

DATE: Saturday, January 11, 2014

TIME: Call to Order: 10:00 a.m. Registration: 9:30 a.m.

PLACE: Granville Room – South Tower, Sheraton Wall Centre Hotel
1088 Burrard Street, Vancouver BC

In order to vote, an owner must have paid in full all maintenance fees, fines or other charges owing to the Strata Corporation. Cheques will not be accepted at the meeting unless certified. If you are uncertain of the status of your strata account please call the Accounts Receivables Desk at (604) 293-2443 between 8:30 a.m. and 4:30 p.m. from Monday to Friday or e-mail ar@ascentpm.com.

1. Registration
2. Call to Order
3. Quorum Report
4. Proof of Notice
5. Approval of Previous Annual General Meeting Minutes (January 12, 2013)
6. Council Reports – see attached
7. Insurance Coverage Report
8. Approval of 2014 Budget – Majority Vote
9. $\frac{3}{4}$ Vote Resolutions:
 - 1) Surplus/deficit transfer to CRF
 - 2) Waive Depreciation Report
 - 3) Common Area Upgrades
 - 4) Installation of Security Cameras in Elevators
10. New Business
11. Election of Council
12. Adjournment

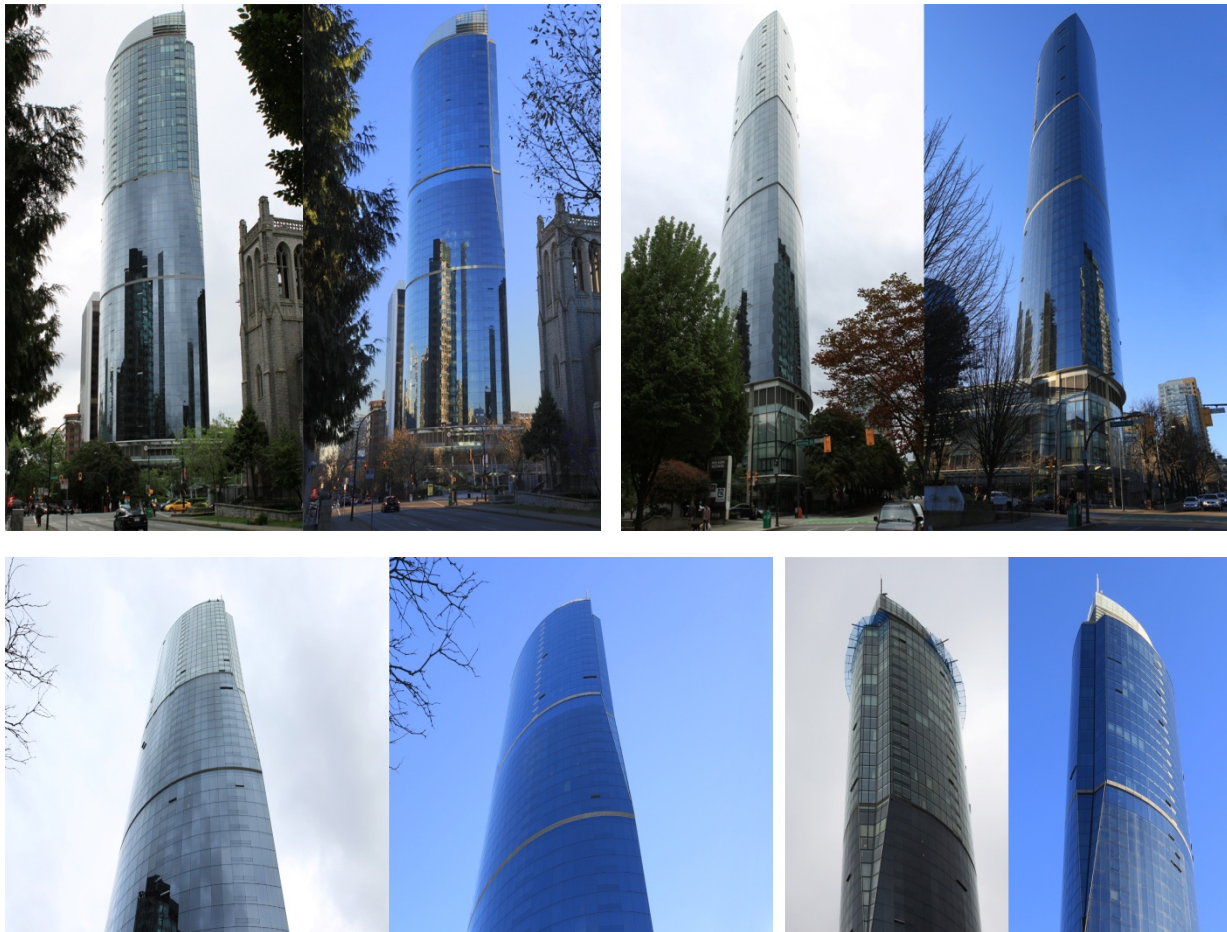
PRESIDENT'S REPORT

2014 AGM

Good day, everyone. I write with a summary of the significant events with which council has been dealing during 2013. Fuller details of these events can be found in the minutes of meeting of the strata council. I plan to attend this year's AGM, after which we are planning a little celebration of the successful completion of the re-glazing program.

Re-Glazing Program

Well, I am sure everyone knows that the Re-glazing Program is now complete. To be honest, I had some doubts that it would finish on schedule. But, due to great engineering, planning and constructing, the project proceeded pretty much as scheduled. The new darker outer glazing should cure the overheating problem in the south facing suites, and now the building looks even more beautiful. Klaus Johansson has generously provided us with the following before and after images!



RDH, the project managers provided the following before and after images from their time lapse sequence taken during the project.



Also, we still have about \$110,000 in our Glazing Replacement fund. We are waiting to ensure that there are no further charges associated with the Program. Once any such charges are paid, we then plan to return any remaining surplus to the owners.

All of those involved in the project deserve our sincere appreciation. These include RDH, Wall Financial, Glastech, and Matakana. Representatives of these companies will join us at the end of the AGM for a little celebration.

Elevators

As you all know, the elevators were worked to death during the Re-Glazing Project. We now are in the process of refurbishing them. Yousef Rastar and Philip Jhin will lead these efforts.

Property Managers

Starting on March 1, 2014, we will change property managers to Sue Matthews of FirstService Residential.

2013 Budget

Our treasurer, Philip Jhin and Ken Dahl have prepared the budget for 2014. You will note that we are planning to spend less on legal fees and more on insurance and agent fees. The increase in the budget is about 1.4%.

Depreciation Report

Our last Depreciation Report was updated in 2011. The Strata Property Act requires us to update it every three years or to defer the update by a $\frac{3}{4}$ Vote. Council is recommending we defer it for the time being.

2013 Surplus to the Contingency Reserve Fund

There will be a surplus from the 2013 budget which council recommends transferring to the CRF.

Election of Council

My hearty thanks for all members of council for the hours and hours of efforts on behalf of all owners: Yousef Rastar, Philip Jhin, Nell Dragovan, Jerre Bradt, Michael Mathews and Mike Constantini. Also, I thank you, the owners, for your support during several trying years of failed windows and elevators.

Now that the Re-Glazing Program is complete, I plan to withdraw from council in the new year. To facilitate a smooth transition, I will stay on long enough to attract a replacement for my seat on council. We are trying to recruit possible candidates. Any owner who would like to get involved in council should advise me or any member of council. All members of council have agreed to stand for re-election. I recommend re-election of all these good people.



cmwinsurance.com
700-1901 Rosser Avenue
Burnaby, BC V5C 6R6
P 604-294-3301 F 604-294-3003
TF 1-800-263-3313

RESIDENTIAL STRATA PROGRAM

Summary of Coverages

Strata Plan LMS4456

Insured **The Owners of Strata Plan LMS4456, One Wall Centre**
Ascent Real Estate Management Corporation, Attn: Ken Dahl

Term **From:** August 1, 2013 **To:** August 1, 2014 **Effective** **August 1, 2013**

Location(s) 31 - 48 Floor, 938 Nelson Street, Vancouver, BC V6Z 3A7

Description of Coverages	Limits of Liability	Deductibles
Property of Every Description – Per Occurrence, Form No. CMWM-Jan-01-2012, Appraisal: Sep 12, 2012, Year of Cycle: 2	\$ 60,704,000.	See Below
Business Interruption	Not Covered	
Earthquake – Annual Aggregate – Extended Replacement Cost Applies	\$ 60,704,000.	
Flood – Annual Aggregate – Extended Replacement Cost Applies	\$ 60,704,000.	
Blanket Glass	Included	
Equipment Breakdown - By-laws Included	\$ 60,704,000.	\$500.
Business Interruption (Time Element)	Not Covered	
\$1,000,000 Debris Removal, \$100,000 Ammonia Contamination, \$100,000 Contamination Expense (Annual), \$100,000 Expediting Expense, \$100,000. Extra Expense, \$250,000 Water Damage, \$50,000 Service Interruption	Included	
General Liability – Bodily Injury, Personal Injury and Property Damage Liability – Each Accident or Occurrence	\$ 10,000,000.	\$1,000.
Products and Completed Operations – Aggregate Limit	\$ 10,000,000.	
Non-Owned Automobile	\$ 10,000,000.	
Advertising Injury Liability	\$ 10,000,000.	
Medical Payments – Each Person	\$ 10,000.	
Limited Pollution Liability – Aggregate Limit	\$ 1,000,000.	\$10,000.
Employers' Liability Extension	\$ 300,000.	
Tenants' Legal Liability – Any One Accident	\$ 250,000.	\$1,000.
Voluntary Compensation Extension – Strata Volunteers Coverage	\$ 50,000.	
(Weekly Indemnity of 2/3 of Employee's Weekly Wage, but not exceeding \$500/week & set at \$500/week for Volunteer Workers)		
Condominium Corporation Directors & Officers Liability (Errors & Omissions) – Annual Aggregate	\$ 10,000,000.	Nil
Discrimination Defense Costs – Per Unsuccessful Action or Complaint	\$ 10,000.	
Discrimination Defense Costs – Annual Aggregate	\$ 25,000.	
Property Managers Errors & Omissions Liability – Annual Aggregate	\$ 2,000,000.	Nil
Broad Form Money & Securities - Loss Inside & Outside Premises, Depositors Forgery	Not Covered	
Employee Dishonesty, Coverage – Form A	Not Covered	
Pollution Liability – Each Pollution Event, Including Bodily Injury or Property Damage and Clean-up Costs	\$ 1,000,000.	\$25,000.
Aggregate (Master) Policy Limit	\$ 5,000,000.	

Deductibles – Property

- All Losses \$5,000 except:
 - Earthquake 10%, minimum \$100,000
 - Water Damage \$50,000
 - Residential Glass Breakage \$100
 - Sewer Back-up \$50,000
 - Master Key Coverage \$250
 - Flood \$10,000

Conditions – Property

- All Risks of direct physical loss or damage to property described at Location(s) of Risk shown above.
- Basis of Loss Settlement – Replacement Cost including by-laws.
- Co-insurance Basis – Stated Amount.
- Extended Replacement Cost – 10%
- Any Property additions, renovations or installation work will be subject to a limit of 15% of the insured value, with a maximum of \$1,000,000.

Additional Named Insured – General Liability

Property Manager for their management of the Strata Plan.

Notable Exclusions & Endorsements

- Amendatory Endorsement – Statutory Conditions (CMWME1-Jul-01-2012)
- Made in Canada Clause (LMA5185)
- Customer Advisory, Privacy Principles Letter and Privacy Principles
- Identification of Insurer (LSW1548B)
- Several Liability Notice (LMA5096)
- Water Ingress Exclusion (CMWE1-Feb-01-2013)

Legal Expense Protection Contract	Amount
Per claim – \$1,000,000 Annual Aggregate	\$250,000.

E&OE/ July 23, 2013/ KEV/JLIM

This document does not form part of the policy. For more specific details, please refer to the actual policy wordings.



**TO ALL OWNERS/TENANTS
PLEASE PURCHASE PERSONAL INSURANCE COVERAGE**

The Strata Corporation's policy is intended for the original building and does not provide sufficient coverage for Unit Owners or Tenants. It is therefore imperative all Unit Owners and Tenants purchase their own insurance policy which should include the following coverages as applicable:

1. **Contents:** The Strata Corporation's Insurance does not cover your personal belongings in the event of a loss, regardless of the cause. All Owners and Tenants must therefore have their own Personal Insurance Policy for their personal belongings ("Contents") such as furniture, clothing, electronics, etc. Further, in the event there is damage to your unit, your contents may need to be removed during the repair. The Strata Corporation's Insurance does not cover the move out or storage costs - this is covered under the Contents provision of your Personal Insurance Policy.
2. **Additional Living Expenses:** You may need alternate accommodation during repairs to your unit, such as a hotel or rental unit. In the event of a significant loss, your unit could be uninhabitable for one year or greater. "Additional Living Expenses" are included in a Personal Insurance Policy to cover these out of pocket expenses.
3. **Unit Upgrades:** The Strata Corporation's Insurance does not cover unit upgrades, whether made by yourself or a previous unit owner. It is therefore imperative you insure any unit upgrades under your Personal Insurance Policy (sometimes known as 'Unit Improvements and Betterments'). Examples of upgrades could include: hardwood or laminate flooring, and upgraded appliances.
4. **Loss Assessment:** In the event of a Strata Corporation claim resulting from your unit, you will likely be assessed the Strata Corporation's Deductible. Please review the Notice of Annual General Meeting to obtain a copy of the Strata Corporation's insurance policy ('Summary of Coverages'). You must ensure your Personal Insurance Policy will cover an amount equal to the Strata Corporation's Water Damage Deductible. This is extremely important as the Strata's Water Damage Deductible is often \$10,000.00 and greater.
5. **Unit Additional Protection:** One component of this extension under a Personal Insurance Policy is to provide coverage in the event the Strata Corporation's Insurance is not effective. This is very important as there could be damage to your unit which does not exceed the strata corporation's policy deductible, and therefore does not trigger the strata corporation's policy. Please ensure your Personal Insurance Policy includes coverage for in-suite damages that are under the Strata Corporation's Deductible for which you are responsible.
6. **Earthquake:** Given the exposure to the lower mainland we recommend you ensure your Personal Insurance Policy includes coverage for the peril of Earthquake. Some Insurers may offer a specified limit for Earthquake Deductible Coverage, for your unit's assessed portion of the Strata Corporation's Earthquake Deductible. Given the earthquake risk present, the strata's Earthquake Deductible is high, and we encourage 'buy back' of the strata's deductible to the maximum amount permitted under your Personal Insurance Policy.
7. **Other-Repairs and Maintenance Within A Strata Lot:** Owners must make sure that they keep everything within their strata lot in good working order and in good condition to prevent a water escape etc. This includes but is not restricted to dishwashers, washers, refrigerators with ice makers, garburators, toilets, sinks, bathtubs, water filters, hot water tanks and any copper pipes or taps and fixtures located within the strata lot, or from any alterations done by the Owner or previous owner to the strata lot etc. Owners should make sure cold and hot water shut off valves work properly and know the location of the valves, and how to operate them.

Owners may wish to consider employing a professional contractor to carry out regular inspections and maintenance of these in suite items.

NOTE! We encourage Owners/Tenants to take this notice and review it with their Personal Insurance broker to ensure they have adequate coverage. THIS IS VERY IMPORTANT!

One Wall Centre (Ims4456)
Balance Sheet
As at November 30, 2013

<u>ASSETS</u>	
Current Assets	
Bank - Operating	71,246.16
Bank - Contingency Reserve	614,532.97
Bank - Acoustical Upgrade Reserve	67,047.38
Bank - Glazing Replacement Levy	110,217.22
Bank - Window Study Reserve	2,384.37
Bank - Builder's Lien Holdback	625,957.93
Petty Cash	252.75
Accounts Receivable - Operating	32,021.57
Prepaid Expenses	3,650.42
Prepaid Expenses - Insurance	11,936.20
Total Current Assets	<u>1,539,246.97</u>
Fixed Assets	
Furniture & fixtures	43,523.76
Equipment	8,540.58
Artwork	44,363.56
Accumulated Depreciation	(45,073.93)
Total Fixed Assets	<u>51,353.97</u>
TOTAL ASSETS	<u>1,590,600.94</u>
<u>LIABILITIES AND OWNER'S EQUITY</u>	
LIABILITIES	
Accounts Payable	8,041.42
Other Refundable Deposits	1,600.00
Builder's Lien Holdback Payable	625,957.93
Total Liabilities	<u>635,599.35</u>
OWNERS' EQUITY	
Operating Fund - Current Year	109,464.68
Contingency Reserve Funds (Reserve)	614,532.97
Visionwall Common Shares (325,464)	1.00
Capital Fixed Fund	51,353.97
Reserve - Acoustical Upgrade	67,047.38
Special Levy - Glazing Replacement	110,217.22
Reserve - Window Study	2,384.37
Total Owners' Equity	<u>955,001.59</u>
TOTAL LIABILITIES AND OWNER'S EQUITY	<u>1,590,600.94</u>

One Wall Centre (Ims4456)
Income Statement
Unaudited for 11 periods
For the period ending November 30, 2013

Account		MTD Actual	MTD Budget	YTD Actual	YTD Budget	\$ Variance	Annual Budget
Income							
Operating Income (Strata)	3000-0000	52,512.83	52,512.83	577,641.12	577,641.13	(0.01)	630,154.00
Contingency Reserve Income	3010-0000	7,500.00	7,500.00	82,500.00	82,500.00	0.00	90,000.00
Bylaw Fine Income	3020-0000	123.13	0.00	1,389.60	0.00	1,389.60	0.00
Interest Income	3030-0000	112.60	0.00	986.47	0.00	986.47	0.00
Move In/Out Fee	3040-0000	0.00	0.00	500.00	0.00	500.00	0.00
Keys/Remotes Income	3055-0000	0.00	0.00	225.00	0.00	225.00	0.00
Other Income	3080-0000	1,400.00	0.00	1,588.20	0.00	1,588.20	0.00
Total Income		61,648.56	60,012.83	664,830.39	660,141.13	4,689.26	720,154.00
Expense							
Agent Fee	4000-0000	1,616.84	1,675.00	18,108.61	18,425.00	316.39	20,100.00
Legal/consulting fees	4010-0000	(1,532.54)	2,083.33	4,030.42	22,916.63	18,886.21	25,000.00
Photocopying/Postage	4012-0000	386.19	333.33	2,849.98	3,666.63	816.65	4,000.00
Bank Charges	4015-0000	18.00	41.67	184.00	458.37	274.37	500.00
Miscellaneous	4016-0000	334.44	416.67	4,241.90	4,583.37	341.47	5,000.00
Insurance	4040-0000	7,357.30	6,425.83	74,257.46	70,684.13	(3,573.33)	77,110.00
Insurance Deductible Repairs	4040-0020	0.00	2,916.67	0.00	32,083.37	32,083.37	35,000.00
Electricity	4050-0000	3,299.69	2,233.33	18,478.25	24,566.63	6,088.38	26,800.00
Water & Sewer	4052-0000	834.54	616.17	4,589.97	6,777.87	2,187.90	7,394.00
Garbage Collection	4056-0000	0.00	166.67	1,736.00	1,833.37	97.37	2,000.00
Gas	4058-0000	8,250.43	4,900.00	46,202.41	53,900.00	7,697.59	58,800.00
Security	4106-0000	6,390.30	4,583.33	47,760.07	50,416.63	2,656.56	55,000.00
Telephone/Internet	4110-0000	260.47	266.67	3,197.31	2,933.37	(263.94)	3,200.00
Elevator	4130-0000	2,701.60	2,333.33	32,071.07	25,666.63	(6,404.44)	28,000.00
Repair/Maintenance & Plumbing-Scheduled	4160-0000	3,073.91	2,916.67	12,778.92	32,083.37	19,304.45	35,000.00
Plumbing & Mechanical Repairs	4160-0030	6,833.39	1,858.33	9,635.45	20,441.63	10,806.18	22,300.00
R & M - Carpet Cleaning	4162-0000	507.75	266.67	2,886.00	2,933.37	47.37	3,200.00
Christmas Decorations - Lobby	4217-0000	410.41	291.67	2,016.26	3,208.37	1,192.11	3,500.00
Window Cleaning	4220-0000	0.00	708.33	0.00	7,791.63	7,791.63	8,500.00
Janitorial	4232-0000	4,708.94	4,416.67	38,622.03	48,583.37	9,961.34	53,000.00
Landscaping	4300-0000	776.12	458.33	5,052.50	5,041.63	(10.87)	5,500.00
Website	4400-0000	0.00	62.50	683.82	687.50	3.68	750.00
Caretakers Wages	4500-0000	28,525.00	12,541.67	143,483.28	137,958.37	(5,524.91)	150,500.00
Total Expense		74,752.78	52,512.84	472,865.71	577,641.24	104,775.53	630,154.00
Surplus(deficit) from operations		(13,104.22)	7,499.99	191,964.68	82,499.89	109,464.79	90,000.00
Contingency Reserve Transfer	4800-0000	7,500.00	7,500.00	82,500.00	82,500.00	0.00	90,000.00
Total operating surplus(deficit)		(20,604.22)	(0.01)	109,464.68	(0.11)	109,464.79	0.00

One Wall Centre (Ims4456)
Balance Sheet Account Reconciliation
As at November 30, 2013

<u>CONTINGENCY RESERVE FUND</u>		
Bank - Contingency Reserve Fund	1152-0000	614,532.97
Due to/from Contingency	1600-0000	-
		<u>614,532.97</u>
Contingency Reserve Funds	2130-0000	<u>614,532.97</u>
<u>RESERVE - ACOUSTICAL UPGRADE</u>		
Bank - Acoustical Upgrade Levy	1160-0000	<u>67,047.38</u>
Reserve - Acoustical Upgrade	2300-0000	<u>67,047.38</u>
<u>GLAZING REPLACEMENT LEVY</u>		
Bank - Glazing Replacement	1160-0010	<u>110,217.22</u>
Special Levy - Glazing Replacement	2300-0010	<u>110,217.22</u>
<u>RESERVE - WINDOW STUDY</u>		
Bank - Window Study	1160-0040	<u>2,384.37</u>
Reserve - Window Study	2300-0040	<u>2,384.37</u>
<u>BUILDER'S LIEN HOLDBACK</u>		
Bank - Builder's Lien Holdback	1170-0000	<u>625,957.93</u>
Builder's Lien Holdback Payable	2050-0000	<u>625,957.93</u>

STRATA PLAN LMS4456
NOTES TO FINANCIAL STATEMENTS
(IN COMPLIANCE WITH SPA REGULATION 6.6 & 6.7)

	Reg. 6.7 YTD ACTUAL December 31, 2013	Reg. 6.6 PROJECTED December 31, 2014
TOTAL OWNER CONTRIBUTION	720,153.95	
OPERATING FUND		
Opening Balance	70,921.40	95,794.67
Owner's Contribution	630,153.95	648,924.61
Interest Income	1,112.19	-
Other Incomes	3,729.58	-
Total Operating Expenses	(539,201.05)	(648,924.61)
Transfer surplus to Contingency Reserve	(70,921.40)	(95,794.67)
Projected Ending Balance Operating Fund	95,794.67	-
CONTINGENCY RESERVE FUND		
Opening Balance	499,847.95	622,633.30
Owner's Contribution	90,000.00	90,000.00
Interest Income	6,514.15	-
Transfer from Operating Fund	70,921.40	95,794.67
Expenses	(44,650.20)	-
Transfer to Common Area Upgrade Reserve		(30,000.00)
Transfer to Installation Camera Reserve		(10,000.00)
Ending Balance Contingency Fund	622,633.30	768,427.97
RESERVE - ACOUSTICAL UPGRADE		
Opening Balance	66,360.44	67,116.24
Owner's Contribution		
Interest Income	755.8	
Expenses		
Ending Balance Acoustical Upgrade Reserve	67,116.24	67,116.24
RESERVE - WINDOW STUDY		
Opening Balance	2,359.69	2,386.77
Owner's Contribution		
Interest Income	27.08	
Expenses		
Ending Balance Window Studay Reserve	2,386.77	2,386.77
RESERVE - COMMON ARE UPGRADE		
Opening Balance		
Owner's Contribution		
Transfer from contingency Reserve		30,000.00
Interest Income		
Expenses		
Ending Balance Common Area Upgrade Reserve		30,000.00
RESERVE - INSTALLATION CAMERA		
Opening Balance		
Owner's Contribution		
Transfer from Contingency Reserve		10,000.00
Interest Income		
Expenses		
Ending Balance Installation Camera Reserve		10,000.00
SPECIAL LEVY - GLAZING REPLACEMENT		
Opening Balance	110,540.07	110,330.32
Owner's Contribution		
Interest Income	1223.51	
Expenses	(1,433.26)	
Ending Balance Glazing Replacement Levy	110,330.32	110,330.32

Strata Plan LMS4456
One Wall Centre
Proposed Budget for 2014
Effective January 1, 2014 to December 31, 2014

		Current 11 Months to 30-Nov-13	Annual Budget 2013	Proposed Budget 2014
	Revenue			
3000-0000	Operating Income	577,641.12	630,154.00	648,924.61
3010-0000	Contingency Reserve Income	82,500.00	90,000.00	90,000.00
3020-0000	Bylaw Fine Income	1,389.60	-	-
3030-0000	Interest Income	986.47		
3040-0000	Move In/Out Fee	500.00	-	-
3055-0000	Fob Sales Income	225.00	-	-
3080-0000	Other Income	1,588.20		
	Total Income	664,830.39	720,154.00	738,924.61
	Expense			
4000-0000	Agent Fee	18,108.61	20,100.00	19,402.11
4010-0000	Legal/Consulting fees	4,030.42	25,000.00	25,000.00
4012-0000	Photocopying/Postage	2,849.98	4,000.00	4,000.00
4015-0000	Bank Charges	184.00	500.00	216.00
4016-0000	Miscellaneous	4,241.90	5,000.00	5,000.00
4040-0000	Insurance	74,257.46	77,110.00	87,362.50
4040-0020	Insurance Deductible Repairs	-	35,000.00	35,000.00
4050-0000	Electricity	18,478.25	26,800.00	26,800.00
4052-0000	Water & Sewer	4,589.97	7,394.00	7,394.00
4056-0000	Garbage Collection	1,736.00	2,000.00	2,000.00
4058-0000	Gas	46,202.41	58,800.00	58,800.00
4106-0000	Security	47,760.07	55,000.00	55,000.00
4110-0000	Cable	3,197.31	3,200.00	3,200.00
4130-0000	Elevator	32,071.07	28,000.00	33,000.00
4160-0000	Repairs/Maintenance & Plumbing-Scheduled	12,778.92	35,000.00	35,000.00
4160-0030	Plumbing & Mechanical Repairs	9,635.45	22,300.00	22,300.00
4162-0000	R & M - Carpet Cleaning	2,886.00	3,200.00	3,200.00
4217-0000	Christmas Decorations - Lobby	2,016.26	3,500.00	3,500.00
4220-0000	Window Cleaning	-	8,500.00	8,500.00
4232-0000	Janitorial	38,622.03	53,000.00	57,500.00
4300-0000	Landscaping	5,052.50	5,500.00	5,500.00
4400-0000	Website	683.82	750.00	750.00
4500-0000	Caretaker Wages	143,483.28	150,500.00	150,500.00
	Total Expense	472,865.71	630,154.00	648,924.61
	Surplus(deficit) from Operations	191,964.68	43,223.30	43,223.30
4800-0000	Contingency Reserve Transfer	82,500.00	90,000.00	90,000.00
	Total operating surplus(deficit)	109,464.68	0.00	0.00

**STRATA PLAN LMS 4456
ONE WALL CENTRE
PROPOSED STRATA FEES SCHEDULE
EFFECTIVE JANUARY 1, 2014 TO DECEMBER 31, 2014**

OPERATING FEE	648,924.61
CONTINGENCY RESERVE FEE	90,000.00
TOTAL STRATA FEES	<u>738,924.61</u>

STRATA FEES 2014							
S.L.#	UNIT #	U/E	OPERATING FEE	CRF FEE	MONTHLY PAYMENT	2013 STRATA FEES	Increase Fees
2	3101	1021	573.40	79.53	652.93	636.34	16.59
3	3102	758	425.70	59.04	484.74	472.42	12.32
4	3103	738	414.47	57.48	471.95	459.96	11.99
5	3104	1096	615.52	85.37	700.89	683.08	17.81
6	3105	740	415.59	57.64	473.23	461.21	12.02
1	3106	757	425.14	58.96	484.10	471.80	12.30
8	3201	989	555.43	77.03	632.46	616.40	16.06
9	3202	756	424.57	58.88	483.46	471.18	12.28
10	3203	738	414.47	57.48	471.95	459.96	11.99
11	3204	1099	617.21	85.60	702.81	684.95	17.86
12	3205	732	411.10	57.02	468.11	456.22	11.89
7	3206	738	414.47	57.48	471.95	459.96	11.99
14	3301	990	555.99	77.11	633.10	617.02	16.08
15	3302	761	427.38	59.27	486.66	474.29	12.37
16	3303	736	413.34	57.33	470.67	458.71	11.96
17	3304	1100	617.77	85.68	703.45	685.58	17.87
18	3305	733	411.66	57.09	468.75	456.84	11.91
13	3306	760	426.82	59.20	486.02	473.67	12.35
20	3401	1380	775.02	107.49	882.50	860.09	22.41
21	3402	1519	853.08	118.31	971.39	946.72	24.67
22	3403	1447	812.64	112.71	925.35	901.84	23.51
19	3404	1520	853.64	118.39	972.03	947.34	24.69
24	3501	1403	787.93	109.28	897.21	874.42	22.79
25	3502	1442	809.84	112.32	922.15	898.73	23.42
26	3503	1491	837.35	116.13	953.49	929.27	24.22
23	3504	1385	777.82	107.88	885.70	863.20	22.50
28	3601	1406	789.62	109.51	899.13	876.29	22.84
29	3602	1446	812.08	112.63	924.71	901.22	23.49
30	3603	1465	822.75	114.11	936.86	913.06	23.80
27	3604	1368	768.28	106.55	874.83	852.61	22.22
32	3701	1406	789.62	109.51	899.13	876.29	22.84
33	3702	1441	809.27	112.24	921.51	898.10	23.41
34	3703	1490	836.79	116.06	952.85	928.64	24.21
31	3704	1388	779.51	108.11	887.62	865.07	22.55
36	3801	1381	775.58	107.57	883.14	860.71	22.43
37	3802	1519	853.08	118.31	971.39	946.72	24.67
38	3803	1445	811.52	112.55	924.07	900.60	23.47
35	3804	1520	853.64	118.39	972.03	947.34	24.69
40	3901	1379	774.45	107.41	881.86	859.46	22.40
41	3902	1525	856.45	118.78	975.23	950.46	24.77
42	3903	1446	812.08	112.63	924.71	901.22	23.49
39	3904	1520	853.64	118.39	972.03	947.34	24.69
44	4001	1402	787.37	109.20	896.57	873.80	22.77
45	4002	1435	805.90	111.77	917.68	894.37	23.31
46	4003	1492	837.92	116.21	954.13	929.89	24.24

**STRATA PLAN LMS 4456
ONE WALL CENTRE
PROPOSED STRATA FEES SCHEDULE
EFFECTIVE JANUARY 1, 2014 TO DECEMBER 31, 2014**

OPERATING FEE	648,924.61
CONTINGENCY RESERVE FEE	90,000.00
TOTAL STRATA FEES	<u>738,924.61</u>

STRATA FEES 2014							
S.L.#	UNIT #	U/E	OPERATING FEE	CRF FEE	MONTHLY PAYMENT	2013 STRATA FEES	Increase Fees
43	4004	1385	777.82	107.88	885.70	863.20	22.50
48	4101	1407	790.18	109.59	899.77	876.91	22.86
49	4102	1439	808.15	112.08	920.23	896.86	23.37
50	4103	1491	837.35	116.13	953.49	929.27	24.22
47	4104	1387	778.95	108.03	886.98	864.45	22.53
52	4201	1383	776.70	107.72	884.42	861.96	22.46
53	4202	1519	853.08	118.31	971.39	946.72	24.67
54	4203	1447	812.64	112.71	925.35	901.84	23.51
51	4204	1531	859.82	119.25	979.07	954.20	24.87
56	4301	1380	775.02	107.49	882.50	860.09	22.41
57	4302	1519	853.08	118.31	971.39	946.72	24.67
58	4303	1446	812.08	112.63	924.71	901.22	23.49
55	4304	1520	853.64	118.39	972.03	947.34	24.69
60	4501	1381	775.58	107.57	883.14	860.71	22.43
61	4502	1519	853.08	118.31	971.39	946.72	24.67
62	4503	1447	812.64	112.71	925.35	901.84	23.51
59	4504	1519	853.08	118.31	971.39	946.72	24.67
64	4601	1405	789.06	109.44	898.49	875.67	22.82
65	4602	1438	807.59	112.01	919.59	896.23	23.36
66	4603	1490	836.79	116.06	952.85	928.64	24.21
63	4604	1387	778.95	108.03	886.98	864.45	22.53
68	4701	4641	2,606.41	361.49	2,967.90	2,892.51	75.39
69	4703	1497	840.72	116.60	957.33	933.01	24.32
67	4704	1387	778.95	108.03	886.98	864.45	22.53
72	4802	1058	594.18	82.41	676.59	659.40	17.19
70	4803	1444	810.96	112.47	923.43	899.97	23.46
71	4804	1520	853.64	118.39	972.03	947.34	24.69
TOTALS	96290		54,077.05	7,500.00	61,577.00	60,012.83	1,564.17
			x 12	x 12	x 12		
			648,924.61	90,000.00	738,924.00		

**RESOLUTION #1
OF
THE OWNERS, STRATA PLAN LMS 4456**

¾ VOTE RESOLUTION #1 – SURPLUS/DEFICIT TRANSFER TO CRF

Whereas the 2013 years budget results in a surplus and/or deficit;

BE IT RESOLVED in accordance with section 105 of the *Strata Property Act* to authorize one or more of the following by a ¾ vote:

- a) transfer surplus to the contingency reserve fund
- d) pay the operating budget sufficient funds from the following fiscal years operating fund in order to eliminate the deficit, and if the operating fund expenses exceed the total contributions to the operating fund, the deficit be eliminated by using contingency reserve funds.

END OF RESOLUTION #1

**RESOLUTION #2
OF
THE OWNERS, STRATA PLAN LMS 4456**

¾ VOTE RESOLUTION #2 – WAIVING OF DEPRECIATION REPORT

WHEREAS pursuant to s.94 of the *Strata Property Act*, S.B.C. 1988, c. 43 (the Act), new legislation passed in December 2011 that mandates all Strata Corporations in British Columbia must retain the services of a professional to undertake a building review in order to perform a depreciation report (also known as a CRF study). The legislation states that depreciation reports are now mandatory unless a Strata Corporation exempts itself by a ¾ vote at the AGM. Strata Corporations will have until December 14, 2013 to obtain a depreciation report or hold a ¾ vote to exempt them.

AND WHEREAS THE OWNERS, STRATA PLAN LMS 4456, the "Strata Corporation" wish to waive having a depreciation report completed at this time;

BE IT RESOLVED by a ¾ vote of **THE OWNERS STRATA PLAN LMS 4456**, (the "Strata Corporation"), pursuant to s. 94 of the Act, that the Strata Corporation hereby elects to exempt itself from obtaining or completing a depreciation report at this time,

END OF RESOLUTION #2

**RESOLUTION #3
OF
THE OWNERS, STRATA PLAN LMS 4456**

¾ VOTE RESOLUTION #3 – COMMON AREA UPGRADES

WHEREAS, there are several areas of the common property that is in need of updating; and,

WHEREAS, your strata council is recommending proceeding with the items identified in the list below:

1. Install a remote gate operation system for the P4 parkade gate and possibly the main entrance on P1.
2. Replacement of hallway carpet on floors 31- 33.
3. Replacement of stained carpet tiles on P4 and P5.
4. Replacement of R5 elevator mat.
5. Clean and paint all hallway walls on P1.
6. Various improvements suggested for the garbage room:
 - have the walls properly finished and painted;
 - change the lights within the room to motion-operated lights; and
 - install a light outside the room door.

BE IT RESOLVED by a ¾ vote of **THE OWNERS STRATA PLAN LMS 4456**, (the "Strata Corporation"), to approve an expenditure from the Contingency Reserve Fund in the amount not to exceed \$30,000.00 to complete upgrades to the residential common areas.

END OF RESOLUTION #3

**RESOLUTION #4
OF
THE OWNERS, STRATA PLAN LMS 4456**

¾ VOTE RESOLUTION #4 – INSTALLATION OF CCTC CAMERAS IN ELEVATORS

WHEREAS, your strata council recommends upgrading the building security by installing two CCTC Closed Circuit Television Cameras in the residential elevators.

BE IT RESOLVED by a ¾ vote of **THE OWNERS STRATA PLAN LMS 4456**, (the "Strata Corporation"), to approve an expenditure from the Contingency Reserve Fund in the amount not to exceed \$10,000.00 to complete the installation of two CCTC Closed Circuit Television Cameras in the residential elevators.

END OF RESOLUTION #4

PROXY APPOINTMENT
(Section 56)

Re: Strata Lot _____ of Strata Plan _____ LMS 4456

I/We, _____, the owner(s)/tenant(s)/mortgagee of the strata lot described above, appoint _____ to act as my/our proxy at the annual or special general meeting to be held on January 11, 2014.

Signature of Owner/Tenant/Mortgagee

Signature of Owner/Tenant/Mortgagee

1. The Strata Owner is to insert in the blank space provided, the name of the person he/she wishes to act as his/her Proxy.
2. **If no choice on a resolution is specified by the owner, this Proxy form confers discretionary authority upon the owner's appointed Proxy holder.**
3. The form of Proxy will not be effective unless:
 - a. It is dated and signed by the Strata owner or by his/her attorney duly authorized by him/her in writing. If the Instrument of Proxy is executed by an attorney for the Strata owner, the instrument or notarial copy thereof must accompany the form of Proxy.

2014 Budget

In favour

Opposed

Abstain

Resolution #1

In favour

Opposed

Abstain

Resolution #2

In favour

Opposed

Abstain

Resolution #3

In favour

Opposed

Abstain

Resolution #4

In favour

Opposed

Abstain