



VANCOUVER CONDOMINIUM SERVICES LTD.

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

February 10, 2011

MEMO TO: Owners
Strata Plan LMS-712

FROM: Sylvia Brewer, Strata Agent

RE: **ANNUAL GENERAL MEETING MINUTES**

Attached are the minutes of the Annual General Meeting held on February 2, 2011. Please read and retain them for future reference.

STRATA FEES: There is an increase in strata fees retroactive to January 1, 2011.

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 February 2, 2011.

For those owners on pre-authorized chequing (PAC), **your strata fee payments will be adjusted to the new rate on March 1, 2011.** Therefore, you will be required to issue a "catch-up" cheque for the months of January and February as the "catch-up" fee will not be withdrawn from your bank account. **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 and February. **SEE ATTACHED CATCH-UP FEE SCHEDULE.**

SPECIAL LEVY: A special levy was passed. See attached levy schedule. The first payment is due on March 1, 2011. This levy will NOT be added to PAC pre-authorized chequing plan. Please issue post-dated cheques payable to "Strata Plan LMS-712".

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LMS-712/AGM Cover Memo.docx

Encl.



STRATA PLAN LMS-712
Catch-Up Fees Schedule

3-Feb.-11
 YEAR END: DECEMBER 31

PASSED ON: FEBRUARY 2, 2011

UNIT	S.L.	U/E	NEW FEES 2011	OLD FEES 2010	DIFF. X 1 MONTH	DIFF. X 2 MONTHS
301	18	1217	\$499.67	\$454.95	\$44.72	\$89.44
302	19	1172	\$481.19	\$438.13	\$43.06	\$86.12
303	20	1161	\$476.68	\$434.02	\$42.66	\$85.32
401	34	1502	\$616.68	\$561.49	\$55.19	\$110.38
402	35	1503	\$617.09	\$561.87	\$55.22	\$110.44
403	36	962	\$394.97	\$359.62	\$35.35	\$70.70
404	37	1053	\$432.33	\$393.64	\$38.69	\$77.38
405	38	1571	\$645.01	\$587.29	\$57.72	\$115.44
406	42	714	\$293.15	\$266.91	\$26.24	\$52.48
407	41	683	\$280.42	\$255.33	\$25.09	\$50.18
408	39	942	\$386.76	\$352.15	\$34.61	\$69.22
409	40	1024	\$420.43	\$382.80	\$37.63	\$75.26
501	43	1505	\$617.91	\$562.61	\$55.30	\$110.60
502	44	1503	\$617.09	\$561.87	\$55.22	\$110.44
503	45	1055	\$433.15	\$394.39	\$38.76	\$77.52
504	46	1055	\$433.15	\$394.39	\$38.76	\$77.52
505	56	1173	\$481.60	\$438.50	\$43.10	\$86.20
506	57	1173	\$481.60	\$438.50	\$43.10	\$86.20
507	58	903	\$370.75	\$337.57	\$33.18	\$66.36
508	52	942	\$386.76	\$352.15	\$34.61	\$69.22
509	53	1026	\$421.25	\$383.55	\$37.70	\$75.40
510	54	680	\$279.19	\$254.20	\$24.99	\$49.98
511	55	713	\$292.74	\$266.54	\$26.20	\$52.40
512	51	896	\$367.87	\$334.95	\$32.92	\$65.84
513	50	896	\$367.87	\$334.95	\$32.92	\$65.84
514	49	896	\$367.87	\$334.95	\$32.92	\$65.84
515	48	945	\$387.99	\$353.27	\$34.72	\$69.44
516	47	1075	\$441.37	\$401.87	\$39.50	\$79.00
601	59	1505	\$617.91	\$562.61	\$55.30	\$110.60
602	60	1503	\$617.09	\$561.87	\$55.22	\$110.44
603	61	1053	\$432.33	\$393.64	\$38.69	\$77.38
604	62	1055	\$433.15	\$394.39	\$38.76	\$77.52
605	72	1173	\$481.60	\$438.50	\$43.10	\$86.20
606	73	1173	\$481.60	\$438.50	\$43.10	\$86.20
607	74	904	\$371.16	\$337.94	\$33.22	\$66.44
608	68	943	\$387.17	\$352.52	\$34.65	\$69.30
609	69	1024	\$420.43	\$382.80	\$37.63	\$75.26
610	70	684	\$280.83	\$255.70	\$25.13	\$50.26
611	71	716	\$293.97	\$267.66	\$26.31	\$52.62
612	67	896	\$367.87	\$334.95	\$32.92	\$65.84
613	66	896	\$367.87	\$334.95	\$32.92	\$65.84
614	65	896	\$367.87	\$334.95	\$32.92	\$65.84
615	64	945	\$387.99	\$353.27	\$34.72	\$69.44
616	63	1073	\$440.54	\$401.12	\$39.42	\$78.84
701	75	1505	\$617.91	\$562.61	\$55.30	\$110.60
702	76	1503	\$617.09	\$561.87	\$55.22	\$110.44
703	77	1055	\$433.15	\$394.39	\$38.76	\$77.52
704	78	1055	\$433.15	\$394.39	\$38.76	\$77.52
705	84	1173	\$481.60	\$438.50	\$43.10	\$86.20
706	85	1173	\$481.60	\$438.50	\$43.10	\$86.20
707	86	1126	\$462.31	\$420.93	\$41.38	\$82.76
708	81	972	\$399.08	\$363.36	\$35.72	\$71.44
709	82	992	\$407.29	\$370.84	\$36.45	\$72.90
710	83	1125	\$461.89	\$420.56	\$41.33	\$82.66
711	80	1200	\$492.69	\$448.60	\$44.09	\$88.18

STRATA PLAN LMS-712
Catch-Up Fees Schedule

3-Feb.-11
 YEAR END: DECEMBER 31

PASSED ON: FEBRUARY 2, 2011

UNIT	S.L.	U/E	NEW FEES 2011	OLD FEES 2010	DIFF. X 1 MONTH	DIFF. X 2 MONTHS
712	79	1016	\$417.14	\$379.81	\$37.33	\$74.66
801	87	1505	\$617.91	\$562.61	\$55.30	\$110.60
802	88	1503	\$617.09	\$561.87	\$55.22	\$110.44
803	89	1055	\$433.15	\$394.39	\$38.76	\$77.52
804	90	1055	\$433.15	\$394.39	\$38.76	\$77.52
805	95	1173	\$481.60	\$438.50	\$43.10	\$86.20
806	96	1173	\$481.60	\$438.50	\$43.10	\$86.20
807	97	1126	\$462.31	\$420.93	\$41.38	\$82.76
808	92	972	\$399.08	\$363.36	\$35.72	\$71.44
809	93	992	\$407.29	\$370.84	\$36.45	\$72.90
810	94	1126	\$462.31	\$420.93	\$41.38	\$82.76
811	91	2802	\$1,150.43	\$1,047.47	\$102.96	\$205.92
901	98	1505	\$617.91	\$562.61	\$55.30	\$110.60
902	99	1503	\$617.09	\$561.87	\$55.22	\$110.44
903	100	1055	\$433.15	\$394.39	\$38.76	\$77.52
904	101	1055	\$433.15	\$394.39	\$38.76	\$77.52
905	105	1173	\$481.60	\$438.50	\$43.10	\$86.20
906	106	1173	\$481.60	\$438.50	\$43.10	\$86.20
907	107	1126	\$462.31	\$420.93	\$41.38	\$82.76
908	102	972	\$399.08	\$363.36	\$35.72	\$71.44
909	103	990	\$406.47	\$370.09	\$36.38	\$72.76
910	104	1126	\$462.31	\$420.93	\$41.38	\$82.76
1001	108	1505	\$617.91	\$562.61	\$55.30	\$110.60
1002	109	1503	\$617.09	\$561.87	\$55.22	\$110.44
1003	110	1055	\$433.15	\$394.39	\$38.76	\$77.52
1004	111	1055	\$433.15	\$394.39	\$38.76	\$77.52
1005	115	1173	\$481.60	\$438.50	\$43.10	\$86.20
1006	116	1173	\$481.60	\$438.50	\$43.10	\$86.20
1007	117	1126	\$462.31	\$420.93	\$41.38	\$82.76
1008	112	972	\$399.08	\$363.36	\$35.72	\$71.44
1009	113	990	\$406.47	\$370.09	\$36.38	\$72.76
1010	114	1126	\$462.31	\$420.93	\$41.38	\$82.76
1101	118	1505	\$617.91	\$562.61	\$55.30	\$110.60
1102	119	1503	\$617.09	\$561.87	\$55.22	\$110.44
1103	120	1055	\$433.15	\$394.39	\$38.76	\$77.52
1104	121	1055	\$433.15	\$394.39	\$38.76	\$77.52
1105	125	1173	\$481.60	\$438.50	\$43.10	\$86.20
1106	126	1173	\$481.60	\$438.50	\$43.10	\$86.20
1107	127	1126	\$462.31	\$420.93	\$41.38	\$82.76
1108	122	972	\$399.08	\$363.36	\$35.72	\$71.44
1109	123	990	\$406.47	\$370.09	\$36.38	\$72.76
1110	124	1126	\$462.31	\$420.93	\$41.38	\$82.76
1201	128	1505	\$617.91	\$562.61	\$55.30	\$110.60
1202	129	1503	\$617.09	\$561.87	\$55.22	\$110.44
1203	130	1055	\$433.15	\$394.39	\$38.76	\$77.52
1204	131	1055	\$433.15	\$394.39	\$38.76	\$77.52
1205	135	1173	\$481.60	\$438.50	\$43.10	\$86.20
1206	136	1173	\$481.60	\$438.50	\$43.10	\$86.20
1207	137	1126	\$462.31	\$420.93	\$41.38	\$82.76
1208	132	972	\$399.08	\$363.36	\$35.72	\$71.44
1209	133	990	\$406.47	\$370.09	\$36.38	\$72.76
1210	134	1126	\$462.31	\$420.93	\$41.38	\$82.76
1301	138	1505	\$617.91	\$562.61	\$55.30	\$110.60
1302	139	1503	\$617.09	\$561.87	\$55.22	\$110.44
1303	140	1055	\$433.15	\$394.39	\$38.76	\$77.52

STRATA PLAN LMS-712
Catch-Up Fees Schedule

3-Feb.-11
 YEAR END: DECEMBER 31

PASSED ON: FEBRUARY 2, 2011

UNIT	S.L.	U/E	NEW FEES 2011	OLD FEES 2010	DIFF. X 1 MONTH	DIFF. X 2 MONTHS
1304	141	1055	\$433.15	\$394.39	\$38.76	\$77.52
1305	145	1173	\$481.60	\$438.50	\$43.10	\$86.20
1306	146	1173	\$481.60	\$438.50	\$43.10	\$86.20
1307	147	1126	\$462.31	\$420.93	\$41.38	\$82.76
1308	142	972	\$399.08	\$363.36	\$35.72	\$71.44
1309	143	990	\$406.47	\$370.09	\$36.38	\$72.76
1310	144	1126	\$462.31	\$420.93	\$41.38	\$82.76
1401	148	1505	\$617.91	\$562.61	\$55.30	\$110.60
1402	149	1503	\$617.09	\$561.87	\$55.22	\$110.44
1403	150	1055	\$433.15	\$394.39	\$38.76	\$77.52
1404	151	1055	\$433.15	\$394.39	\$38.76	\$77.52
1405	155	1173	\$481.60	\$438.50	\$43.10	\$86.20
1406	156	1173	\$481.60	\$438.50	\$43.10	\$86.20
1407	157	1126	\$462.31	\$420.93	\$41.38	\$82.76
1408	152	972	\$399.08	\$363.36	\$35.72	\$71.44
1409	153	990	\$406.47	\$370.09	\$36.38	\$72.76
1410	154	1126	\$462.31	\$420.93	\$41.38	\$82.76
1501	158	1505	\$617.91	\$562.61	\$55.30	\$110.60
1502	159	1503	\$617.09	\$561.87	\$55.22	\$110.44
1503	160	1055	\$433.15	\$394.39	\$38.76	\$77.52
1504	161	1055	\$433.15	\$394.39	\$38.76	\$77.52
1505	165	1173	\$481.60	\$438.50	\$43.10	\$86.20
1506	166	1173	\$481.60	\$438.50	\$43.10	\$86.20
1507	167	1126	\$462.31	\$420.93	\$41.38	\$82.76
1508	162	972	\$399.08	\$363.36	\$35.72	\$71.44
1509	163	990	\$406.47	\$370.09	\$36.38	\$72.76
1510	164	1126	\$462.31	\$420.93	\$41.38	\$82.76
1601	168	2207	\$906.13	\$825.04	\$81.09	\$162.18
1602	169	2215	\$909.42	\$828.03	\$81.39	\$162.78
1605	173	1173	\$481.60	\$438.50	\$43.10	\$86.20
1606	174	1173	\$481.60	\$438.50	\$43.10	\$86.20
1607	175	1126	\$462.31	\$420.93	\$41.38	\$82.76
1608	170	972	\$399.08	\$363.36	\$35.72	\$71.44
1609	171	990	\$406.47	\$370.09	\$36.38	\$72.76
1610	172	1126	\$462.31	\$420.93	\$41.38	\$82.76
1701	176	2207	\$906.13	\$825.04	\$81.09	\$162.18
1702	177	2215	\$909.42	\$828.03	\$81.39	\$162.78
1705	181	1173	\$481.60	\$438.50	\$43.10	\$86.20
1706	182	1173	\$481.60	\$438.50	\$43.10	\$86.20
1707	183	1126	\$462.31	\$420.93	\$41.38	\$82.76
1708	178	972	\$399.08	\$363.36	\$35.72	\$71.44
1709	179	990	\$406.47	\$370.09	\$36.38	\$72.76
1710	180	1126	\$462.31	\$420.93	\$41.38	\$82.76
1801	184	1736	\$712.75	\$648.97	\$63.78	\$127.56
1802	185	1745	\$716.45	\$652.33	\$64.12	\$128.24
1805	189	1173	\$481.60	\$438.50	\$43.10	\$86.20
1806	190	1173	\$481.60	\$438.50	\$43.10	\$86.20
1807	191	1126	\$462.31	\$420.93	\$41.38	\$82.76
1808	186	972	\$399.08	\$363.36	\$35.72	\$71.44
1809	187	990	\$406.47	\$370.09	\$36.38	\$72.76
1810	188	1126	\$462.31	\$420.93	\$41.38	\$82.76
1901	197	936	\$384.30	\$349.91	\$34.39	\$68.78
1902	192	969	\$397.85	\$362.24	\$35.61	\$71.22
1903	193	989	\$406.06	\$369.72	\$36.34	\$72.68
1904	194	936	\$384.30	\$349.91	\$34.39	\$68.78

STRATA PLAN LMS-712
 Catch-Up Fees Schedule

3-Feb.-11
 YEAR END: DECEMBER 31

PASSED ON: FEBRUARY 2, 2011

UNIT	S.L.	U/E	NEW FEES 2011	OLD FEES 2010	DIFF. X 1 MONTH	DIFF. X 2 MONTHS
1905	195	1177	\$483.24	\$440.00	\$43.24	\$86.48
1906	196	1177	\$483.24	\$440.00	\$43.24	\$86.48
2001	203	937	\$384.71	\$350.28	\$34.43	\$68.86
2002	198	969	\$397.85	\$362.24	\$35.61	\$71.22
2003	199	989	\$406.06	\$369.72	\$36.34	\$72.68
2004	200	937	\$384.71	\$350.28	\$34.43	\$68.86
2005	201	1177	\$483.24	\$440.00	\$43.24	\$86.48
2006	202	1177	\$483.24	\$440.00	\$43.24	\$86.48
2101	209	937	\$384.71	\$350.28	\$34.43	\$68.86
2102	204	969	\$397.85	\$362.24	\$35.61	\$71.22
2103	205	989	\$406.06	\$369.72	\$36.34	\$72.68
2104	206	937	\$384.71	\$350.28	\$34.43	\$68.86
2105	207	1177	\$483.24	\$440.00	\$43.24	\$86.48
2106	208	1177	\$483.24	\$440.00	\$43.24	\$86.48
2201	215	937	\$384.71	\$350.28	\$34.43	\$68.86
2202	210	969	\$397.85	\$362.24	\$35.61	\$71.22
2203	211	989	\$406.06	\$369.72	\$36.34	\$72.68
2204	212	937	\$384.71	\$350.28	\$34.43	\$68.86
2205	213	1177	\$483.24	\$440.00	\$43.24	\$86.48
2206	214	1177	\$483.24	\$440.00	\$43.24	\$86.48
2301	221	937	\$384.71	\$350.28	\$34.43	\$68.86
2302	216	969	\$397.85	\$362.24	\$35.61	\$71.22
2303	217	989	\$406.06	\$369.72	\$36.34	\$72.68
2304	218	937	\$384.71	\$350.28	\$34.43	\$68.86
2305	219	1177	\$483.24	\$440.00	\$43.24	\$86.48
2306	220	1177	\$483.24	\$440.00	\$43.24	\$86.48
2401	227	937	\$384.71	\$350.28	\$34.43	\$68.86
2402	222	969	\$397.85	\$362.24	\$35.61	\$71.22
2403	223	989	\$406.06	\$369.72	\$36.34	\$72.68
2404	224	937	\$384.71	\$350.28	\$34.43	\$68.86
2405	225	1177	\$483.24	\$440.00	\$43.24	\$86.48
2406	226	1177	\$483.24	\$440.00	\$43.24	\$86.48
2501	233	937	\$384.71	\$350.28	\$34.43	\$68.86
2502	228	969	\$397.85	\$362.24	\$35.61	\$71.22
2503	229	989	\$406.06	\$369.72	\$36.34	\$72.68
2504	230	937	\$384.71	\$350.28	\$34.43	\$68.86
2505	231	1177	\$483.24	\$440.00	\$43.24	\$86.48
2506	232	1177	\$483.24	\$440.00	\$43.24	\$86.48
2601	236	1582	\$649.53	\$591.40	\$58.13	\$116.26
2602	237	1582	\$649.53	\$591.40	\$58.13	\$116.26
2603	234	1221	\$501.31	\$456.45	\$44.86	\$89.72
2604	235	1238	\$508.29	\$462.80	\$45.49	\$90.98
2701	240	1582	\$649.53	\$591.40	\$58.13	\$116.26
2702	241	1582	\$649.53	\$591.40	\$58.13	\$116.26
2703	238	1221	\$501.31	\$456.45	\$44.86	\$89.72
2704	239	1238	\$508.29	\$462.80	\$45.49	\$90.98
2801	244	1582	\$649.53	\$591.40	\$58.13	\$116.26
2802	245	1582	\$649.53	\$591.40	\$58.13	\$116.26
2803	242	1221	\$501.31	\$456.45	\$44.86	\$89.72
2804	243	1238	\$508.29	\$462.80	\$45.49	\$90.98
2901	248	1582	\$649.53	\$591.40	\$58.13	\$116.26
2902	249	1582	\$649.53	\$591.40	\$58.13	\$116.26
2903	246	1221	\$501.31	\$456.45	\$44.86	\$89.72
2904	247	1238	\$508.29	\$462.80	\$45.49	\$90.98
3001	252	1582	\$649.53	\$591.40	\$58.13	\$116.26

STRATA PLAN LMS-712
Catch-Up Fees Schedule

3-Feb.-11
 YEAR END: DECEMBER 31

PASSED ON: FEBRUARY 2, 2011

UNIT	S.L.	U/E	NEW FEES 2011	OLD FEES 2010	DIFF. X 1 MONTH	DIFF. X 2 MONTHS
3002	253	1582	\$649.53	\$591.40	\$58.13	\$116.26
3003	250	1292	\$530.46	\$482.99	\$47.47	\$94.94
3004	251	1309	\$537.44	\$489.34	\$48.10	\$96.20
3101	255	2383	\$978.40	\$890.84	\$87.56	\$175.12
3102	254	2383	\$978.40	\$890.84	\$87.56	\$175.12
3201	257	2383	\$978.40	\$890.84	\$87.56	\$175.12
3202	256	2383	\$978.40	\$890.84	\$87.56	\$175.12
3301	259	2383	\$978.40	\$890.84	\$87.56	\$175.12
3302	258	2383	\$978.40	\$890.84	\$87.56	\$175.12
C1	31	765	\$314.09	\$285.98	\$28.11	\$56.22
C2	32	798	\$327.64	\$298.32	\$29.32	\$58.64
C3	33	737	\$302.59	\$275.51	\$27.08	\$54.16
C4	16	694	\$284.94	\$259.44	\$25.50	\$51.00
T-01	17	1639	\$672.93	\$612.71	\$60.22	\$120.44
T-02	1	2142	\$879.45	\$800.74	\$78.71	\$157.42
T-03	2	2133	\$875.75	\$797.38	\$78.37	\$156.74
T-04	3	2173	\$892.18	\$812.33	\$79.85	\$159.70
T-05	4	1844	\$757.10	\$689.34	\$67.76	\$135.52
T-06	5	1804	\$740.67	\$674.39	\$66.28	\$132.56
T-07	6	1804	\$740.67	\$674.39	\$66.28	\$132.56
T-08	7	1804	\$740.67	\$674.39	\$66.28	\$132.56
T-09	8	1804	\$740.67	\$674.39	\$66.28	\$132.56
T-10	9	1804	\$740.67	\$674.39	\$66.28	\$132.56
T-11	10	1804	\$740.67	\$674.39	\$66.28	\$132.56
T-12	11	2054	\$843.32	\$767.85	\$75.47	\$150.94
T-13	12	2147	\$881.50	\$802.61	\$78.89	\$157.78
T-14	13	2028	\$832.64	\$758.13	\$74.51	\$149.02
T-15	14	1474	\$605.18	\$551.03	\$54.15	\$108.30
T-16	15	1477	\$606.42	\$552.15	\$54.27	\$108.54
T-17	21	839	\$344.47	\$313.64	\$30.83	\$61.66
T-18	22	807	\$331.33	\$301.68	\$29.65	\$59.30
T-19	23	1549	\$635.98	\$579.06	\$56.92	\$113.84
T-20	24	1005	\$412.63	\$375.70	\$36.93	\$73.86
T-21	25	1005	\$412.63	\$375.70	\$36.93	\$73.86
T-22	26	1005	\$412.63	\$375.70	\$36.93	\$73.86
T-23	27	1005	\$412.63	\$375.70	\$36.93	\$73.86
T-24	28	1005	\$412.63	\$375.70	\$36.93	\$73.86
T-25	29	1005	\$412.63	\$375.70	\$36.93	\$73.86
T-26	30	1005	\$412.63	\$375.70	\$36.93	\$73.86
TOTAL U/E		317521	\$130,365.63	\$118,698.75	\$11,666.88	\$23,333.76
			X 12	X 12		
			\$1,564,387.56	\$1,424,385.00		

**STRATA PLAN LMS-712
Special Levy Fee Schedule**

3-Feb.-11
YEAR END: DECEMBER 31

PASSED ON: February 2, 2011
RE: Exterior Maint. 2011
PAYMENT PLAN: Payable over 4 months, commencing March 1, 2011

UNIT	S.L.	U/E	TOTAL LEVY \$750,000.00	4 PAYMENTS DUE MONTHLY
301	18	1217	\$2,874.61	\$718.65
302	19	1172	\$2,768.32	\$692.08
303	20	1161	\$2,742.34	\$685.59
401	34	1502	\$3,547.80	\$886.95
402	35	1503	\$3,550.16	\$887.54
403	36	962	\$2,272.29	\$568.07
404	37	1053	\$2,487.24	\$621.81
405	38	1571	\$3,710.78	\$927.70
406	42	714	\$1,686.50	\$421.63
407	41	683	\$1,613.28	\$403.32
408	39	942	\$2,225.05	\$556.26
409	40	1024	\$2,418.74	\$604.69
501	43	1505	\$3,554.88	\$888.72
502	44	1503	\$3,550.16	\$887.54
503	45	1055	\$2,491.96	\$622.99
504	46	1055	\$2,491.96	\$622.99
505	56	1173	\$2,770.68	\$692.67
506	57	1173	\$2,770.68	\$692.67
507	58	903	\$2,132.93	\$533.23
508	52	942	\$2,225.05	\$556.26
509	53	1026	\$2,423.46	\$605.87
510	54	680	\$1,606.19	\$401.55
511	55	713	\$1,684.14	\$421.04
512	51	896	\$2,116.40	\$529.10
513	50	896	\$2,116.40	\$529.10
514	49	896	\$2,116.40	\$529.10
515	48	945	\$2,232.14	\$558.04
516	47	1075	\$2,539.20	\$634.80
601	59	1505	\$3,554.88	\$888.72
602	60	1503	\$3,550.16	\$887.54
603	61	1053	\$2,487.24	\$621.81
604	62	1055	\$2,491.96	\$622.99
605	72	1173	\$2,770.68	\$692.67
606	73	1173	\$2,770.68	\$692.67
607	74	904	\$2,135.29	\$533.82
608	68	943	\$2,227.41	\$556.85
609	69	1024	\$2,418.74	\$604.69
610	70	684	\$1,615.64	\$403.91
611	71	716	\$1,691.23	\$422.81
612	67	896	\$2,116.40	\$529.10
613	66	896	\$2,116.40	\$529.10
614	65	896	\$2,116.40	\$529.10
615	64	945	\$2,232.14	\$558.04
616	63	1073	\$2,534.48	\$633.62
701	75	1505	\$3,554.88	\$888.72
702	76	1503	\$3,550.16	\$887.54

**STRATA PLAN LMS-712
Special Levy Fee Schedule**

3-Feb.-11
YEAR END: DECEMBER 31

PASSED ON: February 2, 2011
RE: Exterior Maint. 2011
PAYMENT PLAN: Payable over 4 months, commencing March 1, 2011

UNIT	S.L.	U/E	TOTAL LEVY \$750,000.00	4 PAYMENTS DUE MONTHLY
703	77	1055	\$2,491.96	\$622.99
704	78	1055	\$2,491.96	\$622.99
705	84	1173	\$2,770.68	\$692.67
706	85	1173	\$2,770.68	\$692.67
707	86	1126	\$2,659.67	\$664.92
708	81	972	\$2,295.91	\$573.98
709	82	992	\$2,343.15	\$585.79
710	83	1125	\$2,657.30	\$664.33
711	80	1200	\$2,834.46	\$708.62
712	79	1016	\$2,399.84	\$599.96
801	87	1505	\$3,554.88	\$888.72
802	88	1503	\$3,550.16	\$887.54
803	89	1055	\$2,491.96	\$622.99
804	90	1055	\$2,491.96	\$622.99
805	95	1173	\$2,770.68	\$692.67
806	96	1173	\$2,770.68	\$692.67
807	97	1126	\$2,659.67	\$664.92
808	92	972	\$2,295.91	\$573.98
809	93	992	\$2,343.15	\$585.79
810	94	1126	\$2,659.67	\$664.92
811	91	2802	\$6,618.46	\$1,654.62
901	98	1505	\$3,554.88	\$888.72
902	99	1503	\$3,550.16	\$887.54
903	100	1055	\$2,491.96	\$622.99
904	101	1055	\$2,491.96	\$622.99
905	105	1173	\$2,770.68	\$692.67
906	106	1173	\$2,770.68	\$692.67
907	107	1126	\$2,659.67	\$664.92
908	102	972	\$2,295.91	\$573.98
909	103	990	\$2,338.43	\$584.61
910	104	1126	\$2,659.67	\$664.92
1001	108	1505	\$3,554.88	\$888.72
1002	109	1503	\$3,550.16	\$887.54
1003	110	1055	\$2,491.96	\$622.99
1004	111	1055	\$2,491.96	\$622.99
1005	115	1173	\$2,770.68	\$692.67
1006	116	1173	\$2,770.68	\$692.67
1007	117	1126	\$2,659.67	\$664.92
1008	112	972	\$2,295.91	\$573.98
1009	113	990	\$2,338.43	\$584.61
1010	114	1126	\$2,659.67	\$664.92
1101	118	1505	\$3,554.88	\$888.72
1102	119	1503	\$3,550.16	\$887.54
1103	120	1055	\$2,491.96	\$622.99
1104	121	1055	\$2,491.96	\$622.99
1105	125	1173	\$2,770.68	\$692.67

**STRATA PLAN LMS-712
Special Levy Fee Schedule**

3-Feb.-11
YEAR END: DECEMBER 31

PASSED ON: February 2, 2011
RE: Exterior Maint. 2011
PAYMENT PLAN: Payable over 4 months, commencing March 1, 2011

UNIT	S.L.	U/E	TOTAL LEVY \$750,000.00	4 PAYMENTS DUE MONTHLY
1106	126	1173	\$2,770.68	\$692.67
1107	127	1126	\$2,659.67	\$664.92
1108	122	972	\$2,295.91	\$573.98
1109	123	990	\$2,338.43	\$584.61
1110	124	1126	\$2,659.67	\$664.92
1201	128	1505	\$3,554.88	\$888.72
1202	129	1503	\$3,550.16	\$887.54
1203	130	1055	\$2,491.96	\$622.99
1204	131	1055	\$2,491.96	\$622.99
1205	135	1173	\$2,770.68	\$692.67
1206	136	1173	\$2,770.68	\$692.67
1207	137	1126	\$2,659.67	\$664.92
1208	132	972	\$2,295.91	\$573.98
1209	133	990	\$2,338.43	\$584.61
1210	134	1126	\$2,659.67	\$664.92
1301	138	1505	\$3,554.88	\$888.72
1302	139	1503	\$3,550.16	\$887.54
1303	140	1055	\$2,491.96	\$622.99
1304	141	1055	\$2,491.96	\$622.99
1305	145	1173	\$2,770.68	\$692.67
1306	146	1173	\$2,770.68	\$692.67
1307	147	1126	\$2,659.67	\$664.92
1308	142	972	\$2,295.91	\$573.98
1309	143	990	\$2,338.43	\$584.61
1310	144	1126	\$2,659.67	\$664.92
1401	148	1505	\$3,554.88	\$888.72
1402	149	1503	\$3,550.16	\$887.54
1403	150	1055	\$2,491.96	\$622.99
1404	151	1055	\$2,491.96	\$622.99
1405	155	1173	\$2,770.68	\$692.67
1406	156	1173	\$2,770.68	\$692.67
1407	157	1126	\$2,659.67	\$664.92
1408	152	972	\$2,295.91	\$573.98
1409	153	990	\$2,338.43	\$584.61
1410	154	1126	\$2,659.67	\$664.92
1501	158	1505	\$3,554.88	\$888.72
1502	159	1503	\$3,550.16	\$887.54
1503	160	1055	\$2,491.96	\$622.99
1504	161	1055	\$2,491.96	\$622.99
1505	165	1173	\$2,770.68	\$692.67
1506	166	1173	\$2,770.68	\$692.67
1507	167	1126	\$2,659.67	\$664.92
1508	162	972	\$2,295.91	\$573.98
1509	163	990	\$2,338.43	\$584.61
1510	164	1126	\$2,659.67	\$664.92
1601	168	2207	\$5,213.04	\$1,303.26

**STRATA PLAN LMS-712
Special Levy Fee Schedule**

3-Feb.-11
YEAR END: DECEMBER 31

PASSED ON: February 2, 2011
RE: Exterior Maint. 2011
PAYMENT PLAN: Payable over 4 months, commencing March 1, 2011

UNIT	S.L.	U/E	TOTAL LEVY \$750,000.00	4 PAYMENTS DUE MONTHLY
1602	169	2215	\$5,231.94	\$1,307.99
1605	173	1173	\$2,770.68	\$692.67
1606	174	1173	\$2,770.68	\$692.67
1607	175	1126	\$2,659.67	\$664.92
1608	170	972	\$2,295.91	\$573.98
1609	171	990	\$2,338.43	\$584.61
1610	172	1126	\$2,659.67	\$664.92
1701	176	2207	\$5,213.04	\$1,303.26
1702	177	2215	\$5,231.94	\$1,307.99
1705	181	1173	\$2,770.68	\$692.67
1706	182	1173	\$2,770.68	\$692.67
1707	183	1126	\$2,659.67	\$664.92
1708	178	972	\$2,295.91	\$573.98
1709	179	990	\$2,338.43	\$584.61
1710	180	1126	\$2,659.67	\$664.92
1801	184	1736	\$4,100.52	\$1,025.13
1802	185	1745	\$4,121.77	\$1,030.44
1805	189	1173	\$2,770.68	\$692.67
1806	190	1173	\$2,770.68	\$692.67
1807	191	1126	\$2,659.67	\$664.92
1808	186	972	\$2,295.91	\$573.98
1809	187	990	\$2,338.43	\$584.61
1810	188	1126	\$2,659.67	\$664.92
1901	197	936	\$2,210.88	\$552.72
1902	192	969	\$2,288.82	\$572.21
1903	193	989	\$2,336.07	\$584.02
1904	194	936	\$2,210.88	\$552.72
1905	195	1177	\$2,780.13	\$695.03
1906	196	1177	\$2,780.13	\$695.03
2001	203	937	\$2,213.24	\$553.31
2002	198	969	\$2,288.82	\$572.21
2003	199	989	\$2,336.07	\$584.02
2004	200	937	\$2,213.24	\$553.31
2005	201	1177	\$2,780.13	\$695.03
2006	202	1177	\$2,780.13	\$695.03
2101	209	937	\$2,213.24	\$553.31
2102	204	969	\$2,288.82	\$572.21
2103	205	989	\$2,336.07	\$584.02
2104	206	937	\$2,213.24	\$553.31
2105	207	1177	\$2,780.13	\$695.03
2106	208	1177	\$2,780.13	\$695.03
2201	215	937	\$2,213.24	\$553.31
2202	210	969	\$2,288.82	\$572.21
2203	211	989	\$2,336.07	\$584.02
2204	212	937	\$2,213.24	\$553.31
2205	213	1177	\$2,780.13	\$695.03

**STRATA PLAN LMS-712
Special Levy Fee Schedule**

3-Feb.-11
YEAR END: DECEMBER 31

PASSED ON: February 2, 2011
RE: Exterior Maint. 2011
PAYMENT PLAN: Payable over 4 months, commencing March 1, 2011

UNIT	S.L.	U/E	TOTAL LEVY \$750,000.00	4 PAYMENTS DUE MONTHLY
2206	214	1177	\$2,780.13	\$695.03
2301	221	937	\$2,213.24	\$553.31
2302	216	969	\$2,288.82	\$572.21
2303	217	989	\$2,336.07	\$584.02
2304	218	937	\$2,213.24	\$553.31
2305	219	1177	\$2,780.13	\$695.03
2306	220	1177	\$2,780.13	\$695.03
2401	227	937	\$2,213.24	\$553.31
2402	222	969	\$2,288.82	\$572.21
2403	223	989	\$2,336.07	\$584.02
2404	224	937	\$2,213.24	\$553.31
2405	225	1177	\$2,780.13	\$695.03
2406	226	1177	\$2,780.13	\$695.03
2501	233	937	\$2,213.24	\$553.31
2502	228	969	\$2,288.82	\$572.21
2503	229	989	\$2,336.07	\$584.02
2504	230	937	\$2,213.24	\$553.31
2505	231	1177	\$2,780.13	\$695.03
2506	232	1177	\$2,780.13	\$695.03
2601	236	1582	\$3,736.76	\$934.19
2602	237	1582	\$3,736.76	\$934.19
2603	234	1221	\$2,884.06	\$721.02
2604	235	1238	\$2,924.22	\$731.06
2701	240	1582	\$3,736.76	\$934.19
2702	241	1582	\$3,736.76	\$934.19
2703	238	1221	\$2,884.06	\$721.02
2704	239	1238	\$2,924.22	\$731.06
2801	244	1582	\$3,736.76	\$934.19
2802	245	1582	\$3,736.76	\$934.19
2803	242	1221	\$2,884.06	\$721.02
2804	243	1238	\$2,924.22	\$731.06
2901	248	1582	\$3,736.76	\$934.19
2902	249	1582	\$3,736.76	\$934.19
2903	246	1221	\$2,884.06	\$721.02
2904	247	1238	\$2,924.22	\$731.06
3001	252	1582	\$3,736.76	\$934.19
3002	253	1582	\$3,736.76	\$934.19
3003	250	1292	\$3,051.77	\$762.94
3004	251	1309	\$3,091.92	\$772.98
3101	255	2383	\$5,628.76	\$1,407.19
3102	254	2383	\$5,628.76	\$1,407.19
3201	257	2383	\$5,628.76	\$1,407.19
3202	256	2383	\$5,628.76	\$1,407.19
3301	259	2383	\$5,628.76	\$1,407.19
3302	258	2383	\$5,628.76	\$1,407.19
C1	31	765	\$1,806.97	\$451.74

STRATA PLAN LMS-712
Special Levy Fee Schedule

3-Feb.-11
 YEAR END: DECEMBER 31

PASSED ON: February 2, 2011
RE: Exterior Maint. 2011
PAYMENT PLAN: Payable over 4 months, commencing March 1, 2011

UNIT	S.L.	U/E	TOTAL LEVY \$750,000.00	4 PAYMENTS DUE MONTHLY
C2	32	798	\$1,884.91	\$471.23
C3	33	737	\$1,740.83	\$435.21
C4	16	694	\$1,639.26	\$409.82
T-01	17	1639	\$3,871.40	\$967.85
T-02	1	2142	\$5,059.51	\$1,264.88
T-03	2	2133	\$5,038.25	\$1,259.56
T-04	3	2173	\$5,132.73	\$1,283.18
T-05	4	1844	\$4,355.62	\$1,088.91
T-06	5	1804	\$4,261.14	\$1,065.29
T-07	6	1804	\$4,261.14	\$1,065.29
T-08	7	1804	\$4,261.14	\$1,065.29
T-09	8	1804	\$4,261.14	\$1,065.29
T-10	9	1804	\$4,261.14	\$1,065.29
T-11	10	1804	\$4,261.14	\$1,065.29
T-12	11	2054	\$4,851.65	\$1,212.91
T-13	12	2147	\$5,071.32	\$1,267.83
T-14	13	2028	\$4,790.23	\$1,197.56
T-15	14	1474	\$3,481.66	\$870.42
T-16	15	1477	\$3,488.75	\$872.19
T-17	21	839	\$1,981.76	\$495.44
T-18	22	807	\$1,906.17	\$476.54
T-19	23	1549	\$3,658.81	\$914.70
T-20	24	1005	\$2,373.86	\$593.47
T-21	25	1005	\$2,373.86	\$593.47
T-22	26	1005	\$2,373.86	\$593.47
T-23	27	1005	\$2,373.86	\$593.47
T-24	28	1005	\$2,373.86	\$593.47
T-25	29	1005	\$2,373.86	\$593.47
T-26	30	1005	\$2,373.86	\$593.47

TOTAL U/E	317521	\$750,000.02	\$187,500.01
			X 4
			<u>\$750,000.02</u>

MINUTES OF ANNUAL GENERAL MEETING

STRATA PLAN LMS-712

888 BEACH

HELD

On Wednesday, February 2, 2011 at 7:00 p.m. in the Lobby of Ocean Tower, 1501 Howe Street, Vancouver, B.C.

PRESENT

184 owners in person or 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 January 12, 2011 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 March 31, 2010 Annual General Meeting and the July 22, 2010 Special General Meeting. There was no business arising.

(At 7:20 p.m. five more owners arrived increasing the number of persons present to 189 owners in person or proxy.)

UNFINISHED BUSINESS

There was no unfinished business.

PRESIDENT'S REPORT

Council president, Mr. Colin McDougall began by thanking his fellow council members for their

contributions over the past year. He noted Nellie Lacusta decided not to be a candidate for council this year. He reported that Vancouver Condominium Services Ltd. had proposed a change to the management style of Strata Plan LMS-712 by having the strata agent operating off site at the VCS office which council agreed to and that council also hired Ernest Ferrante as the building operations manager effective June, 2010.

Mr. McDougall continued by reviewing major projects undertaken by the strata corporation over the past year such as:

- Installation of a new enterphone system.
- Completion of the RDH Building Enclosure Assessment.
- Drain cleaning of all the roof & patio drains.
- Interior Maintenance Project.
- Fire Panel Upgrade.

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, including any improvements. You should contact your home insurance company to determine if you have this coverage or not.

2011 BUDGET (YEAR END DECEMBER 31ST)

The 2011 budget was presented to the owners by the treasurer Ms. Bev Andrews. Following discussion and review it was moved, seconded and **carried** to approve the budget in the total amount of \$1,582,687 (140 in favour, 49 opposed, 0 abstentions).

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

For those owners who pay by cheque, please issue post-dated cheques at the new strata fee rate commencing March 1, 2011, 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 March 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 attached 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 March 1, 2011 for the 2011 fiscal year. Therefore, it will be necessary for you to send a "catch-up" cheque made payable to "Strata Plan LMS-712" for the month of January and February. Please refer to the attached catch-up fee schedule for details.

3/4 VOTE RESOLUTION

Before the resolution was presented to the owners, council member Mr. Robert Skene gave an overview of first phase of repairs which will include four drops at Beach Tower and repairs to the Beach Tower entrance and answered questions from the floor.

The following $\frac{3}{4}$ vote resolution was presented to the owners for their consideration:

3/4 VOTE RESOLUTION #1 EXTERIOR RENEWAL AND MAINTENANCE PROGRAM 2011

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

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan LMS-712, that \$750,000 be raised and spent to:

provide a fund for commencement of the exterior renewal and maintenance program to undertake the prototype and design; and prepare construction documents; and tender the renewal and maintenance to contractors, and implement selected approved projects,

such expenditure to be charged as a special levy upon the owners in proportion to the unit entitlement of their respective strata lots.

Subject to Sections 108(5) and (6) of the Strata Property Act (see attached), in the event that the actual cost of the proposed project is less than the special levy amount, the remaining funds shall be transferred to the Contingency Reserve Fund. Interest earned on funds raised pursuant to this resolution will be allocated to the special levy fund.

This special levy of \$750,000 shall be assessed on February 2, 2011 and shall become due and payable in full immediately on the passing of this resolution by the owners on title as at the end of that day and any owner who sells, conveys or transfers his/her title, or re-mortgages, before payment of this special levy is made in full, shall then pay the full amount outstanding.

As a matter of financial convenience only, the owners may pay this special levy over a period of four (4) months, such payments to be made in four (4) equal amounts on the first of each month, commencing on March 1, 2011 and ending on June 1, 2011. 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.

It was moved, seconded and **carried** by more than 75% of the vote to adopt $\frac{3}{4}$ Vote Resolution #1 – Exterior Renewal & Maintenance 2011 (188 in favour, 0 opposed 1 abstention).

* * *

Owners please note: Forward your payments for the special levy as detailed on the attached schedule.

The following $\frac{3}{4}$ vote resolution was presented to the owners for their consideration:

***3/4 VOTE RESOLUTION #2
BYLAW AMENDMENT - BARBEQUES***

WHEREAS The Owners, Strata Plan LMS-712, pursuant to Division 2 of Part 7 of the Strata Property Act, S.B.C. 1998, may amend the bylaws of their Strata Corporation;

AND WHEREAS The Owners, Strata Plan LMS-712, wish to amend the bylaws of their Strata Corporation;

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan LMS-712, that the bylaws of their Strata Corporation be amended as follows, such amendment to be effective upon the filing of an Amendment to Bylaws in prescribed form in the Land Title Office:

by amending bylaw 43.3 which currently reads:

43.3 A resident may use an approved outdoor cooking device only on a designated deck or designated patio.

For the purposes of by-law 43.3, an "approved outdoor cooking device" means a barbeque, or hibachi, powered by propane, natural gas or electricity. Charcoal, wood burning or open flame devices are not permitted.

For the purposes of by-law 43.3 "designated deck" means the limited common property above ground designated for the exclusive use of strata lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 17, 45, 47, 80, 81, 91, 168, 169, 184, 185, 254, 255, 258, and 259; "designated patio" means the limited common property at ground level designated for the exclusive use of strata lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 17, 22, 23, 24, 25, 26, 27, 28, 29, 30.

to read as follows:

43.3 *A resident may use an approved outdoor cooking device only on a deck or patio.*

For the purposes of by-law 43.3, an "approved outdoor cooking device" means a barbeque, or hibachi, powered by propane, natural gas or

electricity. Charcoal, wood burning or open flame devices are not permitted.

It was brought to the attention of the owners that in the proposed amended bylaw the word "balcony" had been omitted.

It was moved, seconded and adopted to amend the proposed amendment to read as follows:

"A resident may use an approved outdoor cooking device only on a deck, patio or balcony."

The bylaw with the amended wording was presented to the owners. Following discussion, a vote was taken. It was moved, seconded and **defeated** to adopt $\frac{3}{4}$ Vote Resolution #2 – Bylaw Amendment – Barbeques (69 in favour, 120 opposed, 0 abstentions).

* * *

NEW BUSINESS

There was no new business.

ELECTION OF STRATA COUNCIL

Pursuant to the *Strata Property Act* the members of council for 2010 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 2011:

Bev Andrews	# 807 – 1505	E	(112 votes)
Marilou Appleby	#1003 – 1501		(86 votes)
Craig Dailly	# 613 – 888	E	(102 votes)
Pat Dairon	# 706 – 1500	E	(101 votes)
Wenda Deane	# T26 – 888	E	(100 votes)
Michael Gallagher	#3001 – 1500	E	(127 votes)
Peter Karroll	# 901 – 1501		(87 votes)
Veronica Madore	# 505 – 1500		(96 votes)
Colin McDougall	# 711 – 888	E	(101 votes)
Rob Skene	# T2 – 1500	E	(131 votes)
Mendi Tavakoli	#1808 – 150		(90 votes)

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

As more than seven owners were nominated, a vote was taken. The owners elected are indicated with E beside their name.

There being no further business, the meeting was adjourned at 10:15 p.m.

The next council meeting is scheduled for Wednesday, February 23, 2011 at 4:30 p.m.



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SELLING YOUR UNIT?

If you are planning to sell your unit, it is a good idea for your realtor to visit our website at www.vancondo.com. There, the realtor will find a link where they are able to order documents requested by potential purchasers such as minutes, bylaws, and engineer reports. Using this process rather than phoning our office may decrease the processing time. You can also find valuable tips on the *Strata Property Act* in the monthly bulletins distributed by our office.