



FirstService
RESIDENTIAL

PLEASE BRING THIS NOTICE TO THE MEETING

January 23, 2015

NOTICE TO: *The Owners, Strata Plan LMS 4456*

FROM: FirstService Residential BC Ltd.
200 Granville Street, Suite 700
Vancouver, B.C. V6C 1S4
Telephone: 604.683.8900
Accounting: 604.684.5329

Senior Strata Manager:
Sue Matthews

TAKE NOTICE that the Annual General Meeting of Strata Plan LMS 4456 will be held:

Date & Time: Saturday, February 14, 2015 at 10:00 a.m.

Registration: 9:30 a.m.

Location: Granville Room
4th Floor – South Tower
Sheraton Wall Centre Hotel
1088 Burrard Street
Vancouver, BC

The Bylaws may state that in order to vote, an owner should be paid up in all arrears of strata fees and current special levies owing to the Strata Corporation. Cheques will not be accepted at the meeting unless certified.

If you are uncertain of your account status please call 604.684.5329 between 8:30 a.m. and 4:30 p.m. Owners may be represented by proxy holders - a proxy appointment form is provided for your convenience. A spouse who is not registered on title MUST have a proxy authorization to vote.

SEE AGENDA ON REVERSE SIDE

SM/nd



FirstService
RESIDENTIAL

TO ALL OWNERS
STRATA PLAN LMS 4456
ONE WALL CENTRE

NOTICE OF THE ANNUAL GENERAL MEETING

DATE: Saturday, February 14, 2015
TIME: 10:00 a.m. - Registration commences at 9:30 a.m.
PLACE: Granville Room, 4th Floor – South Tower, Sheraton Wall Centre Hotel
1088 Burrard Street, Vancouver, BC

AGENDA

1. Call to Order 10:00 a.m.
2. Quorum Status
3. Proof or Waiver of Notice
4. Approval of Agenda
5. Approval of General Meeting Minutes (held on January 11, 2014, as previously circulated)
6. President's Report
7. Insurance Report (attached)
8. Budget Approval – Majority Vote (attached)
 - (a) Proposed Budget and Fee Schedule
 - (b) Financials or Latest Draft Audit (attached per requirements of the *Strata Property Act*)
9. Resolutions
 - (a) $\frac{3}{4}$ Vote Resolution "A" - Waiver of Depreciation Report (attached)
10. Election of Council
11. General Discussion (optional)
12. Conclusion of Meeting



SUMMARY OF COVERAGES

Named Insured:	The Owners, Strata Plan LMS4456, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners.	
Project Name:	ONE WALL CENTRE	
Property Manager:	FirstService Residential BC Ltd. dba FirstService Residential	Policy Period August 01, 2014 to August 01, 2015
Policy Number:	Coverages	Subscribers
BFL04LMS4456	PROPERTY BLANKET GLASS - Includes Lobby Glass CRIME COMMERCIAL GENERAL LIABILITY CONDOMINIUM DIRECTORS & OFFICERS LIABILITY EQUIPMENT BREAKDOWN POLLUTION LIABILITY VOLUNTEER ACCIDENT LEGAL EXPENSES TERRORISM PRIVACY BREACH EXPENSE	Allianz Insurance Company Chubb Canada Non-Marine Underwriters at Lloyds under Contract No. 7041/14 as arranged by Can-Sure Underwriting Ltd. Royal & Sun Alliance Insurance Company of Canada Westport Insurance Corporation Economical Mutual Insurance Company Economical Mutual Insurance Company Economical Mutual Insurance Company Great American Insurance Group Zurich Insurance Company Ltd Zurich Insurance Company Ltd SSQ Insurance Company Inc. DAS Legal Protection Insurance Company Limited Binding Authority B0713PRPNA1201175 underwritten by certain underwriters at Lloyd's Economical Mutual Insurance Company
Insured Locations:	31 - 48 Floor, 938 Nelson Street, Vancouver, BC V6Z 3A7	
Perils Insured:	All risks as defined subject to \$5,000.00 Deductible Except; \$50,000.00 Deductible Sewer Backup Damage; \$50,000.00 Deductible Water Damage; 10.00% Deductible Earthquake Damage; \$10,000.00 Deductible Flood Damage; \$250.00 Deductible Lock & Key; Stated Amount Co-Insurance, Replacement Cost, 110% Margin Clause; Blanket By-Laws; Data Exclusion; Terrorism Exclusion; Mould Exclusion; Earthquake and Flood limit in the annual aggregate not to exceed 110% of policy limit.	
PROPERTY	\$ 63,550,000 \$ 10,000	All Property Lock & Key. Subject to \$250 deductible.
CRIME	\$ 10,000 \$ 5,000	Comprehensive Dishonesty, Disappearance and Destruction Broad Form Money and Securities
COMMERCIAL GENERAL LIABILITY	\$ 10,000,000 \$ 10,000,000 \$ 1,000,000	Bodily Injury & Property Damage. Subject to \$500 deductible. Non-Owned Automobile. Subject to \$500 deductible. Limited Pollution Liability. Subject to \$10,000 deductible.
CONDOMINIUM DIRECTORS & OFFICERS LIABILITY	\$ 10,000,000	Claims Made Form (Including Property Manager).
BLANKET GLASS - Includes Lobby Glass	Blanket	Residential. Subject to \$250 deductible. Commercial. Subject to \$250 deductible. Canopy. Subject to \$1,000 deductible.
EQUIPMENT BREAKDOWN	\$ 63,550,000 \$ 250,000	Per Occurrence Maximum Limit of Loss. Subject to \$1,000 deductible. Extra Expenses - Rents, Indemnity Period (Months): 0
POLLUTION LIABILITY	\$ 1,000,000 \$ 3,000,000	Pollution Liability. Subject to \$10,000 deductible. Aggregate Policy Limit
VOLUNTEER ACCIDENT	\$ 100,000	See Policy Wordings
LEGAL EXPENSES	\$ 300,000 \$ 1,500,000	Per Occurrence Maximum Limit of Loss. Annual Aggregate.
TERRORISM	\$ 250,000 \$ 250,000	Per Occurrence.. Subject to \$2,500 deductible. Aggregate.
PRIVACY BREACH EXPENSE	\$ 25,000 See Policy Wording	Per Incident Miscellaneous Property - Replacement Cost
Loss Payable:	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.	
This record sheet is intended for reference only. Please refer to your polic(ies) for complete details.		

LMS 4456 - ONE WALL CENTRE

Proposed Budget

Jan 01, 2015 to Dec 31, 2015

	<u>Actual to</u> <u>30-Nov-14</u> <u>(11 Months)</u>	<u>2014</u> <u>Projection</u>	<u>2014</u> <u>Budget</u>	<u>Proposed</u> <u>2015</u> <u>Budget</u>
<u>INCOME</u>				
<u>FEES</u>				
Operating Fund Contribution	587,090	640,463	640,463	640,463
Contingency Fund Contribution	82,500	90,000	90,000	90,000
TOTAL FEES	669,590	730,463	730,463	730,463
Bylaw / Late Payment Fine	7,724	8,100	0	0
Interest Income	531	564	0	0
Miscellaneous Income	2,075	2,075	0	0
Move In / Out Fee Revenue	2,750	2,750	0	0
Remote Transmitters	575	575	0	0
TOTAL INCOME	683,245	744,527	730,463	730,463
<u>EXPENSES</u>				
<u>OPERATING EXPENSES</u>				
Administration	4,676	5,000	4,000	4,000
Audit	340	340	0	340
Bank Charges / Interest	52	52	216	0
Carpet Cleaning	2,335	2,850	3,200	3,200
Cleaning and Janitorial Supplies	51,669	57,000	57,500	57,759
Communications	2,722	3,000	3,200	3,200
Concierge	139,183	150,500	150,500	155,480
Electricity	18,148	19,798	26,800	26,800
Elevator Maintenance	22,851	26,000	30,000	30,000
Garbage Removal	1,447	1,447	2,000	2,000
Gas	45,377	49,502	58,800	58,800
Insurance	78,883	86,500	87,363	85,000
Insurance Deductible	0	0	35,000	35,000
Interior Plant Maintenance	2,079	3,085	3,500	3,500
Legal Fees	665	681	15,000	15,000
Landscape - Maintenance	4,186	4,550	5,500	5,500
Management Fees	20,598	22,527	23,940	23,940
Mechanical Maintenance	14,607	15,290	22,300	22,300
Miscellaneous	2,883	2,900	5,000	5,000
Repair and Maintenance	26,336	34,365	35,000	35,000
Security Services	44,790	49,000	55,000	55,000
Utility Sharing Studies	0	0	0	10,000

LMS 4456 - ONE WALL CENTRE
Proposed Budget
Jan 01, 2015 to Dec 31, 2015

	<u>Actual to</u> <u>30-Nov-14</u> <u>(11 Months)</u>	<u>2014</u> <u>Projection</u>	<u>2014</u> <u>Budget</u>	<u>Proposed</u> <u>2015</u> <u>Budget</u>
Water / Sewer	4,590	5,007	7,394	7,394
Window Cleaning	5,073	5,073	8,500	8,500
Website	122	374	750	750
TOTAL OPERATING EXPENSES	493,612	544,841	640,463	653,463
Reserve - Contingency Fund	82,500	90,000	90,000	90,000
TOTAL EXPENSES	576,112	634,841	730,463	743,463
CURRENT YEAR SURPLUS/(DEFICIT)	107,133	109,686	0	(13,000)
Operating Surplus (Deficit) Balance Forward	0	0	0	109,686
ENDING OP SURPLUS/(DEFICIT)	107,133	109,686	0	96,686

LMS 4456 - ONE WALL CENTRE
Proposed Strata Fee Schedule
Jan 01, 2015 to Dec 31, 2015

<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlement</u>	<u>Monthly</u> <u>Strata Fees</u>
1	3106 - 938 Nelson St	757	\$ 478.55
2	3101 - 938 Nelson St	1,021	645.45
3	3102 - 938 Nelson St	758	479.19
4	3103 - 938 Nelson St	738	466.54
5	3104 - 938 Nelson St	1,096	692.86
6	3105 - 938 Nelson St	740	467.81
7	3206 - 938 Nelson St	738	466.54
8	3201 - 938 Nelson St	989	625.22
9	3202 - 938 Nelson St	756	477.92
10	3203 - 938 Nelson St	738	466.54
11	3204 - 938 Nelson St	1,099	694.76
12	3205 - 938 Nelson St	732	462.75
13	3306 - 938 Nelson St	760	480.45
14	3301 - 938 Nelson St	990	625.85
15	3302 - 938 Nelson St	761	481.08
16	3303 - 938 Nelson St	736	465.28
17	3304 - 938 Nelson St	1,100	695.39
18	3305 - 938 Nelson St	733	463.38
19	3404 - 938 Nelson St	1,520	960.90
20	3401 - 938 Nelson St	1,380	872.40
21	3402 - 938 Nelson St	1,519	960.27
22	3403 - 938 Nelson St	1,447	914.75
23	3504 - 938 Nelson St	1,385	875.56
24	3501 - 938 Nelson St	1,403	886.94
25	3502 - 938 Nelson St	1,442	911.59
26	3503 - 938 Nelson St	1,491	942.57
27	3604 - 938 Nelson St	1,368	864.81
28	3601 - 938 Nelson St	1,406	888.83
29	3602 - 938 Nelson St	1,446	914.12
30	3603 - 938 Nelson St	1,465	926.13
31	3704 - 938 Nelson St	1,388	877.46
32	3701 - 938 Nelson St	1,406	888.83
33	3702 - 938 Nelson St	1,441	910.96
34	3703 - 938 Nelson St	1,490	941.94
35	3804 - 938 Nelson St	1,520	960.90
36	3801 - 938 Nelson St	1,381	873.03
37	3802 - 938 Nelson St	1,519	960.27
38	3803 - 938 Nelson St	1,445	913.49
39	3904 - 938 Nelson St	1,520	960.90

LMS 4456 - ONE WALL CENTRE
Proposed Strata Fee Schedule
Jan 01, 2015 to Dec 31, 2015

<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlement</u>	<u>Monthly</u> <u>Strata Fees</u>
40	3901 - 938 Nelson St	1,379	\$ 871.77
41	3902 - 938 Nelson St	1,525	964.06
42	3903 - 938 Nelson St	1,446	914.12
43	4004 - 938 Nelson St	1,385	875.56
44	4001 - 938 Nelson St	1,402	886.31
45	4002 - 938 Nelson St	1,435	907.17
46	4003 - 938 Nelson St	1,492	943.20
47	4104 - 938 Nelson St	1,387	876.82
48	4101 - 938 Nelson St	1,407	889.47
49	4102 - 938 Nelson St	1,439	909.70
50	4103 - 938 Nelson St	1,491	942.57
51	4204 - 938 Nelson St	1,531	967.86
52	4201 - 938 Nelson St	1,383	874.29
53	4202 - 938 Nelson St	1,519	960.27
54	4203 - 938 Nelson St	1,447	914.75
55	4304 - 938 Nelson St	1,520	960.90
56	4301 - 938 Nelson St	1,380	872.40
57	4302 - 938 Nelson St	1,519	960.27
58	4303 - 938 Nelson St	1,446	914.12
59	4504 - 938 Nelson St	1,519	960.27
60	4501 - 938 Nelson St	1,381	873.03
61	4502 - 938 Nelson St	1,519	960.27
62	4503 - 938 Nelson St	1,447	914.75
63	4604 - 938 Nelson St	1,387	876.82
64	4601 - 938 Nelson St	1,405	888.20
65	4602 - 938 Nelson St	1,438	909.06
66	4603 - 938 Nelson St	1,490	941.94
67	4704 - 938 Nelson St	1,387	876.82
68	4701 - 938 Nelson St	4,641	2,933.91
69	4703 - 938 Nelson St	1,497	946.36
70	4803 - 938 Nelson St	1,444	912.86
71	4804 - 938 Nelson St	1,520	960.90
72	4802 - 938 Nelson St	1,058	668.84
Total =		96,290	\$ 60,871.85

Total Annual Strata Fees (X 12 months) = \$ 730,462.20

Note: The monthly strata fee includes a 14.05% contribution to the Contingency Reserve Fund.

Balance Sheet (Accrual)
LMS 4456 - One Wall Centre - (lms4456)
November 2014

Page 1
12/23/2014
10:17 AM

Assets

Current Assets

Cash

Bank - Operating Account	51,030.35
Bank - Contingency Reserve	202,944.15
Bank - Acoustical Upgrade Reserve	67,756.89
Bank - Common Area Upgrade	30,233.28
Bank - Glazing Replacement Levy	102,712.34
Bank - Security Camera Installation	1,024.27
Bank - Holdback	3,775.90
Bank - Window / Other Reserves	2,409.33
Term Deposit - Other Bank CRF	550,000.00

Total Cash 1,011,886.51

Accounts Receivable 19,783.40

Prepaid Expenses 3,865.80

Prepaid Insurance 53,452.00

Total Current Assets 1,088,987.71

Fixed Assets

Equipment 8,540.58

Fixtures 43,523.76

Artwork 44,363.56

Accumulated Depreciation -46,513.86

Total Fixed Asset 49,914.04

Total Assets 1,138,901.75

Liabilities & Equity

Liabilities

Accrued Payable 21,876.60

Prepayment - Revenue 2,898.83

Total Liabilities 24,775.43

Equity

Equity in Capital Assets 49,914.04

Operating Surplus(Deficit) 107,132.02

Contingency Fund Balance 752,944.15

Reserve - Acoustical Upgrade 67,756.89

Reserve - Window Study 2,409.33

Reserve-Common Area Upgrade 30,233.28

Reserve - Glazing Replacement 102,712.34

Reserve - Security Camera Installation 1,024.27

Total Equity 1,114,126.32

Total Liabilities & Equity 1,138,901.75

SCHEDULE OF RESERVES

LMS 4456 - One Wall Centre

Reporting Period Nov 2014

Period Ending 11

Page 1
12/23/14
09:52 AM

	YTD Actual				
CONTINGENCY RESERVE SCHEDULE					
Balance Forward-Prior Year	622,663.30				
Current Year Contribution - Contingency	82,500.00				
Interest	3,086.69				
Transfer from Operating Surplus	84,694.16				
Total Income	792,944.15				
Transfer To Other Reserve	40,000.00				
Total Expenditures	40,000.00				
Contingency Fund Balance	752,944.15				
MTCE RESERVE SCHEDULE / SP. LEVY FUND					
Mtce Reserve / Special Levy Balance	0.00				

Statement of Income & Expenses

LMS 4456 - One Wall Centre

Reporting Period Nov 2014

Period Ending 11

Page 1
12/23/14
09:50 AM

Description	MTD Actual	YTD Actual	YTD Budget	Variance	Annual Budget
INCOME					
STRATA FEES					
Operating Fund Contribution	53,372	587,090	587,091	0	640,463
Contingency Fund Contribution	7,500	82,500	82,500	0	90,000
TOTAL STRATA FEES	60,872	669,590	669,591	0	730,463
Bylaw / Late Payment Fine	-203	7,724	0	7,724	0
Interest Income	32	531	0	531	0
Miscellaneous Income	0	2,075	0	2,075	0
Move In / Out Fee Revenue	400	2,750	0	2,750	0
Remote Transmitters	0	575	0	575	0
TOTAL INCOME	61,101	683,245	669,591	13,654	730,463
EXPENSES					
OPERATING EXPENSES					
Administration	191	4,676	3,667	-1,010	4,000
Audit	0	340	0	-340	0
Bank Charges / Interest	0	52	198	146	216
Carpet Cleaning	0	2,335	2,933	598	3,200
Cleaning and Janitorial Supplies	3,934	51,669	52,708	1,039	57,500
Communications	260	2,722	2,933	212	3,200
Concierge	12,142	139,183	137,958	-1,225	150,500
Electricity	1,650	18,148	24,567	6,418	26,800
Elevator Maintenance	2,281	22,851	27,500	4,649	30,000
Garbage Removal	0	1,447	1,833	386	2,000
Gas	4,125	45,377	53,900	8,523	58,800
Insurance	6,682	78,883	80,082	1,199	87,363
Insurance Deductible	0	0	32,083	32,083	35,000
Interior Plant Maintenance	615	2,079	3,208	1,129	3,500
Legal Fees	16	665	13,750	13,085	15,000
Landscape - Maintenance	519	4,186	5,042	855	5,500
Management Fees	1,929	20,598	21,945	1,347	23,940
Mechanical Maintenance	1,316	14,607	20,442	5,835	22,300
Miscellaneous	-511	2,883	4,583	1,700	5,000
Repair and Maintenance	6,979	26,336	32,083	5,747	35,000
Security Services	4,062	44,790	50,417	5,627	55,000
Water / Sewer	417	4,590	6,778	2,188	7,394
Window Cleaning	5,073	5,073	7,792	2,718	8,500
Website	0	122	688	566	750
TOTAL OPERATING EXPENSES	51,679	493,613	587,091	93,478	640,463
Reserve - Contingency Fund	7,500	82,500	82,500	0	90,000
TOTAL EXPENSES	59,179	576,113	669,591	93,478	730,463
CURRENT YR NET SURPLUS/(DEFICIT)	1,922	107,132	0	107,132	0
ENDING OP SURPLUS/(DEFICIT)	1,922	107,132	0	107,132	0

$\frac{3}{4}$ VOTE RESOLUTION "A"
WAIVER OF DEPRECIATION REPORT

WHEREAS The Owners, Strata Plan LMS 4456, wish to waive the requirement to obtain a Depreciation Report otherwise required under Section 94 of the *Strata Property Act*;

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan LMS 4456, that in accordance with Section 94(3) (a) of the *Strata Property Act* the requirement to obtain a Depreciation Report is hereby waived until the next Annual General Meeting.

Strata Property Act
FORM A
PROXY APPOINTMENT
(Section 56)

I/We _____ [name(s)], the owner(s)/ tenant(s)/ mortgagee of

Strata Lot _____ of Owners Strata Plan LMS 4456

Address _____

hereby appoint _____

and failing him/her _____

to be my/our proxy to vote at their discretion, unless indicated below, for me/us on my/our behalf at the Annual General Meeting of the Owners Strata Plan LMS 4456 to be held on Saturday, February 14, 2015 at 10:00 a.m., or at any adjournment thereof. Should any amendment(s) to a Resolution indicated below be put forth at the meeting noted above, the appointed proxy holder may vote at their discretion.

Date

Signature of Owner/Others under Section 54

DESCRIPTION	IN FAVOUR	OPPOSED	ABSTAINED
Budget (Majority Vote)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Resolution "A" – Waiver of Depreciation Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.