

NOTICE
of the
SPECIAL GENERAL
MEETING
of
GOVERNOR'S WALK
STRATA PLAN, LMS345

To be held on Friday, February 4, 2011
@ 6:00pm

January 12, 2011

NOTICE OF SPECIAL GENERAL MEETING

TO: ALL OWNERS, STRATA PLAN LMS 345 – GOVERNOR'S WALK

DATE: FRIDAY, FEBRUARY 4, 2011

**TIME: 5:30 PM REGISTRATION
6:00 PM CALL TO ORDER**

PLACE: CARWASH AREA- LOWER PARKADE AT MANSION (6820 RUMBLE)

Please be advised of the upcoming Special General Meeting of the Owners of Governor's Walk, LMS 345. The purpose of the meeting is to amend the resolutions A, F and G approved at the AGM held on October 28, 2010.

To be entitled to vote, all special assessments and strata fees for your strata lot must be paid up to date.

We look forward to receiving your input on February 4, 2011, and invite you to contact the undersigned before the meeting date should you have any questions.

Yours truly,

Baywest Management
Agent for the Owners, LMS 345


Carmena Pietroianu
Strata Manager
Direct Line: 604-714-1524
Fax Line: 604-592-3676
Email: cpietroianu@baywest.ca

Encls.

AGENDA

1. REGISTRATION 5:30 - 6:00 p.m.
2. CALL TO ORDER 6:00 p.m.
3. CALLING THE ROLL AND CERTIFICATION OF PROXIES
4. PROOF OF NOTICE OF MEETING
5. ADOPTION OF THE AGENDA
6. ADOPTION OF THE MINUTES OF THE AGM OF OCTOBER 28, 2010
7. AMENDMENT OF $\frac{3}{4}$ VOTE RESOLUTIONS A, F AND G.
 - 7.1 $\frac{3}{4}$ VOTE RESOLUTION "A"-Painting of the Common Area Hallways INCLUDING WALL AND LOBBY LIGHTING FIXTURE
 - 7.2 $\frac{3}{4}$ VOTE RESOLUTION "F"- Painting of Chimney Caps- WORDING AMENDMENT
 - 7.3 $\frac{3}{4}$ VOTE RESOLUTION "G"- Gutter Protection for Manor-WORDING AMENDMENT
8. GENERAL DISCUSSION AND QUESTIONS
9. ADJOURNMENT

7.1 ¾ VOTE RESOLUTION "A.1" MODIFICATION OF WORDING OF RESOLUTION "A" WHICH WAS PASSED AT THE AGM HELD ON OCTOBER 28, 2010

WHEREAS the original Resolution "A" included monies for lighting updates, but did not include an indication that lighting updates were to be included in the project scope, it is hereby resolved by a ¾ Vote of the Owners of LMS 345, that the approval of Resolution "A" at the October 2010 AGM be revoked, and that the following resolution be approved in its place:

Painting of the Common Area Hallways in Both Buildings Including Walls, Paper Removal, Unit Doors and Frames, Fire Doors and Frames, Elevator Doors and Frames, Decorative Column, Baseboards, Window Seals and Guard Rails, Stairwells AND HALLWAY WALL AND LOBBY LIGHTING FIXTURES REPLACEMENT

BE IT RESOLVED by a ¾ vote of the Owners of LMS345-Governor's Walk, that an amount not to exceed \$69,000 (sixty nine thousands dollars) be expended for interior common area painting in both buildings, including common area hallways, walls, wall paper removal, units doors and frames, fire doors and frames, elevator doors and frames, decorative column, baseboards, window seals and guard rails, stairwells **AND HALLWAY WALL AND LOBBY LIGHTING FIXTURES REPLACEMENT**. The project will be funded by way of one time Special Levy from the Owners. Special levy payments will be due and payable on *February 1, 2011* and are assessed based on individual strata lots unit entitlement, to all owners on record at the Land Title Office at the time the payment is due (see attached Schedule A).

Should the actual cost be less than the Resolution amount, the remaining funds will be returned to the owners in accordance with the Strata Property Act.

RATIONALE:

The originally budgeted figure for this project included monies for lighting updates, however, the wording presented in the original Resolution did not include an indication that lighting updates were to be included in the project scope. The difference between the original resolution and the revised resolution is indicated in bold capital letters.

7.2 ¾ VOTE RESOLUTION "F.1" MODIFICATION OF WORDING OF RESOLUTION "F" WHICH WAS PASSED AT THE AGM HELD ON OCTOBER 28, 2010

WHEREAS the original Resolution "F" wording is

BE IT RESOLVED by a ¾ vote of the Owners of LMS345-Governor's Walk, that an amount not to exceed \$10,000 (ten thousands dollars) be expended for painting of chimney caps on both buildings. The project will be funded from Contingency Reserve Fund.

Should the actual cost be less than the Resolution amount, the remaining funds will *be returned to the owners in accordance with the Strata Property Act*

it is hereby resolved by a ¾ Vote of the Owners of LMS 345, that the approval of Resolution F at the October 2010 AGM be revoked, and that the following resolution be approved in its place:

Painting of Chimney Caps

BE IT RESOLVED by a ¾ vote of the Owners of LMS345-Governor's Walk, that an amount not to

exceed **\$10,000** (ten thousands dollars) be expended for painting of chimney caps on both buildings. The project will be funded from Contingency Reserve Fund.

Should the actual cost be less than the Resolution amount, the remaining funds **WILL BE RETURNED TO THE CONTINGENCY RESERVE FUND CRF**.

RATIONALE:

The funds are being used from CRF and the outstanding amount will go back to CRF. The difference between the original resolution and the revised resolution is indicated in bold capital letters.

7.3 ¾ VOTE RESOLUTION "G.1" MODIFICATION OF WORDING OF RESOLUTION "G" WHICH WAS PASSED AT THE AGM HELD ON OCTOBER 28, 2010

WHEREAS the original Resolution G wording is

BE IT RESOLVED by a ¾ vote of the Owners of LMS345-Governor's Walk, that an amount not to exceed **\$35,700** (thirty five thousands seven hundred dollars) be expended for installation of gutter guards in Manor and cleaning interior and exterior of gutters. The project will be funded from Contingency Reserve Fund.

Should the actual cost be less than the Resolution amount, the remaining funds will be *returned to the owners in accordance with the Strata Property Act*

it is hereby resolved by a ¾ Vote of the Owners of LMS 345, that the approval of Resolution G at the October 2010 AGM be revoked, and that the following resolution be approved in its place:

Gutter Protection

BE IT RESOLVED by a ¾ vote of the Owners of LMS345-Governor's Walk, that an amount not to exceed **\$35,700** (thirty five thousands seven hundred dollars) be expended for installation of gutter guards in Manor and cleaning interior and exterior of gutters. The project will be funded from Contingency Reserve Fund.

Should the actual cost be less than the Resolution amount, the remaining funds will be **RETURNED TO THE CONTINGENCY RESERVE FUND (CRF)**

RATIONALE:

The funds will be used from the Contingency Reserve Funds (CRF) and the amount not used will be returned to the CRF. The difference between the original resolution and the revised resolution is indicated in bold capital letters.

PROXY FORM

**SPECIAL GENERAL MEETING
OF THE OWNERS OF GOVERNOR'S WALK – LMS 345
FRIDAY, FEBRUARY 4, 2011**

I (we) _____
of _____ in the Province of
British Columbia, being the registered Owner(s) of Strata Lot _____, at , Governor's Walk, Strata Plan
LMS 345, hereby appoint:

_____ or failing him/her
_____ or failing him/her
_____ as my/our proxy for me/us and on
my/our behalf at the Annual General Meeting of the Owners to be held on Friday, February 4, 2011, and
at any adjournment thereof.

7.1 $\frac{3}{4}$ Vote Resolution A.1 In favour _____ Against _____ Abstained _____

7.2 $\frac{3}{4}$ Vote Resolution F.1 In favour _____ Against _____ Abstained _____

7.3 $\frac{3}{4}$ Vote Resolution G.1 In favour _____ Against _____ Abstained _____

SIGNED THIS _____ DAY OF _____, 2011.

OWNER'S SIGNATURE _____

AGENDA

1. REGISTRATION 6:30 - 7:00 p.m.
2. CALL TO ORDER 7:00 p.m.
3. CALLING THE ROLL AND CERTIFICATION OF PROXIES
4. PROOF OF NOTICE OF MEETING
5. ADOPTION OF THE AGENDA
6. ADOPTION OF THE MINUTES OF THE AGM OF OCTOBER 28, 2008
7. INSURANCE REPORT
8. CONSIDERATION OF 2009-2010 OPERATING BUDGET
9. $\frac{3}{4}$ VOTE RESOLUTION "A"-PAINTING OF THE COMMON AREA HALLWAYS
IN BOTH BUILDINGS
10. $\frac{3}{4}$ VOTE RESOLUTION "B"-CRF STUDY UPDATE
11. ELECTION OF 2009-2010 STRATA COUNCIL
12. GENERAL DISCUSSION AND QUESTIONS
13. ADJOURNMENT



COASTAL INSURANCE SERVICES LTD.

104 - 2331 Marpole Avenue, Port Coquitlam, BC V3C 2A1 Tel: 604-944-1700 Fax: 604-944-1734
 1322 Johnston Road, White Rock, BC V4B 3Z2 Tel: 604-531-1020 Fax: 604-531-2031
 Toll Free: 1-800-665-3310 Website - www.coastalinsurance.com - e-mail: info@coastalinsurance.com



1983-2008

Policy No. CLMS 345

DECLARATIONS

Name of Insured:	The Owners of Strata Plan LMS 345 Governors Walk
Location Address:	6820 - 6860 Rumble Street, Burnaby, BC, V5E 4H9
Additional Named Insured:	Baywest Management Corporation, 300 - 1770 Burrard Street, Vancouver, BC V6J 3G7
Policy Period:	10/01/09 to 10/01/10 (mm/dd/yy) 12:01 a.m. Standard Time
Loss Payable to:	The Insured or Order in Accordance with the Strata Property Act of British Columbia.
Insurers:	As Per List of Participating Insurers Attached.

Insurance is provided subject to the Declarations, Terms, Conditions, Limitations and Endorsements of this policy and only for those coverages for which specific limits or amounts of Insurance are shown on this Declaration Page.

INSURING AGREEMENTS		Deductibles (\$)	Limits (\$)
PROPERTY COVERAGES - STR (06/08)			
All Property, All Risks, Guaranteed Replacement Cost, Bylaws		1,000	17,100,000
Water Damage		5,000	Included
Backup of Sewers, Sumps, Septic Tanks or Drains		5,000	Included
Earthquake Damage		10%	Included
Flood Damage		10,000	Included
Key & Lock		250	10,000
BLANKET EXTERIOR GLASS INSURANCE Aviva Insurance Company of Canada - Form 820000 (02/06)		Residential Commercial	100 250
COMMERCIAL GENERAL LIABILITY - Form 000102 (06/06)			
Coverage A - Bodily Injury & Property Damage Liability	Per Occurrence	500	10,000,000
Products & Completed Operations	Aggregate	500	10,000,000
Coverage B - Personal Injury Liability	Per Occurrence	500	10,000,000
Coverage C - Medical Payments	Any One Person		2,500
	Per Occurrence		25,000
Coverage D - Tenants Legal Liability		500	500,000
Non-Owned Automobile - SPF #6 - Form 335002	Per Occurrence		10,000,000
Contractual Liability - SEF #96	Per Occurrence	500	50,000
Excluding Long Term Leased Vehicle - S.E.F. No. 99	Per Occurrence		10,000,000
Limited Pollution Liability Coverage	Aggregate		1,000,000
Employee Benefit Liability - Form 000200	Aggregate	1,000	1,000,000
Advertising Liability - Form 000117	Per Occurrence		500,000
DIRECTORS & OFFICERS LIABILITY - Form G/A2 (05/08) Claims Made Form			2,000,000
Condominium Discrimination Defense Costs	Per Occurrence	500 Retention	10,000
	Aggregate	500 Retention	25,000
POLLUTION & REMEDIATION LEGAL LIABILITY - Form XLICL-PARLSCP (05/04)			
Claims Made Form - Limit of Liability - Each Loss, Remediation Expense or Legal Defense Expense		10,000 Retention	1,000,000
VOLUNTEER ACCIDENT INSURANCE PLAN			Not Insured
COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION			
Form 500000 (01/00)			
I Employee Dishonesty - Form A			10,000
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
EQUIPMENT BREAKDOWN			
I Physical Damage, Direct Damage, Standard Comprehensive Plus, Replacement Cost - Form C780016 (02/06)		1,000	17,100,000
II Consequential Damage, 90% Co-Insurance - Form C780032 (02/06)		1,000	10,000
III Extra Expense - Form C780033 (02/06)		24 Hour Waiting Period	100,000
IV Ordinary Payroll - 90 Days - Form C780034 (02/06)		24 Hour Waiting Period	100,000

****ALL COVERAGES SUBJECT TO POLICY DEFINITIONS****

This Policy contains a clause(s), which may limit the amount payable.

This policy shall not be valid or binding unless countersigned by a duly Authorized Representative of the Insurer.

President
Coastal Insurance Services Ltd.



COASTAL INSURANCE SERVICES LTD.

104 - 2331 Marpole Avenue, Port Coquitlam, BC V3C 2A1 Tel: 604-944-1700 Fax: 604-944-1734
 1322 Johnston Road, White Rock, BC V4B 3Z2 Tel: 604-531-1020 Fax: 604-531-2031
 Toll Free: 1-800-665-3310 Website - www.coastalinsurance.com - e-mail: info@coastalinsurance.com



SCHEDULE OF PARTICIPATING INSURERS

For The Owners of Strata Plan LMS 345 Governors Walk
 Policy # CLMS 345

Term: 10/01/09 to 10/01/10 (mm/dd/yy) 12:01 a.m. Standard Time

Insurer	Coverage	%	Limit (\$)
Aviva Insurance Company of Canada	Property	35	5,985,000
Axa Pacific Insurance Company	Property	35	5,985,000
Royal & Sun Alliance Insurance Company of Canada	Property	30	5,130,000
Aviva Insurance Company of Canada	Commercial General Liability	100	10,000,000
Aviva Insurance Company of Canada	Directors & Officers Liability	100	2,000,000
Aviva Insurance Company of Canada	Employee Dishonesty - Form A	100	10,000
Aviva Insurance Company of Canada	Comprehensive Dishonesty, Disappearance and Destruction	100	5,000
Aviva Insurance Company of Canada	Glass	100	Blanket Exterior Coverage
XL Insurance Company Ltd.	Pollution & Remediation Legal Liability	100	1,000,000
Aviva Insurance Company of Canada	Equipment Breakdown	100	17,100,000
	Volunteer Accident Insurance		Not Insured

DISCLOSURE NOTICE - UNDER THE FINANCIAL INSTITUTIONS ACT

The Financial Institutions Act requires that the information contained in this Disclosure Notice be provided to a customer in writing at the time of entering into an insurance transaction.

1. I, Mike Valiquette, am licensed as a general insurance agent by the Insurance Council of British Columbia
2. This transaction is between you and Aviva Insurance Company of Canada Axa Pacific Insurance Company Royal & Sun Alliance Insurance Company of Canada (Insurer) and as indicated on the policies.
3. In soliciting the transaction described above, I am representing Coastal Insurance Services Ltd. who does business with the Insurer
4. The nature and extent of the Insurer's interest in the agency is none
5. Upon completion of this transaction, the agent will be remunerated by way of commission or fee by the Insurer
6. The Financial Institutions Act prohibits the Insurer from requiring you to transact additional or other business with the Insurer or any other person or Corporation as a condition of this transaction.

Total Premium

\$29,137

E&OE/DM

Insured's Copy

Balance Sheet
Governor's Walk (lms345)
August 31, 2009

Wednesday, September 9, 2009 5 -

	August 2009	July 2009	Change
ASSETS			
CURRENT ASSETS			
Bank - Operating	60,698.73	45,461.71	15,237.02
Accounts Receivable	18,013.21	15,273.74	2,739.47
TOTAL CURRENT ASSETS	\$ 78,711.94	60,735.45	17,976.49
OTHER ASSETS			
Accrued Interest	0.00	114.29	(114.29)
Prepaid - Insurance	2,088.50	4,177.00	(2,088.50)
TOTAL OTHER ASSETS	\$ 2,088.50	4,291.29	(2,202.79)
RESERVES			
Reserve Bank - Bldg Repair/Maintenance	10,879.69	29,685.81	(18,806.12)
TOTAL RESERVES	\$ 10,879.69	29,685.81	(18,806.12)
CRF			
CRF Bank - General	249,065.86	243,909.48	5,156.38
TOTAL CRF	\$ 249,065.86	243,909.48	5,156.38
FIXED ASSETS			
Building	105,144.75	105,144.75	0.00
TOTAL FIXED ASSETS	\$ 105,144.75	105,144.75	0.00
TOTAL ASSETS	\$ 445,890.74	443,766.78	2,123.96
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Accounts Payable - Other	0.00	525.00	(525.00)
Accounts Payable - Insurance Deductible	5,000.00	0.00	5,000.00
Accrued Liabilities	23.00	23.00	0.00
Mortgage 1st - Current	23,481.93	24,310.65	(828.72)
TOTAL CURRENT LIABILITIES	\$ 28,504.93	24,858.65	3,646.28
LONG TERM AND OTHER LIABILITY			
Refundable Deposits	700.00	700.00	0.00
TOTAL LONG TERM AND OTHER LIABILITY	\$ 700.00	700.00	0.00
CONTINGENCY RESERVE FUND			
CRF - General	249,065.86	243,993.28	5,072.58
TOTAL CONTINGENCY RESERVE FUND	\$ 249,065.86	243,993.28	5,072.58
EQUITY			
OTHER EQUITY			
Equity in Strata Suite	81,662.82	80,834.10	828.72
TOTAL OTHER EQUITY	\$ 81,662.82	80,834.10	828.72
Operating Surplus/(Deficit) Current Year	41,556.08	30,163.38	11,392.70

Balance Sheet
Governor's Walk (lms345)
August 31, 2009

Wednesday, September 9, 2009— 6 —

	August 2009	July 2009	Change
Operating Surplus/(Deficit) Prior Years	33,521.36	33,521.36	0.00
TOTAL EQUITY	\$ 156,740.26	144,518.84	12,221.42
SPECIAL LEVY			
Spec. Levy - Building Envelope	10,879.69	29,696.01	(18,816.32)
TOTAL SPECIAL LEVY	\$ 10,879.69	29,696.01	(18,816.32)
TOTAL LIABILITIES AND EQUITIES	\$ 445,890.74	443,766.78	2,123.96



Carmena Pietroianu, Strata Manager

Sep 10, 2009

Date

Governors' Walk (lms345)
Proposed Budget - October 1, 2009 to September 30, 2010

Hit F9 to Total or
Tools > Options > C.

Account	Account Name	Aug 31, 2009 Year To Date Actual	Sep 30, 2009 Estimated Year End	2008-2009 Annual Budget	2009-2010 New Budget	
RECEIPTS / REVENUE						Inc/Dec by %
5035-0000	Bylaw Penalties	600.00	600.00	0.00	0.00	
5285-0000	Interest Income	558.78	550.00	0.00	0.00	
5290-0000	Fobs/Keys/Remotes	130.00	130.00	0.00	0.00	
5300-0000	Late Payment Interest	36.45	39.00	0.00	0.00	
5310-0000	Late Payment Penalty	550.00	450.00	0.00	0.00	
5385-0000	Moveln/Out Fee	1,250.00	1,050.00	0.00	0.00	
5410-0000	Other Income	0.37	0.37	0.00	0.00	
5425-0000	Parking Income	1,320.00	1,440.00	0.00	0.00	
5455-0000	Prior Years Surplus	12,023.40	12,023.40	12,023.40	0.00	
5500-0000	Owners' Contributions	350,624.89	382,500.00	382,500.00	400,278.56	1.04648
5620-0000	Rental Income	7,480.00	8,160.00	8,160.00	8,160.00	
TOTAL RECEIPTS / REVENUE		\$ 374,573.89	\$ 406,942.77	\$ 402,683.40	\$ 408,438.56	Operating Portion 0.8501
EXPENSES & RESERVES						
ADMINISTRATIVE EXPENSES						
6004-0000	Statutory Review of Books	0.00	300.00	300.00	300.00	
6008-0000	Additional Services	231.00	252.00	252.00	252.00	
6028-0000	Bank Charges	229.50	252.50	222.00	276.00	
6068-0000	Miscellaneous	107.11	200.00	500.00	500.00	
6076-0000	Insurance Appraisal	735.00	735.00	700.00	0.00	
6080-0000	Insurance Premium	22,807.34	24,895.84	25,062.00	29,137.00	
6088-0000	Legal Fees	38.33	38.33	1,000.00	1,000.00	
6098-0000	Management Fees	21,385.41	23,329.40	23,329.40	24,029.28	
6128-0000	Postage/Copies/Office Expenses	2,334.39	2,361.68	1,800.00	2,300.00	
TOTAL ADMINISTRATIVE EXPENSES		47,868.08	52,364.75	53,165.40	57,794.28	
EMPLOYEE EXPENSES						
6202-0000	Benefits Employee / Caretaker	960.00	1,152.00	1,152.00	1,152.00	
6210-0000	EI/CPP Employer Share	1,897.34	2,833.00	2,833.00	2,833.00	
6248-0000	Wages Caretaker	27,182.23	30,922.87	33,000.00	33,000.00	
6258-0000	Workers' Compensation	214.56	214.56	500.00	250.00	
TOTAL EMPLOYEE EXPENSES		30,254.13	35,122.43	37,485.00	37,235.00	
UTILITIES						
6308-0000	Electricity	13,976.29	20,964.43	16,000.00	21,000.00	
6316-0000	Gas	82,807.49	100,000.00	100,000.00	106,000.00	
TOTAL UTILITIES		96,783.78	120,964.43	116,000.00	127,000.00	
CONTRACT / BLDG EXPENSES						
7048-0000	Elevator & License	8,132.25	8,820.00	9,500.00	9,200.00	
7058-0000	Enterphone	623.59	680.28	610.00	680.28	
7069-0000	Fire Protection	348.60	2,700.00	2,700.00	2,700.00	
7080-0000	Garbage Collection	1,039.50	1,386.00	1,500.00	1,400.00	
7094-0000	HVAC Contract	1,879.27	2,436.03	1,500.00	2,500.00	
7096-0000	Janitorial	0.00	200.00	200.00	200.00	
7100-0000	Landscaping	22,398.60	24,500.00	24,500.00	24,500.00	
TOTAL CONTRACT / BLDG EXPENSES		34,421.81	40,722.31	40,510.00	41,180.28	
REPAIRS & MAINTENANCE EXPENSES						
7550-0000	Carpet Cleaning	1,890.00	2,300.00	2,100.00	2,300.00	
7588-0000	Dryer Vent Clean/Maintenance	0.00	2,500.00	3,500.00	2,600.00	
7596-0000	Electrical	291.05	500.00	1,500.00	1,000.00	
7602-0000	Elevator Upgrades	0.00	150.00	300.00	300.00	
7648-0000	Fire Protection	890.16	1,500.00	1,500.00	1,500.00	
7680-0000	Gutter Cleaning	5,661.60	6,500.00	6,500.00	9,000.00	
7688-0000	HVAC	2,343.30	3,000.00	3,000.00	2,000.00	
7714-0000	Landscaping Maintenance	1,774.15	3,000.00	3,000.00	3,000.00	
7720-0000	Lighting	971.46	1,200.00	1,200.00	1,000.00	
7728-0000	Locks/Keys	576.76	692.76	800.00	700.00	

Governors' Walk (lms345)
Proposed Budget - October 1, 2009 to September 30, 2010

Hit F9 to Total or
Tools > Options > C

Account	Account Name	Aug 31, 2009 Year To Date Actual	Sep 30, 2009 Estimated Year End	2008-2009 Annual Budget	2009-2010 New Budget
7759-0000	Parking R&M	1,187.39	1,500.00	2,000.00	1,500.00
7760-0000	Parking Lot Cleaning	0.00	0.00	2,000.00	0.00
7762-0000	Pest Control	372.75	600.00	600.00	600.00
7770-0000	Plumbing	3,173.46	3,808.15	9,000.00	5,000.00
7798-0000	Repairs - Exterior	4,121.48	15,000.00	15,000.00	7,000.00
7802-0000	Repairs - Interior	22,050.21	26,460.25	15,000.00	20,000.00
7816-0000	Roof Repairs	1,340.85	2,000.00	4,000.00	3,000.00
7848-0000	Snow Removal	4,720.81	5,024.28	4,000.00	5,500.00
7882-0000	Supplies	2,519.47	2,500.00	2,500.00	2,500.00
7912-0000	Window Cleaning	1,008.00	1,500.00	1,500.00	1,500.00
TOTAL REPAIRS & MAINTENANCE EXPEN		54,892.90	79,735.44	79,000.00	70,000.00
STRATA OWNED UNIT EXPENSES					
8302-0000	1st Mortgage	8,143.20	8,154.00	9,048.00	8,154.00
8316-0000	Maintenance Fees	3,177.67	3,193.32	3,000.00	3,400.00
8318-0000	Miscellaneous	605.00	675.00	675.00	675.00
8326-0000	Property Taxes	684.84	980.00	1,500.00	1,000.00
8346-0000	Water/Sewer	411.15	500.00	300.00	500.00
TOTAL RESIDENT MANAGER UNIT EXPEN		13,021.86	13,502.32	14,523.00	13,729.00
RECREATION FACILITIES EXPENSES					
8540-0000	Recreational/Pro Facility	775.25	1,200.00	2,000.00	1,500.00
TOTAL RECREATION FACILITIES EXPENSES		775.25	1,200.00	2,000.00	1,500.00
TOTAL OPERATING EXPENSES		278,017.81	343,611.68	342,683.40	348,438.56
CRF & OTHER BUDGETED RESERVE FUNDS					
8920-0000	Contingency Reserve Fund	55,000.00	60,000.00	60,000.00	60,000.00
TOTAL RESERVE FUNDS		55,000.00	60,000.00	60,000.00	60,000.00
TOTAL EXPENSES & RESERVES		333,017.81	403,611.68	402,683.40	408,438.56
SURPLUS / (DEFICIT)		41,556.08	3,331.09	-	-

**Governors' Walk (lms345)
Proposed Budget Summary**

	Aug 31, 2009 Year To Date Actual	Sep 30, 2009 Estimated Year End	2008-2009 Annual Budget	2009-2010 Proposed Budget
TOTAL OWNER CONTRIBUTION	350,625	382,500	382,500	400,279 *
Operating Fund				
Opening Balance	48,148	48,148	48,148	36,852
Owner's Contribution	295,625	322,500	322,500	340,279 *
Other Income	11,926	12,419	8,160	8,160
Total Operating Expenses	(278,018)	(343,612)	(342,683)	(348,439)
Adjustment	(2,603)	(2,603)	-	-
Ending Balance	75,077	36,852	36,124	36,852
Contingency Reserve Fund				
Opening Balance	191,756	191,756	191,756	254,145
Owner's Contribution	55,000	60,000	60,000	60,000 *
Interest Income	2,310	2,390	2,390	1,080
Ending Balance	249,066	254,145	254,145	315,225
Special Levy - Building Envelope				
Opening Balance	-	-	-	10,883
Owner's Contribution	30,000	30,000	-	-
Interest Income	44	48	-	41
Expenditure	(19,165)	(19,165)	-	-
Ending Balance	10,880	10,883	-	10,924
Special Levy - Painting				
Opening Balance	-	-	-	-
Owner's Contribution	-	-	-	50,000
Interest Income	-	-	-	95
Ending Balance	-	-	-	50,095

Governors' Walk (lms345)					
Proposed Strata Fee Schedule					
For the Period October 1, 2009 to September 30, 2010					
Unit#	SL#	U/E	Operating Portion	CRF/Reserves Portion	New Strata Fee
20100	1	780	\$236.74	\$41.74	\$278.48
20101	2	700	\$212.46	\$37.46	\$249.92
20102	3	700	\$212.46	\$37.46	\$249.92
20103	4	717	\$217.62	\$38.37	\$255.99
20104	5	1,095	\$332.35	\$58.60	\$390.95
20105	6	964	\$292.59	\$51.59	\$344.18
20106	7	964	\$292.59	\$51.59	\$344.18
20107	8	964	\$292.59	\$51.59	\$344.18
20108	9	1,039	\$315.35	\$55.60	\$370.95
20109	10	1,039	\$315.35	\$55.60	\$370.95
20110	11	715	\$217.01	\$38.26	\$255.28
20111	12	702	\$213.07	\$37.57	\$250.63
20112	13	1,053	\$319.60	\$56.35	\$375.95
20201	14	989	\$300.17	\$52.93	\$353.10
20202	15	702	\$213.07	\$37.57	\$250.63
20203	16	715	\$217.01	\$38.26	\$255.28
20204	17	1,037	\$314.74	\$55.50	\$370.24
20205	18	777	\$235.83	\$41.58	\$277.41
20206	19	715	\$217.01	\$38.26	\$255.28
20207	20	715	\$217.01	\$38.26	\$255.28
20208	21	702	\$213.07	\$37.57	\$250.63
20209	22	702	\$213.07	\$37.57	\$250.63
20210	23	1,030	\$312.62	\$55.12	\$367.74
20211	24	714	\$216.71	\$38.21	\$254.92
20212	25	746	\$226.42	\$39.92	\$266.34
20213	26	972	\$295.01	\$52.02	\$347.03
20214	27	718	\$217.92	\$38.43	\$256.35
20215	28	718	\$217.92	\$38.43	\$256.35
20216	29	733	\$222.47	\$39.23	\$261.70
20217	30	1,103	\$334.77	\$59.03	\$393.80
20218	31	988	\$299.87	\$52.87	\$352.75
20219	32	988	\$299.87	\$52.87	\$352.75
20220	33	988	\$299.87	\$52.87	\$352.75
20221	34	1,040	\$315.65	\$55.66	\$371.31
20222	35	1,062	\$322.33	\$56.84	\$379.17
20223	36	733	\$222.47	\$39.23	\$261.70
20224	37	703	\$213.37	\$37.62	\$250.99
20225	38	1,057	\$320.81	\$56.57	\$377.38

Governors' Walk (lms345)					
Proposed Strata Fee Schedule					
For the Period October 1, 2009 to September 30, 2010					
Unit#	SL#	U/E	Operating Portion	CRF/Reserves Portion	New Strata Fee
20301	39	1,020	\$309.58	\$54.59	\$364.17
20302	40	704	\$213.67	\$37.68	\$251.35
20303	41	735	\$223.08	\$39.34	\$262.42
20304	42	1,055	\$320.21	\$56.46	\$376.67
20305	43	769	\$233.40	\$41.15	\$274.56
20306	44	730	\$221.56	\$39.07	\$260.63
20307	45	734	\$222.78	\$39.28	\$262.06
20308	46	720	\$218.53	\$38.53	\$257.06
20309	47	718	\$217.92	\$38.43	\$256.35
20310	48	1,031	\$312.92	\$55.18	\$368.10
20311	49	731	\$221.87	\$39.12	\$260.99
20312	50	764	\$231.88	\$40.89	\$272.77
20313	51	989	\$300.17	\$52.93	\$353.10
20314	52	702	\$213.07	\$37.57	\$250.63
20315	53	702	\$213.07	\$37.57	\$250.63
20316	54	719	\$218.23	\$38.48	\$256.70
20317	55	1,016	\$308.37	\$54.37	\$362.74
20318	56	970	\$294.41	\$51.91	\$346.32
20319	57	963	\$292.28	\$51.54	\$343.82
20320	58	1,045	\$317.17	\$55.93	\$373.10
20321	59	716	\$217.31	\$38.32	\$255.63
20322	60	703	\$213.37	\$37.62	\$250.99
20323	61	1,068	\$324.15	\$57.16	\$381.31
20401	62	1,020	\$309.58	\$54.59	\$364.17
20402	63	704	\$213.67	\$37.68	\$251.35
20403	64	718	\$217.92	\$38.43	\$256.35
20404	65	1,034	\$313.83	\$55.34	\$369.17
20405	66	934	\$283.48	\$49.99	\$333.47
20406	67	716	\$217.31	\$38.32	\$255.63
20407	68	703	\$213.37	\$37.62	\$250.99
20408	69	698	\$211.85	\$37.35	\$249.21
20409	70	961	\$291.68	\$51.43	\$343.11
20410	71	746	\$226.42	\$39.92	\$266.34
20411	72	967	\$293.50	\$51.75	\$345.25
60101	73	708	\$214.89	\$37.89	\$252.78
60102	74	703	\$213.37	\$37.62	\$250.99
60103	75	780	\$236.74	\$41.74	\$278.48
60104	76	773	\$234.62	\$41.37	\$275.98

Governors' Walk (lms345)					
Proposed Strata Fee Schedule					
For the Period October 1, 2009 to September 30, 2010					
Unit#	SL#	U/E	Operating Portion	CRF/Reserves Portion	New Strata Fee
60105	77	717	\$217.62	\$38.37	\$255.99
60106	78	714	\$216.71	\$38.21	\$254.92
60107	79	714	\$216.71	\$38.21	\$254.92
60108	80	1,037	\$314.74	\$55.50	\$370.24
60109	81	961	\$291.68	\$51.43	\$343.11
60110	82	982	\$298.05	\$52.55	\$350.60
60111	83	977	\$296.53	\$52.29	\$348.82
60112	84	1,032	\$313.22	\$55.23	\$368.45
60113	85	1,030	\$312.62	\$55.12	\$367.74
60201	86	729	\$221.26	\$39.01	\$260.27
60202	87	721	\$218.83	\$38.59	\$257.42
60203	88	772	\$234.31	\$41.32	\$275.63
60204	89	769	\$233.40	\$41.15	\$274.56
60205	90	733	\$222.47	\$39.23	\$261.70
60206	91	732	\$222.17	\$39.17	\$261.35
60207	92	733	\$222.47	\$39.23	\$261.70
60208	93	1,128	\$342.36	\$60.37	\$402.73
60209	94	987	\$299.57	\$52.82	\$352.39
60210	95	1,002	\$304.12	\$53.62	\$357.74
60211	96	996	\$302.30	\$53.30	\$355.60
60212	97	1,054	\$319.90	\$56.41	\$376.31
60213	98	1,031	\$312.92	\$55.18	\$368.10
60301	99	711	\$215.80	\$38.05	\$253.85
60302	100	922	\$279.84	\$49.34	\$329.18
60304	101	771	\$234.01	\$41.26	\$275.27
60305	102	718	\$217.92	\$38.43	\$256.35
60306	103	715	\$217.01	\$38.26	\$255.28
60307	104	715	\$217.01	\$38.26	\$255.28
60308	105	1,111	\$337.20	\$59.46	\$396.66
60309	106	971	\$294.71	\$51.97	\$346.68
60310	107	985	\$298.96	\$52.71	\$351.67
60311	108	978	\$296.84	\$52.34	\$349.17
60312	109	1,032	\$313.22	\$55.23	\$368.45
Monthly Total		93,428	\$28,356.55	\$5,000.00	\$33,356.55
			X 12	X 12	X 12
Annual Total			\$340,278.56	\$60,000.00	\$400,278.56

¾ VOTE RESOLUTION "A"

COMMON AREA PAINTING AND LIGHT FIXTURES REPLACEMENT

BE IT RESOLVED by a ¾ vote of the Owners of LMS345-Governor's Walk, that an amount not to exceed **\$50,000**(fifty thousands dollars) be expended for interior common area painting and light fixture replacement. The project will be funded by way of one time Special Levy from the Owners. Special levy payments will be due and payable on February 1, 2010 and are assessed based on individual strata lots unit entitlement, to all owners on record at the Land Title Office at the time the payment is due (see attached Schedule 1).

Should the actual cost be less than the Resolution amount, the remaining funds will be returned to the owners in accordance with the Strata Property Act.

RATIONALE:

Currently the interior hallway painting needs to be addressed to enhance the appearance of the building. Painting of the common area hallways is considered necessary as well as the replacement of the outdated light fixtures. This will enhance the look of the property. The expenditure noted also includes administration charges of \$3.00 per unit.

¾ VOTE "B" – CRF STUDY UPDATE

BE IT RESOLVED by a ¾ Vote that the Owners of Strata Plan LMS 345, hereby authorize an expenditure of not more than **\$2,500.00** (Two thousand five hundred dollars) for the purpose of hiring an engineer to undertake an upgrade of the HVAC system, piping and roofing report and for Contingency Reserve Fund purposes, and such expenditure to be taken from the Contingency Reserve Fund. *update*

Should the actual cost of the work be less than the said amount, the remaining funds will be returned to the Owners in accordance with the Strata Property Act.

RATIONALE:

The systems that are identified in this report would form the basis of a capital plan to be considered for the next fiscal year. If we take this report and use it as the basis for obtaining quotes for the roofs shingling, roof top ventilation equipment, mechanical system and the plumbing we would have an essentially complete report that is up to date.

Because these quotes are for major systems there may be a cost associated with gathering these quotes. The engineer may use the previous report for mechanical system that was obtained in 2004. The mechanical engineer may be an avenue that could be resourced but this surely would be far less than having a report generated from scratch.

Governors' Walk (lms345)			
Proposed Special Levy - Common Area Painting			
Total Amount to be Collected: \$50,000.00			
Unit#	SL#	U/E	Special levy Due on February 1, 2010
20100	1	780	\$417.43
20101	2	700	\$374.62
20102	3	700	\$374.62
20103	4	717	\$383.72
20104	5	1,095	\$586.01
20105	6	964	\$515.91
20106	7	964	\$515.91
20107	8	964	\$515.91
20108	9	1,039	\$556.04
20109	10	1,039	\$556.04
20110	11	715	\$382.65
20111	12	702	\$375.69
20112	13	1,053	\$563.54
20201	14	989	\$529.28
20202	15	702	\$375.69
20203	16	715	\$382.65
20204	17	1,037	\$554.97
20205	18	777	\$415.83
20206	19	715	\$382.65
20207	20	715	\$382.65
20208	21	702	\$375.69
20209	22	702	\$375.69
20210	23	1,030	\$551.23
20211	24	714	\$382.11
20212	25	746	\$399.24
20213	26	972	\$520.19
20214	27	718	\$384.25
20215	28	718	\$384.25
20216	29	733	\$392.28
20217	30	1,103	\$590.29
20218	31	988	\$528.75
20219	32	988	\$528.75
20220	33	988	\$528.75
20221	34	1,040	\$556.58
20222	35	1,062	\$568.35
20223	36	733	\$392.28
20224	37	703	\$376.23
20225	38	1,057	\$565.68
20301	39	1,020	\$545.87

Governors' Walk (lms345)			
Proposed Special Levy - Common Area Painting			
Total Amount to be Collected: \$50,000.00			
Unit#	SL#	U/E	Special levy Due on February 1, 2010
20302	40	704	\$376.76
20303	41	735	\$393.35
20304	42	1,055	\$564.61
20305	43	769	\$411.55
20306	44	730	\$390.68
20307	45	734	\$392.82
20308	46	720	\$385.32
20309	47	718	\$384.25
20310	48	1,031	\$551.76
20311	49	731	\$391.21
20312	50	764	\$408.87
20313	51	989	\$529.28
20314	52	702	\$375.69
20315	53	702	\$375.69
20316	54	719	\$384.79
20317	55	1,016	\$543.73
20318	56	970	\$519.12
20319	57	963	\$515.37
20320	58	1,045	\$559.25
20321	59	716	\$383.18
20322	60	703	\$376.23
20323	61	1,068	\$571.56
20401	62	1,020	\$545.87
20402	63	704	\$376.76
20403	64	718	\$384.25
20404	65	1,034	\$553.37
20405	66	934	\$499.85
20406	67	716	\$383.18
20407	68	703	\$376.23
20408	69	698	\$373.55
20409	70	961	\$514.30
20410	71	746	\$399.24
20411	72	967	\$517.51
60101	73	708	\$378.90
60102	74	703	\$376.23
60103	75	780	\$417.43
60104	76	773	\$413.69
60105	77	717	\$383.72
60106	78	714	\$382.11

Governors' Walk (lms345)			
Proposed Special Levy - Common Area Painting			
Total Amount to be Collected: \$50,000.00			
Unit#	SL#	U/E	Special levy Due on February 1, 2010
60107	79	714	\$382.11
60108	80	1,037	\$554.97
60109	81	961	\$514.30
60110	82	982	\$525.54
60111	83	977	\$522.86
60112	84	1,032	\$552.30
60113	85	1,030	\$551.23
60201	86	729	\$390.14
60202	87	721	\$385.86
60203	88	772	\$413.15
60204	89	769	\$411.55
60205	90	733	\$392.28
60206	91	732	\$391.75
60207	92	733	\$392.28
60208	93	1,128	\$603.67
60209	94	987	\$528.21
60210	95	1,002	\$536.24
60211	96	996	\$533.03
60212	97	1,054	\$564.07
60213	98	1,031	\$551.76
60301	99	711	\$380.51
60302	100	922	\$493.43
60304	101	771	\$412.62
60305	102	718	\$384.25
60306	103	715	\$382.65
60307	104	715	\$382.65
60308	105	1,111	\$594.58
60309	106	971	\$519.65
60310	107	985	\$527.14
60311	108	978	\$523.40
60312	109	1,032	\$552.30
Total Special Levy Amount		93,428	\$50,000.00

PROXY FORM

**ANNUAL GENERAL MEETING
OF THE OWNERS OF GOVERNOR'S WALK – LMS 345
THURSDAY, OCTOBER 29, 2009**

I (we) _____

of _____

in the Province of British Columbia, being the registered Owner(s) of Strata Lot _____,

at , Governor's Walk, Strata Plan LMS 345, hereby appoint:

or failing him/her _____

or failing him/her _____

as my/our proxy for me/us and on my/our behalf at the Annual General Meeting of the
Owners to be held on Thursday, October 29, 2009, and at any adjournment thereof.

	IN FAVOUR	AGAINST	ABSTAINED
BUDGET 2009-2010	_____	_____	_____
¾ Vote Resolution "A"	_____	_____	_____
¾ Vote Resolution "B"	_____	_____	_____

SIGNED THIS _____ DAY OF _____, 2009. _____

OWNER'S SIGNATURE

Proxy forms will be surrendered to the Management Company representative with the Resolution vote preferences indicated above being duly recorded during the counting of ballots for each Resolution vote. Strata Agent cannot act as proxy.

Governors' Walk (lms345)			
Adopted Strata Fee Schedule			
For the Period October 1, 2009 to September 30, 2010			
Unit#	SL#	U/E	New Strata Fee
20100	1	780	\$278.48
20101	2	700	\$249.92
20102	3	700	\$249.92
20103	4	717	\$255.99
20104	5	1,095	\$390.95
20105	6	964	\$344.18
20106	7	964	\$344.18
20107	8	964	\$344.18
20108	9	1,039	\$370.95
20109	10	1,039	\$370.95
20110	11	715	\$255.28
20111	12	702	\$250.63
20112	13	1,053	\$375.95
20201	14	989	\$353.10
20202	15	702	\$250.63
20203	16	715	\$255.28
20204	17	1,037	\$370.24
20205	18	777	\$277.41
20206	19	715	\$255.28
20207	20	715	\$255.28
20208	21	702	\$250.63
20209	22	702	\$250.63
20210	23	1,030	\$367.74
20211	24	714	\$254.92
20212	25	746	\$266.34
20213	26	972	\$347.03
20214	27	718	\$256.35
20215	28	718	\$256.35
20216	29	733	\$261.70
20217	30	1,103	\$393.80
20218	31	988	\$352.75
20219	32	988	\$352.75
20220	33	988	\$352.75
20221	34	1,040	\$371.31
20222	35	1,062	\$379.17
20223	36	733	\$261.70
20224	37	703	\$250.99
20225	38	1,057	\$377.38

Governors' Walk (Ims345)			
Adopted Strata Fee Schedule			
For the Period October 1, 2009 to September 30, 2010			
Unit#	SL#	U/E	New Strata Fee
60105	77	717	\$255.99
60106	78	714	\$254.92
60107	79	714	\$254.92
60108	80	1,037	\$370.24
60109	81	961	\$343.11
60110	82	982	\$350.60
60111	83	977	\$348.82
60112	84	1,032	\$368.45
60113	85	1,030	\$367.74
60201	86	729	\$260.27
60202	87	721	\$257.42
60203	88	772	\$275.63
60204	89	769	\$274.56
60205	90	733	\$261.70
60206	91	732	\$261.35
60207	92	733	\$261.70
60208	93	1,128	\$402.73
60209	94	987	\$352.39
60210	95	1,002	\$357.74
60211	96	996	\$355.60
60212	97	1,054	\$376.31
60213	98	1,031	\$368.10
60301	99	711	\$253.85
60302	100	922	\$329.18
60304	101	771	\$275.27
60305	102	718	\$256.35
60306	103	715	\$255.28
60307	104	715	\$255.28
60308	105	1,111	\$396.66
60309	106	971	\$346.68
60310	107	985	\$351.67
60311	108	978	\$349.17
60312	109	1,032	\$368.45
Monthly Total		93,428	\$33,356.55
			X 12
Annual Total			\$400,278.56

Fax: 604-592-6115 Toll Free Fax: 1-877-592-3647 Mail: 13520 78th Ave, Surrey, BC V3W 8J6

REVISED NOTICE
of the
ANNUAL GENERAL
MEETING
of
GOVERNOR'S WALK
STRATA PLAN, LMS345

To be held on Thursday, October 28, 2010
@ 7:00pm

October 8, 2010



300 - 1770 Burrard Street
Vancouver, BC V6J 3G7
Phone: 604.257.0325

NOTICE OF ANNUAL GENERAL MEETING

TO: ALL OWNERS, STRATA PLAN LMS 345 – GOVERNOR'S WALK

DATE: THURSDAY, OCTOBER 28, 2010

TIME: 6:30 PM REGISTRATION
7:00 PM CALL TO ORDER

PLACE: NATIONAL NIKKEI MUSEUM & HERITAGE CENTRE
6688 SOUTHOAKS CRESCENT, BURNABY, BC
Intergenerational Room

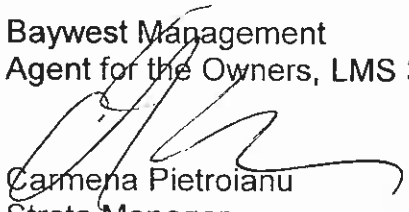
Please be advised of the upcoming Annual General Meeting of the Owners of Governor's Walk, LMS 345. The purpose of the meeting is to approve a 2010-2011 operating budget, elect 2010-2011 Strata Council and approve seven $\frac{3}{4}$ Vote Resolutions.

To be entitled to vote, all special assessments and strata fees for your strata lot must be paid up to date.

We look forward to receiving your input on October 28, 2010, and invite you to contact the undersigned before the meeting date should you have any questions.

Yours truly,

Baywest Management
Agent for the Owners, LMS 345



Carmenia Pietroianu
Strata Manager
Direct Line: 604-714-1524
Fax Line: 604-592-3676
Email: cpietroianu@baywest.ca

Encls.

AGENDA

1. REGISTRATION 6:30 - 7:00 p.m.
2. CALL TO ORDER 7:00 p.m.
3. CALLING THE ROLL AND CERTIFICATION OF PROXIES
4. PROOF OF NOTICE OF MEETING
5. ADOPTION OF THE AGENDA
6. ADOPTION OF THE MINUTES OF THE AGM OF OCTOBER 29, 2010
7. INSURANCE REPORT
8. CONSIDERATION OF 2010-2011 OPERATING BUDGET
9. CONSIDERATION OF $\frac{3}{4}$ VOTE RESOLUTIONS
 - 9.1 $\frac{3}{4}$ VOTE RESOLUTION "A"-Painting of the Common Area Hallways in Both Buildings Including Ceiling, Walls, Paper Removal ,Unit Doors and Frames, Fire Doors and Frames, Elevator Doors and Frames, Decorative Column, Baseboards, Window Seals and Guard Rails, Stairwells -*If not approved go to Resolution "B"*
 - 9.2 $\frac{3}{4}$ VOTE RESOLUTION "B- Painting of the Common Area Hallways in Both Buildings Including Walls, Paper Removal , Unit Doors and Frames, Fire Doors and Frames, Elevator Doors and Frames, Decorative Columns, Baseboards, Window Seals and Guard Rails, Paper Removal (Excluding Ceiling)-*If not approved go to Resolution "C"*
 - 9.3 $\frac{3}{4}$ VOTE RESOLUTION "C" - Painting of the Common Area Hallways in Both Buildings Including Walls, Paper Removal , Unit Doors and Frames, Fire Doors and Frames, Elevator Doors and Frames, Decorative Columns, Baseboards, Window Seals and Guard Rails, Paper Removal (*Excluding Ceiling and Stairwells*).
 - 9.4 $\frac{3}{4}$ VOTE RESOLUTION "D"- CRF Study Update-Capital Plan Report
 - 9.5 $\frac{3}{4}$ VOTE RESOLUTION "E"- Exterior Painting-*Revised*
 - 9.6 $\frac{3}{4}$ VOTE RESOLUTION "F"- Painting of Chimney Caps
 - 9.7 $\frac{3}{4}$ VOTE RESOLUTION "G"- Gutter Protection for Manor
10. ELECTION OF 2010-2011 STRATA COUNCIL
11. GENERAL DISCUSSION AND QUESTIONS
12. ADJOURNMENT



COASTAL INSURANCE SERVICES LTD.

401 - 130 Brew Street, Port Moody, BC V3H 0E4 Tel: 604-937-1700 Fax: 604-937-1734
1322 Johnston Road, White Rock, BC V4B 3Z2 Tel: 604-531-1020 Fax: 604-531-2031
Toll Free: 1-800-665-3310 Website - www.coastalinsurance.com - e-mail: info@coastalinsurance.com



1983-2008

Policy No. CLMS 345

DECLARATIONS

Name of Insured:	The Owners of Strata Plan LMS 345 Governors Walk
Location Address:	6820 - 6860 Rumble Street, Burnaby, BC, V5E 4H9
Additional Named Insured:	Baywest Management Corporation, 300 - 1770 Burrard Street, Vancouver, BC, V6J 3G7
Policy Period:	10/01/10 to 10/01/11 (mm/dd/yy) 12:01 a.m. Standard Time
Loss Payable to:	The Insured or Order in Accordance with the Strata Property Act of British Columbia.
Insurers:	As Per List of Participating Insurers Attached.

Insurance is provided subject to the Declarations, Terms, Conditions, Limitations and Endorsements of this policy and only for those coverages for which specific limits or amounts of Insurance are shown on this Declaration Page.

INSURING AGREEMENTS	Deductibles (\$)	Limits (\$)
PROPERTY - STR (06/08)		
All Property, All Risks, Guaranteed Replacement Cost, Bylaws	1,000	17,270,000
Water Damage	5,000	Included
Backup of Sewers, Sumps, Septic Tanks or Drains	5,000	Included
Earthquake Damage	10%	Included
Flood Damage	10,000	Included
Key & Lock Replacement	250	10,000
BLANKET EXTERIOR GLASS - Form 820000 (02/06)		
Residential	100	
Commercial	250	Blanket
COMMERCIAL GENERAL LIABILITY - Form 000102 - 10 (04/10)		
Coverage A - Bodily Injury & Property Damage Liability - Per Occurrence	500	10,000,000
General Aggregate Limit		15,000,000
Products & Completed Operations - Per Occurrence	500	10,000,000
General Aggregate Limit		15,000,000
Coverage B - Personal & Advertising Injury Liability - Per Occurrence	500	10,000,000
General Aggregate Limit - Aggregate		15,000,000
Coverage C - Medical Payments - Any one Person		10,000
Medical Payments - Per Occurrence		25,000
Coverage D - Tenants Legal Liability	500	500,000
Non-Owned Automobile - SPF #6 Form 335002 - 02 - Per Occurrence		10,000,000
Contractual Liability - SEF #96 Form 335150 - 05 - Per Occurrence		10,000,000
Excluding Long Term Leased Vehicle - S.E.F. No. 99 Form 335300 - 02 - Per Occurrence		10,000,000
Amendment - Automobile Exclusion - Form 223654 - 01 - Aggregate		Included
Limited Pollution Liability Coverage - Form 000114 - 02 - Aggregate		1,000,000
Employee Benefit Liability - Form 000200 - 05 - Aggregate	1,000	1,000,000
DIRECTORS & OFFICERS LIABILITY - Form G/A2 (05/08)		
Condominium Discrimination Defense Costs - Per Occurrence		2,000,000
- Aggregate		10,000
		25,000
POLLUTION & REMEDIATION LEGAL LIABILITY - Form XLICL-PARL5CP (05/04)		
Limit of Liability - Each Loss, Remediation Expense or Legal Defense Expense	10,000 Retention	1,000,000
VOLUNTEER ACCIDENT		Not Insured
COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION		
Form 500000 (01/00)		
I Employee Dishonesty - Form A		10,000
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
EQUIPMENT BREAKDOWN		
I Physical Damage, Direct Damage, Standard Comprehensive Plus, Replacement Cost - Form C780016 (02/06)	1,000	17,270,000
II Consequential Damage, 90% Co-Insurance - Form C780032 (02/06)	1,000	10,000
III Extra Expense - Form C780033 (02/06)	24 Hour Waiting Period	100,000
IV Ordinary Payroll - 90 Days - Form C780034 (02/06)	24 Hour Waiting Period	100,000

****ALL COVERAGES SUBJECT TO POLICY DEFINITIONS****

This Policy contains a clause(s), which may limit the amount payable.

This policy shall not be valid or binding unless countersigned by a duly
Authorized Representative of the Insurer.

Ch. Valjette

President

Coastal Insurance Services Ltd.



COASTAL INSURANCE SERVICES LTD.

401 - 130 Brew Street, Port Moody, BC V3H 0E4 Tel: 604-937-1700 Fax: 604-937-1734
1322 Johnston Road, White Rock, BC V4B 3Z2 Tel: 604-531-1020 Fax: 604-531-2031
Toll Free: 1-800-665-3310 Website - www.coastalinsurance.com - e-mail: info@coastalinsurance.com



SCHEDULE OF PARTICIPATING INSURERS

For The Owners of Strata Plan LMS 345 Governors Walk
Policy # CLMS 345

Term: 10/01/10 to 10/01/11 (mm/dd/yy) 12:01 a.m. Standard Time

Insurer	Coverage	%	Limit (\$)
Aviva Insurance Company of Canada	Property	35	6,044,500
Axa Pacific Insurance Company	Property	35	6,044,500
Royal & SunAlliance Insurance Company of Canada	Property	30	5,181,000
Aviva Insurance Company of Canada	Commercial General Liability Per Occurrence Limit General Aggregate Limit	100	10,000,000 15,000,000
Aviva Insurance Company of Canada	Directors & Officers Liability	100	2,000,000
Aviva Insurance Company of Canada	Employee Dishonesty - Form A	100	10,000
Aviva Insurance Company of Canada	Comprehensive Dishonesty, Disappearance and Destruction	100	5,000
Aviva Insurance Company of Canada	Glass	100	Blanket Exterior Coverage
XL Insurance Company Ltd.	Pollution & Remediation Legal Liability	100	1,000,000
Aviva Insurance Company of Canada	Equipment Breakdown	100	17,270,000
	Volunteer Accident Plan		Not Insured
DISCLOSURE NOTICE - UNDER THE FINANCIAL INSTITUTIONS ACT The Financial Institutions act requires that the information contained in this Disclosure Notice be provided to a customer in writing at the time of entering into an insurance transaction. 1. I, Mike Valiquette, am licensed as a general insurance agent by the Insurance Council of British Columbia 2. This transaction is between you and Aviva Insurance Company of Canada Axa Pacific Insurance Company Royal & SunAlliance Insurance Company of Canada (Insurer) and as indicated on the policies. 3. In soliciting the transaction described above, I am representing Coastal Insurance Services Ltd. who does business with the Insurer 4. The nature and extent of the Insurer's interest in the agency is none 5. Upon completion of this transaction, the agent will be remunerated by way of commission or fee by the Insurer 6. The Financial Institutions act prohibits the Insurer from requiring you to transact additional or other business with the Insurer or any other person or Corporation as a condition of this transaction.			Total Premium: \$36,317.00

E&OE/SK

Insured's Copy

Balance Sheet
Governor's Walk (lms345)
August 31, 2010

Friday, September 3, 2010

	August 2010	July 2010	Change
ASSETS			
CURRENT ASSETS			
Bank - Operating	127,894.54	113,601.64	14,292.90
Accounts Receivable	2,439.66	2,240.87	198.79
TOTAL CURRENT ASSETS	\$ 130,334.20	115,842.51	14,491.69
OTHER ASSETS			
Accrued Interest	331.81	286.92	44.89
Prepaid - Insurance	2,428.08	4,856.16	(2,428.08)
TOTAL OTHER ASSETS	\$ 2,759.89	5,143.08	(2,383.19)
RESERVES			
Reserve Bank - CRF Study	2,500.00	2,500.00	0.00
TOTAL RESERVES	\$ 2,500.00	2,500.00	0.00
CRF			
CRF Bank - General	307,708.20	302,503.81	5,204.39
TOTAL CRF	\$ 307,708.20	302,503.81	5,204.39
SPECIAL LEVY BANK			
Spec Levy Bank - Building Envelope	3,092.74	3,090.67	2.07
TOTAL SPECIAL ASSESSMENT BANK	\$ 3,092.74	3,090.67	2.07
FIXED ASSETS			
Building	105,144.75	105,144.75	0.00
TOTAL FIXED ASSETS	\$ 105,144.75	105,144.75	0.00
TOTAL ASSETS	\$ 551,539.78	534,224.82	17,314.96
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Accounts Payable	(526.55)	(526.55)	0.00
Accrued Liabilities	23.00	23.00	0.00
Mortgage 1st - Current	16,299.69	17,128.41	(828.72)
TOTAL CURRENT LIABILITIES	\$ 15,796.14	16,624.86	(828.72)
LONG TERM AND OTHER LIABILITY			
Refundable Deposits	700.00	700.00	0.00
TOTAL LONG TERM AND OTHER LIABILITY	\$ 700.00	700.00	0.00
RESERVES			
Reserve - CRF Study	2,500.00	2,500.00	0.00
TOTAL RESERVES	\$ 2,500.00	2,500.00	0.00
CONTINGENCY RESERVE FUND			
CRF - General	307,937.42	302,708.20	5,229.22
TOTAL CONTINGENCY RESERVE FUND	\$ 307,937.42	302,708.20	5,229.22
OTHER EQUITY			
Equity in Strata Suite	88,845.06	88,016.34	828.72
TOTAL OTHER EQUITY	\$ 88,845.06	88,016.34	828.72
OPERATING FUND			
Operating Surplus/(Deficit) Current Year	66,283.24	54,199.79	12,083.45

Balance Sheet
Governor's Walk (lms345)
August 31, 2010

Friday, September 3, 2010

	August 2010	July 2010	Change
Operating Surplus/(Deficit) Prior Years	66,382.89	66,382.89	0.00
TOTAL OPERATING SURPLUS/(DEFICIT)	\$ 132,666.13	120,582.68	12,083.45
SPECIAL LEVY			
Spec. Levy - Building Envelope	3,095.03	3,092.74	2.29
TOTAL SPECIAL LEVY	\$ 3,095.03	3,092.74	2.29
TOTAL LIABILITIES AND EQUITY	\$ 551,539.78	534,224.82	17,314.96



Carmena Pietroianu, Strata Manager

Sep 7, 2010

Date

Statement Of Operations

Friday, September 3, 2010

Governors Walk (lms345)

For the 11th Month Ending August 31 2010

		Current Actual	Year to Date Actual	Annual Budget	YTD - Budget %
REVENUE					
5035-0000	Bylaw Penalties	0.00	350.00	0.00	-
5285-0000	Interest Income	100.30	464.36	0.00	-
5290-0000	Fobs/Keys/Remotes	0.00	30.00	0.00	-
5300-0000	Late Payment Interest	4.35	13.99	0.00	-
5310-0000	Late Payment Penalty	50.00	200.00	0.00	-
5385-0000	MoveIn/Out Fee	0.00	900.00	0.00	-
5410-0000	Other Income	0.00	0.01	0.00	-
5425-0000	Parking Income	120.00	1,330.00	0.00	-
5500-0000	Owners' Contributions	33,356.57	366,922.27	400,278.56	92%
5620-0000	Rental Income	680.00	7,480.00	8,160.00	92%
TOTAL REVENUE		\$34,311.22	\$377,690.63	\$408,438.56	92%
OPERATING EXPENSES					
ADMIN EXPENSES					
6004-0000	Statutory Review of Books	0.00	0.00	300.00	0%
6008-0000	Additional Services	26.88	263.76	252.00	105%
6028-0000	Bank Charges	23.00	253.00	276.00	92%
6068-0000	Miscellaneous	0.00	0.00	500.00	0%
6080-0000	Insurance Premium	2,428.08	26,708.92	29,137.00	92%
6088-0000	Legal Fees	0.00	0.00	1,000.00	0%
6098-0000	Management Fees	2,135.94	22,293.84	24,029.28	93%
6128-0000	Postage/Copies/Office Exp.	61.67	2,014.81	2,300.00	88%
TOTAL ADMIN EXPENSES		\$4,675.57	\$51,534.33	\$57,794.28	89%
EMPLOYEE EXPENSES					
6202-0000	Benefits Employee / Caretaker	102.00	1,110.00	1,152.00	96%
6210-0000	EI/CPP Employer Share	174.46	1,918.16	2,833.00	68%
6248-0000	Wages Caretaker	2,493.76	27,431.36	33,000.00	83%
6258-0000	Workers' Compensation	0.00	245.39	250.00	98%
TOTAL EMPLOYEE EXPENSES		\$2,770.22	\$30,704.91	\$37,235.00	82%
UTILITY EXPENSES					
6308-0000	Electricity	0.00	15,637.30	21,000.00	74%
6316-0000	Gas	863.86	64,658.65	106,000.00	61%
TOTAL UTILITY EXPENSES		\$863.86	\$80,295.95	\$127,000.00	63%
CONTRACT & BUILDINGS EXPENSES					
7048-0000	Elevator & License	733.60	8,223.95	9,200.00	89%
7058-0000	Enterphone	60.46	631.13	680.28	93%
7069-0000	Fire Protection	0.00	0.00	2,700.00	0%
7080-0000	Garbage Collection	365.40	1,077.30	1,400.00	77%

Statement Of Operations

Friday, September 3, 2010

Governors Walk (lms345)

For the 11th Month Ending August 31 2010

		Current Actual	Year to Date Actual	Annual Budget	YTD - Budget %
7094-0000	HVAC Contract	0.00	1,415.06	2,500.00	57%
7096-0000	Janitorial	0.00	403.20	200.00	202%
7100-0000	Landscaping	2,187.74	22,651.82	24,500.00	92%
TOTAL CONTRACT & BLDG EXPENSES		\$3,347.20	\$34,402.46	\$41,180.28	84%
REPAIRS & MTCE EXPENSES					
7550-0000	Carpet Cleaning	0.00	1,758.75	2,300.00	76%
7588-0000	Dryer Vent Clean/Maintenance	0.00	0.00	2,600.00	0%
7596-0000	Electrical	0.00	1,191.75	1,000.00	119%
7602-0000	Elevator Upgrades	0.00	0.00	300.00	0%
7648-0000	Fire Protection	0.00	1,133.09	1,500.00	76%
7680-0000	Gutter Cleaning	0.00	7,906.50	9,000.00	88%
7688-0000	HVAC	0.00	2,835.25	2,000.00	142%
7714-0000	Landscaping Maintenance	0.00	2,181.06	3,000.00	73%
7720-0000	Lighting	0.00	223.14	1,000.00	22%
7728-0000	Locks/Keys	106.40	1,077.37	700.00	154%
7759-0000	Parking Lot - R & M	0.00	2,779.04	1,500.00	185%
7762-0000	Pest Control	0.00	708.75	600.00	118%
7770-0000	Plumbing Repairs	528.33	6,712.05	5,000.00	134%
7798-0000	Repairs - Exterior	2,301.60	9,226.81	7,000.00	132%
7802-0000	Repairs - Interior	1,070.97	6,346.46	20,000.00	32%
7816-0000	Roof Repairs	0.00	1,139.25	3,000.00	38%
7848-0000	Snow Removal	0.00	174.65	5,500.00	3%
7882-0000	Supplies	90.86	1,723.81	2,500.00	69%
7912-0000	Window Cleaning	0.00	0.00	1,500.00	0%
TOTAL REPAIRS & MTCE EXPENSES		\$4,098.16	\$47,117.73	\$70,000.00	67%
STRATA OWNED UNIT EXPENSES					
8302-0000	1st Mortgage	1,058.36	8,183.66	8,154.00	100%
8316-0000	Maintenance Fees	278.48	3,063.28	3,400.00	90%
8318-0000	Miscellaneous	55.00	605.00	675.00	90%
8326-0000	Property Taxes	80.92	(51.32)	1,000.00	5%
8346-0000	Water/Sewer	0.00	457.57	500.00	92%
TOTAL STRATA OWNED UNIT EXPENSES		\$1,472.76	\$12,258.19	\$13,729.00	89%
RECREATION FACILITIES					
8540-0000	Recreational/Pro Facility	0.00	93.82	1,500.00	6%
TOTAL RECREATION FACILITIES		\$0.00	\$93.82	\$1,500.00	6%
CRF & OTHER BUDGETED RESERVES					
8920-0000	Contingency Reserve Fund	5,000.00	55,000.00	60,000.00	92%
TOTAL CRF & BUDGETED RESERVES		\$5,000.00	\$55,000.00	\$60,000.00	92%

Statement Of Operations

Friday, September 3, 2010

Governors Walk (lms345)

For the 11th Month Ending August 31 2010

	Current Actual	Year to Date Actual	Annual Budget	YTD - Budget %
TOTAL EXPENSES / RESERVES	\$22,227.77	\$311,407.39	\$408,438.56	76%
SURPLUS / (DEFICIT)	\$12,083.45	\$66,283.24	\$0.00	



Carmena Pietroianu, Strata Manager

Sep 7, 2010

Date

Governor's Walk (lms345)
Proposed Budget Summary

	Aug 31, 2010 Year To Date Actual	Sep 30, 2010 Estimated Year End	2009 - 2010 Annual Budget	2010 - 2011 Proposed Budget
TOTAL OWNER CONTRIBUTION	366,922	400,279	400,279	400,279
Operating Fund				
Opening Balance	66,383	66,383	66,383	93,546
Owner's Contribution	311,922	340,279	340,279	340,279
Other Income	10,768	10,997	8,160	8,160
Total Operating Expenses	(256,407)	(324,113)	(348,439)	(363,742)
Ending Balance	132,666	93,546	66,383	78,242
Contingency Reserve Fund				
Opening Balance	254,145	254,145	254,145	312,945
Owner's Contribution	55,000	60,000	60,000	60,000
Interest Income	1,292	1,300	3,353	4,047
Transfer to CRF Study Reserve	(2,500)	(2,500)	-	-
Ending Balance	307,937	312,945	317,498	376,992
CRF Study Reserve				
Opening Balance	-	-	-	-
Transfer from CRF	2,500	2,500	-	-
Ending Balance	2,500	2,500	-	-
Special levy - Building Envelope				
Opening Balance	10,883	10,883	10,883	-
Interest Income	16	17	64	-
Expenditure	(7,804)	(7,804)	-	-
Ending Balance	3,095	3,095	10,947	-

Governor's Walk (lms345)
Proposed Budget - October 1, 2010 - September 30, 2011

Account	Account Name	Aug 31, 2010 Year To Date Actual	Sep 30, 2010 Estimated Year End	2009-2010 Annual Budget	2010-2011 Proposed Budget
RECEIPTS / REVENUE					
5035-0000	Bylaw Penalties	350.00	100.00	0.00	0.00
5285-0000	Interest Income	464.36	350.00	0.00	0.00
5290-0000	Fobs/Keys/Remotes	30.00	30.00	0.00	0.00
5300-0000	Late Payment Interest	13.99	7.00	0.00	0.00
5310-0000	Late Payment Penalty	200.00	100.00	0.00	0.00
5385-0000	MoveIn/Out Fee	900.00	800.00	0.00	0.00
5425-0000	Parking Income	1,330.00	1,450.00	0.00	0.00
5455-0000	Prior Years Surplus	0.00	0.00	0.00	15,303.45
5500-0000	Owners' Contributions	366,922.27	400,278.56	400,278.56	400,278.56
5620-0000	Rental Income	7,480.00	8,160.00	8,160.00	8,160.00
TOTAL RECEIPTS / REVENUE		\$ 377,690.62	\$ 411,275.56	\$ 408,438.56	\$ 423,742.01
EXPENSES & RESERVES					
ADMINISTRATIVE EXPENSES					
6004-0000	Statutory Review of Books	0.00	300.00	300.00	336.00
6008-0000	Additional Services	263.76	210.00	252.00	250.00
6028-0000	Bank Charges	253.00	276.00	276.00	276.00
6068-0000	Miscellaneous	0.00	0.00	500.00	500.00
6080-0000	Insurance Premium	26,708.92	29,137.00	29,137.00	36,320.00
6088-0000	Legal Fees	0.00	0.00	1,000.00	1,000.00
6098-0000	Management Fees	22,293.84	24,449.81	24,029.28	26,143.44
6128-0000	Postage/Copies/Office Exp.	2,014.81	2,594.97	2,300.00	2,650.00
TOTAL ADMINISTRATIVE EXPENSES		51,534.33	56,967.78	57,794.28	67,475.44
EMPLOYEE EXPENSES					
6202-0000	Benefits Employee / Caretaker	1,110.00	1,208.00	1,152.00	1,309.68
6210-0000	EI/CPP Employer Share	1,918.16	2,200.00	2,833.00	2,500.00
6248-0000	Wages Caretaker	27,431.36	29,925.12	33,000.00	33,000.00
6258-0000	Workers' Compensation	245.39	245.39	250.00	250.00
TOTAL EMPLOYEE EXPENSES		30,704.91	33,578.51	37,235.00	37,059.68
UTILITIES					
6308-0000	Electricity	15,637.30	22,346.52	21,000.00	23,711.89
6316-0000	Gas	64,658.65	96,000.00	106,000.00	106,000.00
TOTAL UTILITIES		80,295.95	118,346.52	127,000.00	129,711.89
CONTRACT / BLDG EXPENSES					
7048-0000	Elevator & License	8,223.95	9,507.75	9,200.00	10,173.00
7058-0000	Enterphone	631.13	736.97	680.28	300.00
7069-0000	Fire Protection	0.00	2,700.00	2,700.00	2,700.00
7080-0000	Garbage Collection	1,077.30	1,400.00	1,400.00	1,400.00
7094-0000	HVAC Contract	1,415.06	2,500.00	2,500.00	2,500.00
7096-0000	Janitorial	403.20	1,000.00	200.00	400.00
7100-0000	Landscaping	22,651.82	24,500.00	24,500.00	26,215.00
TOTAL CONTRACT / BLDG EXPENSES		34,402.46	42,344.72	41,180.28	43,688.00
REPAIRS & MAINTENANCE EXPENSES					
7550-0000	Carpel Cleaning	1,758.75	2,300.00	2,300.00	2,300.00
7588-0000	Dryer Vent Clean/Maintenance	0.00	2,600.00	2,600.00	2,782.00
7596-0000	Electrical	1,191.75	1,500.00	1,000.00	1,000.00

Governor's Walk (lms345)
Proposed Budget - October 1, 2010 - September 30, 2011

Account	Account Name	Aug 31, 2010 Year To Date Actual	Sep 30, 2010 Estimated Year End	2009-2010 Annual Budget	2010-2011 Proposed Budget
7602-0000	Elevator Upgrades	0.00	0.00	300.00	300.00
7648-0000	Fire Protection	1,133.09	1,133.09	1,500.00	1,500.00
7680-0000	Gutter Cleaning	7,906.50	7,906.50	9,000.00	9,000.00
7688-0000	HVAC	2,835.25	3,500.00	2,000.00	3,500.00
7714-0000	Landscaping Maintenance	2,181.06	3,000.00	3,000.00	3,000.00
7720-0000	Lighting	223.14	500.00	1,000.00	1,000.00
7728-0000	Locks/Keys	1,077.37	1,500.00	700.00	700.00
7759-0000	Parking Lot - R & M	2,779.04	2,779.04	1,500.00	1,500.00
7762-0000	Pest Control	708.75	1,000.00	600.00	1,000.00
7770-0000	Plumbing	6,712.05	6,000.00	5,000.00	6,000.00
7798-0000	Repairs - Exterior	9,226.81	7,500.00	7,000.00	10,000.00
7802-0000	Repairs - Interior	6,346.46	10,000.00	20,000.00	15,000.00
7816-0000	Roof Repairs	1,139.25	3,000.00	3,000.00	3,000.00
7848-0000	Snow Removal	174.65	174.65	5,500.00	5,500.00
7882-0000	Supplies	1,723.81	2,500.00	2,500.00	2,500.00
7912-0000	Window Cleaning	0.00	1,500.00	1,500.00	1,500.00
TOTAL REPAIRS & MAINTENANCE EXPENSES		47,117.73	58,393.28	70,000.00	71,082.00
STRATA OWNED UNIT EXPENSES					
8302-0000	1st Mortgage	8,183.66	8,482.50	8,154.00	8,500.00
8316-0000	Maintenance Fees	3,063.28	3,341.76	3,400.00	3,400.00
8318-0000	Miscellaneous	605.00	675.00	675.00	675.00
8326-0000	Property Taxes	(51.32)	1,024.98	1,000.00	1,100.00
8346-0000	Water/Sewer	457.57	457.57	500.00	550.00
TOTAL STRATA OWNED UNIT EXPENSES		12,258.19	13,981.81	13,729.00	14,225.00
RECREATION FACILITIES EXPENSES					
8540-0000	Recreational/Pro Facility	93.82	500.00	1,500.00	500.00
TOTAL RECREATION FACILITIES EXPENSES		93.82	500.00	1,500.00	500.00
TOTAL OPERATING EXPENSES		256,407.39	324,112.62	348,438.56	363,742.01
CRF & OTHER BUDGETED RESERVE FUNDS					
8920-0000	Contingency Reserve Fund	55,000.00	60,000.00	60,000.00	60,000.00
TOTAL RESERVE FUNDS		55,000.00	60,000.00	60,000.00	60,000.00
TOTAL EXPENSES & RESERVES		311,407.39	384,112.62	408,438.56	423,742.01
SURPLUS / (DEFICIT)		66,283.23	27,162.94	-	-

Governor's Walk (lms345)					
Proposed Strata Fee Schedule					
For the Year October 1, 2010 to September 30, 2011					
Unit#	SL#	U/E	Operating Portion	CRF/Reserves Portion	New Strata Fee
20100	1	780	\$236.74	\$41.74	\$278.48
20101	2	700	\$212.46	\$37.46	\$249.92
20102	3	700	\$212.46	\$37.46	\$249.92
20103	4	717	\$217.62	\$38.37	\$255.99
20104	5	1,095	\$332.35	\$58.60	\$390.95
20105	6	964	\$292.59	\$51.59	\$344.18
20106	7	964	\$292.59	\$51.59	\$344.18
20107	8	964	\$292.59	\$51.59	\$344.18
20108	9	1,039	\$315.35	\$55.60	\$370.95
20109	10	1,039	\$315.35	\$55.60	\$370.95
20110	11	715	\$217.01	\$38.26	\$255.28
20111	12	702	\$213.07	\$37.57	\$250.63
20112	13	1,053	\$319.60	\$56.35	\$375.95
20201	14	989	\$300.17	\$52.93	\$353.10
20202	15	702	\$213.07	\$37.57	\$250.63
20203	16	715	\$217.01	\$38.26	\$255.28
20204	17	1,037	\$314.74	\$55.50	\$370.24
20205	18	777	\$235.83	\$41.58	\$277.41
20206	19	715	\$217.01	\$38.26	\$255.28
20207	20	715	\$217.01	\$38.26	\$255.28
20208	21	702	\$213.07	\$37.57	\$250.63
20209	22	702	\$213.07	\$37.57	\$250.63
20210	23	1,030	\$312.62	\$55.12	\$367.74
20211	24	714	\$216.71	\$38.21	\$254.92
20212	25	746	\$226.42	\$39.92	\$266.34
20213	26	972	\$295.01	\$52.02	\$347.03
20214	27	718	\$217.92	\$38.43	\$256.35
20215	28	718	\$217.92	\$38.43	\$256.35
20216	29	733	\$222.47	\$39.23	\$261.70
20217	30	1,103	\$334.77	\$59.03	\$393.80
20218	31	988	\$299.87	\$52.87	\$352.75
20219	32	988	\$299.87	\$52.87	\$352.75
20220	33	988	\$299.87	\$52.87	\$352.75
20221	34	1,040	\$315.65	\$55.66	\$371.31
20222	35	1,062	\$322.33	\$56.84	\$379.17
20223	36	733	\$222.47	\$39.23	\$261.70
20224	37	703	\$213.37	\$37.62	\$250.99
20225	38	1,057	\$320.81	\$56.57	\$377.38

Governor's Walk (lms345)					
Proposed Strata Fee Schedule					
For the Year October 1, 2010 to September 30, 2011					
Unit#	SL#	U/E	Operating Portion	CRF/Reserves Portion	New Strata Fee
20301	39	1,020	\$309.58	\$54.59	\$364.17
20302	40	704	\$213.67	\$37.68	\$251.35
20303	41	735	\$223.08	\$39.34	\$262.42
20304	42	1,055	\$320.21	\$56.46	\$376.67
20305	43	769	\$233.40	\$41.15	\$274.56
20306	44	730	\$221.56	\$39.07	\$260.63
20307	45	734	\$222.78	\$39.28	\$262.06
20308	46	720	\$218.53	\$38.53	\$257.06
20309	47	718	\$217.92	\$38.43	\$256.35
20310	48	1,031	\$312.92	\$55.18	\$368.10
20311	49	731	\$221.87	\$39.12	\$260.99
20312	50	764	\$231.88	\$40.89	\$272.77
20313	51	989	\$300.17	\$52.93	\$353.10
20314	52	702	\$213.07	\$37.57	\$250.63
20315	53	702	\$213.07	\$37.57	\$250.63
20316	54	719	\$218.23	\$38.48	\$256.70
20317	55	1,016	\$308.37	\$54.37	\$362.74
20318	56	970	\$294.41	\$51.91	\$346.32
20319	57	963	\$292.28	\$51.54	\$343.82
20320	58	1,045	\$317.17	\$55.93	\$373.10
20321	59	716	\$217.31	\$38.32	\$255.63
20322	60	703	\$213.37	\$37.62	\$250.99
20323	61	1,068	\$324.15	\$57.16	\$381.31
20401	62	1,020	\$309.58	\$54.59	\$364.17
20402	63	704	\$213.67	\$37.68	\$251.35
20403	64	718	\$217.92	\$38.43	\$256.35
20404	65	1,034	\$313.83	\$55.34	\$369.17
20405	66	934	\$283.48	\$49.99	\$333.47
20406	67	716	\$217.31	\$38.32	\$255.63
20407	68	703	\$213.37	\$37.62	\$250.99
20408	69	698	\$211.85	\$37.35	\$249.21
20409	70	961	\$291.68	\$51.43	\$343.11
20410	71	746	\$226.42	\$39.92	\$266.34
20411	72	967	\$293.50	\$51.75	\$345.25
60101	73	708	\$214.89	\$37.89	\$252.78
60102	74	703	\$213.37	\$37.62	\$250.99
60103	75	780	\$236.74	\$41.74	\$278.48
60104	76	773	\$234.62	\$41.37	\$275.98

Governor's Walk (lms345)					
Proposed Strata Fee Schedule					
For the Year October 1, 2010 to September 30, 2011					
Unit#	SL#	U/E	Operating Portion	CRF/Reserves Portion	New Strata Fee
60105	77	717	\$217.62	\$38.37	\$255.99
60106	78	714	\$216.71	\$38.21	\$254.92
60107	79	714	\$216.71	\$38.21	\$254.92
60108	80	1,037	\$314.74	\$55.50	\$370.24
60109	81	961	\$291.68	\$51.43	\$343.11
60110	82	982	\$298.05	\$52.55	\$350.60
60111	83	977	\$296.53	\$52.29	\$348.82
60112	84	1,032	\$313.22	\$55.23	\$368.45
60113	85	1,030	\$312.62	\$55.12	\$367.74
60201	86	729	\$221.26	\$39.01	\$260.27
60202	87	721	\$218.83	\$38.59	\$257.42
60203	88	772	\$234.31	\$41.32	\$275.63
60204	89	769	\$233.40	\$41.15	\$274.56
60205	90	733	\$222.47	\$39.23	\$261.70
60206	91	732	\$222.17	\$39.17	\$261.35
60207	92	733	\$222.47	\$39.23	\$261.70
60208	93	1,128	\$342.36	\$60.37	\$402.73
60209	94	987	\$299.57	\$52.82	\$352.39
60210	95	1,002	\$304.12	\$53.62	\$357.74
60211	96	996	\$302.30	\$53.30	\$355.60
60212	97	1,054	\$319.90	\$56.41	\$376.31
60213	98	1,031	\$312.92	\$55.18	\$368.10
60301	99	711	\$215.80	\$38.05	\$253.85
60302	100	922	\$279.84	\$49.34	\$329.18
60304	101	771	\$234.01	\$41.26	\$275.27
60305	102	718	\$217.92	\$38.43	\$256.35
60306	103	715	\$217.01	\$38.26	\$255.28
60307	104	715	\$217.01	\$38.26	\$255.28
60308	105	1,111	\$337.20	\$59.46	\$396.66
60309	106	971	\$294.71	\$51.97	\$346.68
60310	107	985	\$298.96	\$52.71	\$351.67
60311	108	978	\$296.84	\$52.34	\$349.17
60312	109	1,032	\$313.22	\$55.23	\$368.45
Monthly Total		93,428	\$28,356.55	\$5,000.00	\$33,356.55
Annual Total			X 12 \$340,278.56	X 12 \$60,000.00	X 12 \$400,278.56

¾ VOTE RESOLUTION "A"

Painting of the Common Area Hallways in Both Buildings Including Ceiling, Walls, Paper Removal, Unit Doors and Frames, Fire Doors and Frames, Elevator Doors and Frames, Decorative Column, Baseboards, Window Seals and Guard Rails, Stairwells

BE IT RESOLVED by a ¾ vote of the Owners of LMS345-Governor's Walk, that an amount not to exceed **\$69,000**(sixty nine thousands dollars) be expended for interior common area painting in both buildings, including common area hallways, ceiling, walls, wall paper removal, units doors and frames, fire doors and frames, elevator doors and frames, decorative column, baseboards, window seals and guard rails, stairwells. The project will be funded by way of one time Special Levy from the Owners. Special levy payments will be due and payable on *February 1, 2011* and are assessed based on individual strata lots unit entitlement, to all owners on record at the Land Title Office at the time the payment is due (see attached Schedule A).

Should the actual cost be less than the Resolution amount, the remaining funds will be returned to the owners in accordance with the Strata Property Act. Should the resolution be not approved, please proceed with resolution B.

RATIONALE:

Currently the interior hallway painting needs to be addressed to enhance the appearance of the building. Painting of the common area hallways is considered necessary due to the age of the building. This will enhance the look of the property. The expenditure noted also includes administration charges of \$3.00 per unit plus HST.

¾ VOTE RESOLUTION "B" (IF REQUIRED)

Painting of the Common Area Hallways in Both Buildings Including, Walls, Paper Removal, Units Doors and Frames, Fire Doors and Frames, Elevator Doors and Frames, Decorative Column, Baseboards, Window Seals and Guard Rails (Excluding Ceiling).

BE IT RESOLVED by a ¾ vote of the Owners of LMS345-Governor's Walk, that an amount not to exceed **\$62,900** (sixty two thousands nine hundred dollars) be expended for interior common area painting in both buildings including common area hallways, walls, walls paper removal, unit doors and frames, fire doors and frames, elevator doors and frames, decorative column, baseboards, window seals and guard rails, stairwells (excluding ceilings). The project will be funded by way of one time Special Levy from the Owners. Special levy payments will be due and payable on *February 1, 2011* and are assessed based on individual strata lots unit entitlement, to all owners on record at the Land Title Office at the time the payment is due (see attached Schedule B).

Should the actual cost be less than the Resolution amount, the remaining funds will be returned to the owners in accordance with the Strata Property Act. Should the resolution be not approved, please proceed with resolution C.

RATIONALE:

Currently the interior hallway painting needs to be addressed to enhance the appearance of the building. Painting of the common area hallways is considered necessary due to the age of the building. This will enhance the look of the property. The expenditure noted also includes administration charges of \$3.00 per unit plus HST.

¾ VOTE RESOLUTION "C"-(IF REQUIRED)

Painting of the Common Area Hallways in Both Buildings Including, Walls, Paper Removal, Unit Doors and Frames, Fire Doors and Frames, Elevator Doors and Frames, Decorative Column, Baseboards, Window Seals and Guard Rails (Excluding Ceiling and Stairwells).

BE IT RESOLVED by a ¾ vote of the Owners of LMS345-Governor's Walk, that an amount not to exceed **\$56,700** (fifty six thousands seven hundred dollars) be expended for interior common area painting including common area hallways in both buildings including walls, walls paper removal, unit doors and frames, fire doors and frames, elevator doors and frames, decorative column, baseboards, window seals and guard rails, stairwells (excluding ceilings and stairwells). The project will be funded by way of one time Special Levy from the Owners. Special levy payments will be due and payable on *February 1, 2011* and are assessed based on individual strata lots unit entitlement, to all owners on record at the Land Title Office at the time the payment is due (see attached Schedule C).

Should the actual cost be less than the Resolution amount, the remaining funds will be returned to the owners in accordance with the Strata Property Act. Should the resolution be not approved, please proceed with resolution C.

RATIONALE:

Currently the interior hallway painting needs to be addressed to enhance the appearance of the building. Painting of the common area hallways is considered necessary due to the age of the building. This will enhance the look of the property. The expenditure noted also includes administration charges of \$3.00 per unit.

¾ VOTE RESOLUTION "D"

CRF Study Update-Capital Plan Report

BE IT RESOLVED by a ¾ Vote that the Owners of Strata Plan LMS 345, that an expenditure of not more than **\$15,000.00** (fifteen thousand dollars) be raised for the purpose of hiring an engineer to provide a CRF Report Study-Capital Plan Report for future capital costs for the Strata Corporation. Such expenditure to be funded from the Contingency Reserve Fund.

Should the actual cost of the work be less than the said amount, the remaining funds will be returned to the Contingency Reserve Fund.

RATIONALE:

The systems that are identified in this report would form the basis of a capital plan to be considered for future capital costs. If we take this report and use it as the basis for obtaining quotes for the roofs shingling, exterior repairs, parkade, and the plumbing we would have an essentially complete report that is up to date.

¾ VOTE RESOLUTION "E"-Revised

Exterior Painting

BE IT RESOLVED by a ¾ vote of the Owners of LMS345-Governor's Walk, that an amount not to exceed **\$69,000** (sixty nine thousands seven hundred dollars) be expended for exterior common area painting. The project will be funded from Contingency Reserve Fund.

Should the actual cost be less than the Resolution amount, the remaining funds will be returned to the Contingency Reserve Fund.

RATIONALE:

Painting of the fascia boards and the associated preparatory caulking is a maintenance practice that is required to extend the life of, and contribute to the integrity of, the building envelope. Painting of the exterior is considered necessary due to the age of the building. Additionally this work will enhance the look of the property.

¾ VOTE RESOLUTION "F"

Painting of Chimney Caps

BE IT RESOLVED by a ¾ vote of the Owners of LMS345-Governor's Walk, that an amount not to exceed **\$10,000** (ten thousands dollars) be expended for painting of chimney caps on both buildings. The project will be funded from Contingency Reserve Fund.

Should the actual cost be less than the Resolution amount, the remaining funds will be returned to the owners in accordance with the Strata Property Act.

RATIONALE:

Currently the painting of the chimney caps needs to be addressed to avoid future deterioration of the caps and roofs and is considered necessary due to the age of the building. This will enhance the look of the property.

¾ VOTE RESOLUTION "G"

Gutter Protection

BE IT RESOLVED by a ¾ vote of the Owners of LMS345-Governor's Walk, that an amount not to exceed **\$35,700** (thirty five thousands seven hundred dollars) be expended for installation of gutter guards in Manor and cleaning interior and exterior of gutters. The project will be funded from Contingency Reserve Fund.

Should the actual cost be less than the Resolution amount, the remaining funds will be returned to the owners in accordance with the Strata Property Act.

RATIONALE:

Currently the gutters at Manor need cleaning often due to the trees around the building. The cost of gutter cleaning will be reduced considerably over the years.

SCHEDULE A
SPECIAL LEVY INTERIOR COMPLETE PAINTING
DUE FEBRUARY 1, 2011
AMOUNT 69,000

Unit#	SL#	U/E	SPECIAL LEVY
20100	1	780	576.06
20101	2	700	516.98
20102	3	700	516.98
20103	4	717	529.53
20104	5	1,095	808.70
20105	6	964	711.95
20106	7	964	711.95
20107	8	964	711.95
20108	9	1,039	767.34
20109	10	1,039	767.34
20110	11	715	528.05
20111	12	702	518.45
20112	13	1,053	777.68
20201	14	989	730.41
20202	15	702	518.45
20203	16	715	528.05
20204	17	1,037	765.86
20205	18	777	573.84
20206	19	715	528.05
20207	20	715	528.05
20208	21	702	518.45
20209	22	702	518.45
20210	23	1,030	760.69
20211	24	714	527.32
20212	25	746	550.95
20213	26	972	717.86
20214	27	718	530.27
20215	28	718	530.27
20216	29	733	541.35
20217	30	1,103	814.61
20218	31	988	729.67
20219	32	988	729.67
20220	33	988	729.67
20221	34	1,040	768.08
20222	35	1,062	784.33
20223	36	733	541.35
20224	37	703	519.19
20225	38	1,057	780.63
20301	39	1,020	753.31
20302	40	704	519.93
20303	41	735	542.82
20304	42	1,055	779.16
20305	43	769	567.93
20306	44	730	539.13
20307	45	734	542.09
20308	46	720	531.75
20309	47	718	530.27
20310	48	1,031	761.43
20311	49	731	539.87
20312	50	764	564.24
20313	51	989	730.41
20314	52	702	518.45
20315	53	702	518.45
20316	54	719	531.01
20317	55	1,016	750.35
20318	56	970	716.38
20319	57	963	711.21
20320	58	1,045	771.77

SCHEDULE A
SPECIAL LEVY INTERIOR COMPLETE PAINTING
DUE FEBRUARY 1, 2011
AMOUNT 69,000

Unit#	SL#	U/E	SPECIAL LEVY
20321	59	716	528.79
20322	60	703	519.19
20323	61	1,068	788.76
20401	62	1,020	753.31
20402	63	704	519.93
20403	64	718	530.27
20404	65	1,034	763.65
20405	66	934	689.79
20406	67	716	528.79
20407	68	703	519.19
20408	69	698	515.50
20409	70	961	709.73
20410	71	746	550.95
20411	72	967	714.16
60101	73	708	522.88
60102	74	703	519.19
60103	75	780	576.06
60104	76	773	570.89
60105	77	717	529.53
60106	78	714	527.32
60107	79	714	527.32
60108	80	1,037	765.86
60109	81	961	709.73
60110	82	982	725.24
60111	83	977	721.55
60112	84	1,032	762.17
60113	85	1,030	760.69
60201	86	729	538.39
60202	87	721	532.48
60203	88	772	570.15
60204	89	769	567.93
60205	90	733	541.35
60206	91	732	540.61
60207	92	733	541.35
60208	93	1,128	833.07
60209	94	987	728.94
60210	95	1,002	740.01
60211	96	996	735.58
60212	97	1,054	778.42
60213	98	1,031	761.43
60301	99	711	525.10
60302	100	922	680.93
60304	101	771	569.41
60305	102	718	530.27
60306	103	715	528.05
60307	104	715	528.05
60308	105	1,111	820.51
60309	106	971	717.12
60310	107	985	727.46
60311	108	978	722.29
60312	109	1,032	762.17
Monthly Total			93,428 \$69,000.00

SCHEDULE B
SPECIAL LEVY INTERIOR PAINTING
EXCLUDING CEILING
DUE FEBRUARY 1, 2011
AMOUNT 63,000

Unit#	SL#	U/E	SPECIAL LEVY
20100	1	780	525.97
20101	2	700	472.02
20102	3	700	472.02
20103	4	717	483.48
20104	5	1,095	738.38
20105	6	964	650.04
20106	7	964	650.04
20107	8	964	650.04
20108	9	1,039	700.61
20109	10	1,039	700.61
20110	11	715	482.14
20111	12	702	473.37
20112	13	1,053	710.05
20201	14	989	666.90
20202	15	702	473.37
20203	16	715	482.14
20204	17	1,037	699.27
20205	18	777	523.94
20206	19	715	482.14
20207	20	715	482.14
20208	21	702	473.37
20209	22	702	473.37
20210	23	1,030	694.55
20211	24	714	481.46
20212	25	746	503.04
20213	26	972	655.44
20214	27	718	484.16
20215	28	718	484.16
20216	29	733	494.27
20217	30	1,103	743.77
20218	31	988	666.22
20219	32	988	666.22
20220	33	988	666.22
20221	34	1,040	701.29
20222	35	1,062	716.12
20223	36	733	494.27
20224	37	703	474.04
20225	38	1,057	712.75
20301	39	1,020	687.80
20302	40	704	474.72
20303	41	735	495.62
20304	42	1,055	711.40
20305	43	769	518.55
20306	44	730	492.25
20307	45	734	494.95
20308	46	720	485.51
20309	47	718	484.16
20310	48	1,031	695.22
20311	49	731	492.93
20312	50	764	515.18
20313	51	989	666.90
20314	52	702	473.37
20315	53	702	473.37
20316	54	719	484.83
20317	55	1,016	685.11
20318	56	970	654.09
20319	57	963	649.37
20320	58	1,045	704.66
20321	59	716	482.81

SCHEDULE B
SPECIAL LEVY INTERIOR PAINTING
EXCLUDING CEILING
DUE FEBRUARY 1, 2011
AMOUNT 63,000

Unit#	SL#	U/E	SPECIAL LEVY
20322	60	703	474.04
20323	61	1,068	720.17
20401	62	1,020	687.80
20402	63	704	474.72
20403	64	718	484.16
20404	65	1,034	697.24
20405	66	934	629.81
20406	67	716	482.81
20407	68	703	474.04
20408	69	698	470.67
20409	70	961	648.02
20410	71	746	503.04
20411	72	967	652.06
60101	73	708	477.42
60102	74	703	474.04
60103	75	780	525.97
60104	76	773	521.25
60105	77	717	483.48
60106	78	714	481.46
60107	79	714	481.46
60108	80	1,037	699.27
60109	81	961	648.02
60110	82	982	662.18
60111	83	977	658.81
60112	84	1,032	695.89
60113	85	1,030	694.55
60201	86	729	491.58
60202	87	721	486.18
60203	88	772	520.57
60204	89	769	518.55
60205	90	733	494.27
60206	91	732	493.60
60207	92	733	494.27
60208	93	1,128	760.63
60209	94	987	665.55
60210	95	1,002	675.66
60211	96	996	671.62
60212	97	1,054	710.73
60213	98	1,031	695.22
60301	99	711	479.44
60302	100	922	621.72
60304	101	771	519.90
60305	102	718	484.16
60306	103	715	482.14
60307	104	715	482.14
60308	105	1,111	749.17
60309	106	971	654.76
60310	107	985	664.20
60311	108	978	659.48
60312	109	1,032	695.89
Monthly Total			93,428 \$63,000.00

SCHEDULE C
SPECIAL LEVY INTERIOR PAINTING
EXCLUDING CEILING AND STAIRS
DUE FEBRUARY 1, 2011
AMOUNT 56,700

Unit#	SL#	U/E	SPECIAL LEVY
20100	1	780	473.37
20101	2	700	424.82
20102	3	700	424.82
20103	4	717	435.14
20104	5	1,095	664.54
20105	6	964	585.04
20106	7	964	585.04
20107	8	964	585.04
20108	9	1,039	630.55
20109	10	1,039	630.55
20110	11	715	433.92
20111	12	702	426.03
20112	13	1,053	639.05
20201	14	989	600.21
20202	15	702	426.03
20203	16	715	433.92
20204	17	1,037	629.34
20205	18	777	471.55
20206	19	715	433.92
20207	20	715	433.92
20208	21	702	426.03
20209	22	702	426.03
20210	23	1,030	625.09
20211	24	714	433.32
20212	25	746	452.74
20213	26	972	589.89
20214	27	718	435.74
20215	28	718	435.74
20216	29	733	444.85
20217	30	1,103	669.39
20218	31	988	599.60
20219	32	988	599.60
20220	33	988	599.60
20221	34	1,040	631.16
20222	35	1,062	644.51
20223	36	733	444.85
20224	37	703	426.64
20225	38	1,057	641.48
20301	39	1,020	619.02
20302	40	704	427.25
20303	41	735	446.06
20304	42	1,055	640.26
20305	43	769	466.69
20306	44	730	443.03
20307	45	734	445.45
20308	46	720	436.96
20309	47	718	435.74
20310	48	1,031	625.70
20311	49	731	443.63
20312	50	764	463.66
20313	51	989	600.21
20314	52	702	426.03
20315	53	702	426.03
20316	54	719	436.35
20317	55	1,016	616.59
20318	56	970	588.68
20319	57	963	584.43
20320	58	1,045	634.19
20321	59	716	434.53

SCHEDULE C
SPECIAL LEVY INTERIOR PAINTING
EXCLUDING CEILING AND STAIRS
DUE FEBRUARY 1, 2011
AMOUNT 56,700

Unit#	SL#	U/E	SPECIAL LEVY
20322	60	703	426.64
20323	61	1,068	648.15
20401	62	1,020	619.02
20402	63	704	427.25
20403	64	718	435.74
20404	65	1,034	627.52
20405	66	934	566.83
20406	67	716	434.53
20407	68	703	426.64
20408	69	698	423.61
20409	70	961	583.22
20410	71	746	452.74
20411	72	967	586.86
60101	73	708	429.67
60102	74	703	426.64
60103	75	780	473.37
60104	76	773	469.12
60105	77	717	435.14
60106	78	714	433.32
60107	79	714	433.32
60108	80	1,037	629.34
60109	81	961	583.22
60110	82	982	595.96
60111	83	977	592.93
60112	84	1,032	626.30
60113	85	1,030	625.09
60201	86	729	442.42
60202	87	721	437.56
60203	88	772	468.51
60204	89	769	466.69
60205	90	733	444.85
60206	91	732	444.24
60207	92	733	444.85
60208	93	1,128	684.57
60209	94	987	598.99
60210	95	1,002	608.10
60211	96	996	604.46
60212	97	1,054	639.66
60213	98	1,031	625.70
60301	99	711	431.49
60302	100	922	559.55
60304	101	771	467.91
60305	102	718	435.74
60306	103	715	433.92
60307	104	715	433.92
60308	105	1,111	674.25
60309	106	971	589.28
60310	107	985	597.78
60311	108	978	593.53
60312	109	1,032	626.30
Monthly Total			93,428 \$56,700.00

PROXY FORM

ANNUAL GENERAL MEETING
OF THE OWNERS OF GOVERNOR'S WALK – LMS 345
THURSDAY, OCTOBER 28, 2010

I (we) _____

of _____ in the Province of

British Columbia, being the registered Owner(s) of Strata Lot _____, at , Governor's Walk, Strata Plan

LMS 345, hereby appoint:

_____ or failing him/her

_____ or failing him/her

_____ as my/our proxy for me/us and on

my/our behalf at the Annual General Meeting of the Owners to be held on Thursday, October 28, 2010,

and at any adjournment thereof.

SIGNED THIS _____ DAY OF _____, 2010.

OWNER'S SIGNATURE _____

SCHEDULE E
SPECIAL LEVY EXTERIOR PAINTING
DUE JUNE 1, 2011

AMOUNT 69,000

Unit#	SL#	U/E	SPECIAL LEVY
20322	60	703	519.19
20323	61	1,068	788.76
20401	62	1,020	753.31
20402	63	704	519.93
20403	64	718	530.27
20404	65	1,034	763.65
20405	66	934	689.79
20406	67	716	528.79
20407	68	703	519.19
20408	69	698	515.50
20409	70	961	709.73
20410	71	746	550.95
20411	72	967	714.16
60101	73	708	522.88
60102	74	703	519.19
60103	75	780	576.06
60104	76	773	570.89
60105	77	717	529.53
60106	78	714	527.32
60107	79	714	527.32
60108	80	1,037	765.86
60109	81	961	709.73
60110	82	982	725.24
60111	83	977	721.55
60112	84	1,032	762.17
60113	85	1,030	760.69
60201	86	729	538.39
60202	87	721	532.48
60203	88	772	570.15
60204	89	769	567.93
60205	90	733	541.35
60206	91	732	540.61
60207	92	733	541.35
60208	93	1,128	833.07
60209	94	987	728.94
60210	95	1,002	740.01
60211	96	996	735.58
60212	97	1,054	778.42
60213	98	1,031	761.43
60301	99	711	525.10
60302	100	922	680.93
60304	101	771	569.41
60305	102	718	530.27
60306	103	715	528.05
60307	104	715	528.05
60308	105	1,111	820.51
60309	106	971	717.12
60310	107	985	727.46
60311	108	978	722.29
60312	109	1,032	762.17
Monthly Total			93,428 \$69,000.00

their strata lot due to financial hardship. The approval was granted electronically for 12 months ending October 31, 2011.

6.4 VARIOUS ISSUES

An Owner reported water ingress from the balcony door. The owner has been advised to address the maintenance (replacing the weather stripping) and if this does not address the problem to advise Strata Council. The gutters have been recently cleaned and part of the problem may have been solved from Strata Council point of view.

A leak was reported in the parking stall assigned to the strata lot and this item will be addressed by Strata Corporation. Strata Council directed Strata Manager to contact Concrete Philosopher to address the leak. A letter will be sent to the strata lot Owner.

(7) NEW ITEMS

7.1 PAINTING OF CHIMNEY CAP

The expenditure for painting of the chimney cap has been approved by Owners at the AGM and will start in the spring, weather permitting.

7.2 PAINTING OF COMMON AREA HALLWAYS

The expenditure for painting of the common area hallways in both buildings has been approved at the AGM.

REMINDER TO ALL OWNERS: the special levy is due February 1, 2011.

In preparation for the work to be started as soon as possible, Strata Council directed Strata Manager to contact the lowest bidder to provide details of the painting. A comparison document will be provided to Council prior to contracting the bidder.

7.3 EXTERIOR PAINTING

The expenditure for painting of the exterior of the building has been approved at the AGM. The work will be scheduled in the summer.

7.4 REPAIRS OF WALKWAY TO FIRE DOOR

Natural Solutions has provided prior to the meeting, a quote for repairs of the concrete by installing a three part Polly Tuff liquid membrane on the walkway to the fire door to the right of the entrance at the Manor. The quote has been approved and the work completed prior to the meeting.

7.5 LANDSCAPING CONTRACT FOR 2011

Para Space Landscaping has provided a quote for the landscaping contract for 2011. Strata Council will discuss the contracted items further with the contractor and upon clarification the contract be signed and sent to the contractor.

7.6 WATER DAMAGE CLAIM

It has been reported that a pipe burst within the wall of a unit on the fourth floor in the Mansion. The damages were above the insurance deductible and an insurance claim was made. Repairs are ongoing.

7.7 WINTERIZATION OF LOW POINTS IN THE DRY FIRE SYSTEM

GOVERNOR'S WALK STRATA PLAN LMS345

LOCATION:

National Nikkei Museum &
Heritage Centre
6688 Southoaks Crescent
Intergenerational Room

STRATA COUNCIL
2009/2010

PRESIDENT/MAINTENANCE
Scott Webber - #211-6860

**VICE PRESIDENT &
TREASURER**
Jeff Gogol - #407-6820

**LANDSCAPING/CARETAKER
LIAISON**
Christine Lamb - #202-6860

BYLAWS

SECRETARY

AT LARGE
Marc Hutton - #213-6860
Aaron Summer - #401-6820
Eileen McDougall - #210-6820

STRATA MANAGER
Carmena Pietroianu
Direct Phone: (604) 714-1524
E-Mail: cpietroianu@baywest.ca
Fax: (604) 592-3676

ACCOUNTING
AR 1-877-595-4411
PAC: 1-888-592-5660

BAYWEST MANAGEMENT
300-1770 BURRARD STREET
VANCOUVER BC V6J 3G7
24 Hour Line: (604) 257-0325

PRESENT:

42 strata lots represented
28 in person
14 by proxy

Carmena Pietroianu – Strata Manager, Baywest Management Corporation.

(1) CALL TO ORDER

The meeting was called to order at 7:00 p.m. It was **MOVED** and **SECONDED** to elect Carmena Pietroianu as the Acting Chair of the meeting.

CARRIED

(2) CALLING THE ROLL & CERTIFICATION OF PROXIES

109 strata lots were eligible to vote at this Annual General Meeting. Since a quorum requires representation by 33% of eligible strata lots, a quorum at this meeting required representation by 37 strata lots. There were 42 strata lots represented, 28 in person and 14 by proxy. The meeting was declared competent to proceed based on Bylaw 45.

(3) PROOF OF NOTICE OF MEETING

It was **MOVED** and **SECONDED** that proper notice had been provided in accordance with the requirements of the Strata Property Act.

CARRIED

(4) ADOPTION OF AGENDA

It was **MOVED** and **SECONDED** to adopt the agenda of the Annual General Meeting as presented.

CARRIED

(5) ADOPTION OF OCTOBER 29, 2009 AGM MINUTES

It was **MOVED** and **SECONDED** to adopt the minutes of the Annual General Meeting (AGM) of October 29, 2009, as circulated.

CARRIED

(6) REPORT ON STRATA CORPORATION INSURANCE

Each Owner was provided with a copy of the insurance cover note for the building as part of the Notice of Annual General Meeting package. The cover note set out the coverage and deductibles the Strata Corporation currently holds on the property. Coastal Insurance is the insurer for the Strata Corporation.

The floor was open for further discussions related to the $\frac{3}{4}$ vote resolution "A". After discussions, it was MOVED and SECONDED to vote on the $\frac{3}{4}$ Vote Resolution "A". The results of the votes are as follows:

32 in favour 4 against 5 abstentions.

CARRIED

The special levy is due February 1, 2011. The schedule of the special levy is attached for your information (Schedule A).

action Please be advised that the special levy will **not** be taken out from your account automatically. Should you wish Baywest to withdraw the amount on February 1, 2010 please provide your written approval to proceed. The request must be received by Baywest prior to January 25th, 2010. *send Jagne!!*

8.2 $\frac{3}{4}$ VOTE RESOLUTION "B"

Painting of the Common Area Hallways in Both Buildings including, Walls, Paper Removal, Units Doors and Frames, Fire Doors and Frames, Elevator Doors and Frames, Decorative Column, Baseboards, Window Seals and Guard Rails (Excluding Ceiling).

BE IT RESOLVED by a $\frac{3}{4}$ vote of the Owners of LMS345-Governor's Walk, that an amount not to exceed **\$62,900** (sixty two thousand nine hundred dollars) be expended for interior common area painting in both buildings including common area hallways, walls, wall paper removal, unit doors and frames, fire doors and frames, elevator doors and frames, decorative column, baseboards, window seals and guard rails, stairwells (excluding ceilings). The project will be funded by way of one time Special Levy from the Owners. Special levy payments will be due and payable on *February 1, 2011* and are assessed based on individual strata lots unit entitlement, to all Owners on record at the Land Title Office at the time the payment is due (see attached Schedule B).

Should the actual cost be less than the Resolution amount, the remaining funds will be returned to the Owners in accordance with the Strata Property Act. Should the resolution be not approved, please proceed with resolution C.

This resolution was not discussed as $\frac{3}{4}$ vote resolution "A" was carried.

8.3 $\frac{3}{4}$ VOTE RESOLUTION "C"

Painting of the Common Area Hallways in Both Buildings Including, Walls, Paper Removal, Unit Doors and Frames, Fire Doors and Frames, Elevator Doors and Frames, Decorative Column, Baseboards, Window Seals and Guard Rails (Excluding Ceiling and Stairwells).

BE IT RESOLVED by a $\frac{3}{4}$ vote of the Owners of LMS345-Governor's Walk, that an amount not to exceed **\$56,700** (fifty six thousand seven hundred dollars) be expended for interior common area painting including common area hallways in both buildings including walls, wall paper removal, unit doors and frames, fire doors and frames, elevator doors and frames, decorative column, baseboards, window seals and guard rails, stairwells (excluding ceilings and stairwells). The project will be funded by way of one time Special Levy from the Owners. Special levy payments will be due and payable on *February 1, 2011* and are assessed based on individual strata lots unit entitlement, to all Owners on record at the Land Title Office at the time the payment is due (see attached Schedule C).

Should the actual cost be less than the Resolution amount, the remaining funds will be returned to the Owners in accordance with the Strata Property Act.

This resolution was not discussed as $\frac{3}{4}$ vote resolution "A" was carried.

8.4 $\frac{3}{4}$ VOTE RESOLUTION "D"

GUTTER PROTECTION

BE IT RESOLVED by a ¾ vote of the Owners of LMS345-Governor's Walk, that an amount not to exceed **\$35,700** (thirty five thousand seven hundred dollars) be expended for installation of gutter guards in the Manor and cleaning interior and exterior gutters. The project will be funded from the Contingency Reserve Fund.

Should the actual cost be less than the Resolution amount, the remaining funds will be returned to the Owners in accordance with the Strata Property Act.

The floor was open for further discussions. After discussions, it was MOVED and SECONDED to vote on the ¾ Vote Resolution "G". The results of the votes are as follows:

42 in favour 0 against 0 abstentions.

CARRIED

Strata Council informed the Owners that prior to spending the funds a portion of the gutters will be tested and if found acceptable by Strata Council the installation will be continued for the entire area at Manor.

(10) ELECTION OF 2010 / 2011 STRATA COUNCIL

The Acting Chair thanked the 2009 / 2010 Strata Council for their time and efforts in serving on Council in the previous fiscal year. Then the floor was open to nominations and there were 6 candidates.

Scott Webber	#211-6860
Eileen McDougall	#210-6820
Christine Lamb	#202-6860
Jeff Gogol	#407-6820
Marc Hutton	#213-6860
Aaron Summer	#401-6820

The Chairperson called three times for more candidates to step forward. There were no more candidates. The Strata Property Act allows a maximum of 7 Strata Council members. No vote was required.

Each member of the new elected council has introduced themselves to the present Owners.

The positions of council members will be discussed at the first council meeting. In the interim the positions will be as follows:

President	-Scott Webber	#211-6860
Vice President/Treasurer	-Jeff Gogol	#407-6820
Landscaping/ Caretaker Liaison	-Christine Lamb	#202-6860
At large	-Aaron Summer	#401-6820
	-Eileen McDougal	#210-6820
	-Marc Hutton	#213-6860

(11) GENERAL DISCUSSIONS

After election of the new Strata Council the meeting continued and the floor was opened for discussion of matters to be considered during the term. Discussions took place regarding a number of items to be considered by the new elected council.

The following items came up for discussion:

Governor's Walk (lms345)
Proposed Budget - October 1, 2010 - September 30, 2011

Account	Account Name	Aug 31, 2010 Year To Date Actuals	Sep 30, 2010 Estimated Year End	2009-2010 Annual Budget	2010-2011 Proposed Budget
RECEIPTS / REVENUE					
5035-0000	Bylaw Penalties				
5285-0000	Interest Income	350.00	100.00	0.00	0.00
5290-0000	Fobs/Keys/Remotes	464.36	350.00	0.00	0.00
5300-0000	Late Payment Interest	30.00	30.00	0.00	0.00
5310-0000	Late Payment Penalty	13.99	7.00	0.00	0.00
5385-0000	MoveIn/Out Fee	200.00	100.00	0.00	0.00
5425-0000	Parking Income	900.00	800.00	0.00	0.00
5455-0000	Prior Years Surplus	1,330.00	1,450.00	0.00	0.00
5500-0000	Owners' Contributions	0.00	0.00	0.00	0.00
5620-0000	Rental Income	366,922.27	400,278.56	400,278.56	15,303.45
		7,480.00	8,160.00	8,160.00	400,278.56
					8,160.00
TOTAL RECEIPTS / REVENUE					
		\$ 377,690.62	\$ 411,275.56	\$ 408,438.56	\$ 423,742.01
EXPENSES & RESERVES					
ADMINISTRATIVE EXPENSES					
6004-0000	Statutory Review of Books				
6008-0000	Additional Services	0.00	300.00	300.00	336.00
6028-0000	Bank Charges	263.76	210.00	252.00	250.00
6068-0000	Miscellaneous	253.00	276.00	276.00	276.00
6080-0000	Insurance Premium	0.00	0.00	500.00	500.00
6088-0000	Legal Fees	26,708.92	29,137.00	29,137.00	36,320.00
6098-0000	Management Fees	0.00	0.00	1,000.00	1,000.00
6128-0000	Postage/Copies/Office Exp.	22,293.84	24,449.81	24,029.28	26,143.44
		2,014.81	2,594.97	2,300.00	2,650.00
TOTAL ADMINISTRATIVE EXPENSES					
		51,534.33	56,967.78	57,794.28	67,475.44
EMPLOYEE EXPENSES					
6202-0000	Benefits Employee / Caretaker				
6210-0000	EL/CPP Employer Share	1,110.00	1,208.00	1,152.00	1,309.68
6248-0000	Wages Caretaker	1,918.16	2,200.00	2,833.00	2,500.00
6258-0000	Workers' Compensation	27,431.36	29,925.12	33,000.00	33,000.00
		245.39	245.39	250.00	250.00
TOTAL EMPLOYEE EXPENSES					
		30,704.91	33,578.51	37,235.00	37,059.68
UTILITIES					
6308-0000	Electricity				
6316-0000	Gas	15,637.30	22,346.52	21,000.00	23,711.89
		64,658.65	96,000.00	106,000.00	106,000.00
TOTAL UTILITIES					
		80,295.95	118,346.52	127,000.00	129,711.89
CONTRACT / BLDG EXPENSES					
7048-0000	Elevator & License				
7058-0000	Enterphone	8,223.95	9,507.75	9,200.00	10,173.00
7069-0000	Fire Protection	631.13	736.97	680.28	300.00
7080-0000	Garbage Collection	0.00	2,700.00	2,700.00	2,700.00
7094-0000	HVAC Contract	1,077.30	1,400.00	1,400.00	1,400.00
7096-0000	Janitorial	1,415.06	2,500.00	2,500.00	2,500.00
7100-0000	Landscaping	403.20	1,000.00	200.00	400.00
		22,651.82	24,500.00	24,500.00	26,215.00
TOTAL CONTRACT / BLDG EXPENSES					
		34,402.46	42,344.72	41,180.28	43,688.00
REPAIRS & MAINTENANCE EXPENSES					
7550-0000	Carpet Cleaning				
7588-0000	Dryer Vent Clean/Maintenance	1,758.75	2,300.00	2,300.00	2,300.00
7596-0000	Electrical	0.00	2,600.00	2,600.00	2,782.00
		1,191.75	1,500.00	1,000.00	1,000.00

Governor's Walk (lms345)					
Proposed Strata Fee Schedule					
For the Year October 1, 2010 to September 30, 2011					
Unit#	SL#	U/E	Operating Portion	CRF/Reserves Portion	New Strata Fee
20100	1	780	\$236.74	\$41.74	\$278.48
20101	2	700	\$212.46	\$37.46	\$249.92
20102	3	700	\$212.46	\$37.46	\$249.92
20103	4	717	\$217.62	\$38.37	\$255.99
20104	5	1,095	\$332.35	\$58.60	\$390.95
20105	6	964	\$292.59	\$51.59	\$344.18
20106	7	964	\$292.59	\$51.59	\$344.18
20107	8	964	\$292.59	\$51.59	\$344.18
20108	9	1,039	\$315.35	\$55.60	\$370.95
20109	10	1,039	\$315.35	\$55.60	\$370.95
20110	11	715	\$217.01	\$38.26	\$255.28
20111	12	702	\$213.07	\$37.57	\$250.63
20112	13	1,053	\$319.60	\$56.35	\$375.95
20201	14	989	\$300.17	\$52.93	\$353.10
20202	15	702	\$213.07	\$37.57	\$250.63
20203	16	715	\$217.01	\$38.26	\$255.28
20204	17	1,037	\$314.74	\$55.50	\$370.24
20205	18	777	\$235.83	\$41.58	\$277.41
20206	19	715	\$217.01	\$38.26	\$255.28
20207	20	715	\$217.01	\$38.26	\$255.28
20208	21	702	\$213.07	\$37.57	\$250.63
20209	22	702	\$213.07	\$37.57	\$250.63
20210	23	1,030	\$312.62	\$55.12	\$367.74
20211	24	714	\$216.71	\$38.21	\$254.92
20212	25	746	\$226.42	\$39.92	\$266.34
20213	26	972	\$295.01	\$52.02	\$347.03
20214	27	718	\$217.92	\$38.43	\$256.35
20215	28	718	\$217.92	\$38.43	\$256.35
20216	29	733	\$222.47	\$39.23	\$261.70
20217	30	1,103	\$334.77	\$59.03	\$393.80
20218	31	988	\$299.87	\$52.87	\$352.75
20219	32	988	\$299.87	\$52.87	\$352.75
20220	33	988	\$299.87	\$52.87	\$352.75
20221	34	1,040	\$315.65	\$55.66	\$371.31
20222	35	1,062	\$322.33	\$56.84	\$379.17
20223	36	733	\$222.47	\$39.23	\$261.70
20224	37	703	\$213.37	\$37.62	\$250.99
20225	38	1,057	\$320.81	\$56.57	\$377.38

Governor's Walk (lms345)					
Proposed Strata Fee Schedule					
For the Year October 1, 2010 to September 30, 2011					
Unit#	SL#	U/E	Operating Portion	CRF/Reserves Portion	New Strata Fee
60105	77	717	\$217.62	\$38.37	\$255.99
60106	78	714	\$216.71	\$38.21	\$254.92
60107	79	714	\$216.71	\$38.21	\$254.92
60108	80	1,037	\$314.74	\$55.50	\$370.24
60109	81	961	\$291.68	\$51.43	\$343.11
60110	82	982	\$298.05	\$52.55	\$350.60
60111	83	977	\$296.53	\$52.29	\$348.82
60112	84	1,032	\$313.22	\$55.23	\$368.45
60113	85	1,030	\$312.62	\$55.12	\$367.74
60201	86	729	\$221.26	\$39.01	\$260.27
60202	87	721	\$218.83	\$38.59	\$257.42
60203	88	772	\$234.31	\$41.32	\$275.63
60204	89	769	\$233.40	\$41.15	\$274.56
60205	90	733	\$222.47	\$39.23	\$261.70
60206	91	732	\$222.17	\$39.17	\$261.35
60207	92	733	\$222.47	\$39.23	\$261.70
60208	93	1,128	\$342.36	\$60.37	\$402.73
60209	94	987	\$299.57	\$52.82	\$352.39
60210	95	1,002	\$304.12	\$53.62	\$357.74
60211	96	996	\$302.30	\$53.30	\$355.60
60212	97	1,054	\$319.90	\$56.41	\$376.31
60213	98	1,031	\$312.92	\$55.18	\$368.10
60301	99	711	\$215.80	\$38.05	\$253.85
60302	100	922	\$279.84	\$49.34	\$329.18
60304	101	771	\$234.01	\$41.26	\$275.27
60305	102	718	\$217.92	\$38.43	\$256.35
60306	103	715	\$217.01	\$38.26	\$255.28
60307	104	715	\$217.01	\$38.26	\$255.28
60308	105	1,111	\$337.20	\$59.46	\$396.66
60309	106	971	\$294.71	\$51.97	\$346.68
60310	107	985	\$298.96	\$52.71	\$351.67
60311	108	978	\$296.84	\$52.34	\$349.17
60312	109	1,032	\$313.22	\$55.23	\$368.45
Monthly Total		93,428	\$28,356.55	\$5,000.00	\$33,356.55
			X 12	X 12	X 12
Annual Total			\$340,278.56	\$60,000.00	\$400,278.56

SCHEDULE A
SPECIAL LEVY INTERIOR COMPLETE PAINTING
DUE FEBRUARY 1, 2011
AMOUNT 69,000

Unit#	SL#	U/E	SPECIAL LEVY
20100	1	780	576.06
20101	2	700	516.98
20102	3	700	516.98
20103	4	717	529.53
20104	5	1,095	808.70
20105	6	964	711.95
20106	7	964	711.95
20107	8	964	711.95
20108	9	1,039	767.34
20109	10	1,039	767.34
20110	11	715	528.05
20111	12	702	518.45
20112	13	1,053	777.68
20201	14	989	730.41
20202	15	702	518.45
20203	16	715	528.05
20204	17	1,037	765.86
20205	18	777	573.84
20206	19	715	528.05
20207	20	715	528.05
20208	21	702	518.45
20209	22	702	518.45
20210	23	1,030	760.69
20211	24	714	527.32
20212	25	746	550.95
20213	26	972	717.86
20214	27	718	530.27
20215	28	718	530.27
20216	29	733	541.35
20217	30	1,103	814.61
20218	31	988	729.67
20219	32	988	729.67
20220	33	988	729.67
20221	34	1,040	768.08
20222	35	1,062	784.33
20223	36	733	541.35
20224	37	703	519.19
20225	38	1,057	780.63
20301	39	1,020	753.31
20302	40	704	519.93
20303	41	735	542.82
20304	42	1,055	779.16
20305	43	769	567.93
20306	44	730	539.13
20307	45	734	542.09
20308	46	720	531.75
20309	47	718	530.27
20310	48	1,031	761.43
20311	49	731	539.87
20312	50	764	564.24
20313	51	989	730.41
20314	52	702	518.45
20315	53	702	518.45
20316	54	719	531.01
20317	55	1,016	750.35
20318	56	970	716.38
20319	57	963	711.21
20320	58	1,045	771.77



300 - 1770 Burrard Street
Vancouver, BC V6J 3G7
Phone: 604.257.0325

NOTICE OF ANNUAL GENERAL MEETING

TO: ALL OWNERS, STRATA PLAN LMS 345 – GOVERNOR'S WALK

DATE: THURSDAY, OCTOBER 29, 2009

TIME: 6:30 PM REGISTRATION
7:00 PM CALL TO ORDER

PLACE: NATIONAL NIKKEI MUSEUM & HERITAGE CENTRE
6688 SOUTHOAKS CRESCENT, BURNABY, BC
Intergenerational Room

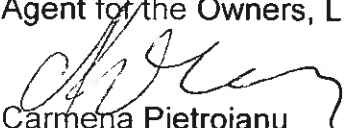
Please be advised of the upcoming Annual General Meeting of the Owners of Governor's Walk, LMS 345. The purpose of the meeting is to approve a 2009-2010 operating budget, elect 2009-2010 Strata Council and approve two $\frac{3}{4}$ Vote Resolution for painting of the common area hallways and CRF Study Report update for HVAC and assessment for the roof.

To be entitled to vote, all special assessments and strata fees for your strata lot must be paid up to date.

We look forward to receiving your input on October 29, 2009, and invite you to contact the undersigned before the meeting date should you have any questions.

Yours truly,

Agent for the Owners, LMS 345


Carmena Pietroianu
Strata Agent
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Email: cpietroianu@baywest.ca

Encls.