



June 6, 2012

LMS 4456
All Owners
"One Wall Centre"
938 Nelson Street
Vancouver, BC

Dear Owners:

**RE: JUNE 29, 2012
SPECIAL GENERAL MEETING**

Please find attached a copy of a Notice of Call for a Special General Meeting scheduled to be held on June 29, 2012 at 10:00 a.m.

Many owners live out of town or due to scheduling conflicts are unable to attend; therefore, a meeting using proxies for the majority of owners has been arranged. Council will meet, tally the proxies, and provide results via S.G.M. minutes.

The meeting shall be conducted with submission of proxies Council will meet on the scheduled date and time to tally the proxies, and provide results via S.G.M. minutes.

You are requested to complete the enclosed proxy and ballot noting your vote in the appropriate box. Please fax or email your proxy and ballot to the concierge desk. It is important that as many owners as possible provide completed ballots.

Should you have any further questions or concerns, please do not hesitate to contact the undersigned.

Yours truly,

Ascent Real Estate Management Corporation
Managing Agent
On Behalf of Owners Strata Plan LMS 4456

Michele Campbell
Strata Agent

/mc

NOTICE O F MEETING

**TAKE NOTICE THAT THE SPECIAL GENERAL MEETING
OF STRATA PLAN LMS 4456
LOCATED AT 938 NELSON STREET, VANCOUVER
WILL BE HELD:**

DATE: Friday, Jun 29, 2012

TIME: 10:00 a.m. Registration starts at 9:30 a.m.

PLACE: The Sutton Place Hotel – 845 Burrard Street, Vancouver
Renoir Room

An agenda for the meeting is enclosed herewith. Please read this material prior to the meeting and bring it with you to the meeting for reference.

Owners may not be able to vote if all strata fees, fines or other charges owing to the Strata Corporation are not paid. Cheques will not be accepted at the meeting unless certified. If you are uncertain of the status of your account please call 431-1800 between 8:30 a.m. and 4:30 p.m.

AGENDA

1. Registration
2. Call to Order
3. Certify Proxies
4. Quorum Report
5. Elect Person to Chair Meeting
6. Proof of Notice
7. Approve Agenda
8. Approve Minutes – April 14, 2012
9. Resolution
10. Adjournment

VOTING BALLOT

I, the undersigned Owner of Strata Corporation LMS 4456, hereby register my vote for the below agenda items in the following manner.

$\frac{3}{4}$ VOTE RESOLUTION – BORROWING FROM THE CONTINGENCY RESERVE FUND

☐ In Favour ☐ Opposed ☐ Abstain

The undersigned acknowledges receipt of the information circular for the meeting and hereby revokes any proxy previously given. This voting proxy also alleviates the need for anyone to appear in person.

Date _____ Strata Lot _____ Address _____

Owner's Name (printed) _____

Signature _____

Voting card must be returned to the concierge desk on or before June 28, 2012.

**STRATA PLAN LMS 4456
"ONE WALL CENTRE"
SPECIAL GENERAL MEETING**

¾ VOTE RESOLUTION – BORROWING FROM THE CONTINGENCY RESERVE FUND

PREAMBLE

Whereas, at the Special General Meeting (SGM) held on April 14, 2012 a resolution was passed to approve the tentative settlement reached by the council with the Developer offsetting the costs of the window levy; and

Whereas, in light of the approval of this resolution the second installment of the window levy is no longer required; and

Whereas, five owners have not paid the first installment of the special resolution and four owners have a shortfall in the first installment; and

Whereas, liens have been placed on these units for failure to pay the first installment of the special levy; and

Whereas, Council has further instructed our strata lawyer to issue demand letters to delinquent owners; and

Whereas, some owners paid the second installment in advance; and

Whereas, the strata corporation is obligated to reimburse the owners who have pre-paid the second installment; and

Whereas, the levy account is in a shortfall due to arrears; and

Whereas, to offset the shortfall the strata council would like to borrow the funds from the Contingency Reserve Fund, which will be paid back with the special levy arrears when received.

¾ VOTE RESOLUTION – BORROWING FROM THE CONTINGENCY RESERVE FUND

Therefore, be it resolved that the owners of Strata Plan LMS 4456, authorize the strata council to borrow up to \$150,000.00 from the Contingency Reserve Fund to undertake the reimbursement of owners who have pre-paid the second installment of the Special levy.

The Contingency Reserve Fund to be paid back with the funds collected from the special levy accounts receivable.

THIS RESOLUTION REQUESTS AUTHORIZATION TO SPEND UP TO \$150,000 FROM THE CONTINGENCY RESERVE FUND FOR THE PURPOSES SET OUT. THIS RESOLUTION DOES NOT REQUIRE AN ASSESSMENT ON THE HOMEOWNERS.

For owners convenience a proxy form is enclosed in order to exercise your vote without personally attending the SGM meeting. It is very important that you submit your proxy promptly if you cannot attend the meeting in person in order that we may establish a quorum.