



<b>IMPORTANT INFORMATION</b> Please have this translated	重要資料 請找人為你翻譯
<b>RENSEIGNEMENTS IMPORTANTS</b> 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。
<b>INFORMACIÓN IMPORTANTE</b> Busque alguien que le traduzca	알려드립니다 이것을 번역해 주십시오
<b>CHỈ DẪN QUAN TRỌNG</b> Xin nhờ người dịch hộ	सुदुर्ी नलडवारी विरुधा वरवे विसे वेळें दिस दा उलेंबा वरवादि

## VIRTUAL TOWNHALL PRE-SGM INFORMATION MEETING & SPECIAL GENERAL MEETING

September 24, 2020

**NOTICE TO:** *The Owners, Strata Plan LMS 712*

**FROM:** Agent for the Owners  
FirstService Residential BC Ltd.

Strata Manager:  
Kim O'Pray

Due to the current health crisis, subsequent health orders and suggested health practices the normal process in which an SGM is conducted has changed. This is now a two-stage process consisting of:

- Virtual Townhall Pre-SGM Q&A Information Meeting.
- Followed by a Formal Restricted Proxy Meeting.

The process for the **Podium Membrane Project (Phase 1) SGM** will be as follows:

1. Prior to the Townhall Meeting Owners will have the opportunity to view a 20-minute video prepared by RDH Building Science that will describe the project in detail. This presentation may be viewed at <https://vimeo.com/456245910>. The password to view the video is **888beach**.

After watching the video, Owners are asked to submit questions that they would like answered at the October 6, 2020 Townhall Pre-SGM Information Meeting. Please use the following link to submit your questions by October 2, 2020 at 5:00 p.m.

[https://forms.office.com/Pages/ResponsePage.aspx?id=uy6h3Kj7\\_ESfW5LEkB157Dr9UjoOhiVBmVROsT4gyuNUMIBMVUdEV05JUThORjUxM0ZQUUVSWFJQI4u](https://forms.office.com/Pages/ResponsePage.aspx?id=uy6h3Kj7_ESfW5LEkB157Dr9UjoOhiVBmVROsT4gyuNUMIBMVUdEV05JUThORjUxM0ZQUUVSWFJQI4u)

Both the video presentation and the link to submit questions will also be available on the Strata's website as follows:

[www.888beachvancouver.com](http://www.888beachvancouver.com).

The Owners' Only section of the website can be accessed as follows:

User I.D.: owners  
Password: \$B15Sea8

The links and other information related to the project will be in the Podium Membrane Renewal section.

2. The purpose of the Virtual Townhall Pre-SGM Q&A Information Meeting on Tuesday, October 6, 2020 at 7:00 p.m. is to provide a forum that will assist Owners in making an informed decision before completing the Restricted Proxy Form that is included with this Notice. Questions that have been previously submitted as well as live questions by a 'chat' function that will be available for owners to type questions will be answered at this meeting.

3. All matters regarding the SGM will be discussed and the purpose of this Virtual Townhall Pre-SGM Meeting is to provide a forum in which to make informed decisions in order to execute the restricted proxy included with this Notice.
4. Owners are also encouraged not to submit proxy forms until **after** the Virtual Townhall Pre-SGM Q&A Information Meeting and only after all the Townhall information has been presented.

**If you have any questions or concerns, please contact FirstService Residential at [info.bc@fsresidential.com](mailto:info.bc@fsresidential.com).**

TAKE NOTICE the **Virtual Townhall Pre-SGM Q&A Information Meeting** of the Strata Plan LMS 712 Owners will be held virtually/online on **October 6, 2020 at 7:00 p.m.** In order to join the meeting, please register in advance at the attendee link below. After registering you will receive a confirmation email containing information about joining the webinar.

<b>Date and Time</b>	<b>Tuesday, October 6, 2020 at 7:00 p.m.</b>
<b>Webinar</b>	Please register in advance at the GotoWebinar attendee link: <a href="https://attendee.gotowebinar.com/register/2830146637792405008">https://attendee.gotowebinar.com/register/2830146637792405008</a> or Phone: CANADA +1 (647) 497-9389 AUDIO ACCESS CODE - ATTENDEE-muted 386-975-642

The Bylaws 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.

**If you are uncertain of your account status, or have questions about how to make payments,** please email our Accounts Receivable Department at [ar.bc@fsresidential.com](mailto:ar.bc@fsresidential.com).

- Following the Virtual Townhall Pre-SGM Q&A Information Meeting fill out the attached proxy and submit it to [LMS712SGM.PROXY@FSResidential.com](mailto:LMS712SGM.PROXY@FSResidential.com). See SPECIFIC INSTRUCTIONS for completing your proxy on the next page.
- Proxies should not be submitted until **AFTER** the Virtual Townhall Pre-SGM Q&A Information Meeting and only after all the Townhall information has been presented. All proxy forms must be received by **12:00 p.m. Wednesday, October 14, 2020** in advance of the SGM. If multiple proxies are received for the same Strata Lot/Unit, only the most recently signed and dated version of the proxy will be used.
- **If you have any questions or concerns, please contact First Service Residential at [info.bc@fsresidential.com](mailto:info.bc@fsresidential.com)**
- Once the proxies have been received there will be a **Special General Meeting** on October 15, 2020 at 6:00pm to record and tally the votes on the Resolution: Podium Membrane Project Phase 1 (Special Expenditure Funded By Special Levy (copy attached)).

TAKE NOTICE that this **Special General Meeting**, due to government distancing restrictions, will be completed by Restricted Proxy on **Thursday, October 15, 2020 at 6:00 p.m.** in the Strata Office in Ocean Tower.



## RESTRICTED PROXY FORM

Due to the restrictions on community gatherings, the Strata Corporation is attaching this restricted proxy for our Special General Meeting:

1. The votes shall only be counted as instructed on this proxy.
2. This proxy may not be used for amendments, nor is discretionary voting permitted. Secret ballot voting will not be possible.
3. The exact numbers and result of the vote will be recorded in the Minutes of the Special General Meeting.
4. These proxies shall be retained for a period of two years within the date of this Special General Meeting and may be inspected upon request and when circumstances permit.
5. Agenda items, in most cases are procedural and the designated proxy holder is authorized to ratify each by majority vote.
6. This proxy shall constitute the person attending by proxy to meet quorum requirements for a meeting. **Please send your completed proxy AFTER the Virtual Townhall Pre-SGM Q&A Information Meeting:**

Proxies must be emailed scanned or photographed to [LMS712SGM.PROXY@FSResidential.com](mailto:LMS712SGM.PROXY@FSResidential.com) and received no later than 12pm noon on Wednesday October 14, 2020 in advance of the SGM. If multiple proxies are received for the same Strata Lot / Unit then only the most recently signed and dated version of the proxy will be used.

### Restricted Proxy for a specific meeting

Re: Strata Lot \_\_\_\_\_ and/or Unit # \_\_\_\_\_ [strata lot number as shown on strata plan] of Strata Plan LMS 712

[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 [Please name any **ONE OF the Strata Council Members who will be physically present at the SGM**]

Daniel Wang

Bev Andrews

To act as my/our limited/restricted proxy to vote as indicated below, for me/us on my/our behalf at the Special General Meeting of the Owners Strata Plan LMS 712 to be held on Thursday October 15, 2020, 2020 at 6.00 p.m., or any adjournment thereof.

DESCRIPTION	IN FAVOUR	OPPOSED	ABSTAINED
3/4 – Resolution – Podium Membrane Project Phase 1 - Funded by Special Levy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\_\_\_\_\_  
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.



**FirstService**  
RESIDENTIAL

TO ALL OWNERS  
STRATA CORPORATION LMS 712  
888 Beach

## **NOTICE OF THE SPECIAL GENERAL MEETING**

**DATE:** Thursday, October 15, 2020  
**TIME:** 6.00 p.m.  
**LOCATION:** Strata Office, Ocean Tower, 888 Beach, Vancouver, BC, V6Z 2P9

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### **AGENDA**

1. Call to Order 6.00 p.m. (no vote)
2. Certification of Proxies – Quorum Status (no vote)
3. Proof of Notice (no vote)
4. Approval of Agenda (procedural – majority vote at discretion of the proxy holder)
5. Approval of Annual General Meeting Minutes (held on February 25, 2020, as previously circulated) (procedural – majority vote at discretion of the proxy holder)
6. 3/4 Vote Resolution – Podium Membrane Project Phase 1 (Special Expenditure Funded by Special Levy) (attached) (vote per restricted proxy instruction)
7. Termination of Meeting

**3/4 VOTE RESOLUTION  
PODIUM MEMBRANE PROJECT PHASE 1  
(SPECIAL EXPENDITURE FUNDED BY SPECIAL LEVY)**

**WHEREAS** The Residential/ Non-Residential Owners, Strata Plan LMS 712, wish to proceed with the exterior podium renewal project as recommended by RDH Building Science and as reviewed at the October 6, 2020 Virtual Townhall Pre-SGM Q&A meeting;

**BE IT RESOLVED** by a 3/4 Vote Resolution of The Owners/ Residential Owners/ Non-Residential Owners, Strata Plan LMS 712, in person or by proxy at this Special General Meeting, that a sum of money not exceeding \$2.4 million (\$2,400,000) be raised and spent for the purpose of the podium membrane project phase 1, such expenditure to be charged as a Special Levy upon the Owners/ Residential Owners/ Non-Residential Owners in proportion to the unit entitlement of their respective strata lot.

In accordance with Sections 108(5) and (6) of the *Strata Property Act [SBC 1998]*, in the event that the actual cost of the proposed project is less than the Special Levy amount, if no Owner/ Residential Owner/ Non-Residential Owner is entitled to receive a refund of more than \$100 in total, the excess balance will be deposited in 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 \$2.4 million (\$2,400,000) shall be assessed on Thursday October 15, 2020 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/ Residential Owner/ non-Residential Owner who sells, conveys or transfers his/her title, or remortgages, before payment of this Special Levy is made in full, shall then pay the full amount outstanding.

As a matter of financial convenience only, the owners may pay this special levy over a period of ten (10) months, such payments to be made in equal amounts on the first of December 2020 until the first of September 2021. 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 [SBC 1998]* (see attached) shall be applicable where an Owner/ Residential Owner/ Non-Residential Owner fails to make the required payment as authorized by the passing of this 3/4 Vote Resolution.

**END OF RESOLUTION**

# LMS 712 - 888 BEACH

## Proposed Special Levy Fee Schedule

3/4 Vote Resolution - Podium Membrane - \$2,400,000

December 1, 2020 - September 1, 2021

<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlement</u>	<u>Total</u> <u>Amount</u> \$	<u>Due</u> <u>Monthly</u> \$
1	T02 - 1500 Hornby Street	2,142	\$ 16,190.43	\$ 1,619.04
2	T03 - 1500 Hornby Street	2,133	\$ 16,122.40	\$ 1,612.24
3	T04 - 1500 Hornby Street	2,173	\$ 16,424.74	\$ 1,642.47
4	T05 - 1501 Howe Street	1,844	\$ 13,937.98	\$ 1,393.80
5	T06 - 1501 Howe Street	1,804	\$ 13,635.63	\$ 1,363.56
6	T07 - 1501 Howe Street	1,804	\$ 13,635.63	\$ 1,363.56
7	T08 - 1501 Howe Street	1,804	\$ 13,635.63	\$ 1,363.56
8	T09 - 1501 Howe Street	1,804	\$ 13,635.63	\$ 1,363.56
9	T10 - 1501 Howe Street	1,804	\$ 13,635.63	\$ 1,363.56
10	T11 - 1501 Howe Street	1,804	\$ 13,635.63	\$ 1,363.56
11	T12 - 1501 Howe Street	2,054	\$ 15,525.27	\$ 1,552.53
12	T13 - 1501 Howe Street	2,147	\$ 16,228.22	\$ 1,622.82
13	TH14 - 1501 Howe Street	2,028	\$ 15,328.75	\$ 1,532.88
14	T15 - 1501 Howe Street	1,474	\$ 11,141.31	\$ 1,114.13
15	T16 - 1501 Howe Street	1,477	\$ 11,163.99	\$ 1,116.40
16	C4 - 888 Beach Avenue	694	\$ 5,245.64	\$ 524.56
17	T01 - 1500 Hornby Street	1,639	\$ 12,388.47	\$ 1,238.85
18	301 - 1501 Howe Street	1,217	\$ 9,198.76	\$ 919.88
19	302 - 1501 Howe Street	1,172	\$ 8,858.63	\$ 885.86
20	303 - 1501 Howe Street	1,161	\$ 8,775.48	\$ 877.55
21	T17 - 1501 Howe Street	839	\$ 6,341.63	\$ 634.16
22	T18 - 1501 Howe Street	807	\$ 6,099.75	\$ 609.98
23	T19 - 1501 Howe Street	1,549	\$ 11,708.20	\$ 1,170.82
24	T20 - 888 Beach Avenue	1,005	\$ 7,596.35	\$ 759.64
25	T21 - 888 Beach Avenue	1,005	\$ 7,596.35	\$ 759.64
26	T22 - 888 Beach Avenue	1,005	\$ 7,596.35	\$ 759.64
27	T23 - 888 Beach Avenue	1,005	\$ 7,596.35	\$ 759.64
28	T24 - 888 Beach Avenue	1,005	\$ 7,596.35	\$ 759.64
29	T25 - 888 Beach Avenue	1,005	\$ 7,596.35	\$ 759.64
30	T26 - 888 Beach Avenue	1,005	\$ 7,596.35	\$ 759.64
31	C1 - 1500 Hornby Street	765	\$ 5,782.29	\$ 578.23
32	C2 - 888 Beach Avenue	798	\$ 6,031.73	\$ 603.17
33	C3 - 1501 Howe Street	737	\$ 5,570.66	\$ 557.07
34	401 - 1501 Howe Street	1,502	\$ 11,352.95	\$ 1,135.30
35	402 - 1501 Howe Street	1,503	\$ 11,360.51	\$ 1,136.05
36	403 - 1501 Howe Street	962	\$ 7,271.33	\$ 727.13
37	404 - 1501 Howe Street	1,053	\$ 7,959.16	\$ 795.92
38	405 - 1501 Howe Street	1,571	\$ 11,874.49	\$ 1,187.45

# LMS 712 - 888 BEACH

## Proposed Special Levy Fee Schedule

3/4 Vote Resolution - Podium Membrane - \$2,400,000

December 1, 2020 - September 1, 2021

<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlement</u>	<u>Total</u> <u>Amount</u> \$	<u>Due</u> <u>Monthly</u> \$
39	408 - 1500 Hornby Street	942	\$ 7,120.16	\$ 712.02
40	409 - 1500 Hornby Street	1,024	\$ 7,739.96	\$ 774.00
41	407 - 1500 Hornby Street	683	\$ 5,162.49	\$ 516.25
42	406 - 1500 Hornby Street	714	\$ 5,396.81	\$ 539.68
43	501 - 1501 Howe Street	1,505	\$ 11,375.63	\$ 1,137.56
44	502 - 1501 Howe Street	1,503	\$ 11,360.51	\$ 1,136.05
45	503 - 1501 Howe Street	1,055	\$ 7,974.28	\$ 797.43
46	504 - 1501 Howe Street	1,055	\$ 7,974.28	\$ 797.43
47	516 - 888 Beach Avenue	1,075	\$ 8,125.45	\$ 812.55
48	515 - 888 Beach Avenue	945	\$ 7,142.83	\$ 714.28
49	514 - 888 Beach Avenue	896	\$ 6,772.47	\$ 677.25
50	513 - 888 Beach Avenue	896	\$ 6,772.47	\$ 677.25
51	512 - 888 Beach Avenue	896	\$ 6,772.47	\$ 677.25
52	508 - 1500 Hornby Street	942	\$ 7,120.16	\$ 712.02
53	509 - 1500 Hornby Street	1,026	\$ 7,755.08	\$ 775.51
54	510 - 1500 Hornby Street	680	\$ 5,139.82	\$ 513.98
55	511 - 1500 Hornby Street	713	\$ 5,389.25	\$ 538.93
56	505 - 1500 Hornby Street	1,173	\$ 8,866.19	\$ 886.62
57	506 - 1500 Hornby Street	1,173	\$ 8,866.19	\$ 886.62
58	507 - 1500 Hornby Street	903	\$ 6,825.38	\$ 682.54
59	601 - 1501 Howe Street	1,505	\$ 11,375.63	\$ 1,137.56
60	602 - 1501 Howe Street	1,503	\$ 11,360.51	\$ 1,136.05
61	603 - 1501 Howe Street	1,053	\$ 7,959.16	\$ 795.92
62	604 - 1501 Howe Street	1,055	\$ 7,974.28	\$ 797.43
63	616 - 888 Beach Avenue	1,073	\$ 8,110.33	\$ 811.03
64	615 - 888 Beach Avenue	945	\$ 7,142.83	\$ 714.28
65	614 - 888 Beach Avenue	896	\$ 6,772.47	\$ 677.25
66	613 - 888 Beach Avenue	896	\$ 6,772.47	\$ 677.25
67	612 - 888 Beach Avenue	896	\$ 6,772.47	\$ 677.25
68	608 - 1500 Hornby Street	943	\$ 7,127.72	\$ 712.77
69	609 - 1500 Hornby Street	1,024	\$ 7,739.96	\$ 774.00
70	610 - 1500 Hornby Street	684	\$ 5,170.05	\$ 517.01
71	611 - 1500 Hornby Street	716	\$ 5,411.93	\$ 541.19
72	605 - 1500 Hornby Street	1,173	\$ 8,866.19	\$ 886.62
73	606 - 1500 Hornby Street	1,173	\$ 8,866.19	\$ 886.62
74	607 - 1500 Hornby Street	904	\$ 6,832.93	\$ 683.29
75	701 - 1501 Howe Street	1,505	\$ 11,375.63	\$ 1,137.56
76	702 - 1501 Howe Street	1,503	\$ 11,360.51	\$ 1,136.05
77	703 - 1501 Howe Street	1,055	\$ 7,974.28	\$ 797.43
78	704 - 1501 Howe Street	1,055	\$ 7,974.28	\$ 797.43
79	712 - 888 Beach Avenue	1,016	\$ 7,679.49	\$ 767.95
80	711 - 888 Beach Avenue	1,200	\$ 9,070.27	\$ 907.03



# LMS 712 - 888 BEACH

## Proposed Special Levy Fee Schedule

3/4 Vote Resolution - Podium Membrane - \$2,400,000

December 1, 2020 - September 1, 2021

<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlement</u>	<u>Total</u> <u>Amount</u> \$	<u>Due</u> <u>Monthly</u> \$
81	708 - 1500 Hornby Street	972	\$ 7,346.92	\$ 734.69
82	709 - 1500 Hornby Street	992	\$ 7,498.09	\$ 749.81
83	710 - 1500 Hornby Street	1,125	\$ 8,503.37	\$ 850.34
84	705 - 1500 Hornby Street	1,173	\$ 8,866.19	\$ 886.62
85	706 - 1500 Hornby Street	1,173	\$ 8,866.19	\$ 886.62
86	707 - 1500 Hornby Street	1,126	\$ 8,510.93	\$ 851.09
87	801 - 1501 Howe Street	1,505	\$ 11,375.63	\$ 1,137.56
88	802 - 1501 Howe Street	1,503	\$ 11,360.51	\$ 1,136.05
89	803 - 1501 Howe Street	1,055	\$ 7,974.28	\$ 797.43
90	804 - 1501 Howe Street	1,055	\$ 7,974.28	\$ 797.43
91	811 - 888 Beach Avenue	2,802	\$ 21,179.07	\$ 2,117.91
92	808 - 1500 Hornby Street	972	\$ 7,346.92	\$ 734.69
93	809 - 1500 Hornby Street	992	\$ 7,498.09	\$ 749.81
94	810 - 1500 Hornby Street	1,126	\$ 8,510.93	\$ 851.09
95	805 - 1500 Hornby Street	1,173	\$ 8,866.19	\$ 886.62
96	806 - 1500 Hornby Street	1,173	\$ 8,866.19	\$ 886.62
97	807 - 1500 Hornby Street	1,126	\$ 8,510.93	\$ 851.09
98	901 - 1501 Howe Street	1,505	\$ 11,375.63	\$ 1,137.56
99	902 - 1501 Howe Street	1,503	\$ 11,360.51	\$ 1,136.05
100	903 - 1501 Howe Street	1,055	\$ 7,974.28	\$ 797.43
101	904 - 1501 Howe Street	1,055	\$ 7,974.28	\$ 797.43
102	908 - 1500 Hornby Street	972	\$ 7,346.92	\$ 734.69
103	909 - 1500 Hornby Street	990	\$ 7,482.97	\$ 748.30
104	910 - 1500 Hornby Street	1,126	\$ 8,510.93	\$ 851.09
105	905 - 1500 Hornby Street	1,173	\$ 8,866.19	\$ 886.62
106	906 - 1500 Hornby Street	1,173	\$ 8,866.19	\$ 886.62
107	907 - 1500 Hornby Street	1,126	\$ 8,510.93	\$ 851.09
108	1001 - 1501 Howe Street	1,505	\$ 11,375.63	\$ 1,137.56
109	1002 - 1501 Howe Street	1,503	\$ 11,360.51	\$ 1,136.05
110	1003 - 1501 Howe Street	1,055	\$ 7,974.28	\$ 797.43
111	1004 - 1501 Howe Street	1,055	\$ 7,974.28	\$ 797.43
112	1008 - 1500 Hornby Street	972	\$ 7,346.92	\$ 734.69
113	1009 - 1500 Hornby Street	990	\$ 7,482.97	\$ 748.30
114	1010 - 1500 Hornby Street	1,126	\$ 8,510.93	\$ 851.09
115	1005 - 1500 Hornby Street	1,173	\$ 8,866.19	\$ 886.62
116	1006 - 1500 Hornby Street	1,173	\$ 8,866.19	\$ 886.62
117	1007 - 1500 Hornby Street	1,126	\$ 8,510.93	\$ 851.09
118	1101 - 1501 Howe Street	1,505	\$ 11,375.63	\$ 1,137.56
119	1102 - 1501 Howe Street	1,503	\$ 11,360.51	\$ 1,136.05
120	1103 - 1501 Howe Street	1,055	\$ 7,974.28	\$ 797.43
121	1104 - 1501 Howe Street	1,055	\$ 7,974.28	\$ 797.43
122	1108 - 1500 Hornby Street	972	\$ 7,346.92	\$ 734.69

# LMS 712 - 888 BEACH

## Proposed Special Levy Fee Schedule

3/4 Vote Resolution - Podium Membrane - \$2,400,000

December 1, 2020 - September 1, 2021

<u>Strata</u>		<u>Unit</u>		<u>Total</u>		<u>Due</u>
<u>Lot #</u>	<u>Unit Address</u>	<u>Entitlement</u>		<u>Amount</u>		<u>Monthly</u>
				\$		\$
123	1109 - 1500 Hornby Street	990	\$	7,482.97	\$	748.30
124	1110 - 1500 Hornby Street	1,126	\$	8,510.93	\$	851.09
125	1105 - 1500 Hornby Street	1,173	\$	8,866.19	\$	886.62
126	1106 - 1500 Hornby Street	1,173	\$	8,866.19	\$	886.62
127	1107 - 1500 Hornby Street	1,126	\$	8,510.93	\$	851.09
128	1201 - 1501 Howe Street	1,505	\$	11,375.63	\$	1,137.56
129	1202 - 1501 Howe Street	1,503	\$	11,360.51	\$	1,136.05
130	1203 - 1501 Howe Street	1,055	\$	7,974.28	\$	797.43
131	1204 - 1501 Howe Street	1,055	\$	7,974.28	\$	797.43
132	1208 - 1500 Hornby Street	972	\$	7,346.92	\$	734.69
133	1209 - 1500 Hornby Street	990	\$	7,482.97	\$	748.30
134	1210 - 1500 Hornby Street	1,126	\$	8,510.93	\$	851.09
135	1205 - 1500 Hornby Street	1,173	\$	8,866.19	\$	886.62
136	1206 - 1500 Hornby Street	1,173	\$	8,866.19	\$	886.62
137	1207 - 1500 Hornby Street	1,126	\$	8,510.93	\$	851.09
138	1301 - 1501 Howe Street	1,505	\$	11,375.63	\$	1,137.56
139	1302 - 1501 Howe Street	1,503	\$	11,360.51	\$	1,136.05
140	1303 - 1501 Howe Street	1,055	\$	7,974.28	\$	797.43
141	1304 - 1501 Howe Street	1,055	\$	7,974.28	\$	797.43
142	1308 - 1500 Hornby Street	972	\$	7,346.92	\$	734.69
143	1309 - 1500 Hornby Street	990	\$	7,482.97	\$	748.30
144	1310 - 1500 Hornby Street	1,126	\$	8,510.93	\$	851.09
145	1305 - 1500 Hornby Street	1,173	\$	8,866.19	\$	886.62
146	1306 - 1500 Hornby Street	1,173	\$	8,866.19	\$	886.62
147	1307 - 1500 Hornby Street	1,126	\$	8,510.93	\$	851.09
148	1401 - 1501 Howe Street	1,505	\$	11,375.63	\$	1,137.56
149	1402 - 1501 Howe Street	1,503	\$	11,360.51	\$	1,136.05
150	1403 - 1501 Howe Street	1,055	\$	7,974.28	\$	797.43
151	1404 - 1501 Howe Street	1,055	\$	7,974.28	\$	797.43
152	1408 - 1500 Hornby Street	972	\$	7,346.92	\$	734.69
153	1409 - 1500 Hornby Street	990	\$	7,482.97	\$	748.30
154	1410 - 1500 Hornby Street	1,126	\$	8,510.93	\$	851.09
155	1405 - 1500 Hornby Street	1,173	\$	8,866.19	\$	886.62
156	1406 - 1500 Hornby Street	1,173	\$	8,866.19	\$	886.62
157	1407 - 1500 Hornby Street	1,126	\$	8,510.93	\$	851.09
158	1501 - 1501 Howe Street	1,505	\$	11,375.63	\$	1,137.56
159	1502 - 1501 Howe Street	1,503	\$	11,360.51	\$	1,136.05
160	1503 - 1501 Howe Street	1,055	\$	7,974.28	\$	797.43
161	1504 - 1501 Howe Street	1,055	\$	7,974.28	\$	797.43
162	1508 - 1500 Hornby Street	972	\$	7,346.92	\$	734.69
163	1509 - 1500 Hornby Street	990	\$	7,482.97	\$	748.30
164	1510 - 1500 Hornby Street	1,126	\$	8,510.93	\$	851.09

# LMS 712 - 888 BEACH

## Proposed Special Levy Fee Schedule

3/4 Vote Resolution - Podium Membrane - \$2,400,000

December 1, 2020 - September 1, 2021

<u>Strata</u>		<u>Unit</u>		<u>Total</u>		<u>Due</u>
<u>Lot #</u>	<u>Unit Address</u>	<u>Entitlement</u>		<u>Amount</u>		<u>Monthly</u>
				\$		\$
165	1505 - 1500 Hornby Street	1,173	\$	8,866.19	\$	886.62
166	1506 - 1500 Hornby Street	1,173	\$	8,866.19	\$	886.62
167	1507 - 1500 Hornby Street	1,126	\$	8,510.93	\$	851.09
168	1601 - 1501 Howe Street	2,207	\$	16,681.73	\$	1,668.17
169	1602 - 1501 Howe Street	2,215	\$	16,742.30	\$	1,674.23
170	1608 - 1500 Hornby Street	972	\$	7,346.92	\$	734.69
171	1609 - 1500 Hornby Street	990	\$	7,482.97	\$	748.30
172	1610 - 1500 Hornby Street	1,126	\$	8,510.93	\$	851.09
173	1605 - 1500 Hornby Street	1,173	\$	8,866.19	\$	886.62
174	1606 - 1500 Hornby Street	1,173	\$	8,866.19	\$	886.62
175	1607 - 1500 Hornby Street	1,126	\$	8,510.93	\$	851.09
176	1701 - 1501 Howe Street	2,207	\$	16,681.73	\$	1,668.17
177	1702 - 1501 Howe Street	2,215	\$	16,742.30	\$	1,674.23
178	1708 - 1500 Hornby Street	972	\$	7,346.92	\$	734.69
179	1709 - 1500 Hornby Street	990	\$	7,482.97	\$	748.30
180	1710 - 1500 Hornby Street	1,126	\$	8,510.93	\$	851.09
181	1705 - 1500 Hornby Street	1,173	\$	8,866.19	\$	886.62
182	1706 - 1500 Hornby Street	1,173	\$	8,866.19	\$	886.62
183	1707 - 1500 Hornby Street	1,126	\$	8,510.93	\$	851.09
184	1801 - 1501 Howe Street	1,736	\$	13,121.65	\$	1,312.17
185	1802 - 1501 Howe Street	1,745	\$	13,189.68	\$	1,318.97
186	1808 - 1500 Hornby Street	972	\$	7,346.92	\$	734.69
187	1809 - 1500 Hornby Street	990	\$	7,482.97	\$	748.30
188	1810 - 1500 Hornby Street	1,126	\$	8,510.93	\$	851.09
189	1805 - 1500 Hornby Street	1,173	\$	8,866.19	\$	886.62
190	1806 - 1500 Hornby Street	1,173	\$	8,866.19	\$	886.62
191	1807 - 1500 Hornby Street	1,126	\$	8,510.93	\$	851.09
192	1902 - 1500 Hornby Street	969	\$	7,324.24	\$	732.42
193	1903 - 1500 Hornby Street	989	\$	7,475.41	\$	747.54
194	1904 - 1500 Hornby Street	936	\$	7,074.81	\$	707.48
195	1905 - 1500 Hornby Street	1,177	\$	8,896.42	\$	889.64
196	1906 - 1500 Hornby Street	1,177	\$	8,896.42	\$	889.64
197	1901 - 1500 Hornby Street	936	\$	7,074.81	\$	707.48
198	2002 - 1500 Hornby Street	969	\$	7,324.24	\$	732.42
199	2003 - 1500 Hornby Street	989	\$	7,475.41	\$	747.54
200	2004 - 1500 Hornby Street	937	\$	7,082.37	\$	708.24
201	2005 - 1500 Hornby Street	1,177	\$	8,896.42	\$	889.64
202	2006 - 1500 Hornby Street	1,177	\$	8,896.42	\$	889.64
203	2001 - 1500 Hornby Street	937	\$	7,082.37	\$	708.24
204	2102 - 1500 Hornby Street	969	\$	7,324.24	\$	732.42
205	2103 - 1500 Hornby Street	989	\$	7,475.41	\$	747.54
206	2104 - 1500 Hornby Street	937	\$	7,082.37	\$	708.24

# LMS 712 - 888 BEACH

## Proposed Special Levy Fee Schedule

**3/4 Vote Resolution - Podium Membrane - \$2,400,000**

**December 1, 2020 - September 1, 2021**

<u>Strata</u>		<u>Unit</u>		<u>Total</u>		<u>Due</u>
<u>Lot #</u>	<u>Unit Address</u>	<u>Entitlement</u>		<u>Amount</u>		<u>Monthly</u>
				\$	\$	\$
207	2105 - 1500 Hornby Street	1,177	\$	8,896.42	\$	889.64
208	2106 - 1500 Hornby Street	1,177	\$	8,896.42	\$	889.64
209	2101 - 1500 Hornby Street	937	\$	7,082.37	\$	708.24
210	2202 - 1500 Hornby Street	969	\$	7,324.24	\$	732.42
211	2203 - 1500 Hornby Street	989	\$	7,475.41	\$	747.54
212	2204 - 1500 Hornby Street	937	\$	7,082.37	\$	708.24
213	2205 - 1500 Hornby Street	1,177	\$	8,896.42	\$	889.64
214	2206 - 1500 Hornby Street	1,177	\$	8,896.42	\$	889.64
215	2201 - 1500 Hornby Street	937	\$	7,082.37	\$	708.24
216	2302 - 1500 Hornby Street	969	\$	7,324.24	\$	732.42
217	2303 - 1500 Hornby Street	989	\$	7,475.41	\$	747.54
218	2304 - 1500 Hornby Street	937	\$	7,082.37	\$	708.24
219	2305 - 1500 Hornby Street	1,177	\$	8,896.42	\$	889.64
220	2306 - 1500 Hornby Street	1,177	\$	8,896.42	\$	889.64
221	2301 - 1500 Hornby Street	937	\$	7,082.37	\$	708.24
222	2402 - 1500 Hornby Street	969	\$	7,324.24	\$	732.42
223	2403 - 1500 Hornby Street	989	\$	7,475.41	\$	747.54
224	2404 - 1500 Hornby Street	937	\$	7,082.37	\$	708.24
225	2405 - 1500 Hornby Street	1,177	\$	8,896.42	\$	889.64
226	2406 - 1500 Hornby Street	1,177	\$	8,896.42	\$	889.64
227	2401 - 1500 Hornby Street	937	\$	7,082.37	\$	708.24
228	2502 - 1500 Hornby Street	969	\$	7,324.24	\$	732.42
229	2503 - 1500 Hornby Street	989	\$	7,475.41	\$	747.54
230	2504 - 1500 Hornby Street	937	\$	7,082.37	\$	708.24
231	2505 - 1500 Hornby Street	1,177	\$	8,896.42	\$	889.64
232	2506 - 1500 Hornby Street	1,177	\$	8,896.42	\$	889.64
233	2501 - 1500 Hornby Street	937	\$	7,082.37	\$	708.24
234	2603 - 1500 Hornby Street	1,221	\$	9,229.00	\$	922.90
235	2604 - 1500 Hornby Street	1,238	\$	9,357.49	\$	935.75
236	2601 - 1500 Hornby Street	1,582	\$	11,957.63	\$	1,195.76
237	2602 - 1500 Hornby Street	1,582	\$	11,957.63	\$	1,195.76
238	2703 - 1500 Hornby Street	1,221	\$	9,229.00	\$	922.90
239	2704 - 1500 Hornby Street	1,238	\$	9,357.49	\$	935.75
240	2701 - 1500 Hornby Street	1,582	\$	11,957.63	\$	1,195.76
241	2702 - 1500 Hornby Street	1,582	\$	11,957.63	\$	1,195.76
242	2803 - 1500 Hornby Street	1,221	\$	9,229.00	\$	922.90
243	2804 - 1500 Hornby Street	1,238	\$	9,357.49	\$	935.75
244	2801 - 1500 Hornby Street	1,582	\$	11,957.63	\$	1,195.76
245	2802 - 1500 Hornby Street	1,582	\$	11,957.63	\$	1,195.76
246	2903 - 1500 Hornby Street	1,221	\$	9,229.00	\$	922.90
247	2904 - 1500 Hornby Street	1,238	\$	9,357.49	\$	935.75
248	2901 - 1500 Hornby Street	1,582	\$	11,957.63	\$	1,195.76

# LMS 712 - 888 BEACH

## Proposed Special Levy Fee Schedule

**3/4 Vote Resolution - Podium Membrane - \$2,400,000**

**December 1, 2020 - September 1, 2021**

<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlement</u>	<u>Total</u> <u>Amount</u>	<u>Due</u> <u>Monthly</u>
			\$	\$
249	2902 - 1500 Hornby Street	1,582	\$ 11,957.63	\$ 1,195.76
250	3003 - 1500 Hornby Street	1,292	\$ 9,765.65	\$ 976.57
251	3004 - 1500 Hornby Street	1,309	\$ 9,894.15	\$ 989.42
252	3001 - 1500 Hornby Street	1,582	\$ 11,957.63	\$ 1,195.76
253	3002 - 1500 Hornby Street	1,582	\$ 11,957.63	\$ 1,195.76
254	3102 - 1500 Hornby Street	2,383	\$ 18,012.04	\$ 1,801.20
255	3101 - 1500 Hornby Street	2,383	\$ 18,012.04	\$ 1,801.20
256	3202 - 1500 Hornby Street	2,383	\$ 18,012.04	\$ 1,801.20
257	3201 - 1500 Hornby Street	2,383	\$ 18,012.04	\$ 1,801.20
258	3302 - 1500 Hornby Street	2,383	\$ 18,012.04	\$ 1,801.20
259	3301 - 1500 Hornby Street	2,383	\$ 18,012.04	\$ 1,801.20
			317,521	
			\$ 2,400,000.55	\$ 240,000.03
				x 10
				\$ 2,400,000.30

## **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 disbursements.



## **PRE-AUTHORIZED DEBIT (PAD) AGREEMENT - STRATA**

### **Terms and Conditions:**

1. I/We acknowledge that I/we are participating in a PAD plan established by FirstService Residential and I/we participate in this PAD plan upon all terms and conditions set out herein. FirstService Residential reserves the right to reject my/our application or discontinue the service.
2. I/We warrant and guarantee that all persons whose signatures are required to sign on this account have signed this agreement.
3. I/We acknowledge that this PAD authorization is provided for the benefit of FirstService Residential and the processing institution administering the account, and is provided in consideration of the said processing institution agreeing to process these PADs against my/our bank account in accordance with the rules of the Canadian Payments Association.
4. I/We hereby authorize FirstService Residential on behalf of our Strata Corporation and its processing institution to debit my/our bank account on the 1<sup>st</sup> day of each month:
  - All recurring monthly strata fees and/or charges (e.g. parking and lockers etc.); and/or
  - All approved special levy(ies) and assessment(s); and/or
  - Any one-time retroactive strata fees/charges adjustments; and/or
  - Any one-time sporadic debit of any kind (e.g. a "catch-up" payment on previous outstanding strata fees for 1<sup>st</sup> time PAD enrolment, NSF administration fee, etc.) as authorized by me/us.

I/we understand that the amount of strata fees may be increased or decreased based on the approved budget as adopted by my/our strata corporation from time to time. **I/We agree to waive the requirements for pre-notification including, without limitation, pre-notification of any changes in the amount of the PAD due to a change in strata fees, charges, special levies and assessments or adjustments.**

5. I/We acknowledge that delivery of this authorization to FirstService Residential constitutes delivery by me/us to the processing institution.
6. I/We understand that this authority is to remain in effect until FirstService Residential has received written notification from me/us of its change or termination. The notification must be delivered to the office of FirstService Residential at least ten (10) business days in advance of the next PAD withdrawal. I/We may obtain a cancellation form or more information on my/our right to cancel our PAD Agreement by contacting the office of FirstService Residential or by visiting [www.cdnpay.ca](http://www.cdnpay.ca).
7. I/We undertake to inform FirstService Residential immediately, in writing, of any change in the account (e.g. account closure, change of account number, etc.) or other information (e.g. mailing address, phone number etc.) provided in this authorization.
8. I/We understand that a NSF administration fee will apply to my/our account should my/our PAD be returned due to insufficient funds, account closure, or account freeze, etc. It is my/our responsibility to ensure the balance in my/our bank account is sufficient to cover the PADs.
9. I/We have certain recourse rights if any debit does not comply with this agreement. For example, I/We have the right to receive reimbursement for any debit that is not authorized or is not consistent with this PAD Agreement. I/We may obtain more information on my/our recourse rights by contacting my/our financial institution or the office of FirstService Residential.
10. I/We understand the personal information provided in this PAD Agreement is for purposes of identifying and communicating with me/us, processing payments, responding to emergencies, ensuring the orderly management of the strata corporation and complying with legal requirements. I/We hereby authorize the strata corporation to collect, use and disclose my/our personal information for these purposes.

**Please Retain This Page For Your Reference. Thank You.**







**FirstService**  
RESIDENTIAL

# BE IN THE KNOW

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FirstService Residential Connect™ lets you stay connected to your community any time and from anywhere. The Connect Resident Portal will provide you with 24/7 access whenever it's convenient for you. Your computer or apps for Android and iOS offer instant access and a seamless experience.

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Download the latest AGM Minutes, Rules, Bylaws, and other documents to stay connected to your community.

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► **Manage Unit Profile**

Update your contact information or password and check your account balance.

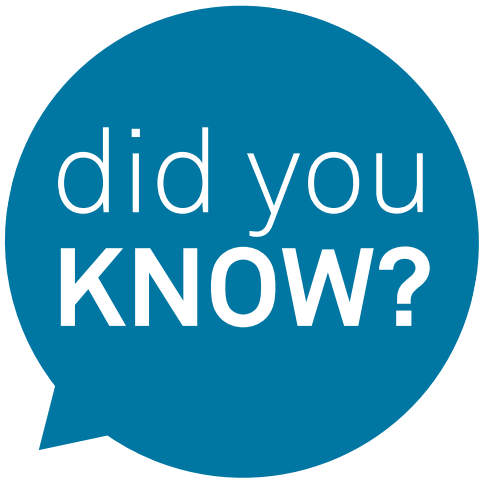
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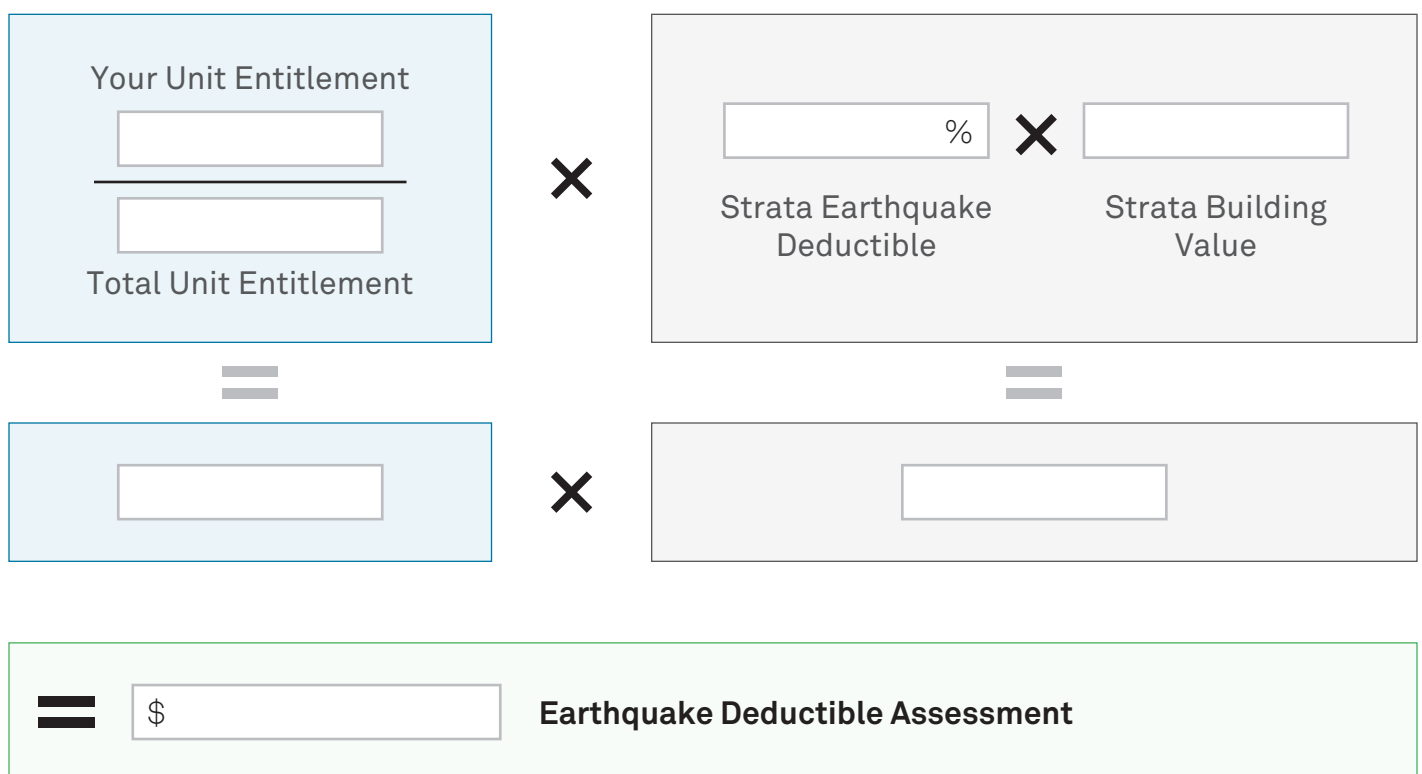
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## Strata Earthquake Deductibles

Did you know, even though your building has earthquake coverage, you still need earthquake insurance under your own personal policy? This will protect your unit and contents, *and* provide funds to cover your special assessment toward the building’s earthquake deductible.

### How much Earthquake Deductible Assessment do I need?



*DISCLAIMER: All information provided by FS Insurance Brokers is advisory in nature. Any such information may not identify or contemplate all unsafe conditions; others may exist. FS Insurance Brokers does not imply, guarantee or warrant the safety of any of the client’s properties or operations or that the client or any such properties or operations are in compliance with all federal, provincial, or local laws, codes, statutes, ordinances, standards or recommendations. All decisions in connection with the implementation, if any, of any of FS Insurance Brokers’ advice or recommendations shall be the sole responsibility of, and made by, the client or other recipient of the information.*