



Prudential Estates (RMD) Ltd.
SALES & PROPERTY MANAGEMENT
7320 Westminster Highway
Richmond, B.C. V6X 1A1
Telephone: (604) 273-1745
Fax: (604) 273-9021

January 13, 2009

**TAKE NOTICE THAT THE ANNUAL GENERAL MEETING OF THE OWNERS,
STRATA PLAN LMS 1536 BRETON MEWS - WILL BE HELD ON:**

DATE: TUESDAY, FEBRUARY 3, 2009

TIME: 7:15 P.M. (Registration 7:00 – 7:15 P.M.)

**PLACE: UNIT 303 - 2825 ALDER STREET
VANCOUVER, B.C.**

An Agenda for the meeting, along with some supporting documentation is enclosed herewith. Please read this material carefully prior to the meeting and *bring it with you for reference*.

1. **PURPOSE** The purpose of the meeting is to inform the Owners of the operation and other affairs of the Strata Corporation, to report on the Strata Corporation's insurance coverage, to approve a budget for 2009/2010, and to elect a Strata Council for the next year.
2. **QUORUM** A quorum is eligible voters holding 1/3 of the Strata Corporation's votes present in person or by proxy. Business must not be conducted unless a quorum is present.
3. **ELIGIBILITY** Except in cases whereby or under the Strata Property Act, a unanimous resolution is required, no Owner is entitled to vote at any general meeting if they are in arrears for Operating or Special Levy payments and the Strata Corporation has passed a bylaw prohibiting the owner from voting if the Strata Corporation is in a position to place a lien against that strata lot in arrears. Payment at the meeting will only be accepted if paid by cash or by certified cheque.
4. **PROXY** A document appointing a proxy must be in writing and be signed by the person appointing the proxy, and may be either general or for a specific meeting or a specific resolution, and may be revoked at any time. Any persons, other than an employee of the Strata Corporation or a person who provides strata management services to the Strata Corporation may be proxies.
5. **VOTING AND SHARED VOTE** Each strata lot has one vote. If 2 or more persons share one vote with respect to a strata lot, only one of them may vote on any given matter. If the Chair is advised before or during a vote that the 2 or more persons who share the one vote disagree on how their vote should be cast on a matter, the Chair must not count their vote in respect of that matter.
6. **3/4 VOTE RESOLUTIONS** "3/4 Vote" means a vote in favour of a resolution by at least 3/4 of the votes cast by eligible voters who are present in person or by proxy at the time the vote is taken and who have not abstained from voting.

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ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN LMS 1536 BRETON MEWS
TO BE HELD ON TUESDAY, FEBRUARY 3, 2009 AT 7:15 P.M.

AGENDA

1. CALL TO ORDER
2. CERTIFY PROXIES AND CORPORATE REPRESENTATIVES AND ISSUE VOTING CARDS,
AND DETERMINE THAT THERE IS A QUORUM
3. PRESENT TO THE MEETING PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE
4. APPROVE THE AGENDA
5. APPROVE MINUTES FROM THE LAST ANNUAL MEETING
6. DEAL WITH UNFINISHED BUSINESS
7. COUNCIL PRESIDENT'S REPORT (If Any)
8. REPORT ON THE STRATA CORPORATION'S INSURANCE COVERAGE
(See enclosed Certificate of Insurance)
9. CONSIDERATION OF RESOLUTIONS (If Any)
10. APPROVE 2009/2010 BUDGET (Enclosed)
11. ELECT 2009/2010 STRATA COUNCIL
12. DEAL WITH NEW BUSINESS AND GENERAL DISCUSSION
13. TERMINATE OR ADJOURN THE MEETING

BFL Canada Insurance Services Inc.
 1177 West Hastings Street, Suite 200, Vancouver, BC V6E 2K3
 Phone No. (604) 669-9600 Fax No. (604) 683-9316
 vancouver@bflcanada.ca
International Insurance Brokers

CERTIFICATE OF INSURANCE		Previous Policy No. BFL04LMS1536	Renewal Policy No. BFL04LMS1536
NAMED INSURED	The Owners, Strata Plan LMS1536, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners.		
PROPERTY MANAGER	Century 21 Prudential Estates (RMD) Ltd.		
MAILING ADDRESS	7320 Westminster Highway, Richmond, BC V6X 1A1		
POLICY PERIOD	From: April 30, 2008	To: April 30, 2009	
INSURED LOCATION	12:01 a.m. standard time at the location of the premises as to each of the said dates 2825 Alder Street, Vancouver, BC V6H 2S6		
CONSTRUCTION	Frame	3 Storeys	1 Building
OCCUPIED BY INSURED AS	10 Residential Units	Nil Commercial Units	
Insurance is provided, subject to the Declarations, Terms, Conditions of the Policy and its Riders, only for which specific Riders are attached and for which a specific limit or annotation is shown hereunder.			
INSURING AGREEMENT		DEDUCTIBLE	LIMIT
SECTION I - PROPERTY (Revision date Aug 24, 2008)			\$ 1,288,000
A. All Property - All Risks, Stated Amount Co-Insurance, Guaranteed Replacement Cost, By-Laws			
All Risks		\$ 1,000	
Sewer Backup Damage		\$ 2,500	
Water Damage		\$ 2,500	
Earthquake Damage		% 10	
Flood Damage		\$ 10,000	
Lock & Key		\$ 250	\$ 10,000
B. Business Interruption (Gross Rents), Indemnity Period - N/A Months			\$ Not Covered
SECTION II - CRIME (Form 600000-05, Rev. Jan 2000.)			\$ 10,000
I. Comprehensive Dishonesty, Disappearance and Destruction - Form A			\$ 5,000
II. Loss Inside the Premises			\$ 5,000
III. Loss Outside the Premises			\$ 5,000
IV. Money Orders and Counterfeit Paper Currency			\$ 5,000
V. Depositors Forgery			\$ 5,000
SECTION III - COMMERCIAL GENERAL LIABILITY (Form 000102, Rev. Nov 2005)			
A. Bodily Injury & Property Damage Liability		Per Occurrence \$ 500	\$ 10,000,000
General Aggregate Limit		Aggregate \$ 500	\$ 10,000,000
Products and Completed Operations		Aggregate \$ 500	\$ 10,000,000
B. Personal and Advertising Injury Liability		Per Occurrence \$	\$ 5,000
C. Medical Payments		Any One Person \$	\$ 25,000
D. Tenants Legal Liability		Per Occurrence \$	\$ 500,000
Non-Owned Automobile Endorsement SPF #6 - Form 335002-02		Per Occurrence \$	\$ 10,000,000
Contractual Liability Endorsement SEF #94 - Form 335100-01		Per Occurrence \$	\$ 10,000,000
Excluding Long Term Leased Vehicle Endorsement SEF #89 - Form 335300-02		Per Occurrence \$	\$ 10,000,000
Limited Pollution Liability Coverage Endorsement - Form 000114-02		Aggregate \$ 500	\$ 1,000,000
Employee Benefit Liability - Form 000200		Aggregate \$	\$ 1,000,000
SECTION IV - CONDOMINIUM DIRECTORS & OFFICERS LIABILITY		\$ Nil	\$ 2,000,000
Claims Made Form (Including Property Manager)			
SECTION V - GLASS (Form 820000-02, Rev. Nov 1998)		Residential \$ 100	Blanket
Blanket Exterior Glass		Commercial \$ N/A	Not Covered
SECTION VI - BOILER & MACHINERY			
A. Objects Insured - objects as described and defined for Standard Comprehensive Form, Data Processing Equipment and Electronic Equipment Included		\$ 500	\$ 1,288,000
B. Direct Damage including Repair or Replacement, By Laws coverage, Off Premises Power.			\$ 100,000
Sub Limits -			\$ 100,000
Ammonia Contamination			\$ 100,000
Water Damage			\$ 100,000
Expediting Expenses			\$ 100,000
Professional Fees			\$ 100,000
PCB Contamination			\$ 100,000
C. Business Interruption/Extra Expense		24 Hour Waiting Period \$	\$ 100,000
Loss of Profits - Rents N/A Months Indemnity Period		24 Hour Waiting Period \$	Not Covered
SECTION VII - POLLUTION LIABILITY - Claims Made Form		\$ 25,000	\$ 1,000,000
Limit of Liability - Each Loss, Remediation Expense or Legal Defense Expense			
\$2,000,000 Aggregate			
SECTION VIII - VOLUNTEER ACCIDENT		See Policy Wordings	\$ 100,000
Principal Sum			
LOSS IF ANY PAYABLE TO:	To all Registered Unit Owners &/or other Mortgagees as their interest may appear and as shown in the Land Registration District Office applicable to the said Property. (The Standard Mortgage Clause is applicable unless Special Mortgage Clause attached)		
TOTAL PREMIUM:			\$ 4,134.00
This Policy contains a clause(s) which may limit the amount payable			

This Certificate is not valid unless countersigned by an Authorized Representative of the Insurer(s).
 E. & O.E.
 DATE: April 30, 2008

SUBSCRIPTION

BFL CANADA INSURANCE SERVICES INC.
 AUTHORIZED REPRESENTATIVE

STRATA PLAN LMS 1536
2009 / 2010 OPERATING BUDGET

Effective
March 1,
2009

		YEAR TO DATE	YEAR END	2008-09
INCOME				
INTEREST BANK ACCOUNT	\$200.00	\$203.33	\$230.00	\$200.00
OPERATING ASSESSMENT	\$37,268.00	\$27,950.49	\$37,268.00	\$38,234.00
MOVE IN FEE	\$100.00	\$50.00	\$100.00	\$100.00
TOTAL INCOME	\$37,568.00	\$28,203.82	\$37,598.00	\$38,534.00
EXPENSES				
GENERAL EXPENSES				
AUDIT REAL ESTATE COUNCIL	\$320.00	\$315.00	\$315.00	\$320.00
INSURANCE	\$3,500.00	\$3,132.60	\$3,500.00	\$4,000.00
MANAGEMENT FEE	\$7,861.00	\$5,736.09	\$7,861.00	\$8,254.00
LEGAL	\$52.00	\$0.00	\$0.00	\$52.00
WCB	\$0.00	\$178.50	\$180.00	\$25.00
DUPLICATING / POSTAGE	\$100.00	\$161.58	\$200.00	\$200.00
BANK CHARGES	\$220.00	\$56.00	\$100.00	\$100.00
TOTAL GENERAL EXPENSES	\$12,053.00	\$9,579.77	\$12,156.00	\$12,951.00
BUILDING				
FIRE ALARM MONITORING	\$2,000.00	\$1,385.24	\$2,000.00	\$2,000.00
FIRE ALARM SYSTEMS	\$500.00	\$688.81	\$700.00	\$500.00
ELEVATOR	\$2,000.00	\$1,417.50	\$2,000.00	\$2,000.00
ELECTRICITY	\$2,000.00	\$850.93	\$2,000.00	\$2,000.00
GENERAL MAINTENANCE	\$500.00	\$740.25	\$500.00	\$500.00
HEATING FUEL	\$6,300.00	\$5,103.20	\$6,300.00	\$6,300.00
LOCKS & KEYS	\$0.00	\$19.66	\$20.00	\$20.00
REPAIRS MECHANICAL / PLUMBING	\$300.00	\$1,042.11	\$0.00	\$300.00
REPAIRS EXTERIOR	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00
GARBAGE COLLECTION	\$975.00	\$711.00	\$975.00	\$975.00
ENTERPHONE / ENTERCOM	\$200.00	\$0.00	\$200.00	\$200.00
JANITORIAL SERVICES	\$2,400.00	\$1,890.00	\$2,400.00	\$2,400.00
SUPPLIES	\$152.00	\$243.06	\$400.00	\$200.00
WATER AND SEWER	\$1,890.00	\$1,626.56	\$1,890.00	\$1,890.00
WINDOW CLEANING	\$500.00	\$0.00	\$0.00	\$500.00
TOTAL BUILDING EXPENSES	\$21,717.00	\$15,718.32	\$21,385.00	\$21,785.00
GROUNDS				
PRUNING & TREE REMOVAL	\$550.00	\$577.50	\$556.00	\$550.00
IMPROVEMENTS	\$250.00	\$0.00	\$0.00	\$250.00

LANDSCAPE SUPPLIES	\$100.00	\$0.00	\$100.00	\$100.00
SNOW REMOVAL	\$175.00	\$0.00	\$150.00	\$175.00
TOTAL GROUNDS EXPENSES	\$1,075.00	\$577.50	\$806.00	\$1,075.00

TOTAL EXPENDITURES	\$34,845.00	\$25,875.59	\$34,347.00	\$35,811.00
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CONTINGENCY RESERVES				
Contingency Reserve Contribution	\$2,723.00	\$2,042.28	\$2,732.00	\$2,723.00
	\$0.00		\$0.00	

TOTAL CAPITAL	\$2,723.00	\$2,042.28	\$2,732.00	\$2,723.00
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TOTAL EXPENSES	\$37,568.00	\$27,917.87	\$37,079.00	\$38,534.00
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SURPLUS / DEFICIT	\$0.00	\$285.95	\$519.00	\$0.00
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RESERVE BALANCE AT March 1, 2008				\$6,275.00
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Year End				\$0.00
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RESERVE CONTRIBUTION FOR THE YEAR ENDING February 28, 2008				\$2,723.00
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INTEREST EARNED ESTIMATE				\$240.00
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Total				\$9,238.00
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Unpaid Invoices for Special Levy				\$3,775.00
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Remdal \$11,077.50	11,077.50			
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Remdal \$2,143.31	2,143.31			\$13,220.81
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Special Levy #1	6,644.00			
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Special Levy #2	2,732.00			\$9,376.00
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Less Operating Fund Opening Balance				\$3,085.77
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Total				(\$759.04)
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Less Surplus 2008				\$519.00
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OPERATING FUND OPENING BALANCE March 1, 2009				-\$240.04
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Unit Entitlement – Effective March 1, 2009

<u>LOT</u> <u>NUMBER</u>	<u>SUITE</u> <u>NO.</u>	<u>UNIT</u> <u>ENTITLEMENT</u>	<u>BUDGET</u>	<u>\$2,723.00</u>	<u>\$35,511.00</u>	<u>\$38,234.00</u>	
			<u>MONTHLY</u>	<u>MONTHLY</u>	<u>TOTAL</u>	<u>TOTAL</u>	
			<u>RESERVE</u>	<u>OPERATING</u>	<u>MONTHLY</u>	<u>ANNUAL</u>	
			<u>PAYMENT</u>	<u>PAYMENTS</u>	<u>PAYMENTS</u>	<u>PAYMENTS</u>	
			<u>PER SUITE</u>	<u>PER SUITE</u>	<u>PER SUITE</u>	<u>PER SUITE</u>	
1	101	581	23.06	300.79	323.85	3886.20	
2	201	632	25.09	327.19	352.28	4227.36	
3	202	536	21.28	277.49	298.77	3585.24	
4	203	543	21.56	281.12	302.68	3632.16	
5	301	633	25.13	327.71	352.84	4234.08	
6	302	536	21.28	277.49	298.77	3585.24	
7	303	543	21.56	281.12	302.68	3632.16	
8	401	633	25.13	327.71	352.84	4234.08	
9	402	536	21.28	277.49	298.77	3585.24	
10	403	543	21.56	281.12	302.68	3632.16	
<u>TOTALS</u>		<u>5716</u>	<u>\$226.93</u>	<u>\$2,959.23</u>	<u>\$3,186.16</u>	<u>\$38,233.92</u>	
		<u>TOTALS</u>	<u>\$2,723.16</u>	<u>\$35,510.76</u>	<u>\$38,233.92</u>		

LMS 1536 BRETON MEWS
Property Balance Sheet
as at 31 DEC 2008

Date: 06 JAN 2009

Assets

BANK TRUST ACCOUNT	11,641.95
RESERVE TRUST ACCOUNT	9,179.28
ACCOUNTS RECEIVABLE	<4.98>
PREPAID INSURANCE	1,378.00

Total Assets	22,194.25
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Liabilities

ACCOUNTS PAYABLE	981.07
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Total Liabilities	981.07
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Owners Equity

SPECIAL LEVY	6,644.02
SPECIAL LEVY 2	2,732.00
CONTINGENCY RESERVE FUND	9,179.28
OPERATING FUND OPENING BALANCE	3,085.77
YTD SURPLUS (DEFICIT)	<427.89>

Total Owners Equity	21,213.18
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Total Liabilities & Equity	22,194.25
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06 JAN 2009

	Current Month		Year to Date		Variance	Annual Budget
	Budget	Actual	Budget	Actual		
<u>Income</u>						
INTEREST (BANK ACC)	16.67	22.43	166.70	225.76	59.06	200.00
OPERATING ASSESSMENTS	3,105.64	3,105.61	31,056.40	31,056.10	.30-	37,268.00
MOVE IN FEES	8.33		83.30	50.00	33.30-	100.00
Total Income	3,130.64	3,128.04	31,306.40	31,331.86	25.46	37,568.00
<u>Expenses</u>						
<u>General</u>						
AUDIT REAL ESTATE COUNCIL	26.67		266.70	315.00	48.30	320.00
INSURANCE	291.67	344.50	2,916.70	3,477.10	560.40	3,500.00
MANAGEMENT FEES	655.08	636.01	6,550.80	6,372.10	178.70-	7,861.00
WCB COVERAGE				178.50	178.50	
LEGAL	4.33		43.30		43.30-	52.00
DUPLICATING & POSTAGE	8.33	10.15	83.30	171.73	88.43	100.00
BANK CHARGES	18.33	7.00	183.30	63.00	120.30-	220.00
Total General	1,004.41	997.66	10,044.10	10,577.43	533.33	12,053.00
<u>Building</u>						
FIRE ALARM MONITORING	166.67		1,666.70	1,385.24	281.46-	2,000.00
FIRE ALARM SYSTEMS	41.67	472.50	416.70	1,161.31	744.61	500.00
ELEVATOR	166.67		1,666.70	1,417.50	249.20-	2,000.00
ELECTRICITY	166.67	108.00	1,666.70	958.93	707.77-	2,000.00
GENERAL MAINTENANCE	41.67	674.82	416.70	1,415.07	998.37	500.00
HEATING FUEL/ GAS	525.00	652.98	5,250.00	5,756.18	506.18	6,300.00
LOCKS/KEYS				19.66	19.66	
REPAIRS-MECH/PLMBG	25.00		250.00	1,042.11	792.11	300.00
REPAIRS - EXTERIOR	166.67		1,666.70		1,666.70-	2,000.00
GARBAGE COLLECTION	81.25	79.00	812.50	790.00	22.50-	975.00
ENTERPHONE/ENTERCOM	16.67		166.70		166.70-	200.00
JANITORIAL SERVICES	200.00	210.00	2,000.00	2,100.00	100.00	2,400.00
SUPPLIES	12.67		126.70	243.06	116.36	152.00
WATER AND SEWER CHARGES	157.50		1,575.00	1,626.56	51.56	1,890.00
WINDOW CLEANING	41.67	420.00	416.70	420.00	3.30	500.00
Total Building	1,809.78	2,617.30	18,097.80	18,335.62	237.82	21,717.00
<u>Grounds</u>						
PRUNING & TREE REMOVAL	45.83		458.30		458.30-	550.00
GARDENING				577.50	577.50	
IMPROVEMENTS	20.83		208.30		208.30-	250.00
LANDSCAPE SUPPLIES	8.33		83.30		83.30-	100.00
SNOW/ICE REMOVAL	14.58		145.80		145.80-	175.00
Total Grounds	89.57		895.70	577.50	318.20-	1,075.00
<u>Recreation Facility</u>						

06 JAN 2009

LMS 1536 BRETON MEWS
Property Income Statement
for the Period Ending December

Page 2

	Current Month Budget	Actual	Year to Date Budget	Actual	Variance	Annual Budget
Total Recreation						
<u>Capital</u>						
TRANSFER TO RESERVES	226.92	226.92	2,269.20	2,269.20		2,723.00
Total Capital	226.92	226.92	2,269.20	2,269.20		2,723.00
Total Expenses	3,130.68	3,841.88	31,306.80	31,759.75	452.95	37,568.00
Surplus/Deficit	4.00-	713.84-	0.40-	427.89-	427.49-	

Date DEC 31 2008

ec #	Date	Description	Amount	Total
		OPENING BALANCE		459.69
			.00	459.69
298571	MAR 15 2008	TRF YR END SURPLUS TO CRF/RESOLUTI	6275.00	
297748	MAR 23 2008	FEB 2008 INTEREST RESERVES	8.88	
295363	MAR 31 2008	RESERVE CONTRIBUTION	226.92	
297824	MAR 31 2008	BANK SERVICE CHARGE	-5.00	
			6505.80	6965.49
328501	APR 27 2008	MARCH 2008 RESERVE INTEREST	22.67	
314314	APR 30 2008	RESERVE CONTRIBUTION	226.92	
317634	APR 30 2008	BANK SERVICE CHARGE	-5.00	
			244.59	7210.08
337138	MAY 25 2008	APRIL 08 INTEREST RESERVES	26.88	
337039	MAY 31 2008	RESERVE CONTRIBUTION	226.92	
343109	MAY 31 2008	BANK SERVICE CHARGE	-5.00	
			248.80	7458.88
73475	JUN 29 2008	MAY/08 INTEREST RESERVES	21.97	
358142	JUN 30 2008	BANK SERVICE CHARGE	-5.00	
368366	JUN 30 2008	RESERVE CONTRIBUTION	226.92	
			243.89	7702.77
374722	JUL 27 2008	JUNE 08 INTEREST RESERVES	24.03	
376902	JUL 31 2008	BANK SERVICE CHARGE	-5.00	
394104	JUL 31 2008	RESERVE CONTRIBUTION	226.92	
			245.95	7948.72
414653	AUG 15 2008	cxl bank chrg. (JULY)	5.00	
399688	AUG 24 2008	JULY 08 INTEREST RESERVES	24.67	
401068	AUG 31 2008	BANK SERVICE CHARGE	-5.00	
409020	AUG 31 2008	RESERVE CONTRIBUTION	226.92	
			251.59	8200.31
429098	SEP 28 2008	RESERVES INTEREST AUG 08	26.90	
417608	SEP 30 2008	RESERVE CONTRIBUTION	226.92	
424830	SEP 30 2008	BANK SERVICE CHARGE	-5.00	
			248.82	8449.13
60236	OCT 26 2008	SEPT/08 INTEREST RESERVES	24.97	
438873	OCT 31 2008	BANK SERVICE CHARGE	-5.00	

Property: LMS 1536 BRETON MEWS

Contingency Reserve: CONTINGENCY RESERVE FUND Page 2

Date DEC 31 2008

ec #	Date	Description	Amount	Total
452753	OCT 31 2008	RESERVE CONTRIBUTION	226.92	
			<u>246.89</u>	<u>8696.02</u>
461781	NOV 23 2008	OCT 08 INTEREST RESERVES	24.20	
469129	NOV 30 2008	RESERVE CONTRIBUTION	226.92	
471016	NOV 30 2008	BANK SERVICE CHARGE	-5.00	
			<u>246.12</u>	<u>8942.14</u>
495507	DEC 28 2008	NOV 08 INTEREST RESERVES	15.22	
481686	DEC 31 2008	RESERVE CONTRIBUTION	226.92	
493732	DEC 31 2008	BANK SERVICE CHARGE	-5.00	
			<u>237.14</u>	<u>9179.28</u>
***		CLOSING BALANCE		<u>9179.28</u>

Property: LMS 1536 BRETON MEWS
Contingency Reserve: SPECIAL LEVY Page 1
Date DEC 31 2008

rec #	Date	Description	Amount	Total
		OPENING BALANCE		.00
			<u>.00</u>	<u>.00</u>
363915	JUN 04 2008	S/A #1 JUNE 1/08.	6644.02	
			<u>6644.02</u>	<u>6644.02</u>
***		CLOSING BALANCE		=====
				6644.02

Property: LMS 1536 BRETON MEWS

Contingency Reserve: SPECIAL LEVY 2 Page 1

Date DEC 31 2008

ec #	Date	Description	Amount	Total
		OPENING BALANCE		2732.00
			<u>.00</u>	<u>2732.00</u>
				=====
	***	CLOSING BALANCE		2732.00

THE MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS
STRATA PLAN LMS 1536 – BRETON MEWS HELD ON MONDAY, FEBRUARY 3, 2009
IN UNIT 303 - 2825 ALDER STREET, VANCOUVER, BC

1. CALL TO ORDER

The Strata Council member, Tessy Beretanos called the meeting to order at 7:03 pm.

2. CALLING OF THE ROLL AND CERTIFYING OF PROXIES

The Strata Agent advised that subsequent to calling of the roll and certifying of the proxies, six (6) owners were registered in attendance at the meeting, four (4) in person and two (2) by proxy. The quorum requirements for this meeting required a total of four (4) owners representatives, as the quorum requirements of the Strata Property Act, have been met, the meeting was declared competent to proceed with the business at hand.

3. FILING PROOF OF NOTICE OF MEETING

The Strata Agent advised that in accordance with Strata Property Act of British Columbia, notice for the General Meeting had been circulated to each owner of record. There were no objections to the contrary.

4. APPROVE THE AGENDA

The Strata Agent, Axel Tjaden, asked for a motion to approve the agenda from the floor and the motion to approve the Agenda was made by SL 5 seconded by SL 6 and approved unanimously.

5. ADOPTION OF PREVIOUS ANNUAL GENERAL MEETING MINUTES

There being no errors or omissions in the minutes of the previous General Meeting, it was,

MOVED (SL 2), SECONDED (SL 5) AND CARRIED UNANIMOUSLY

That the minutes of the General Meeting held on January 28, 2008, be adopted as circulated.

6. DEAL WITH UNFINISHED BUSINESS

As there was no unfinished business, the meeting continued.

7. COUNCIL PRESIDENTS REPORT

No report was presented and the meeting continued.

8. REPORT ON STRATA CORPORATIONS INSURANCE

As per Section 149 of the Strata Property Act the Strata Corporation must obtain and maintain property insurance on the common property, including buildings shown on the Strata Plan, the common assets and any fixtures built or installed on a strata lot by the developer as part of the original construction of that strata lot. In addition, the Strata Corporation must maintain insurance against liability for property damage and bodily injury. A copy of the current BFL Canada Insurance Services Inc. insurance policy was attached with the Notice of Annual General Meeting.

Insurance - The Agent would like to remind the owners that the Strata Corporation's insurance policy does not cover personal belongings or improvements, which may have been made to the

strata lots since originally built. Owners who have made improvements to their strata lots, such as flooring upgrades, appliance upgrades, cabinet upgrades, or the installation of other fixtures or chattels, must ensure that all of these are reported to their homeowner insurers, that they have coverage to allow for these improvements to be restored in case of a major loss. Owners are also responsible to ensure that they obtain insurance for their personal belongings as well as for personal liability in case of a civil lawsuit against them.

The Agent also reminds the owners to ensure that they query their broker about obtaining loss assessment coverage to "buy down" the Strata Corporation's insurance deductibles (which can be a significant amount) to the level of their homeowner's insurance deductible. A number of homeowner's insurance policies do not provide this coverage as a matter of course, and this should be specifically requested.

The Agent strongly recommends that if owners have any questions regarding their insurance requirements or their current homeowner policy, they take the Strata Corporation's insurance certificate to their personal brokers so that they can discuss coverage to avoid any financial hardship in case of an insurable claim. Also to be considered is a rider for staying in a hotel/motel if the unit is being repaired and cannot be occupied in the event of repairs.

9. **CONSIDERATION OF RESOLUTIONS**

No Resolutions were discussed at this meeting.

10. **APPROVE 2009 / 2010 BUDGET**

The Strata Agent opened the floor to questions regarding the proposed 2009 / 2010 operating budget. It was noted that the management fee for Century 21 is increasing by a 5% for 2009 - 2010. The same increase was noted for the Schindler Elevator Ltd. The remainder of the proposed budget was adjusted for 2009 - 2010.

The Strata Agent asked the floor for a motion to adopt the proposed 2009 / 2010 Operating Budget. It was,

MOVED (SL 7), SECONDED (SL 5) AND CARRIED UNANIMOUSLY

To adopt the 2009 / 2010 Operating Budget as attached in the amount of \$38,534.00.

OWNERS PLEASE NOTE: There will be a increase in your maintenance fees for the new fiscal period beginning March 1, 2009.

If you pay by post-dated cheques, please make your cheques payable to LMS 1536. You must track your own post-dated cheques, as the management company does not send out reminders for cheques that run out.

If you pay by the automatic bank debit program, you need to do nothing, as the management company will continue to collect your maintenance fees for the next fiscal period.

Any owner with questions or concerns about their maintenance fee account should contact the Accounts Receivable Department of Century 21 Prudential Estate at 604-273-1745.

11. **ELECT 2009 / 2010 STRATA COUNCIL**

The Strata Agent advised the owners that in accordance with the Strata Property Act the existing Council would retire from office and the Strata Corporation shall elect a new Council.

The floor was opened to nominations. The following owners were nominated:

Deborah Mitchell
Noelle Beaudoin (Nominated while absent)
Tessy Beretanos
Christina Cumayas

There being no further nominations, it was declared that nominations close and the following owners were declared elected by acclamation to the Council:

Deborah Mitchell
Noelle Beaudoin
Tessy Beretanos
Christina Cumayas

12. NEW BUSINESS AND GENERAL DISCUSSION

Emergencies – All residents are reminded to please call the 24-hour emergency number to contact Century 21 if a problem arises in the building. Please call 604-273-1745. Please cite Strata Plan number LMS 1536.

Contact Information – All owners are reminded to ensure they keep their telephone numbers and addresses current for use by the Agent and Century 21. Please contact Donna Bossert if your telephone number or mailing address has changed.

Deck Repairs 2008 – Units 401 and 302 needed repairs to their decks and the work was done by Remdal. It was Moved, Seconded and Carried Unanimously to approve a 50% payment of the invoice in the total amount of \$11,077.50. The remainder will be held until the stucco repairs are completed to the satisfaction of Council. The invoice for the stucco repairs is in the amount of \$2,143.31.

Exterior Door Repairs – Units 401 and 301 had their exterior doors painted by Remdal.

Hot Water Tank Servicing – The hot water tanks will be serviced by Point Grey Plumbing.

Tree Pruning – All Season Tree Service will provide a quote to trim and tie back some branches on the Lawson Cypress at the front of the building. Council reviewed the quote by Bartlett Tree Service in the amount of \$517.50. The work will go ahead once the quote by All Season Tree Service is reviewed by Council.

General Gardening – A Pyracantha bush was pushed over by the snow load in the parking lot. Bartlett Tree Service will prune and tie back the bush and add fertilizer to the area at a cost of \$372.50 plus tax. It was Moved, Seconded and Carried Unanimously to proceed with the pruning.

13. ADJOURN MEETING

There being no further business to come before the meeting, Council declared an adjournment at 8:00 pm.

Respectfully Submitted

Axel Tjaden, Strata Property Agent

CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.

PROPERTY MANAGEMENT DIVISION

Administrative Assistant: Donna Bossert

Service Department Manager: Greg Dunphy

Telephone 273-1745 (9:00 a.m. to 5:00 p.m. & 24 Hour Emergency)

THE MINUTES OF THE MEETING OF COUNCIL OF OWNERS
STRATA PLAN LMS 1536 – BRETON MEWS HELD ON MONDAY, FEBRUARY 3, 2009
IN UNIT 303 - 2825 ALDER STREET, VANCOUVER, BC

Following the Annual General Meeting the new Strata Council briefly met to assign Council positions and discuss a few items at hand as well as to set a date for the next Council meeting.

1. STRATA COUNCIL POSITIONS

The following are the positions of Council:

Deborah Mitchell	Treasurer	Unit 301
Noelle Beaudoin	President / Enterphone name changes Fire Safety Officer	Unit 402
Tessy Beretanos	Secretary	Unit 303
Christina Cumayas	MAL	Unit 302

2. BUSINESS AT HAND

No business was discussed.

3. NEXT MEETING

The next meeting for the Council of owners is scheduled for Monday, June 8, 2009, at 7:00 pm in unit 303.

4. ADJOURNMENT

The meeting adjourned at approximately 8:05 pm.

Respectfully Submitted

Axel Tjaden, Strata Property Agent

CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.

PROPERTY MANAGEMENT DIVISION

Administrative Assistant: Donna Bossert

Service Department Manager: Greg Dunphy

Telephone 273-1745 (9:00 a.m. to 5:00 p.m. & 24 Hour Emergency)

STRATA PLAN LMS 1536
2009 / 2010 OPERATING BUDGET

EFFECTIVE
March 1,
2009

		YEAR	YEAR END	
		TO DATE		2009-10
INCOME				
INTEREST BANK ACCOUNT	\$200.00	\$203.33	\$230.00	\$200.00
OPERATING ASSESSMENT	\$37,268.00	\$27,950.49	\$37,268.00	\$38,234.00
MOVE IN FEE	\$100.00	\$50.00	\$100.00	\$100.00
TOTAL INCOME	\$37,568.00	\$28,203.82	\$37,598.00	\$38,534.00
EXPENSES				
GENERAL EXPENSES				
AUDIT REAL ESTATE COUNCIL	\$320.00	\$315.00	\$315.00	\$320.00
INSURANCE	\$3,500.00	\$3,132.60	\$3,500.00	\$4,000.00
MANAGEMENT FEE	\$7,861.00	\$5,736.09	\$7,861.00	\$8,254.00
LEGAL	\$52.00	\$0.00	\$0.00	\$52.00
WCB	\$0.00	\$178.50	\$180.00	\$25.00
DUPLICATING / POSTAGE	\$100.00	\$161.58	\$200.00	\$200.00
BANK CHARGES	\$220.00	\$56.00	\$100.00	\$100.00
TOTAL GENERAL EXPENSES	\$12,053.00	\$9,579.77	\$12,156.00	\$12,951.00
BUILDING				
FIRE ALARM MONITORING	\$2,000.00	\$1,385.24	\$2,000.00	\$2,000.00
FIRE ALARM SYSTEMS	\$500.00	\$688.81	\$700.00	\$500.00
ELEVATOR	\$2,000.00	\$1,417.50	\$2,000.00	\$2,000.00
ELECTRICITY	\$2,000.00	\$850.93	\$2,000.00	\$2,000.00
GENERAL MAINTENANCE	\$500.00	\$740.25	\$500.00	\$500.00
HEATING FUEL	\$6,300.00	\$5,103.20	\$6,300.00	\$6,300.00
LOCKS & KEYS	\$0.00	\$19.66	\$20.00	\$20.00
REPAIRS MECHANICAL / PLUMBING	\$300.00	\$1,042.11	\$0.00	\$300.00
REPAIRS EXTERIOR	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00
GARBAGE COLLECTION	\$975.00	\$711.00	\$975.00	\$975.00
ENTERPHONE / ENTERCOM	\$200.00	\$0.00	\$200.00	\$200.00
JANITORIAL SERVICES	\$2,400.00	\$1,890.00	\$2,400.00	\$2,400.00
SUPPLIES	\$152.00	\$243.06	\$400.00	\$200.00
WATER AND SEWER	\$1,890.00	\$1,626.56	\$1,890.00	\$1,890.00
WINDOW CLEANING	\$500.00	\$0.00	\$0.00	\$500.00
TOTAL BUILDING EXPENSES	\$21,717.00	\$15,718.32	\$21,385.00	\$21,785.00

GROUNDS

PRUNING & TREE REMOVAL	\$550.00	\$577.50	\$556.00	\$550.00
IMPROVEMENTS	\$250.00	\$0.00	\$0.00	\$250.00
LANDSCAPE SUPPLIES	\$100.00	\$0.00	\$100.00	\$100.00
SNOW REMOVAL	\$175.00	\$0.00	\$150.00	\$175.00
TOTAL GROUNDS EXPENSES	\$1,075.00	\$577.50	\$806.00	\$1,075.00

TOTAL EXPENDITURES

\$34,845.00	\$25,875.59	\$34,347.00	\$35,811.00
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CONTINGENCY RESERVES

Contingency Reserve Contribution	\$2,723.00	\$2,042.28	\$2,732.00	\$2,723.00
	\$0.00		\$0.00	

TOTAL CAPITAL	\$2,723.00	\$2,042.28	\$2,732.00	\$2,723.00
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TOTAL EXPENSES

\$37,568.00	\$27,917.87	\$37,079.00	\$38,534.00
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SURPLUS / DEFICIT	\$0.00	\$285.95	\$519.00	\$0.00
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RESERVE BALANCE AT March 1, 2008	\$6,275.00
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Year End	\$0.00
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RESERVE CONTRIBUTION FOR THE YEAR ENDING February 28, 2009	\$2,723.00
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INTEREST EARNED ESTIMATE	\$240.00
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Total	\$9,238.00
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Unpaid Invoices for Special Levy

Remdal \$11077.50	11077.5
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Remdal \$2143.31	2143.31
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Total	\$13,220.81
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Special Levy #1 - Dec. 31, 2008	6644
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Special Levy #2 - Dec. 31, 2008	2732
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Total	\$9,376.00
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Less Operating Fund Opening Balance	\$3,085.77
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Total	(\$759.04)
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Less Surplus 2008 - 09	\$519.00
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OPERATING FUND OPENING BALANCE March 1, 2009	-\$240.04
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Prudential Estates (RMD) Ltd.
SALES & PROPERTY MANAGEMENT
7320 Westminster Highway
Richmond, B.C. V6X 1A1
Telephone: (604) 273-1745
Fax: (604) 273-9021

March 19, 2009

**TAKE NOTICE THAT A SPECIAL GENERAL MEETING OF THE OWNERS,
STRATA PLAN LMS 1536 – BRETON MEWS BE HELD ON:**

DATE: TUESDAY, APRIL 14, 2009

TIME: 7:15 P.M. (REGISTRATION 7:00 - 7:15 P.M.)

**PLACE: 2825 ALDER STREET
VANCOUVER, B.C.
IN UNIT 303**

An Agenda for the meeting, along with some explanatory notes concerning voting procedures is enclosed herewith. Please read this material carefully prior to the meeting and ***bring it with you for reference.***

1. PURPOSE The purpose of the meeting is to consider of a $\frac{3}{4}$ vote resolution regarding the funding for two hot water tanks.
2. QUORUM In order to conduct business at the Special General Meeting, at least one-third of the persons entitled to vote must be present in person or by proxy.
3. ELIGIBILITY Except in cases whereby the Strata Corporation's bylaws, or under the Strata Property Act, a unanimous resolution is required, your Strata Corporation may provide that the vote for a strata lot may not be exercised, if the strata is entitled to register a lien against that strata lot under Section 116(1) of the Strata Property Act. Payment by cash or certified cheque only will be accepted on the day of the meeting.
4. PROXY An instrument appointing a proxy shall be in writing under the hand of the appointer or his attorney and may be either general or for a particular meeting. A proxy need not be an owner.
5. $\frac{3}{4}$ VOTE RESOLUTIONS: $\frac{3}{4}$ Vote Resolutions require a $\frac{3}{4}$ majority vote of those in attendance at a quorated meeting in order to carry

AGENDA

1. CALL TO ORDER
2. CERTIFY PROXIES AND CORPORATE REPRESENTATIVES AND ISSUE VOTING CARDS,
AND DETERMINE THAT THERE IS A QUORUM
3. PRESENT TO THE MEETING PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE
4. APPROVE THE AGENDA
5. CONSIDERATION OF RESOLUTION A
6. ADJOURN THE MEETING

**RESOLUTION A
TO FUND REPLACEMENT OF TWO HOT WATER TANKS**

PRE-AMBLE:

One of the two hot water tanks has failed and the broken tank has been shut off. The building now operates on the one remaining hot water tank. This is a temporary solution. Council requested quotes from PJB Plumbing (\$7,005.00 per tank plus GST) and Point Grey Plumbing (\$7,250.00 per tank plus GST). However, Council has ordered the tanks independently. The estimate to purchase both tanks is about \$11,000.00 for two (2) tanks. Only one tank will be installed at this point in time, the second tank will be kept as a spare until the old tank breaks.

BE IT RESOLVED as a $\frac{3}{4}$ Vote Resolution of THE OWNERS, STRATA PLAN LMS – 1536 "Breton Mews" (the Strata Corporation) at the Special General Meeting held on April 14, 2009 that the Strata Corporation be authorized to replace the two hot water tanks up to a maximum expenditure of \$11,000.00. The cost of the two hot water tanks are to be funded by way of withdrawal from the Contingency Reserve Fund in an amount of \$5,500.00 and \$5,500.00 levied as a Special Levy based on Unit Entitlement for a total cost of \$11,000.00. The Special Levy is due and payable upon the passing of this resolution. The Strata Council be hereby authorized and directed to do all acts necessary and required in their opinion, and without need of further resolution, to give effect to this Resolution.

In the event of a conveyance or a strata lot subsequent to the passing of the Special Levy, the vendor, registered owner on title of title at the time of the passing of the Special Levy, is responsible for the full payment of the Special Levy. The Strata Corporation will not be party to agreements for payment that are made between the vendor and purchaser of a strata lot.

(end of resolution)

SPECIAL LEVY CALCULATION

LMS 1536

<u>LOT NUMBER</u>	<u>SUITE NO.</u>	<u>UNIT ENTITLEMENT</u>	<u>\$5,500.00</u>
			<u>LUMP SUM PAYMENT PER SUITE</u>
1	101	581	\$559.04
2	201	632	\$608.12
3	202	536	\$515.75
4	203	543	\$522.48
5	301	633	\$609.08
6	302	536	\$515.75
7	303	543	\$522.48
8	401	633	\$609.08
9	402	536	\$515.75
10	403	543	\$522.48
<u>TOTALS</u>		<u>5716</u>	<u>\$5,500.01</u>

Form A
PROXY APPOINTMENT

RE: Strata Lot # _____ of Strata Plan LMS 1536

Civic Address: _____ 2825 Alder Street, Vancouver, BC

1. ☐ Proxy for a specific meeting

I / We, _____ name(s), the owner(s)/tenant(s)/mortgagee
of the strata lot described above, appoint _____ to act as my/our
proxy at the Special General Meeting to be held on Tuesday, April 14, 2009

2. ☐ Proxy for a specific resolution

I / We, _____ name (s), the owner(s)/tenant(s) /mortgagee of the
strata lot described above, appoint _____ to act as my/our
proxy at the Special General Meeting to be held on Tuesday, April 14, 2009

☐ RESOLUTION A

Voting instructions: _____

Limitations on Proxy, if any

Date: _____ (month) _____ (day) 2009

_____ [Signature of Owner/ Tenant/ Mortgagee]

_____ [Signature of Owner/ Tenant/ Mortgagee]



Prudential Estates (RMD) Ltd.
SALES & PROPERTY MANAGEMENT
7320 Westminster Highway
Richmond, B.C. V6X 1A1
Telephone: (604) 273-1745
Fax: (604) 273-9021

February 18, 2009

NOTICE TO ALL OWNERS
STRATA PLAN L.M.S. 1536 - BRETON MEWS

Dear Owners:

RE: 2009 - 2010 MONTHLY OPERATING ASSESSMENTS

At the Annual General Meeting held February 3, 2009 the proposed Budget was adopted. As a result, your operating assessment, (amount you pay monthly), will INCREASE EFFECTIVE MARCH 1, 2009.

Your payments can be forwarded according to one of the following two payment plans.

1. PREAUTHORIZED CHEQUING PROGRAM - If you are currently on this plan, the monthly assessment payment will automatically be deducted by your bank on March 1, 2009.

If not, we urge you to take advantage of this payment method and attached is an authorization form for your convenience. Please forward two post-dated cheques, in the amount of your monthly assessment, to cover the months of March 1, 2009 and April 1st, 2009 (please ensure your account is paid up to the start date for the preauthorized chequing program beginning May 1st, 2009. Return it, along with the two (2) post-dated cheques, in the enclosed self-addressed envelope.

OR

2. POST DATED CHEQUES - Please issue 12 cheques, each dated the first day of each month, for the period March 1, 2009 to February 1st, 2010, and return to our office in the enclosed self-addressed envelope.

Please be advised that CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD., will NOT send a reminder notice to Owners when post-dated cheques expire. Owners are responsible to ensure that assessment payments are made by the first (1st) day of each and every month.

In all cases, cheques should be made payable to **STRATA PLAN L.M.S. 1536**. Please ensure that your unit number is clearly indicated on each cheque.

All payments required to be made by each Owner not paid when due will be subject to the assessment of late payment penalties as outlined in the Corporation's Bylaws. These penalties will be charged on a monthly basis until all arrears are paid in full. Should you have any difficulty in determining the assessments for your suite or have any questions concerning your account, please call our Accounts Receivable Dept. at 273-1745.

Yours truly,
CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.
PROPERTY MANAGEMENT DIVISION



Axel Tjaden, Property Manager
On behalf of the COUNCIL OF OWNERS
STRATA PLAN L.M.S. 1536 - BRETON MEWS



FOR OFFICE USE ONLY
NOTE ³REC.# ³A/C# ³AMOUNT ³START DATE ³REMARKS

Prudential Estates (RMD) Ltd.
SALES & PROPERTY MANAGEMENT
7320 Westminster Highway
Richmond, B.C. V6X 1A1
Telephone:(604) 273-1745
Fax: (604) 273-9021

I/We hereby authorize CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD., PROPERTY MANAGEMENT DIVISION, to debit my account number _____ each month the amount equal to my: (please "X" which ones)

_____ Monthly Maintenance
_____ Parking Rental (if applicable)
_____ Locker Rental (if applicable)

payment payable to "Strata Plan #L.M.S. 1536", effective start of automatic withdrawal will be May 1st, 2009.

I/we further agree to inform Century 21 Prudential Estates (RMD) Ltd., in writing of any change of account information provided in this authorization 2 weeks prior to the next due date of the pre-authorized debit.

Please ensure this bank account is one that will allow automatic debits. Any refusal or return of the automatic debit will result in a service charge of \$25.00 being levied on your account.

Your treatment of each payment shall be the same as if I/we had personally issued a cheque authorizing you to pay as indicated and to debit the amount specified to my/our account.

STRATA PLAN # L.M.S. 1536 UNIT # _____

PRINT NAME _____

CIVIC MAILING ADDRESS OF STRATA LOT:

SIGNATURE _____ DATE _____

FOR VERIFICATION PURPOSES, PLEASE ATTACH
ONE SAMPLE CHEQUE
MARKED "VOID"
HERE

RETURN TO: CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.
IN THE ENCLOSED SELF-ADDRESSED ENVELOPE

DISCLOSURE/CONSENT

Personal Information Protection Act, Freedom of Information Act

The personal information requested in this form is being collected and used for the purposes of administering your strata fee account as it relates to your unit in your strata corporation and the Strata Property Act. Completion of this form provides us and your strata corporation with your consent to collect and use this information. If you have any questions, write to the "Privacy Officer" at the address on the letterhead or fax your written questions to "the Privacy Officer at 604-273-9021.

		<u>BUDGET</u>	<u>\$2,723.00</u>	<u>\$35,511.00</u>	<u>\$38,234.00</u>	
			<u>MONTHLY</u>	<u>MONTHLY</u>	<u>TOTAL</u>	<u>TOTAL</u>
<u>LOT</u>	<u>SUITE</u>	<u>UNIT</u>	<u>RESERVE</u>	<u>OPERATING</u>	<u>MONTHLY</u>	<u>ANNUAL</u>
<u>NUMBER</u>	<u>NO.</u>	<u>ENTITLEMENT</u>	<u>PAYMENT</u>	<u>PAYMENTS</u>	<u>PAYMENTS</u>	<u>PAYMENTS</u>
			<u>PER SUITE</u>	<u>PER SUITE</u>	<u>PER SUITE</u>	<u>PER SUITE</u>
1	101	581	23.06	300.79	323.85	3,886.20
2	201	632	25.09	327.19	352.28	4,227.36
3	202	536	21.28	277.49	298.77	3,585.24
4	203	543	21.56	281.12	302.68	3,632.16
5	301	633	25.13	327.71	352.84	4,234.08
6	302	536	21.28	277.49	298.77	3,585.24
7	303	543	21.56	281.12	302.68	3,632.16
8	401	633	25.13	327.71	352.84	4,234.08
9	402	536	21.28	277.49	298.77	3,585.24
10	403	543	21.56	281.12	302.68	3,632.16
<u>TOTALS</u>		<u>5716</u>	<u>\$226.93</u>	<u>\$2,959.23</u>	<u>\$3,186.16</u>	<u>\$38,233.92</u>
		<u>TOTALS</u>	<u>\$2,723.16</u>	<u>\$35,510.76</u>	<u>\$38,233.92</u>	



Prudential Estates (RMD) Ltd.
SALES & PROPERTY MANAGEMENT
7320 Westminster Highway
Richmond, B.C. V6X 1A1
Telephone: (604) 273-1745
Fax: (604) 273-9021

March 24, 2009

**RE: LMS 1536 – BRETON MEWS
SPECIAL GENERAL MEETING NOTICE CORECTION**

To All Owners;

Please be advised that the SGM Notice for April 14, 2009 was mailed out incorrectly, the following correction regarding the Pre-Ambles should be noted:

PRE-AMBLE:

One of the two hot water tanks has failed and the broken tank has been shut off. The building now operates on the one remaining hot water tank. This is a temporary solution. Council requested quotes from PJB Plumbing (\$6,540.00 - \$9,688.00 per tank plus GST) and Point Grey Plumbing (\$7,250.00 per tank plus GST) to purchase new tanks, remove the old tanks and install new tanks. Council has instead ordered the tanks independently at considerable cost savings (\$3,690.00 per tank plus GST). MVP Plumbing has been contracted to remove and install the tanks on a time plus incidental materials basis. The estimate to remove the old tanks and purchase/install the new tanks is \$11,000.00 including GST.

We apologize for any inconvenience this may cause.

Sincerely,
CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.
PROPERTY MANAGEMENT DIVISION

axel
Axel Tjaden, Strata Manager
On behalf of STRATA PLAN LMS 1536

THE MINUTES OF THE SPECIAL GENERAL MEETING OF THE OWNERS
STRATA PLAN LMS 1536 – BRETON MEWS HELD ON TUESDAY, APRIL 14, 2009
AT #303 - 2825 ALDER STREET, VANCOUVER, BC

1. CALL TO ORDER

The Strata Council President, Noelle Beaudoin, called the meeting to order at 7:17 pm.

2. CALLING OF THE ROLL AND CERTIFYING OF PROXIES

The Strata Agent, Axel Tjaden, advised that subsequent to calling of the roll and certifying of the proxies, five (5) owners were registered in attendance at the meeting, five (5) in person and zero (0) by proxy. The quorum requirements for this meeting required a total of four (4) owners' representatives. As the quorum requirements of the Strata Property Act have been met, the meeting was declared competent to proceed with the business at hand.

3. FILING PROOF OF NOTICE OF MEETING

The Strata Agent, Axel Tjaden, advised that in accordance with Strata Property Act of British Columbia, notice for the Annual General Meeting had been circulated to each owner of record. There were no objections to the contrary.

4. APPROVE THE AGENDA

It was, **MOVED** (by SL 10), **SECONDED** (by SL 7) to adopt the agenda as presented. The motion passed **UNANIMOUSLY**.

5. CONSIDERATION OF RESOLUTION A

BE IT RESOLVED as a $\frac{3}{4}$ Vote Resolution of THE OWNERS, STRATA PLAN LMS – 1536 "Breton Mews" (the Strata Corporation) at the Special General Meeting held on April 14, 2009 that the Strata Corporation be authorized to replace the two hot water tanks up to a maximum expenditure of \$11,000.00. The cost of the two hot water tanks are to be funded by way of withdrawal from the Contingency Reserve Fund in an amount \$5,500.00 and Special Levy based on Unit Entitlement in an amount of \$5,500.00 for a total cost of \$11,000.00. The Strata Council be hereby authorized and directed to do all acts necessary and required in their opinion, and without need of further resolution, to give effect to this Resolution.

In the event of a conveyance or a strata lot subsequent to the passing of the special levy, the vendor, registered owner on title of title at the time of the passing of the special levy, is responsible for the full payment of the special levy. The strata corporation will not be party to agreements for payment that are made between the vendor and purchaser of a strata lot.

(end of resolution)

AFTER CONSIDERATION, RESOLUTION A WAS MOVED (BY STRATA LOT 9), SECONDED (BY STRATA LOT 5) AND CARRIED BY A VOTE OF FIVE (5) IN FAVOUR AND NONE (0) AGAINST AND NO ABSTENTIONS.

A special thanks to Brian Green for helping with the rental of the crane required for the installation of the hot water tanks. As well as requesting quotes and meeting with the plumbers to oversee the installation.

PLEASE MAKE YOUR CHEQUES PAYABLE TO STRATA PLAN LMS 1536

SPECIAL LEVY CALCULATION

LMS 1536

			<u>\$5,500.00</u>
			<u>LUMP SUM</u>
<u>LOT</u>	<u>SUITE</u>	<u>UNIT</u>	<u>PAYMENT</u>
<u>NUMBER</u>	<u>NO.</u>	<u>ENTITLEMENT</u>	<u>PER SUITE</u>
1	101	581	\$559.04
2	201	632	\$608.12
3	202	536	\$515.75
4	203	543	\$522.48
5	301	633	\$609.08
6	302	536	\$515.75
7	303	543	\$522.48
8	401	633	\$609.08
9	402	536	\$515.75
10	403	543	\$522.48
<u>TOTALS</u>		<u>5716</u>	<u>\$5,500.01</u>

#352 May 8/09

5. **ADJOURN MEETING**

There being no further business to come before the meeting, it was declared adjourned at 7:30 pm.

Respectfully Submitted

Axel Tjaden, Strata Property Agent

CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.

PROPERTY MANAGEMENT DIVISION

Administrative Assistant: Donna Bossert

Service Department: Greg Dunphy

Telephone 273-1745 (9:00 a.m. to 5:00 p.m. & 24 Hour Emergency)

THE MINUTES OF THE SPECIAL GENERAL MEETING OF THE OWNERS
STRATA PLAN LMS 1536 – BRETON MEWS HELD ON TUESDAY, APRIL 14, 2009
AT #303 - 2825 ALDER STREET, VANCOUVER, BC

1. CALL TO ORDER

The Strata Council President, Noelle Beaudoin, called the meeting to order at 7:17 pm.

2. CALLING OF THE ROLL AND CERTIFYING OF PROXIES

The Strata Agent, Axel Tjaden, advised that subsequent to calling of the roll and certifying of the proxies, five (5) owners were registered in attendance at the meeting, five (5) in person and zero (0) by proxy. The quorum requirements for this meeting required a total of four (4) owners' representatives. As the quorum requirements of the Strata Property Act have been met, the meeting was declared competent to proceed with the business at hand.

3. FILING PROOF OF NOTICE OF MEETING

The Strata Agent, Axel Tjaden, advised that in accordance with Strata Property Act of British Columbia, notice for the Annual General Meeting had been circulated to each owner of record. There were no objections to the contrary.

4. APPROVE THE AGENDA

It was, **MOVED** (by SL 10), **SECONDED** (by SL 7) to adopt the agenda as presented. The motion passed **UNANIMOUSLY**.

5. CONSIDERATION OF RESOLUTION A

BE IT RESOLVED as a $\frac{3}{4}$ Vote Resolution of THE OWNERS, STRATA PLAN LMS – 1536 "Breton Mews" (the Strata Corporation) at the Special General Meeting held on April 14, 2009 that the Strata Corporation be authorized to replace the two hot water tanks up to a maximum expenditure of \$11,000.00. The cost of the two hot water tanks are to be funded by way of withdrawal from the Contingency Reserve Fund in an amount \$5,500.00 and Special Levy based on Unit Entitlement in an amount of \$5,500.00 for a total cost of \$11,000.00. The Strata Council be hereby authorized and directed to do all acts necessary and required in their opinion, and without need of further resolution, to give effect to this Resolution.

In the event of a conveyance or a strata lot subsequent to the passing of the special levy, the vendor, registered owner on title of title at the time of the passing of the special levy, is responsible for the full payment of the special levy. The strata corporation will not be party to agreements for payment that are made between the vendor and purchaser of a strata lot.

(end of resolution)

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SPECIAL LEVY CALCULATION

LMS 1536

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<u>TOTALS</u>		<u>5716</u>	<u>\$5,500.01</u>

5. ADJOURN MEETING

There being no further business to come before the meeting, it was declared adjourned at 7:30 pm.

Respectfully Submitted

Axel Tjaden, Strata Property Agent

CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.

PROPERTY MANAGEMENT DIVISION

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Service Department: Greg Dunphy

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THE MINUTES OF THE MEETING OF COUNCIL OF OWNERS,
STRATA PLAN LMS 1536 – BRETON MEWS
HELD ON TUESDAY, APRIL 14, 2009, IN UNIT 303
AT 2825 ALDER STREET, VANCOUVER, BC.

COUNCIL IN ATTENDANCE

Noelle Beaudoin	President / Enterphone Name Changes
Deborah Mitchell	Treasurer / Remote Control
Tessy Beretanos	Secretary
Christina Cumayas	MAL

ALSO IN ATTENDANCE

Axel Tjaden, Strata Agent
Century 21 Prudential Estates (RMD) Ltd.
Property Management Division

1. **CALL TO ORDER**
The President, Noelle Beaudoin called the meeting to order at 7:30 PM.
2. **ADOPTION OF PREVIOUS MINUTES**
No minutes were approved at this Council meeting.
3. **BUSINESS ARISING FROM THE PREVIOUS MINUTES**
Emergencies – All residents are reminded to please call the 24-hour emergency number to contact Century 21 if a problem arises in the building. Please call 604-273-1745. Please cite Strata Plan LMS 1536.
Contact Information – All owners are reminded to ensure they keep their telephone numbers and addresses current for use by the Agent and Century 21. Please contact Donna Bossert if your telephone number or mailing address has changed.
Deck Repairs 2008 – Units 401 and 302 needed repairs to their decks and the work was done by Remdal. A 50% payment of the invoice in the total amount of \$11,077.50 was made. The remainder will be held until the stucco repairs are completed to the satisfaction of Council. The invoice for the stucco repairs is in the amount of \$2,143.31. Council requested a breakdown of this invoice as it was quoted on, on a per hour basis.
Exterior Door Repairs – Units 401 and 301 had their exterior doors painted by Remdal and they need to receive a second coat of paint.
Tree Pruning – All Season Tree Service quoted \$650.00 plus GST to trim and tie back some branches on the Lawson Cypress at the front of the building. Bartlett Tree Service quoted \$517.50 plus GST.
4. **FINANCIAL REPORT**
Council and Agent reviewed the current Owner Balance Report. It was noted all owners are current in their maintenance fees.

Any owner with questions or concerns regarding their maintenance fee account should contact the Accounts Receivable Department of Century 21 Prudential office at 604-273-1745. All owners are advised that Century 21 does not send out reminder letters regarding maintenance fees. Please ensure your account is current.

When future payments are released to Remdal, the Agent will first close out the Special Levy Accounts #1 and 2 regarding the work done in 2008. All payments in 2009 for the hot water tanks will come from Special Levy # 3, followed by the CRF to a maximum of \$5,500.00 and if further funds are required, from the 2009 Operating Budget.

5. NEW BUSINESS

Back Door – All residents are reminded to ensure the back door is firmly closed. Security is the responsibility of all owners and everyone's help and cooperation is required and appreciated. Broadway Locksmith has serviced the door but Council may consider re-keying the building. A quote will be requested to re-key four (4) locks, replace two (2) door pulls and provide keys.

Dryer Vent Cleaning – The Agent will have City Duct clean all the dryer vents in the building.

Window Washing – The Agent will have IBM confirm the cost of window washing and if the ballpark remains at \$400.00, then the work will proceed.

6. NEXT SCHEDULED MEETING

The next Council Meeting is scheduled for Tuesday, November 17, 2009 at 7:00 pm in unit 303.

7. ADJOURNMENT

There being no further business at this meeting, it was adjourned at 8:30 PM.

Respectfully Submitted

Axel Tjaden, Strata Property Agent

CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.

PROPERTY MANAGEMENT DIVISION

Administrative Assistant: Donna Bossert

Service Department Manager: Greg Dunphy

Telephone 273-1745 (9:00 a.m. to 5:00 p.m. & 24 Hour Emergency)

IT HAS BECOME STANDARD PRACTICE IN THE REAL ESTATE INDUSTRY FOR OWNERS TO PROVIDE TWO (2) YEARS OF COUNCIL AND GENERAL MEETING MINUTES TO POTENTIAL PURCHASERS. PLEASE RETAIN YOUR MINUTES FOR TWO YEARS AS THERE IS A FEE TO OWNERS WHO REQUIRE ADDITIONAL COPIES OF THE MINUTES.

UNDER THE STRATA PROPERTY ACT, PROPERTY MANAGERS WORK FOR THE OWNERS OF THE STRATA CORPORATION. UNDER THE STRATA PROPERTY ACT AND THE PRIVACY ACT, WHEN SELLING YOUR UNIT THE PROPERTY MANAGER MAY ONLY COMMUNICATE WITH THE OWNER OR THE SELLER'S AGENT UPON PRESENTATION OF THE WRITTEN VERIFICATION OF SUCH A RELATIONSHIP. THE PROPERTY MANAGER CAN NOT COMMUNICATE INFORMATION ABOUT THE STRATA CORPORATION OR YOUR STRATA LOT WITH PURCHASERS OR THE AGENT FOR THE PURCHASER WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. ALL QUESTIONS OR CONCERNS SHOULD BE DIRECTED TO THE OWNER OF THE UNIT OR THE OWNER'S AGENT.



Prudential Estates (RMD) Ltd
SALES & PROPERTY MANAGEMENT
7320 Westminster Highway
Richmond, B.C. V6X 1A1
Telephone: (604) 273-1745
Fax: (604) 273-9021

May 5, 2009

NOTICE TO ALL OWNERS
STRATA PLAN L.M.S. 1536 - BRETON MEWS

Dear Owners:

RE: SPECIAL LEVY

At the Special General Meeting held April 14, 2009 the proposed Special Levy was passed. Please note the amount payable enclosed within these minutes. This is a lump sum payment due upon passing.

In all cases, cheques should be made payable to **STRATA PLAN L.M.S. 1536**. Please ensure that your unit number is clearly indicated on each cheque.

Yours truly,
CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.
PROPERTY MANAGEMENT DIVISION

per: [Signature]

Axel Tjaden, Property Manager
On behalf of the COUNCIL OF OWNERS
STRATA PLAN L.M.S. 1536 - BRETON MEWS