumbed fridges, pipes under sinks, failed toilet seals and other water sources within the residential and commercial strata lots;

B. The owners of the strata lots within Strata Plan LMS712 would like the strata corporation known as The Owners, Strata Plan LMS712 (the "**Strata Corporation**") to adopt a water leak detection and shut off system as a mitigation measure with respect to future water leaks and resulting damage, consisting generally of the following:

- Installing leak sensors, shut off valves and hubs in all residential and some commercial strata lot.
- Installing leak sensors and hubs to monitor water ingress in mechanical rooms, boiler rooms and sprinkler rooms as well as some commercial strata and floor shut-off locations. There will be notification of the water ingress in these areas but no automatic shut-off.
- Residents installing apps on their mobile phones identifying all sensors in their strata lots plus an on/off button for each of the hot water and cold water intake pipes that can be used during vacation or other absences.
- A centralized web-based dashboard on the concierge computer providing building-wide visibility into system status and specific unit or location data.
- Professional monitoring by the contractor through a ULC-approved monitoring station, 24 hours a day, 7 days a week

(collectively the "**WLD System**");

C. The "up front" cost of acquiring and installing the components of the WLD System (including a contingency for additional work/materials in connection with the adoption of the WLD System, such as adjustments in the quantities of components supplied and work to address plumbing issues identified during the course of installing the WLD System) is anticipated not to exceed $940,000 (Nine hundred and forty thousand dollars) (the "**WLD System Installation Costs**"), with monthly service fees in the first year of estimated to initially start at $3,957.36 per month, plus applicable taxes (the "**Initial Monthly Fees**");

D. The owners would like to:

- pay for WLD System Installation Costs by way of special levy;
- pay for the Initial Monthly Fees from the operating fund;
- authorize the Strata Corporation to use funds from the contingency reserve fund (capital improvement fund portion or "CIF" in this resolution) on a temporary basis to pay for the following for cash flow purposes, pending receipt of special levy contributions:
    - the deposit of $300,000 plus taxes payable to the contractor on signing of the contract;

- additional work/materials in connection with the adoption of the WLD System, such as adjustments in the quantities of components supplied and work to address plumbing issues identified during installation of the WLD System); and
- additional amounts payable to the contractor under the contract; and

- approve amendments to the Strata Corporation's bylaws to facilitate the adoption of the WLD System;

E. Pursuant to section 108 of the Act, a strata corporation may impose a special levy on the owners if first approved by a resolution passed by a 3/4 vote at an annual or special general meeting;

F. Pursuant to section 96 of the Act, a strata corporation may expend funds from the contingency reserve fund if first approved by a resolution passed by a 3/4 vote at an annual or special general meeting;

G. Pursuant to section 97 of the Act, a strata corporation may expend funds from the operating fund if first approved by a resolution passed by a 3/4 vote at an annual or special general meeting;

H. Pursuant to section 82 of the Act, a strata corporation may acquire personal property for the use of the Strata Corporation with a market value of more than $1,000.00 if the acquisition is first approved by a resolution passed by a 3/4 vote at an annual or special general meeting; and

I. Pursuant to section 128(1)(c) of the Act, a strata corporation with residential and non-residential (commercial) strata lots may amend its bylaws if approved by a resolution passed by 3/4 votes of each of the residential owners and of the non-residential (commercial) owners at an annual or special general meeting;

BE IT RESOLVED by:

1. 3/4 vote of the Strata Corporation that:

   (a) Pursuant to section 108 of the Act:

      (1) The Strata Corporation is authorized to impose a levy on the strata lots comprising the Strata Corporation, in proportion to unit entitlement of each strata lot and in amounts shown opposite each strata lot in **Schedule A** (attached hereto and forming part of this resolution), the aggregate sum of $940,000 (the "**WLD System Project Levy**") for the purpose of paying WLD System Installation Costs; and

      (2) Each strata lot's share of the WLD System Project Levy is due and payable immediately upon passage on this resolution but, for the convenience only of owners, payments may be made in 4 equal monthly "for convenience" payments on January 1, February 1, March 1 and April 1, 2027, all in accordance with the attached Schedule A. For certainty, in the event of a sale of a strata lot before any of the for convenience payment date(s), the owner as of the date of passage of this resolution is responsible for the payment of the outstanding amount of the WLD System Project Levy; and

   (b) Pursuant to section 82 of the Act, the Strata Corporation is authorized to purchase components comprising the WLD System;

   (c) Pursuant to section 96 of the Act, the Strata Corporation is authorized to use funds from the CIF on a temporary basis for the following for cash flow purposes pending receipt of WLD System Project Levy;

      (1) the deposit of $300,000 plus taxes payable to the contractor on signing of the contract;

      (2) additional work/materials required in connection with the adoption of the WLD System, such as adjustments in the quantities of components supplied and work to address plumbing issues identified during installation of the WLD System); and

      (3) to make payments due to the contractor before sufficient funds have been received from owners pursuant to the WLD System Project Levy to make the applicable payment;

      These amounts must be repaid by the Strata Corporation to the CIF in a timely manner as the WLD Project Levy contributions are received from owners;

(d) pursuant to section 97 of the Strata Property Act, the Strata Corporation is authorized to expend up to $4,432.25 ($3,957.36, plus applicable taxes) monthly from the operating fund to pay the Initial Monthly Fees; (See Note 1 below);

2. by 3/4 votes of each of the residential owners (Resolution #1R) and of the non-residential owners pursuant (Resolution #1NR) to section 128(1)(c) of the Act, the Strata Corporation's bylaws be amended as follows:

(1) bylaw 10.1(b)(i) be amended to read as follows:

to inspect, install, repair, renew, replace or maintain common property (including limited common property), common assets and any portions of a strata lot that are the responsibility of the strata corporation to install, repair, replace, renew and maintain under these bylaws or the Act or to insure under section 149 of the Act;

(2) The following be added as bylaw 11A (to follow bylaw 11):

11A. Water Detection System

*11A.1 The strata corporation will install a water detection system (the **"Water Detection System**") on the common property and in each of the strata lots. For certainty, the components of such system to be installed in a strata lot may consist of the following:*

leak sensors, shut off valves and hubs

all of which shall at all times remain part of the common property and common assets of the strata corporation.

11A.2 For certainty:

(i) the strata corporation shall repair and maintain the Water Detection System; and

(ii) the Water Detection System is intended to provide notifications if water is detected by the system in respect of such strata lot.

11A.3 A resident or visitor must not alter or otherwise tamper with any part of the Water Detection System.

11A.4 In installing, repairing and/or maintaining the Water Detection System, the strata corporation makes no representations or guarantees that Water Detection System will be fully operational at all times. The strata corporation is not responsible or liable to any resident or visitor in any capacity (including a failure to maintain, repair, replace, locate or monitor any of the systems, whether arising from negligence or otherwise) for any injury, damage or loss suffered by such resident or visitor as a result of any failure of the Water Detection System to operate, fully or at all.

114.5 An owner is responsible to:

(i) establish an account with the strata corporation's contractor and download the applicable app (including updates thereto) to allow the owner to monitor any notifications issued by the Water Detection System in respect of the owner's strata lot. The owner may also arrange for other persons, such as tenants, occupants, emergency contact names, and/or the strata corporation's building manager/concierge to receive notifications issued by the Water Detection System in respect of the owner's strata lot; and

(ii) ensure that any notification that is received by the owner or person authorized by the owner to receive notifications, is promptly reported to the strata corporation's building manager/concierge where the owner has not authorized the strata corporation's building manager/concierge to receive notifications directly.

END OF RESOLUTION

Notes to Resolution: (1) In the first year of the installation and service contract with the contractor selected by the strata council (Zojacks), there is a monthly service fee payable to the contractor of $3,957.36, plus applicable taxes. After the first year, the monthly service fee increases to $5,277.36, plus applicable taxes. The contract with the contractor provides that the contractor guarantees the monthly monitoring and maintenance fees for a period of seven (7) years from the date of contract execution. Future operating budgets will need to provide for payment of this monthly fee. The initial term of the contract is 36 months, with automatic renewal terms of 12 months, unless the contract is terminated in accordance with its terms. **(2)** In the event that an owner fails to pay the special levy by the due date(s), the Strata Council may proceed to take any available steps to collect the arrears, including the filing of a lien against the property and commencing proceedings in BC Supreme Court to sell the Strata lot under sections 116 and 117 of the *Strata Property Act.* **(3)** In accordance with sections 108(5) and (6) of the *Strata Property Act*, if the actual cost of the proposed project is less than the WLD System Project Levy amount, if no owner is entitled to receive a refund of more than $100 in total, the excess balance will be deposited in the CIF. **(4)** Interest earned on the special levy funds raised pursuant to the Resolution forms part of the WLD System Project Levy.

Section 108

Special Levy

(1) The strata corporation may raise money from the owners by means of a special levy.

(2) The strata corporation must calculate each strata lot's share of a special levy

(a) in accordance with section 99, 100 or 195, in which case the levy must be approved by a resolution passed by a 3/4 vote at an annual or special general meeting; or

(b) in another way that establishes a fair division of expenses for that particular levy, in which case the levy must be approved by a resolution passed by a unanimous vote at an annual or special general meeting.

(3) The resolution to approve a special levy must set out all of the following:

(a) the purpose of the levy;

(b) the total amount of the levy;

(c) the method used to determine each strata lot's share of the levy;

(d) the amount of each strata lot's share of the levy;

(e) the date by which the levy is to be paid or, if the levy is payable in installments, the dates by which the installments are to be paid.

(4) The strata corporation must

(a) account for the money collected separately from other money of the strata corporation;

(b) invest all of the money collected in one or both of the following:

(i) investments permitted by the regulations;

(ii) insured accounts with savings institutions in British Columbia;

(c) use the money collected for the purpose set out in the resolution; and

(d) inform owners about the expenditure of the money collected.

(4.1) A strata corporation may, by bylaw or by a resolution approving a special levy, establish a rate of interest, not to exceed the rate set out in the regulations, to be paid if an owner is late in paying his or her strata lot’s share of the special levy.

(4.2) The interest payable on a late payment of a special levy in accordance with a bylaw or resolution referred to in subsection (4.1) is not a fine, and forms part of the special levy for the purpose of section 116.

(5) If the money collected exceeds the amount required, or for any other reason is not fully used for the purpose set out in the resolution, the strata corporation must pay to each owner of a strata lot the portion of the unused amount of the special levy that is proportional to the contribution made to the special levy in respect of that strata lot.

(6) Despite subsection (5), if no owner is entitled to receive more than $100 in total under subsection (5), the strata corporation may deposit the excess in the Contingency Reserve Fund.

(7) In subsections (4) and (5), “money collected” means the money collected on a special levy and includes any interest or income earned on that money.

Section 109

Payment of special levy when strata lot sold

If a special levy is approved before a strata lot is conveyed to a purchaser,

(a) the seller owes the strata corporation the portion of the levy that is payable before the date the strata lot is conveyed, and

(b) the purchaser owes the strata corporation the portion of the levy that is payable on or after the date the strata lot is conveyed.

Section 116

Certificate of Lien

(1) The strata corporation may register a lien against an owner's strata lot by registering in the land title office a Certificate of Lien in the prescribed form if the owner fails to pay the strata corporation any of the following:

(a) strata fees;

(b) a special levy;

(c) a reimbursement of the cost of work referred to in section 85;

(d) the strata lot's share of a judgment against the strata corporation;

(e) [Repealed 1999-21-25.]

(2) The strata corporation may register a lien against any strata lot, but only one strata lot, owned by an owner as owner developer, by registering in the land title office a Certificate of Lien in the prescribed form if the owner developer fails to pay an amount payable to the strata corporation under section 14(4) or (5), 17(b) or 20(3).

(3) Subsection (1) does not apply if

(a) the amount owing has, under section 114, been paid into court or to the strata corporation in trust;

(b) arrangements satisfactory to the strata corporation have been made to pay the money owing; or

(c) the amount owing is in respect of a fine or the costs of remedying a contravention.

(4) On registration the certificate creates a lien against the owner's strata lot in favour of the strata corporation for the amount owing.

(5) The strata corporation's lien ranks in priority to every other lien or registered charge except

(a) to the extent that the strata corporation's lien is for a strata lot's share of a judgment against the strata corporation;

(b) if the other lien or charge is in favour of the Crown and is not a mortgage of land; or

(c) if the other lien or charge is made under the Builders Lien Act.

(6) On receiving the amount owing, the strata corporation must within one week remove the lien by registering in the land title office an Acknowledgment of Payment in the prescribed form.

Section 117

Forced sale of owner's strata lot to collect money owing

(1) After the strata corporation has registered a Certificate of Lien against a strata lot, the strata corporation may apply to the Supreme Court for an order for the sale of the strata lot.

(2) If the strata corporation has obtained a judgment for the amount owing, the court may, after considering all the circumstances, make an order for the sale of the strata lot.

(3) If the strata corporation has not obtained a judgment for the amount owing, the court may try the issue and may

(a) order that judgment be entered against the owner in favour of the strata corporation for the amount of the lien or for an amount that the court, as a result of the trial, finds owing; and

(b) if judgment is entered against the owner, make an order for the sale of the strata lot after considering all the circumstances.

(4) An order for the sale of a strata lot must provide that, if the amount owing is not paid within the time period required by the order, the strata corporation may sell the strata lot at a price and on terms to be approved by the court.

Section 118

Costs added to amount owing

The following costs of registering a lien against an owner's strata lot under section 116 or enforcing a lien under section 117 may be added to the amount owing to the strata corporation under a Certificate of Lien:

(a) reasonable legal costs;

(b) land title and court registry fees;

(c) other reasonable disbursement

LMS 712 - 888 BEACH

SGM 2026 Proposed Special Levy Fee Schedule

WLD System Project $940 000

4 Payment Plan: Due on January 1, 2027 to April 1, 2027

Strata Lot #	Unit Address	Unit Entitlement	Total Amount $	4 Monthly Payments Monthly Due Jan 01/2027 to Apr 01/2027 $
1	T02 - 1500 Hornby Street	2,142	$ 6,341.25	$ 1,585.31
2	T03 - 1500 Hornby Street	2,133	$ 6,314.61	$ 1,578.65
3	T04 - 1500 Hornby Street	2,173	$ 6,433.02	$ 1,608.26
4	T05 - 1501 Howe Street	1,844	$ 5,459.04	$ 1,364.76
5	T06 - 1501 Howe Street	1,804	$ 5,340.62	$ 1,335.16
6	T07 - 1501 Howe Street	1,804	$ 5,340.62	$ 1,335.16
7	T08 - 1501 Howe Street	1,804	$ 5,340.62	$ 1,335.16
8	T09 - 1501 Howe Street	1,804	$ 5,340.62	$ 1,335.16
9	T10 - 1501 Howe Street	1,804	$ 5,340.62	$ 1,335.16
10	T11 - 1501 Howe Street	1,804	$ 5,340.62	$ 1,335.16
11	T12 - 1501 Howe Street	2,054	$ 6,080.73	$ 1,520.18
12	T13 - 1501 Howe Street	2,147	$ 6,356.05	$ 1,589.01
13	TH14 - 1501 Howe Street	2,028	$ 6,003.76	$ 1,500.94
14	T15 - 1501 Howe Street	1,474	$ 4,363.68	$ 1,090.92
15	T16 - 1501 Howe Street	1,477	$ 4,372.56	$ 1,093.14
16	C4 - 888 Beach Avenue	694	$ 2,054.54	$ 513.64
17	T01 - 1500 Hornby Street	1,639	$ 4,852.15	$ 1,213.04
18	301 - 1501 Howe Street	1,217	$ 3,602.85	$ 900.71
19	302 - 1501 Howe Street	1,172	$ 3,469.63	$ 867.41
20	303 - 1501 Howe Street	1,161	$ 3,437.06	$ 859.27
21	T17 - 1501 Howe Street	839	$ 2,483.80	$ 620.95
22	T18 - 1501 Howe Street	807	$ 2,389.07	$ 597.27
23	T19 - 1501 Howe Street	1,549	$ 4,585.71	$ 1,146.43
24	T20 - 888 Beach Avenue	1,005	$ 2,975.24	$ 743.81
25	T21 - 888 Beach Avenue	1,005	$ 2,975.24	$ 743.81
26	T22 - 888 Beach Avenue	1,005	$ 2,975.24	$ 743.81
27	T23 - 888 Beach Avenue	1,005	$ 2,975.24	$ 743.81
28	T24 - 888 Beach Avenue	1,005	$ 2,975.24	$ 743.81
29	T25 - 888 Beach Avenue	1,005	$ 2,975.24	$ 743.81
30	T26 - 888 Beach Avenue	1,005	$ 2,975.24	$ 743.81
31	C1 - 1500 Hornby Street	765	$ 2,264.73	$ 566.18
32	C2 - 888 Beach Avenue	798	$ 2,362.43	$ 590.61
33	C3 - 1501 Howe Street	737	$ 2,181.84	$ 545.46
34	401 - 1501 Howe Street	1,502	$ 4,446.57	$ 1,111.64
35	402 - 1501 Howe Street	1,503	$ 4,449.53	$ 1,112.38
36	403 - 1501 Howe Street	962	$ 2,847.94	$ 711.99
37	404 - 1501 Howe Street	1,053	$ 3,117.34	$ 779.34
38	405 - 1501 Howe Street	1,571	$ 4,650.84	$ 1,162.71
39	408 - 1500 Hornby Street	942	$ 2,788.73	$ 697.18
40	409 - 1500 Hornby Street	1,024	$ 3,031.48	$ 757.87
41	407 - 1500 Hornby Street	683	$ 2,021.98	$ 505.50
42	406 - 1500 Hornby Street	714	$ 2,113.75	$ 528.44
43	501 - 1501 Howe Street	1,505	$ 4,455.45	$ 1,113.86
44	502 - 1501 Howe Street	1,503	$ 4,449.53	$ 1,112.38
45	503 - 1501 Howe Street	1,055	$ 3,123.26	$ 780.82
46	504 - 1501 Howe Street	1,055	$ 3,123.26	$ 780.82
47	516 - 888 Beach Avenue	1,075	$ 3,182.47	$ 795.62
48	515 - 888 Beach Avenue	945	$ 2,797.61	$ 699.40
49	514 - 888 Beach Avenue	896	$ 2,652.55	$ 663.14
50	513 - 888 Beach Avenue	896	$ 2,652.55	$ 663.14
51	512 - 888 Beach Avenue	896	$ 2,652.55	$ 663.14
52	508 - 1500 Hornby Street	942	$ 2,788.73	$ 697.18
53	509 - 1500 Hornby Street	1,026	$ 3,037.41	$ 759.35
54	510 - 1500 Hornby Street	680	$ 2,013.10	$ 503.28
55	511 - 1500 Hornby Street	713	$ 2,110.79	$ 527.70

LMS 712 - 888 BEACH

SGM 2026 Proposed Special Levy Fee Schedule

WLD System Project $940 000

4 Payment Plan: Due on January 1, 2027 to April 1, 2027

Strata Lot #	Unit Address	Unit Entitlement	Total Amount	4 Monthly Payments Monthly Due Jan 01/2027 to Apr 01/2027
			$	$
56	505 - 1500 Hornby Street	1,173	$ 3,472.59	$ 868.15
57	506 - 1500 Hornby Street	1,173	$ 3,472.59	$ 868.15
58	507 - 1500 Hornby Street	903	$ 2,673.27	$ 668.32
59	601 - 1501 Howe Street	1,505	$ 4,455.45	$ 1,113.86
60	602 - 1501 Howe Street	1,503	$ 4,449.53	$ 1,112.38
61	603 - 1501 Howe Street	1,053	$ 3,117.34	$ 779.34
62	604 - 1501 Howe Street	1,055	$ 3,123.26	$ 780.82
63	616 - 888 Beach Avenue	1,073	$ 3,176.55	$ 794.14
64	615 - 888 Beach Avenue	945	$ 2,797.61	$ 699.40
65	614 - 888 Beach Avenue	896	$ 2,652.55	$ 663.14
66	613 - 888 Beach Avenue	896	$ 2,652.55	$ 663.14
67	612 - 888 Beach Avenue	896	$ 2,652.55	$ 663.14
68	608 - 1500 Hornby Street	943	$ 2,791.69	$ 697.92
69	609 - 1500 Hornby Street	1,024	$ 3,031.48	$ 757.87
70	610 - 1500 Hornby Street	684	$ 2,024.94	$ 506.24
71	611 - 1500 Hornby Street	716	$ 2,119.67	$ 529.92
72	605 - 1500 Hornby Street	1,173	$ 3,472.59	$ 868.15
73	606 - 1500 Hornby Street	1,173	$ 3,472.59	$ 868.15
74	607 - 1500 Hornby Street	904	$ 2,676.23	$ 669.06
75	701 - 1501 Howe Street	1,505	$ 4,455.45	$ 1,113.86
76	702 - 1501 Howe Street	1,503	$ 4,449.53	$ 1,112.38
77	703 - 1501 Howe Street	1,055	$ 3,123.26	$ 780.82
78	704 - 1501 Howe Street	1,055	$ 3,123.26	$ 780.82
79	712 - 888 Beach Avenue	1,016	$ 3,007.80	$ 751.95
80	711 - 888 Beach Avenue	1,200	$ 3,552.52	$ 888.13
81	708 - 1500 Hornby Street	972	$ 2,877.54	$ 719.39
82	709 - 1500 Hornby Street	992	$ 2,936.75	$ 734.19
83	710 - 1500 Hornby Street	1,125	$ 3,330.49	$ 832.62
84	705 - 1500 Hornby Street	1,173	$ 3,472.59	$ 868.15
85	706 - 1500 Hornby Street	1,173	$ 3,472.59	$ 868.15
86	707 - 1500 Hornby Street	1,126	$ 3,333.45	$ 833.36
87	801 - 1501 Howe Street	1,505	$ 4,455.45	$ 1,113.86
88	802 - 1501 Howe Street	1,503	$ 4,449.53	$ 1,112.38
89	803 - 1501 Howe Street	1,055	$ 3,123.26	$ 780.82
90	804 - 1501 Howe Street	1,055	$ 3,123.26	$ 780.82
91	811 - 888 Beach Avenue	2,802	$ 8,295.14	$ 2,073.79
92	808 - 1500 Hornby Street	972	$ 2,877.54	$ 719.39
93	809 - 1500 Hornby Street	992	$ 2,936.75	$ 734.19
94	810 - 1500 Hornby Street	1,126	$ 3,333.45	$ 833.36
95	805 - 1500 Hornby Street	1,173	$ 3,472.59	$ 868.15
96	806 - 1500 Hornby Street	1,173	$ 3,472.59	$ 868.15
97	807 - 1500 Hornby Street	1,126	$ 3,333.45	$ 833.36
98	901 - 1501 Howe Street	1,505	$ 4,455.45	$ 1,113.86
99	902 - 1501 Howe Street	1,503	$ 4,449.53	$ 1,112.38
100	903 - 1501 Howe Street	1,055	$ 3,123.26	$ 780.82
101	904 - 1501 Howe Street	1,055	$ 3,123.26	$ 780.82
102	908 - 1500 Hornby Street	972	$ 2,877.54	$ 719.39
103	909 - 1500 Hornby Street	990	$ 2,930.83	$ 732.71
104	910 - 1500 Hornby Street	1,126	$ 3,333.45	$ 833.36
105	905 - 1500 Hornby Street	1,173	$ 3,472.59	$ 868.15
106	906 - 1500 Hornby Street	1,173	$ 3,472.59	$ 868.15
107	907 - 1500 Hornby Street	1,126	$ 3,333.45	$ 833.36
108	1001 - 1501 Howe Street	1,505	$ 4,455.45	$ 1,113.86
109	1002 - 1501 Howe Street	1,503	$ 4,449.53	$ 1,112.38
110	1003 - 1501 Howe Street	1,055	$ 3,123.26	$ 780.82

LMS 712 - 888 BEACH

SGM 2026 Proposed Special Levy Fee Schedule

WLD System Project $940 000

4 Payment Plan: Due on January 1, 2027 to April 1, 2027

Strata Lot #	Unit Address	Unit Entitlement	Total Amount $	4 Monthly Payments Monthly Due Jan 01/2027 to Apr 01/2027 $
111	1004 - 1501 Howe Street	1,055	$ 3,123.26	$ 780.82
112	1008 - 1500 Hornby Street	972	$ 2,877.54	$ 719.39
113	1009 - 1500 Hornby Street	990	$ 2,930.83	$ 732.71
114	1010 - 1500 Hornby Street	1,126	$ 3,333.45	$ 833.36
115	1005 - 1500 Hornby Street	1,173	$ 3,472.59	$ 868.15
116	1006 - 1500 Hornby Street	1,173	$ 3,472.59	$ 868.15
117	1007 - 1500 Hornby Street	1,126	$ 3,333.45	$ 833.36
118	1101 - 1501 Howe Street	1,505	$ 4,455.45	$ 1,113.86
119	1102 - 1501 Howe Street	1,503	$ 4,449.53	$ 1,112.38
120	1103 - 1501 Howe Street	1,055	$ 3,123.26	$ 780.82
121	1104 - 1501 Howe Street	1,055	$ 3,123.26	$ 780.82
122	1108 - 1500 Hornby Street	972	$ 2,877.54	$ 719.39
123	1109 - 1500 Hornby Street	990	$ 2,930.83	$ 732.71
124	1110 - 1500 Hornby Street	1,126	$ 3,333.45	$ 833.36
125	1105 - 1500 Hornby Street	1,173	$ 3,472.59	$ 868.15
126	1106 - 1500 Hornby Street	1,173	$ 3,472.59	$ 868.15
127	1107 - 1500 Hornby Street	1,126	$ 3,333.45	$ 833.36
128	1201 - 1501 Howe Street	1,505	$ 4,455.45	$ 1,113.86
129	1202 - 1501 Howe Street	1,503	$ 4,449.53	$ 1,112.38
130	1203 - 1501 Howe Street	1,055	$ 3,123.26	$ 780.82
131	1204 - 1501 Howe Street	1,055	$ 3,123.26	$ 780.82
132	1208 - 1500 Hornby Street	972	$ 2,877.54	$ 719.39
133	1209 - 1500 Hornby Street	990	$ 2,930.83	$ 732.71
134	1210 - 1500 Hornby Street	1,126	$ 3,333.45	$ 833.36
135	1205 - 1500 Hornby Street	1,173	$ 3,472.59	$ 868.15
136	1206 - 1500 Hornby Street	1,173	$ 3,472.59	$ 868.15
137	1207 - 1500 Hornby Street	1,126	$ 3,333.45	$ 833.36
138	1301 - 1501 Howe Street	1,505	$ 4,455.45	$ 1,113.86
139	1302 - 1501 Howe Street	1,503	$ 4,449.53	$ 1,112.38
140	1303 - 1501 Howe Street	1,055	$ 3,123.26	$ 780.82
141	1304 - 1501 Howe Street	1,055	$ 3,123.26	$ 780.82
142	1308 - 1500 Hornby Street	972	$ 2,877.54	$ 719.39
143	1309 - 1500 Hornby Street	990	$ 2,930.83	$ 732.71
144	1310 - 1500 Hornby Street	1,126	$ 3,333.45	$ 833.36
145	1305 - 1500 Hornby Street	1,173	$ 3,472.59	$ 868.15
146	1306 - 1500 Hornby Street	1,173	$ 3,472.59	$ 868.15
147	1307 - 1500 Hornby Street	1,126	$ 3,333.45	$ 833.36
148	1401 - 1501 Howe Street	1,505	$ 4,455.45	$ 1,113.86
149	1402 - 1501 Howe Street	1,503	$ 4,449.53	$ 1,112.38
150	1403 - 1501 Howe Street	1,055	$ 3,123.26	$ 780.82
151	1404 - 1501 Howe Street	1,055	$ 3,123.26	$ 780.82
152	1408 - 1500 Hornby Street	972	$ 2,877.54	$ 719.39
153	1409 - 1500 Hornby Street	990	$ 2,930.83	$ 732.71
154	1410 - 1500 Hornby Street	1,126	$ 3,333.45	$ 833.36
155	1405 - 1500 Hornby Street	1,173	$ 3,472.59	$ 868.15
156	1406 - 1500 Hornby Street	1,173	$ 3,472.59	$ 868.15
157	1407 - 1500 Hornby Street	1,126	$ 3,333.45	$ 833.36
158	1501 - 1501 Howe Street	1,505	$ 4,455.45	$ 1,113.86
159	1502 - 1501 Howe Street	1,503	$ 4,449.53	$ 1,112.38
160	1503 - 1501 Howe Street	1,055	$ 3,123.26	$ 780.82
161	1504 - 1501 Howe Street	1,055	$ 3,123.26	$ 780.82
162	1508 - 1500 Hornby Street	972	$ 2,877.54	$ 719.39
163	1509 - 1500 Hornby Street	990	$ 2,930.83	$ 732.71
164	1510 - 1500 Hornby Street	1,126	$ 3,333.45	$ 833.36
165	1505 - 1500 Hornby Street	1,173	$ 3,472.59	$ 868.15
166	1506 - 1500 Hornby Street	1,173	$ 3,472.59	$ 868.15
167	1507 - 1500 Hornby Street	1,126	$ 3,333.45	$ 833.36

LMS 712 - 888 BEACH

SGM 2026 Proposed Special Levy Fee Schedule

WLD System Project $940 000

4 Payment Plan: Due on January 1, 2027 to April 1, 2027

Strata Lot #	Unit Address	Unit Entitlement	Total Amount	4 Monthly Payments Monthly Due Jan 01/2027 to Apr 01/2027
			$	$
168	1601 - 1501 Howe Street	2,207	$ 6,533.68	$ 1,633.42
169	1602 - 1501 Howe Street	2,215	$ 6,557.46	$ 1,639.37
170	1608 - 1500 Hornby Street	972	$ 2,877.54	$ 719.39
171	1609 - 1500 Hornby Street	990	$ 2,930.83	$ 732.71
172	1610 - 1500 Hornby Street	1,126	$ 3,333.45	$ 833.36
173	1605 - 1500 Hornby Street	1,173	$ 3,472.59	$ 868.15
174	1606 - 1500 Hornby Street	1,173	$ 3,472.59	$ 868.15
175	1607 - 1500 Hornby Street	1,126	$ 3,333.45	$ 833.36
176	1701 - 1501 Howe Street	2,207	$ 6,533.68	$ 1,633.42
177	1702 - 1501 Howe Street	2,215	$ 6,557.46	$ 1,639.37
178	1708 - 1500 Hornby Street	972	$ 2,877.54	$ 719.39
179	1709 - 1500 Hornby Street	990	$ 2,930.83	$ 732.71
180	1710 - 1500 Hornby Street	1,126	$ 3,333.45	$ 833.36
181	1705 - 1500 Hornby Street	1,173	$ 3,472.59	$ 868.15
182	1706 - 1500 Hornby Street	1,173	$ 3,472.59	$ 868.15
183	1707 - 1500 Hornby Street	1,126	$ 3,333.45	$ 833.36
184	1801 - 1501 Howe Street	1,736	$ 5,139.31	$ 1,284.83
185	1802 - 1501 Howe Street	1,745	$ 5,165.96	$ 1,291.49
186	1808 - 1500 Hornby Street	972	$ 2,877.54	$ 719.39
187	1809 - 1500 Hornby Street	990	$ 2,930.83	$ 732.71
188	1810 - 1500 Hornby Street	1,126	$ 3,333.45	$ 833.36
189	1805 - 1500 Hornby Street	1,173	$ 3,472.59	$ 868.15
190	1806 - 1500 Hornby Street	1,173	$ 3,472.59	$ 868.15
191	1807 - 1500 Hornby Street	1,126	$ 3,333.45	$ 833.36
192	1902 - 1500 Hornby Street	969	$ 2,868.66	$ 717.17
193	1903 - 1500 Hornby Street	989	$ 2,927.87	$ 731.97
194	1904 - 1500 Hornby Street	936	$ 2,770.97	$ 692.74
195	1905 - 1500 Hornby Street	1,177	$ 3,484.43	$ 871.11
196	1906 - 1500 Hornby Street	1,177	$ 3,484.43	$ 871.11
197	1901 - 1500 Hornby Street	936	$ 2,770.97	$ 692.74
198	2002 - 1500 Hornby Street	969	$ 2,868.66	$ 717.17
199	2003 - 1500 Hornby Street	989	$ 2,927.87	$ 731.97
200	2004 - 1500 Hornby Street	937	$ 2,773.93	$ 693.48
201	2005 - 1500 Hornby Street	1,177	$ 3,484.43	$ 871.11
202	2006 - 1500 Hornby Street	1,177	$ 3,484.43	$ 871.11
203	2001 - 1500 Hornby Street	937	$ 2,773.93	$ 693.48
204	2102 - 1500 Hornby Street	969	$ 2,868.66	$ 717.17
205	2103 - 1500 Hornby Street	989	$ 2,927.87	$ 731.97
206	2104 - 1500 Hornby Street	937	$ 2,773.93	$ 693.48
207	2105 - 1500 Hornby Street	1,177	$ 3,484.43	$ 871.11
208	2106 - 1500 Hornby Street	1,177	$ 3,484.43	$ 871.11
209	2101 - 1500 Hornby Street	937	$ 2,773.93	$ 693.48
210	2202 - 1500 Hornby Street	969	$ 2,868.66	$ 717.17
211	2203 - 1500 Hornby Street	989	$ 2,927.87	$ 731.97
212	2204 - 1500 Hornby Street	937	$ 2,773.93	$ 693.48
213	2205 - 1500 Hornby Street	1,177	$ 3,484.43	$ 871.11
214	2206 - 1500 Hornby Street	1,177	$ 3,484.43	$ 871.11
215	2201 - 1500 Hornby Street	937	$ 2,773.93	$ 693.48
216	2302 - 1500 Hornby Street	969	$ 2,868.66	$ 717.17
217	2303 - 1500 Hornby Street	989	$ 2,927.87	$ 731.97
218	2304 - 1500 Hornby Street	937	$ 2,773.93	$ 693.48
219	2305 - 1500 Hornby Street	1,177	$ 3,484.43	$ 871.11
220	2306 - 1500 Hornby Street	1,177	$ 3,484.43	$ 871.11
221	2301 - 1500 Hornby Street	937	$ 2,773.93	$ 693.48
222	2402 - 1500 Hornby Street	969	$ 2,868.66	$ 717.17
223	2403 - 1500 Hornby Street	989	$ 2,927.87	$ 731.97
224	2404 - 1500 Hornby Street	937	$ 2,773.93	$ 693.48
225	2405 - 1500 Hornby Street	1,177	$ 3,484.43	$ 871.11

LMS 712 - 888 BEACH

SGM 2026 Proposed Special Levy Fee Schedule

WLD System Project $940 000

4 Payment Plan: Due on January 1, 2027 to April 1, 2027

Strata Lot #	Unit Address	Unit Entitlement	Total Amount	4 Monthly Payments Monthly Due Jan 01/2027 to Apr 01/2027
			$	$
226	2406 - 1500 Hornby Street	1,177	$ 3,484.43	$ 871.11
227	2401 - 1500 Hornby Street	937	$ 2,773.93	$ 693.48
228	2502 - 1500 Hornby Street	969	$ 2,868.66	$ 717.17
229	2503 - 1500 Hornby Street	989	$ 2,927.87	$ 731.97
230	2504 - 1500 Hornby Street	937	$ 2,773.93	$ 693.48
231	2505 - 1500 Hornby Street	1,177	$ 3,484.43	$ 871.11
232	2506 - 1500 Hornby Street	1,177	$ 3,484.43	$ 871.11
233	2501 - 1500 Hornby Street	937	$ 2,773.93	$ 693.48
234	2603 - 1500 Hornby Street	1,221	$ 3,614.69	$ 903.67
235	2604 - 1500 Hornby Street	1,238	$ 3,665.02	$ 916.26
236	2601 - 1500 Hornby Street	1,582	$ 4,683.41	$ 1,170.85
237	2602 - 1500 Hornby Street	1,582	$ 4,683.41	$ 1,170.85
238	2703 - 1500 Hornby Street	1,221	$ 3,614.69	$ 903.67
239	2704 - 1500 Hornby Street	1,238	$ 3,665.02	$ 916.26
240	2701 - 1500 Hornby Street	1,582	$ 4,683.41	$ 1,170.85
241	2702 - 1500 Hornby Street	1,582	$ 4,683.41	$ 1,170.85
242	2803 - 1500 Hornby Street	1,221	$ 3,614.69	$ 903.67
243	2804 - 1500 Hornby Street	1,238	$ 3,665.02	$ 916.26
244	2801 - 1500 Hornby Street	1,582	$ 4,683.41	$ 1,170.85
245	2802 - 1500 Hornby Street	1,582	$ 4,683.41	$ 1,170.85
246	2903 - 1500 Hornby Street	1,221	$ 3,614.69	$ 903.67
247	2904 - 1500 Hornby Street	1,238	$ 3,665.02	$ 916.26
248	2901 - 1500 Hornby Street	1,582	$ 4,683.41	$ 1,170.85
249	2902 - 1500 Hornby Street	1,582	$ 4,683.41	$ 1,170.85
250	3003 - 1500 Hornby Street	1,292	$ 3,824.88	$ 956.22
251	3004 - 1500 Hornby Street	1,309	$ 3,875.21	$ 968.80
252	3001 - 1500 Hornby Street	1,582	$ 4,683.41	$ 1,170.85
253	3002 - 1500 Hornby Street	1,582	$ 4,683.41	$ 1,170.85
254	3102 - 1500 Hornby Street	2,383	$ 7,054.71	$ 1,763.68
255	3101 - 1500 Hornby Street	2,383	$ 7,054.71	$ 1,763.68
256	3202 - 1500 Hornby Street	2,383	$ 7,054.71	$ 1,763.68
257	3201 - 1500 Hornby Street	2,383	$ 7,054.71	$ 1,763.68
258	3302 - 1500 Hornby Street	2,383	$ 7,054.71	$ 1,763.68
259	3301 - 1500 Hornby Street	2,383	$ 7,054.71	$ 1,763.68
		317,521	$ 940,000.27	$ 235,000.37
				x 4
				940,001.48

STRATA PROPERTY ACT

FORM A
PROXY APPOINTMENT
(*Section 56*)

Re: Strata Lot _____ *[strata lot number as shown on strata plan]* and/or Unit # _____ of Strata Plan LMS712

[the registration number of the strata plan]

Civic Address: _____

I/We, _____ *[name(s)]*,

the owner(s)/others under Section 54, of the strata lot described above, hereby appoint

_____ *[name of appointee]* or failing him/her

_____*[name of alternate appointee]* to act as my/our

proxy to vote at their discretion, unless indicated below, for me/us on my/our behalf at the General Meeting of the Owners Strata Plan LMS712 to be held on October 19, 2026, or any adjournment thereof.

Limitations for Proxy, if any: *[set out limitations]* *(OPTIONAL)*

NOTE: In order to be exercised, document must be presented by the proxy holder at time of registration at the meeting.

_____
Date

_____
Signature of Owner/Others under Section 54

Note: As per Section 56 of the Strata Property Act, a person who provides management services to, or is employed by, the Strata Corporation is not permitted to be appointed as Proxy.

The proxy form MUST be signed by the registered Owner(s) of the strata lot.