

VANCOUVER CONDOMINIUM SERVICES LTD.

400 - 1281 W. GEORGIA STREET, VANCOUVER, B.C. V6E 3J7

April 14, 2011

MEMO TO: Owners
Strata Plan LMS-3170

FROM: Bunny Porteous

RE: **ANNUAL GENERAL MEETING MINUTES**

Attached are the minutes of the Annual General Meeting held on April 7, 2011. Please read and retain them for future reference.

STRATA FEES: There is an increase in strata fees retroactive to February 1, 2011.

As the Annual General Meeting was held after the strata corporation's fiscal year-end, all owners will be required to issue a "catch-up" cheque made payable to "Strata Plan LMS-3170" which covers the difference in your strata fees since the strata corporation's fiscal year-end and the time the new budget was passed on April 7, 2011.

For those owners on pre-authorized chequing (PAC), your strata fee payments will be adjusted to the new rate on May 1, 2011. Therefore, you will be required to issue a "catch-up" cheque for the months of February, March and April as the "catch-up" fee will not be withdrawn from your bank account. **SEE ATTACHED CATCH-UP FEE SCHEDULE.**

For those owners who pay by post-dated cheques, please issue new post-dated cheques made payable to "Strata Plan LMS-3170" at the new strata fee amount. **SEE ATTACHED SCHEDULE FOR YOUR NEW STRATA FEE AMOUNT.** You will also be required to issue a "catch-up" cheque for the months of February, March and April. **SEE ATTACHED CATCH-UP FEE SCHEDULE.**

SPECIAL LEVY: A special levy was passed. See attached levy schedule. The first payment is due on May 1, 2011.

This levy may be added to PAC pre-authorized chequing plan with your written authorization only if you are already on PAC for your strata fees. Please send in the attached authorization form by April 19, 2011. (If you miss the cut off date, you will need to send in a cheque for the month(s) missed)

If you pay by monthly cheque, please issue 12 post-dated cheques payable to "Strata Plan LMS-3170" effective May 1, 2011.

Late payments are subject to late fines.

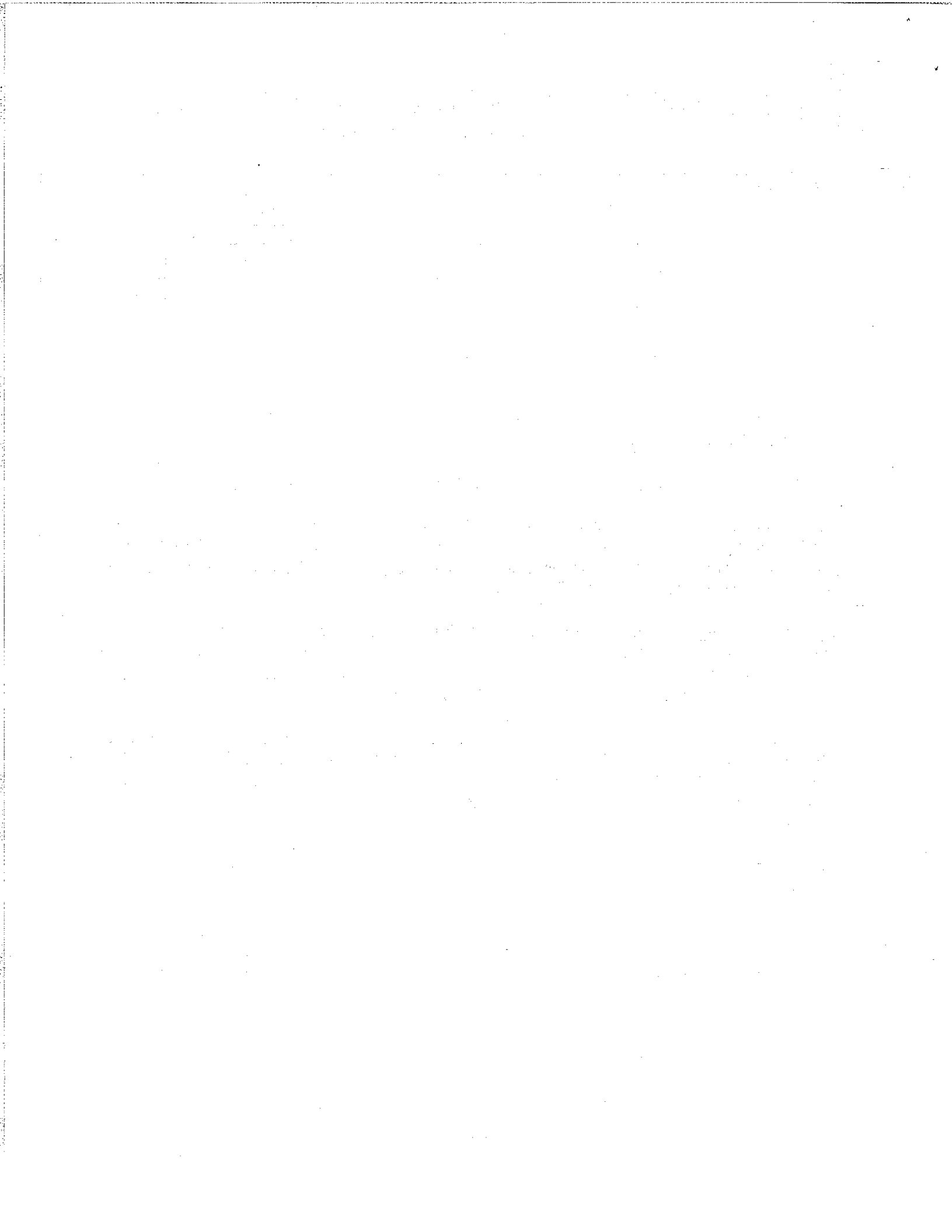
LMS-3170/AGM Cover Memo

Main Tel: 604 684-6291
Main Fax: 604 684-1539

Accounting Tel: 604 684-5329
Accounting Fax: 604 687-0537

Toll Free: 1-877-684-6291
Web Page: www.vancondo.com



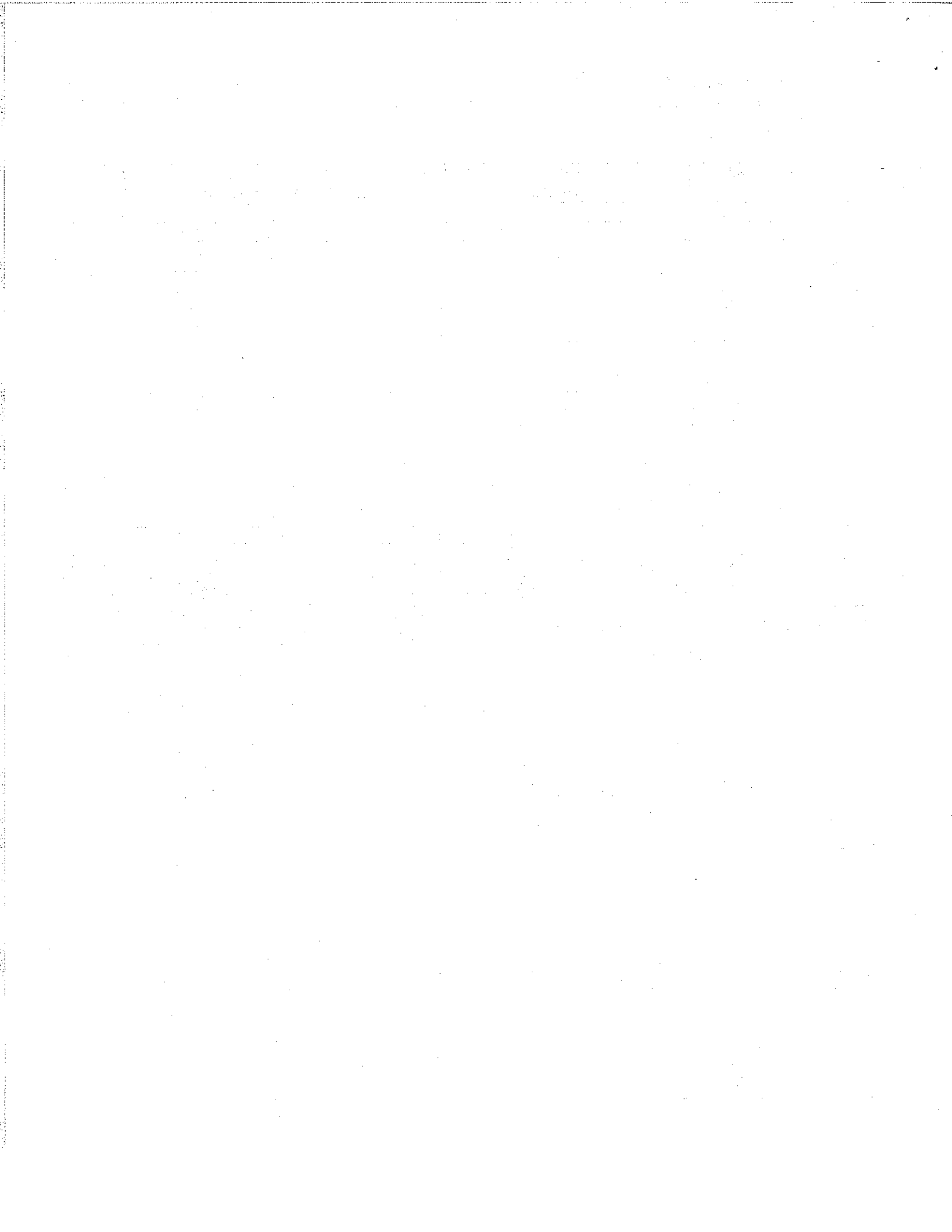


STRATA PLAN LMS-3170
Catch-Up Fees Schedule

11-Apr-11
 YEAR END: JANUARY 31

PASSED ON: APRIL 7, 2011

UNIT	S.L.	U/E	NEW FEES 2011/2012	OLD FEES 2010/2011	DIFF. X 1 MONTH	DIFF. X 2 MONTHS	DIFF. X 3 MONTHS
Solo - 2228 Marstrand Avenue							
101	1	57	\$231.98	\$225.22	\$6.76	\$13.52	\$20.28
102	2	86	\$350.00	\$339.81	\$10.19	\$20.38	\$30.57
103	3	72	\$293.03	\$284.49	\$8.54	\$17.08	\$25.62
104	4	72	\$293.03	\$284.49	\$8.54	\$17.08	\$25.62
105	5	72	\$293.03	\$284.49	\$8.54	\$17.08	\$25.62
106	6	72	\$293.03	\$284.49	\$8.54	\$17.08	\$25.62
107	7	73	\$297.10	\$288.44	\$8.66	\$17.32	\$25.98
108	8	75	\$305.24	\$296.34	\$8.90	\$17.80	\$26.70
109	9	85	\$345.93	\$335.86	\$10.07	\$20.14	\$30.21
110	10	64	\$260.47	\$252.88	\$7.59	\$15.18	\$22.77
111	11	64	\$260.47	\$252.88	\$7.59	\$15.18	\$22.77
112	12	85	\$345.93	\$335.86	\$10.07	\$20.14	\$30.21
201	13	88	\$358.14	\$347.71	\$10.43	\$20.86	\$31.29
202	14	88	\$358.14	\$347.71	\$10.43	\$20.86	\$31.29
203	15	46	\$187.21	\$181.76	\$5.45	\$10.90	\$16.35
204	16	95	\$386.63	\$375.37	\$11.26	\$22.52	\$33.78
205	17	73	\$297.10	\$288.44	\$8.66	\$17.32	\$25.98
206	18	73	\$297.10	\$288.44	\$8.66	\$17.32	\$25.98
207	19	73	\$297.10	\$288.44	\$8.66	\$17.32	\$25.98
208	20	73	\$297.10	\$288.44	\$8.66	\$17.32	\$25.98
209	21	73	\$297.10	\$288.44	\$8.66	\$17.32	\$25.98
210	22	96	\$390.70	\$379.32	\$11.38	\$22.76	\$34.14
211	23	68	\$276.75	\$268.69	\$8.06	\$16.12	\$24.18
212	24	91	\$370.35	\$359.56	\$10.79	\$21.58	\$32.37
213	25	64	\$260.47	\$252.88	\$7.59	\$15.18	\$22.77
214	26	64	\$260.47	\$252.88	\$7.59	\$15.18	\$22.77
215	27	91	\$370.35	\$359.56	\$10.79	\$21.58	\$32.37
301	28	88	\$358.14	\$347.71	\$10.43	\$20.86	\$31.29
302	29	88	\$358.14	\$347.71	\$10.43	\$20.86	\$31.29
303	30	46	\$187.21	\$181.76	\$5.45	\$10.90	\$16.35
304	31	86	\$350.00	\$339.81	\$10.19	\$20.38	\$30.57
305	32	64	\$260.47	\$252.88	\$7.59	\$15.18	\$22.77
306	33	64	\$260.47	\$252.88	\$7.59	\$15.18	\$22.77
307	34	64	\$260.47	\$252.88	\$7.59	\$15.18	\$22.77
308	35	64	\$260.47	\$252.88	\$7.59	\$15.18	\$22.77
309	36	64	\$260.47	\$252.88	\$7.59	\$15.18	\$22.77
310	37	96	\$390.70	\$379.32	\$11.38	\$22.76	\$34.14
311	38	68	\$276.75	\$268.69	\$8.06	\$16.12	\$24.18
312	39	91	\$370.35	\$359.56	\$10.79	\$21.58	\$32.37
313	40	64	\$260.47	\$252.88	\$7.59	\$15.18	\$22.77
314	41	64	\$260.47	\$252.88	\$7.59	\$15.18	\$22.77
315	42	91	\$370.35	\$359.56	\$10.79	\$21.58	\$32.37
401	43	88	\$358.14	\$347.71	\$10.43	\$20.86	\$31.29
402	44	88	\$358.14	\$347.71	\$10.43	\$20.86	\$31.29
403	45	46	\$187.21	\$181.76	\$5.45	\$10.90	\$16.35
404	46	87	\$354.07	\$343.76	\$10.31	\$20.62	\$30.93
405	47	65	\$264.54	\$256.83	\$7.71	\$15.42	\$23.13
406	48	65	\$264.54	\$256.83	\$7.71	\$15.42	\$23.13
407	49	65	\$264.54	\$256.83	\$7.71	\$15.42	\$23.13
408	50	65	\$264.54	\$256.83	\$7.71	\$15.42	\$23.13
409	51	65	\$264.54	\$256.83	\$7.71	\$15.42	\$23.13
410	52	96	\$390.70	\$379.32	\$11.38	\$22.76	\$34.14
411	53	68	\$276.75	\$268.69	\$8.06	\$16.12	\$24.18
412	54	91	\$370.35	\$359.56	\$10.79	\$21.58	\$32.37
413	55	64	\$260.47	\$252.88	\$7.59	\$15.18	\$22.77

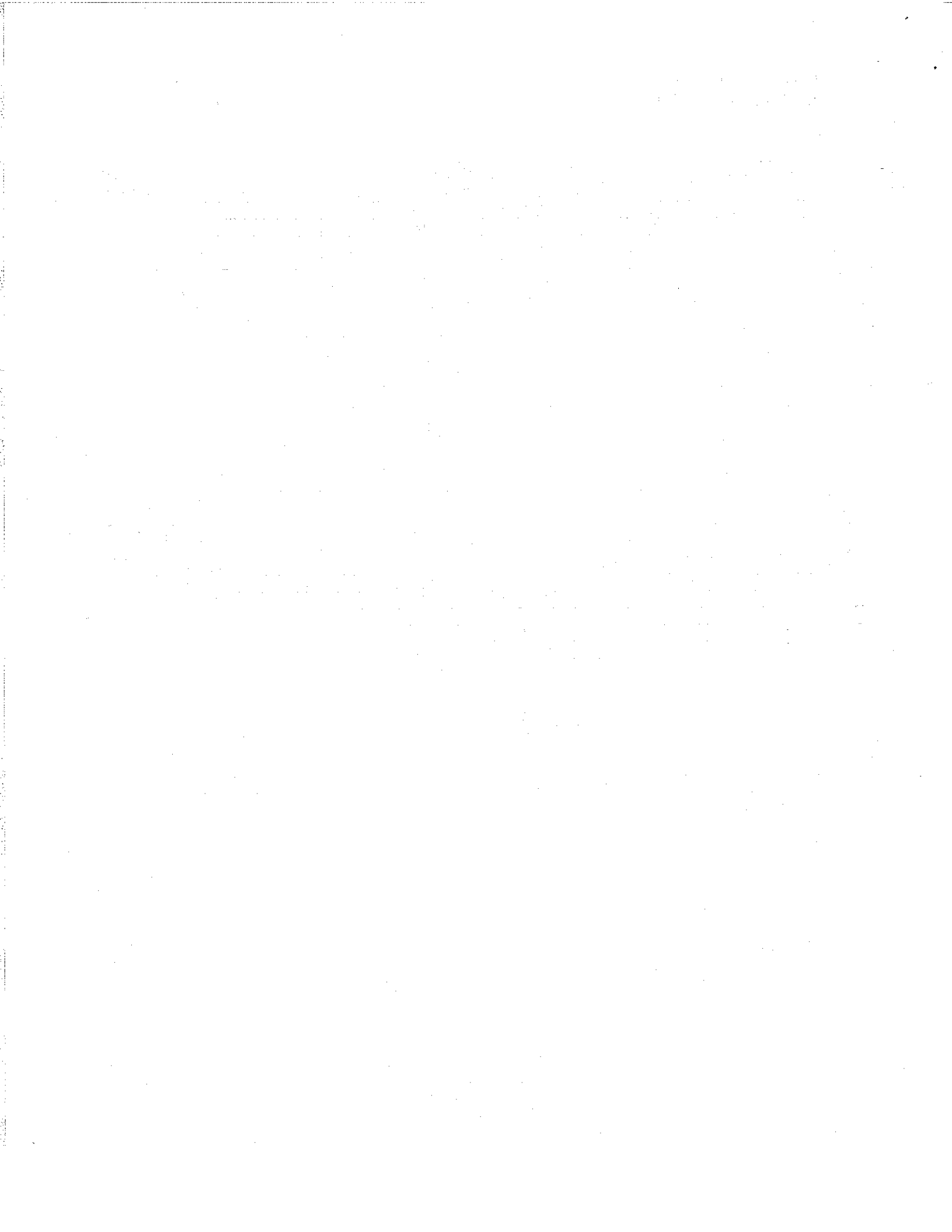


STRATA PLAN LMS-3170
Catch-Up Fees Schedule

11-Apr-11
 YEAR END: JANUARY 31

PASSED ON: APRIL 7, 2011

UNIT	S.L.	U/E	NEW FEES 2011/2012	OLD FEES 2010/2011	DIFF. X 1 MONTH	DIFF. X 2 MONTHS	DIFF. X 3 MONTHS
414	56	64	\$260.47	\$252.88	\$7.59	\$15.18	\$22.77
415	57	91	\$370.35	\$359.56	\$10.79	\$21.58	\$32.37
501	58	86	\$350.00	\$339.81	\$10.19	\$20.38	\$30.57
502	59	86	\$350.00	\$339.81	\$10.19	\$20.38	\$30.57
503	60	46	\$187.21	\$181.76	\$5.45	\$10.90	\$16.35
504	61	87	\$354.07	\$343.76	\$10.31	\$20.62	\$30.93
505	62	65	\$264.54	\$256.83	\$7.71	\$15.42	\$23.13
506	63	65	\$264.54	\$256.83	\$7.71	\$15.42	\$23.13
507	64	65	\$264.54	\$256.83	\$7.71	\$15.42	\$23.13
508	65	65	\$264.54	\$256.83	\$7.71	\$15.42	\$23.13
509	66	65	\$264.54	\$256.83	\$7.71	\$15.42	\$23.13
510	67	96	\$390.70	\$379.32	\$11.38	\$22.76	\$34.14
511	68	68	\$276.75	\$268.69	\$8.06	\$16.12	\$24.18
512	69	91	\$370.35	\$359.56	\$10.79	\$21.58	\$32.37
513	70	64	\$260.47	\$252.88	\$7.59	\$15.18	\$22.77
514	71	64	\$260.47	\$252.88	\$7.59	\$15.18	\$22.77
515	72	91	\$370.35	\$359.56	\$10.79	\$21.58	\$32.37
601	73	86	\$350.00	\$339.81	\$10.19	\$20.38	\$30.57
602	74	86	\$350.00	\$339.81	\$10.19	\$20.38	\$30.57
603	75	46	\$187.21	\$181.76	\$5.45	\$10.90	\$16.35
604	76	87	\$354.07	\$343.76	\$10.31	\$20.62	\$30.93
605	77	65	\$264.54	\$256.83	\$7.71	\$15.42	\$23.13
606	78	65	\$264.54	\$256.83	\$7.71	\$15.42	\$23.13
607	79	65	\$264.54	\$256.83	\$7.71	\$15.42	\$23.13
608	80	65	\$264.54	\$256.83	\$7.71	\$15.42	\$23.13
609	81	65	\$264.54	\$256.83	\$7.71	\$15.42	\$23.13
610	82	96	\$390.70	\$379.32	\$11.38	\$22.76	\$34.14
611	83	68	\$276.75	\$268.69	\$8.06	\$16.12	\$24.18
612	84	91	\$370.35	\$359.56	\$10.79	\$21.58	\$32.37
613	85	64	\$260.47	\$252.88	\$7.59	\$15.18	\$22.77
614	86	64	\$260.47	\$252.88	\$7.59	\$15.18	\$22.77
615	87	91	\$370.35	\$359.56	\$10.79	\$21.58	\$32.37
PH1	88	98	\$398.84	\$387.22	\$11.62	\$23.24	\$34.86
PH2	89	84	\$341.86	\$331.91	\$9.95	\$19.90	\$29.85
PH3	90	60	\$244.19	\$237.08	\$7.11	\$14.22	\$21.33
PH4	91	65	\$264.54	\$256.83	\$7.71	\$15.42	\$23.13
PH5	92	65	\$264.54	\$256.83	\$7.71	\$15.42	\$23.13
PH6	93	65	\$264.54	\$256.83	\$7.71	\$15.42	\$23.13
PH7	94	65	\$264.54	\$256.83	\$7.71	\$15.42	\$23.13
PH8	95	65	\$264.54	\$256.83	\$7.71	\$15.42	\$23.13
PH9	96	80	\$325.58	\$316.10	\$9.48	\$18.96	\$28.44
PH10	97	63	\$256.40	\$248.93	\$7.47	\$14.94	\$22.41
PH11	98	104	\$423.26	\$410.93	\$12.33	\$24.66	\$36.99
PH12	99	104	\$423.26	\$410.93	\$12.33	\$24.66	\$36.99
Duo - 2288 Marstrand Avenue							
101	100	58	\$236.05	\$229.17	\$6.88	\$13.76	\$20.64
102	101	101	\$411.05	\$399.08	\$11.97	\$23.94	\$35.91
103	102	74	\$301.17	\$292.39	\$8.78	\$17.56	\$26.34
104	103	87	\$354.07	\$343.76	\$10.31	\$20.62	\$30.93
105	104	66	\$268.61	\$260.78	\$7.83	\$15.66	\$23.49
106	105	66	\$268.61	\$260.78	\$7.83	\$15.66	\$23.49
107	106	92	\$374.42	\$363.52	\$10.90	\$21.80	\$32.70
108	107	94	\$382.56	\$371.42	\$11.14	\$22.28	\$33.42
109	108	94	\$382.56	\$371.42	\$11.14	\$22.28	\$33.42
110	109	64	\$260.47	\$252.88	\$7.59	\$15.18	\$22.77
111	110	65	\$264.54	\$256.83	\$7.71	\$15.42	\$23.13

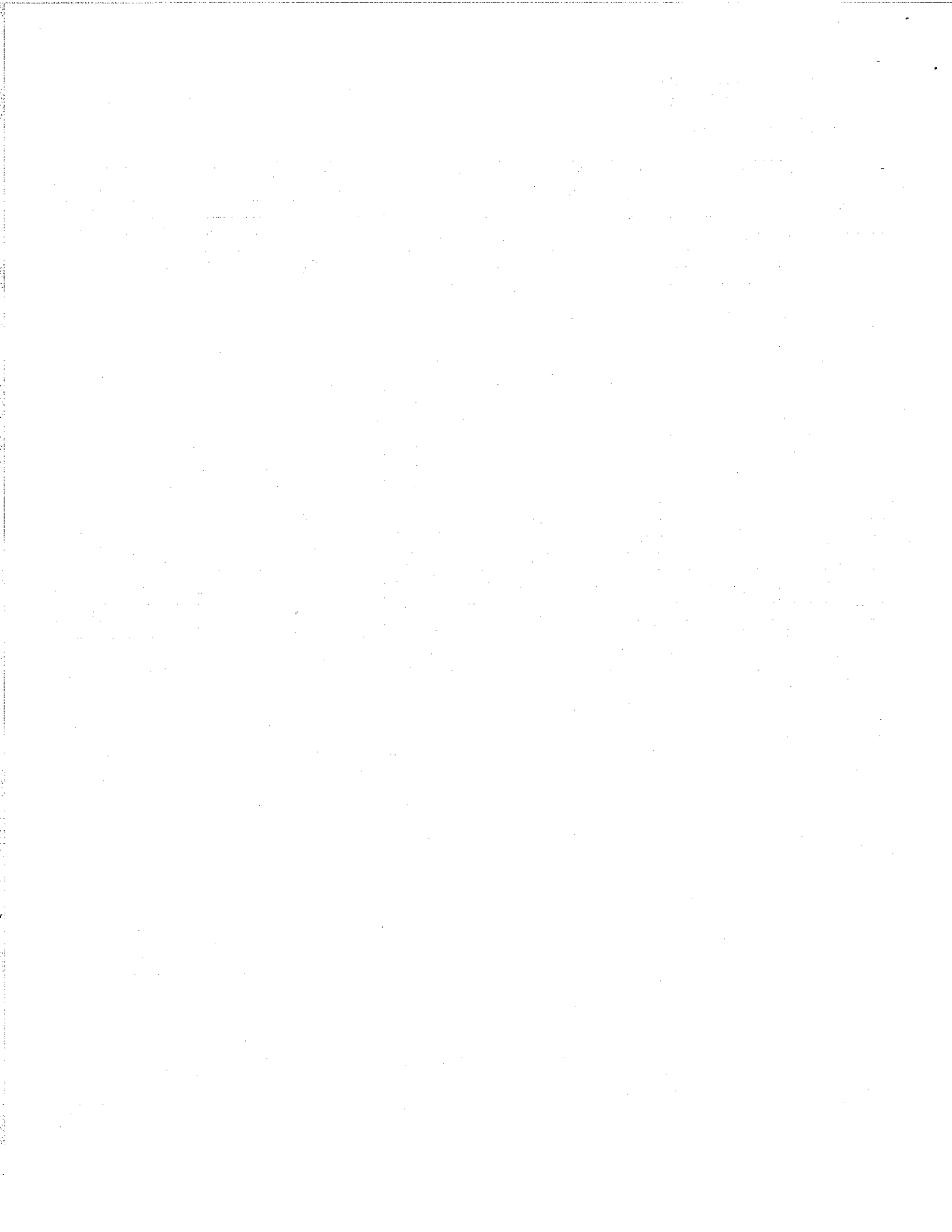


STRATA PLAN LMS-3170
Catch-Up Fees Schedule

11-Apr-11
 YEAR END: JANUARY 31

PASSED ON: APRIL 7, 2011

UNIT	S.L.	U/E	NEW FEES 2011/2012	OLD FEES 2010/2011	DIFF. X 1 MONTH	DIFF. X 2 MONTHS	DIFF. X 3 MONTHS
201	111	65	\$264.54	\$256.83	\$7.71	\$15.42	\$23.13
202	112	83	\$337.79	\$327.95	\$9.84	\$19.68	\$29.52
203	113	75	\$305.24	\$296.34	\$8.90	\$17.80	\$26.70
204	114	48	\$195.35	\$189.66	\$5.69	\$11.38	\$17.07
205	115	75	\$305.24	\$296.34	\$8.90	\$17.80	\$26.70
206	116	87	\$354.07	\$343.76	\$10.31	\$20.62	\$30.93
207	117	66	\$268.61	\$260.78	\$7.83	\$15.66	\$23.49
208	118	66	\$268.61	\$260.78	\$7.83	\$15.66	\$23.49
209	119	93	\$378.49	\$367.47	\$11.02	\$22.04	\$33.06
210	120	95	\$386.63	\$375.37	\$11.26	\$22.52	\$33.78
211	121	95	\$386.63	\$375.37	\$11.26	\$22.52	\$33.78
212	122	88	\$358.14	\$347.71	\$10.43	\$20.86	\$31.29
213	123	65	\$264.54	\$256.83	\$7.71	\$15.42	\$23.13
301	124	65	\$264.54	\$256.83	\$7.71	\$15.42	\$23.13
302	125	83	\$337.79	\$327.95	\$9.84	\$19.68	\$29.52
303	126	75	\$305.24	\$296.34	\$8.90	\$17.80	\$26.70
304	127	48	\$195.35	\$189.66	\$5.69	\$11.38	\$17.07
305	128	75	\$305.24	\$296.34	\$8.90	\$17.80	\$26.70
306	129	87	\$354.07	\$343.76	\$10.31	\$20.62	\$30.93
307	130	66	\$268.61	\$260.78	\$7.83	\$15.66	\$23.49
308	131	66	\$268.61	\$260.78	\$7.83	\$15.66	\$23.49
309	132	92	\$374.42	\$363.52	\$10.90	\$21.80	\$32.70
310	133	95	\$386.63	\$375.37	\$11.26	\$22.52	\$33.78
311	134	95	\$386.63	\$375.37	\$11.26	\$22.52	\$33.78
312	135	88	\$358.14	\$347.71	\$10.43	\$20.86	\$31.29
313	136	65	\$264.54	\$256.83	\$7.71	\$15.42	\$23.13
401	137	60	\$244.19	\$237.08	\$7.11	\$14.22	\$21.33
402	138	95	\$386.63	\$375.37	\$11.26	\$22.52	\$33.78
403	139	71	\$288.96	\$280.54	\$8.42	\$16.84	\$25.26
404	140	71	\$288.96	\$280.54	\$8.42	\$16.84	\$25.26
405	141	100	\$406.98	\$395.13	\$11.85	\$23.70	\$35.55
406	142	57	\$231.98	\$225.22	\$6.76	\$13.52	\$20.28
407	143	57	\$231.98	\$225.22	\$6.76	\$13.52	\$20.28
408	144	100	\$406.98	\$395.13	\$11.85	\$23.70	\$35.55
409	145	70	\$284.89	\$276.59	\$8.30	\$16.60	\$24.90
410	146	70	\$284.89	\$276.59	\$8.30	\$16.60	\$24.90
411	147	97	\$394.77	\$383.27	\$11.50	\$23.00	\$34.50
412	148	60	\$244.19	\$237.08	\$7.11	\$14.22	\$21.33
Treo - 2688 Vine Street							
101	149	111	\$451.75	\$438.59	\$13.16	\$26.32	\$39.48
102	150	129	\$525.00	\$509.71	\$15.29	\$30.58	\$45.87
103	151	96	\$390.70	\$379.32	\$11.38	\$22.76	\$34.14
104	152	96	\$390.70	\$379.32	\$11.38	\$22.76	\$34.14
105	153	96	\$390.70	\$379.32	\$11.38	\$22.76	\$34.14
106	154	106	\$431.40	\$418.83	\$12.57	\$25.14	\$37.71
107	155	106	\$431.40	\$418.83	\$12.57	\$25.14	\$37.71
108	156	96	\$390.70	\$379.32	\$11.38	\$22.76	\$34.14
109	157	96	\$390.70	\$379.32	\$11.38	\$22.76	\$34.14
110	158	96	\$390.70	\$379.32	\$11.38	\$22.76	\$34.14
111	159	129	\$525.00	\$509.71	\$15.29	\$30.58	\$45.87
112	160	111	\$451.75	\$438.59	\$13.16	\$26.32	\$39.48
301	161	55	\$223.84	\$217.32	\$6.52	\$13.04	\$19.56
302	162	95	\$386.63	\$375.37	\$11.26	\$22.52	\$33.78
303	163	88	\$358.14	\$347.71	\$10.43	\$20.86	\$31.29
304	164	52	\$211.63	\$205.47	\$6.16	\$12.32	\$18.48
305	165	52	\$211.63	\$205.47	\$6.16	\$12.32	\$18.48

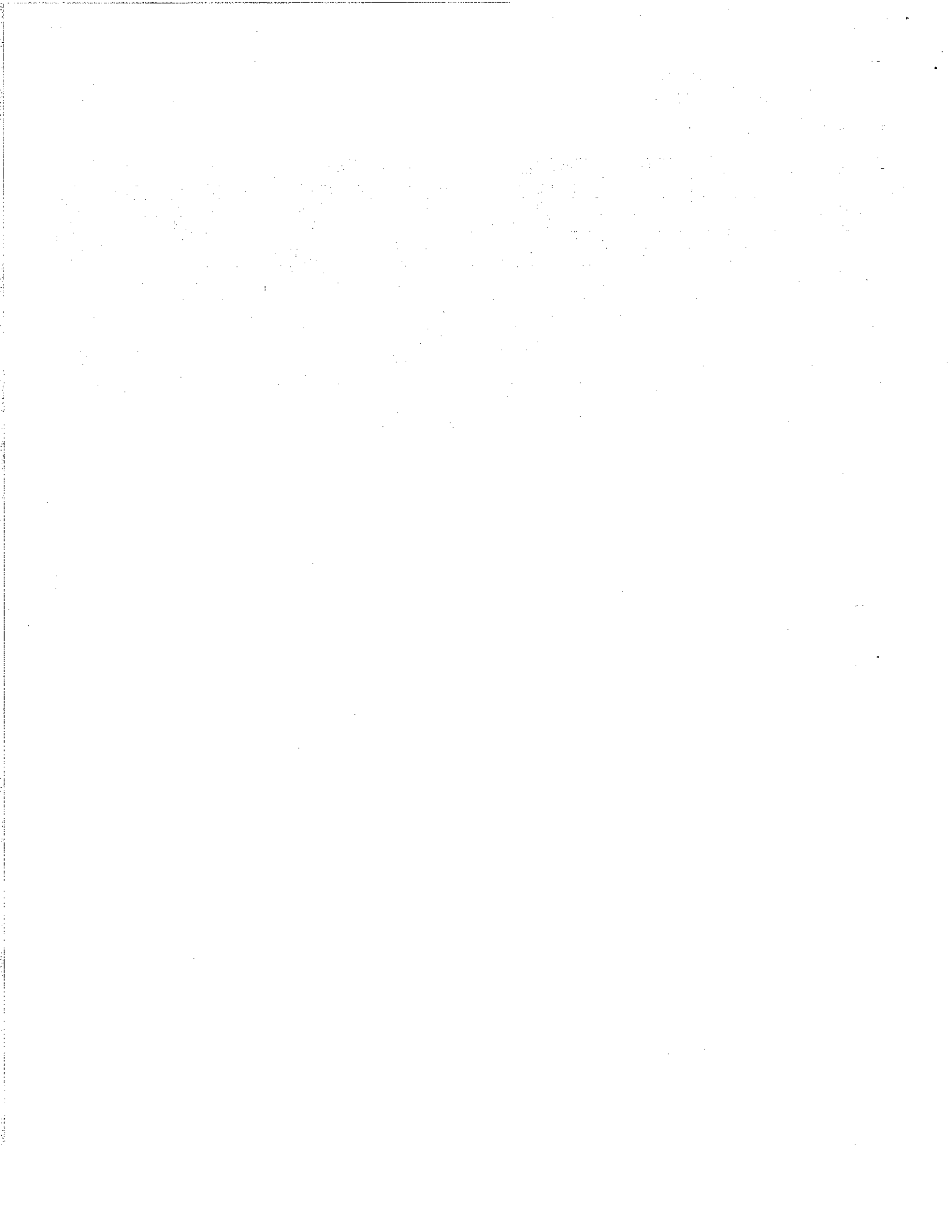


STRATA PLAN LMS-3170
Catch-Up Fees Schedule

11-Apr-11
 YEAR END: JANUARY 31

PASSED ON: APRIL 7, 2011

UNIT	S.L.	U/E	NEW FEES 2011/2012	OLD FEES 2010/2011	DIFF. X 1 MONTH	DIFF. X 2 MONTHS	DIFF. X 3 MONTHS
306	166	88	\$358.14	\$347.71	\$10.43	\$20.86	\$31.29
307	167	95	\$386.63	\$375.37	\$11.26	\$22.52	\$33.78
308	168	55	\$223.84	\$217.32	\$6.52	\$13.04	\$19.56
401	169	55	\$223.84	\$217.32	\$6.52	\$13.04	\$19.56
402	170	95	\$386.63	\$375.37	\$11.26	\$22.52	\$33.78
403	171	88	\$358.14	\$347.71	\$10.43	\$20.86	\$31.29
404	172	52	\$211.63	\$205.47	\$6.16	\$12.32	\$18.48
405	173	52	\$211.63	\$205.47	\$6.16	\$12.32	\$18.48
406	174	88	\$358.14	\$347.71	\$10.43	\$20.86	\$31.29
407	175	95	\$386.63	\$375.37	\$11.26	\$22.52	\$33.78
408	176	55	\$223.84	\$217.32	\$6.52	\$13.04	\$19.56
TOTAL U/E		13567	\$55,215.12	\$53,606.64	\$1,608.48	\$3,216.96	\$4,825.44
			x 12	x 12			
			\$662,581.44	\$643,279.68			



**STRATA PLAN LMS-3170
Special Levy Fees Schedule**

11-Apr-11
YEAR END: JANUARY 31

PASSED ON: April 7, 2011
RE: Domestic Repipe
PAYMENT PLAN: Payable over 12 months, commencing May 1, 2011

UNIT	S.L.	U/E	TOTAL LEVY \$1,200,000.00	MONTHLY DUE
Solo - 2228 Marstrand Avenue				
101	1	57	\$5,041.65	\$420.14
102	2	86	\$7,606.69	\$633.89
103	3	72	\$6,368.39	\$530.70
104	4	72	\$6,368.39	\$530.70
105	5	72	\$6,368.39	\$530.70
106	6	72	\$6,368.39	\$530.70
107	7	73	\$6,456.84	\$538.07
108	8	75	\$6,633.74	\$552.81
109	9	85	\$7,518.24	\$626.52
110	10	64	\$5,660.79	\$471.73
111	11	64	\$5,660.79	\$471.73
112	12	85	\$7,518.24	\$626.52
201	13	88	\$7,783.59	\$648.63
202	14	88	\$7,783.59	\$648.63
203	15	46	\$4,068.70	\$339.06
204	16	95	\$8,402.74	\$700.23
205	17	73	\$6,456.84	\$538.07
206	18	73	\$6,456.84	\$538.07
207	19	73	\$6,456.84	\$538.07
208	20	73	\$6,456.84	\$538.07
209	21	73	\$6,456.84	\$538.07
210	22	96	\$8,491.19	\$707.60
211	23	68	\$6,014.59	\$501.22
212	24	91	\$8,048.94	\$670.75
213	25	64	\$5,660.79	\$471.73
214	26	64	\$5,660.79	\$471.73
215	27	91	\$8,048.94	\$670.75
301	28	88	\$7,783.59	\$648.63
302	29	88	\$7,783.59	\$648.63
303	30	46	\$4,068.70	\$339.06
304	31	86	\$7,606.69	\$633.89
305	32	64	\$5,660.79	\$471.73
306	33	64	\$5,660.79	\$471.73
307	34	64	\$5,660.79	\$471.73
308	35	64	\$5,660.79	\$471.73
309	36	64	\$5,660.79	\$471.73
310	37	96	\$8,491.19	\$707.60
311	38	68	\$6,014.59	\$501.22
312	39	91	\$8,048.94	\$670.75
313	40	64	\$5,660.79	\$471.73
314	41	64	\$5,660.79	\$471.73
315	42	91	\$8,048.94	\$670.75
401	43	88	\$7,783.59	\$648.63
402	44	88	\$7,783.59	\$648.63
403	45	46	\$4,068.70	\$339.06
404	46	87	\$7,695.14	\$641.26
405	47	65	\$5,749.24	\$479.10
406	48	65	\$5,749.24	\$479.10
407	49	65	\$5,749.24	\$479.10
408	50	65	\$5,749.24	\$479.10



STRATA PLAN LMS-3170
Special Levy Fees Schedule

11-Apr-11
 YEAR END: JANUARY 31

PASSED ON: April 7, 2011
RE: Domestic Repipe
PAYMENT PLAN: Payable over 12 months, commencing May 1, 2011

UNIT	S.L.	U/E	TOTAL LEVY \$1,200,000.00	MONTHLY DUE
409	51	65	\$5,749.24	\$479.10
410	52	96	\$8,491.19	\$707.60
411	53	68	\$6,014.59	\$501.22
412	54	91	\$8,048.94	\$670.75
413	55	64	\$5,660.79	\$471.73
414	56	64	\$5,660.79	\$471.73
415	57	91	\$8,048.94	\$670.75
501	58	86	\$7,606.69	\$633.89
502	59	86	\$7,606.69	\$633.89
503	60	46	\$4,068.70	\$339.06
504	61	87	\$7,695.14	\$641.26
505	62	65	\$5,749.24	\$479.10
506	63	65	\$5,749.24	\$479.10
507	64	65	\$5,749.24	\$479.10
508	65	65	\$5,749.24	\$479.10
509	66	65	\$5,749.24	\$479.10
510	67	96	\$8,491.19	\$707.60
511	68	68	\$6,014.59	\$501.22
512	69	91	\$8,048.94	\$670.75
513	70	64	\$5,660.79	\$471.73
514	71	64	\$5,660.79	\$471.73
515	72	91	\$8,048.94	\$670.75
601	73	86	\$7,606.69	\$633.89
602	74	86	\$7,606.69	\$633.89
603	75	46	\$4,068.70	\$339.06
604	76	87	\$7,695.14	\$641.26
605	77	65	\$5,749.24	\$479.10
606	78	65	\$5,749.24	\$479.10
607	79	65	\$5,749.24	\$479.10
608	80	65	\$5,749.24	\$479.10
609	81	65	\$5,749.24	\$479.10
610	82	96	\$8,491.19	\$707.60
611	83	68	\$6,014.59	\$501.22
612	84	91	\$8,048.94	\$670.75
613	85	64	\$5,660.79	\$471.73
614	86	64	\$5,660.79	\$471.73
615	87	91	\$8,048.94	\$670.75
PH1	88	98	\$8,668.09	\$722.34
PH2	89	84	\$7,429.79	\$619.15
PH3	90	60	\$5,306.99	\$442.25
PH4	91	65	\$5,749.24	\$479.10
PH5	92	65	\$5,749.24	\$479.10
PH6	93	65	\$5,749.24	\$479.10
PH7	94	65	\$5,749.24	\$479.10
PH8	95	65	\$5,749.24	\$479.10
PH9	96	80	\$7,075.99	\$589.67
PH10	97	63	\$5,572.34	\$464.36
PH11	98	104	\$9,198.79	\$766.57
PH12	99	104	\$9,198.79	\$766.57

\$651,787.12



STRATA PLAN LMS-3170
Special Levy Fees Schedule

11-Apr-11
 YEAR END: JANUARY 31

PASSED ON: April 7, 2011
RE: Domestic Repipe
PAYMENT PLAN: Payable over 12 months, commencing May 1, 2011

UNIT	S.L.	U/E	TOTAL LEVY \$1,200,000.00	MONTHLY DUE
Duo - 2288 Marstrand Avenue				
101	100	58	\$5,130.10	\$427.51
102	101	101	\$8,933.44	\$744.45
103	102	74	\$6,545.29	\$545.44
104	103	87	\$7,695.14	\$641.26
105	104	66	\$5,837.69	\$486.47
106	105	66	\$5,837.69	\$486.47
107	106	92	\$8,137.39	\$678.12
108	107	94	\$8,314.29	\$692.86
109	108	94	\$8,314.29	\$692.86
110	109	64	\$5,660.79	\$471.73
111	110	65	\$5,749.24	\$479.10
201	111	65	\$5,749.24	\$479.10
202	112	83	\$7,341.34	\$611.78
203	113	75	\$6,633.74	\$552.81
204	114	48	\$4,245.60	\$353.80
205	115	75	\$6,633.74	\$552.81
206	116	87	\$7,695.14	\$641.26
207	117	66	\$5,837.69	\$486.47
208	118	66	\$5,837.69	\$486.47
209	119	93	\$8,225.84	\$685.49
210	120	95	\$8,402.74	\$700.23
211	121	95	\$8,402.74	\$700.23
212	122	88	\$7,783.59	\$648.63
213	123	65	\$5,749.24	\$479.10
301	124	65	\$5,749.24	\$479.10
302	125	83	\$7,341.34	\$611.78
303	126	75	\$6,633.74	\$552.81
304	127	48	\$4,245.60	\$353.80
305	128	75	\$6,633.74	\$552.81
306	129	87	\$7,695.14	\$641.26
307	130	66	\$5,837.69	\$486.47
308	131	66	\$5,837.69	\$486.47
309	132	92	\$8,137.39	\$678.12
310	133	95	\$8,402.74	\$700.23
311	134	95	\$8,402.74	\$700.23
312	135	88	\$7,783.59	\$648.63
313	136	65	\$5,749.24	\$479.10
401	137	60	\$5,306.99	\$442.25
402	138	95	\$8,402.74	\$700.23
403	139	71	\$6,279.94	\$523.33
404	140	71	\$6,279.94	\$523.33
405	141	100	\$8,844.99	\$737.08
406	142	57	\$5,041.65	\$420.14
407	143	57	\$5,041.65	\$420.14
408	144	100	\$8,844.99	\$737.08
409	145	70	\$6,191.49	\$515.96
410	146	70	\$6,191.49	\$515.96
411	147	97	\$8,579.64	\$714.97
412	148	60	\$5,306.99	\$442.25
Treo - 2688 Vine Street				

\$333,456.06

FINAL



STRATA PLAN LMS-3170
Special Levy Fees Schedule

11-Apr-11
 YEAR END: JANUARY 31

PASSED ON: April 7, 2011
RE: Domestic Repipe
PAYMENT PLAN: Payable over 12 months, commencing May 1, 2011

UNIT	S.L.	U/E	TOTAL LEVY \$1,200,000.00	MONTHLY DUE	
101	149	111	\$9,817.94	\$818.16	
102	150	129	\$11,410.04	\$950.84	
103	151	96	\$8,491.19	\$707.60	
104	152	96	\$8,491.19	\$707.60	
105	153	96	\$8,491.19	\$707.60	
106	154	106	\$9,375.69	\$781.31	
107	155	106	\$9,375.69	\$781.31	
108	156	96	\$8,491.19	\$707.60	
109	157	96	\$8,491.19	\$707.60	
110	158	96	\$8,491.19	\$707.60	
111	159	129	\$11,410.04	\$950.84	
112	160	111	\$9,817.94	\$818.16	
301	161	55	\$4,864.75	\$405.40	
302	162	95	\$8,402.74	\$700.23	
303	163	88	\$7,783.59	\$648.63	
304	164	52	\$4,599.40	\$383.28	
305	165	52	\$4,599.40	\$383.28	
306	166	88	\$7,783.59	\$648.63	
307	167	95	\$8,402.74	\$700.23	
308	168	55	\$4,864.75	\$405.40	
401	169	55	\$4,864.75	\$405.40	
402	170	95	\$8,402.74	\$700.23	
403	171	88	\$7,783.59	\$648.63	
404	172	52	\$4,599.40	\$383.28	
405	173	52	\$4,599.40	\$383.28	
406	174	88	\$7,783.59	\$648.63	
407	175	95	\$8,402.74	\$700.23	
408	176	55	\$4,864.75	\$405.40	\$214,756.40
TOTAL U/E		13567	\$1,199,999.58	\$99,999.97	
				X 12	
					\$1,199,999.58



MINUTES OF ANNUAL GENERAL MEETING
STRATA PLAN LMS-3170
SOLO DUO TREO

HELD On Thursday, April 7, 2011 at 7:00 p.m. in Club Solo, 2228 Marstrand Avenue, Vancouver, B.C.

PRESENT 105 owners in person or proxy, as per the registration sheet.

STRATA AGENT Bunny Porteous, Vancouver Condominium Services Ltd.

GUESTS Ted McDowell and Mike Pearson, Brighter Mechanical.

QUORUM REPORT

There being a quorum present, the meeting was called to order at 7:10 p.m. by Bunny Porteous. Introductions were made and the meeting commenced.

ELECTION OF CHAIR

It was moved, seconded and carried to elect Bunny Porteous and council President Howard Olsen, as Chairpersons for the meeting.

GUESTS

Ted McDowell and Mike Pearson from Brighter Mechanical were invited to attend the Annual General Meeting to discuss the condition of the domestic piping system and the process to re-pipe a building.

- The domestic water system piping Flow Guard CPVC piping has become compromised, residents in Solo, Duo and Treo have incurred water damages from several pipe bursts within the last two years. It appears the hot water piping has become embrittled (characterized by intolerance to impact loading and acidic water) and therefore, poses an on-going risk of continuous pipe bursts and water damages.

Although there have been fewer leaks from the cold water pipes, the council believes it prudent to replace both hot and cold water pipes at the same time.

THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT
5712 S. UNIVERSITY AVE.
CHICAGO, ILL. 60637

RECEIVED

APR 15 1964

PHYSICS DEPARTMENT

5712 S. UNIVERSITY AVE.

CHICAGO, ILL. 60637

TEL. 733-7300

TELETYPE UNIT

CHICAGO, ILL. 60637

- Flow Guard piping (approved to Building Code standards) was installed in many buildings 10 – 12 years ago; however, within the last five to six years, numerous buildings have incurred pipe bursts and have been required to complete a re-piping of the domestic water system.
- Brighter Mechanical has attempted to have the Flow Guard pipes replaced under the manufacturer's warranty, to no success. To date, there have been no known class action law suits.
- The strata corporation's insurance policy renewal (as of May 1st) was received from BFL Canada. The water damage deductible has increased from \$10,000 to \$20,000 due to the frequency and severity of water losses.
- Council president Howard Olsen informed the owners that the forecasted cost (\$1.2 million) to replace the domestic water system is based on an estimated quote from Brighter Mechanical in the amount of \$890,000 plus HST, 20% contingency reserve, legal budget to review the contract and project management fees. Howard advised the owners that Brighter Mechanical was contacted to provide a quote and assist the council with providing information on the Flow Guard CPVC water piping system to the owners at the AGM, however they have not been awarded the contract to replace the water system replacement with PEX piping (25 year warranty). The council will obtain two additional quotes and complete reference checks before a contractor is selected.

Once a contractor is selected, an owner information meeting will be held to provide details of the project.

Following a lengthy discussion, the council and owners thanked Ted McDowell and Mike Pearson for attending the meeting and they departed at 8:10 p.m.

PROOF OF NOTICE

It was moved, seconded and carried to accept the notice dated March 17, 2011 as proper Notice of Meeting.

APPROVAL OF AGENDA

It was moved, seconded and carried to accept the agenda distributed with the Notice of Meeting.

MINUTES

It was moved, seconded and carried to adopt the minutes of the March 30, 2010 Annual General Meeting. There was no business arising.

UNEFINISHED BUSINESS

There was no unfinished business.

PRESIDENT'S REPORT

Council President Howard Olsen welcomed the owners and thanked the council and building manager Kevin Costea for all their hard work within the last year. Howard provided a brief overview of the sequence of events within the last fiscal year.

INSURANCE REPORT

A copy of the renewal insurance policy as of May 1, 2011 for Strata Corporation LMS-3170 was distributed to the owners for review and approval.

- Water damage and sewer back-up deductibles have increased from \$10,000 to \$20,000 upon renewal, due to the frequency and/or severity of losses. The annual premium has increased from \$57,266 to \$58,995. "See the attached insurance policy."

Owners are highly recommended to review their personal home insurance to ensure they have proper coverage for the strata corporation's insurance water damage deductible of \$20,000, should they be deemed responsible for a water loss. As per the *Strata Property Act*, the strata corporation is responsible for common property and common assets, water losses under the \$20,000 water damage deductible is the owner's responsibility to repair.

All owners and residents are reminded that the strata corporation's insurance policy does not provide coverage for individual contents, betterments or improvements (i.e. storage locker contents, clothing, furniture, decorating, upgrading of carpets, flooring, etc.). Owners and residents must carry their own "Owner Package" insurance for this coverage, including any improvements. You should contact your home insurance company to determine if you have this coverage or not.

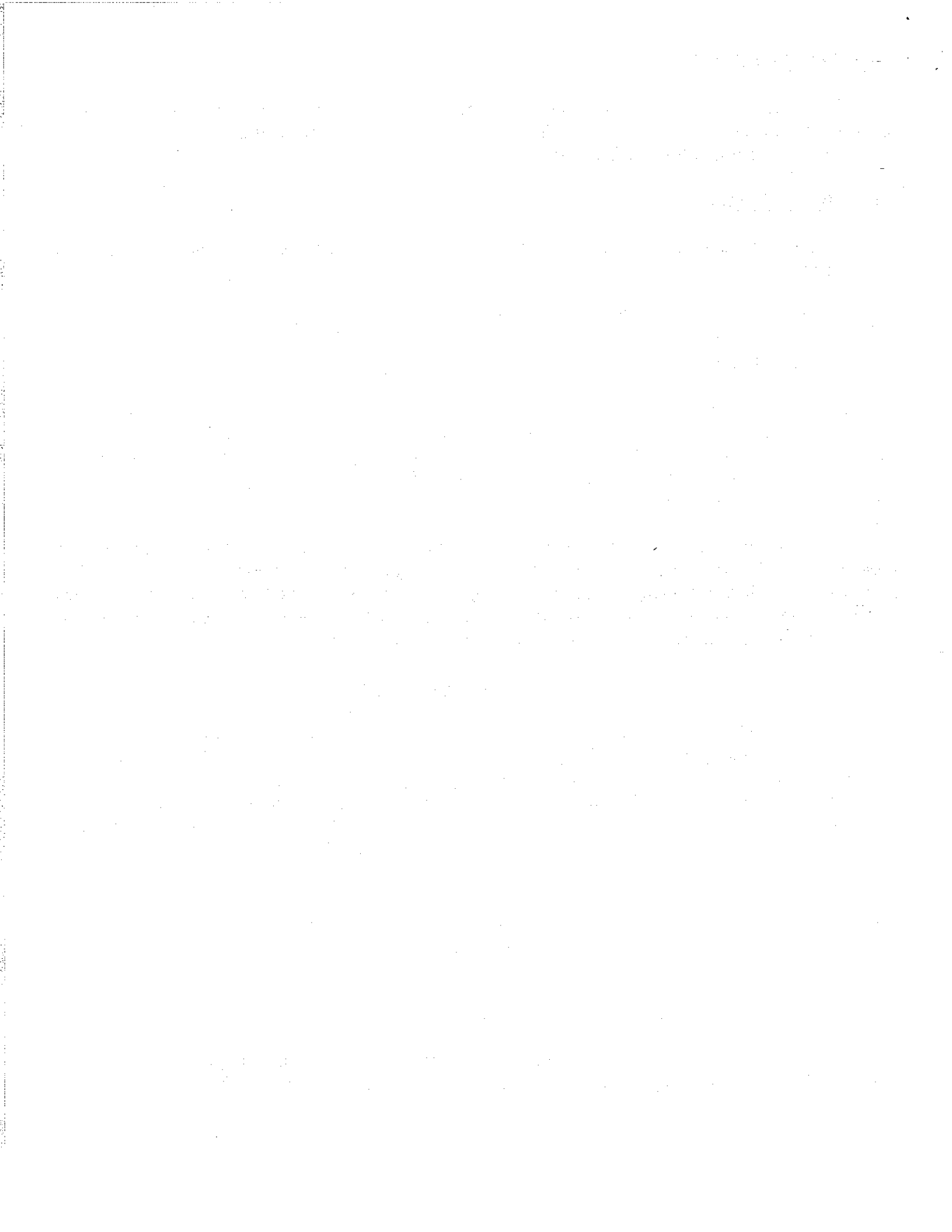
IMPORTANT REMINDER

The agent reminded the owners that the maintenance of dishwasher/washing machine hoses, water shut-off valves, hose bids, fridge lines, toilet wax seals, shower diverters taps etc. are the responsibility of the owners to maintain and should be checked regularly for leaks to prevent costly damages to the owners and inconveniences to neighbouring units that may occur water damages. Owners are also reminded to ensure that their homeowner insurance packages include sufficient coverage for the strata corporation's \$10,000 water damage deductible.

Owners with rental units should ensure their tenants complete regular required maintenance checks in the unit and contact the owner and/or VCS with any leaks or concerns.

2011/2012 BUDGET (YEAR END JANUARY 31, 2011)

The agent, Bunny Porteous, reviewed the financial highlights of the fiscal year ending January 31, 2011. The 2011/2012 budget was presented to the owners for a detailed review and analysis.



Following discussion, it was moved, seconded and **carried** to adopt the budget for the fiscal year 2011/2012 in the amount of \$714,902.

Owners please note there will be an increase in strata fees.

For those owners on pre-authorized chequing (PAC), your payments will be adjusted to the new rate on May 1, 2011. Therefore, you will be required to send in a cheque for the catch-up amount for the months of February, March and April 2011 made payable to "Strata Plan LMS-3170". See attached catch-up schedule.

For those owners who pay by cheque, please issue new post-dated cheques made payable to "Strata plan LMS-3170" for the new strata fee rate commencing May 1, 2011. You will also be required to send in a cheque for the catch-up amount for the months of February, March and April 2011. See attached catch-up schedule.

3/4 VOTE RESOLUTION

The following $\frac{3}{4}$ vote resolution was presented to the owners for their consideration:

3/4 VOTE RESOLUTION - DOMESTIC WATER RE-PIPING

WHEREAS the domestic water piping system of Strata Plan LMS-3170 is deteriorating and requires replacement;

AND WHEREAS it has been estimated that \$1,200,000 will be needed to fund the project, such amount comprised of construction costs, contingency allowance, legal fees, project manager fees and taxes (GST and HST);

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan LMS-3170, that a sum of money not exceeding \$1,200,000 be raised and spent for the purpose of the replacement of the domestic water pipe system, such expenditure to be charged as a special levy upon the owners in proportion to the unit entitlement of their respective strata lots.

Subject to Sections 108(5) and (6) of the Strata Property Act (see attached), in the event that the actual cost of the proposed project is less than the special levy amount, the remaining funds shall be transferred to the Contingency Reserve Fund. Interest earned on funds raised pursuant to this resolution will be allocated to the special levy fund.

This special levy of \$1,200,000 shall be assessed on April 7, 2011, and shall become due and payable in full immediately on the passing of this resolution by the owners on title as at the end of that day and any owner who sells, conveys or transfers his/her title, or remortgages, before payment of this special levy is made in full, shall then pay the full amount outstanding.

As a matter of financial convenience only, the owners may pay this special levy over a period of twelve (12) months, such payments to be made in twelve (12) equal amounts on the first of each month, commencing on May 1, 2011 and ending on April 1, 2012. Notwithstanding the foregoing, this special levy is not considered as an "installment" levy as contemplated by Section 108(3)(e) of the Strata Property Act, and Section 109 of the Strata Property Act therefore does not apply.

Any owner who fails to make any payment(s) in accordance with this resolution shall be assessed a fine of \$100 on each such late payment. The strata corporation may further add interest charges on overdue payments at the rate of 10% per annum compounded annually.

Sections 116, 117 and 118 of the Strata Property Act (see attached) shall be applicable where an owner fails to make the required payment as authorized by the passing of this $\frac{3}{4}$ vote.

* * *

An owner presented a motion to amend the resolution to include an engineer report on the conditions of the domestic water piping system.

The motion was **defeated** (22 in favour, 79 opposed, 4 abstentions).

An owner presented a motion to obtain an engineer's report on the condition of the domestic water piping system replacement before the resolution to replace the water piping system is presented to the owners.

The motion was **defeated** (17 in favour, 85 opposed, 3 abstentions).

Following a lengthy discussion, it was moved, seconded and **carried** to adopt $\frac{3}{4}$ Vote Resolution #1 – Domestic Water Pipe System Replacement (75 in favour, 21 opposed, 9 abstentions).

NEW BUSINESS

An owner requested the pots outside the entrance door of the Treo building be replaced. This will be added to the next council meeting agenda.

ELECTION OF STRATA COUNCIL

The members of council for 2010/2011 automatically retired from their positions, pursuant to the Strata Property Act. The owners expressed their appreciation for a job well done by the outgoing council.

The following owners were nominated for council for 2011/2012:

- | | |
|--------------------|----------------|
| - Howard Olsen | #PH1 Solo |
| - Mark Prefontaine | #PH11 Solo |
| - Norm Bognor | Unit #215 Solo |
| - Lorna Thom | Unit #513 Solo |
| - Andrea Vallis | Unit #402 Treo |
| - Perveen Engineer | Unit #102 Duo |
| - Eric Kerr | Unit #106 Duo |

There being no further nominations, it was moved, seconded and carried to cease nominations. The owners nominated were declared elected by acclamation.



There being no further business, the Annual General Meeting was adjourned at 8:50 p.m. The next council meeting is scheduled for Wednesday, May 18, 2011.

Bunny Porteous
Vancouver Condominium Services Ltd.
#400 - 1281 West Georgia Street
Vancouver, B.C.
V6E 3J7

Telephone: 604-684-6291 (24 Hour Emergency Services)
Toll free: 1-877-684-6291
Fax: 604-684-1539

BP/am

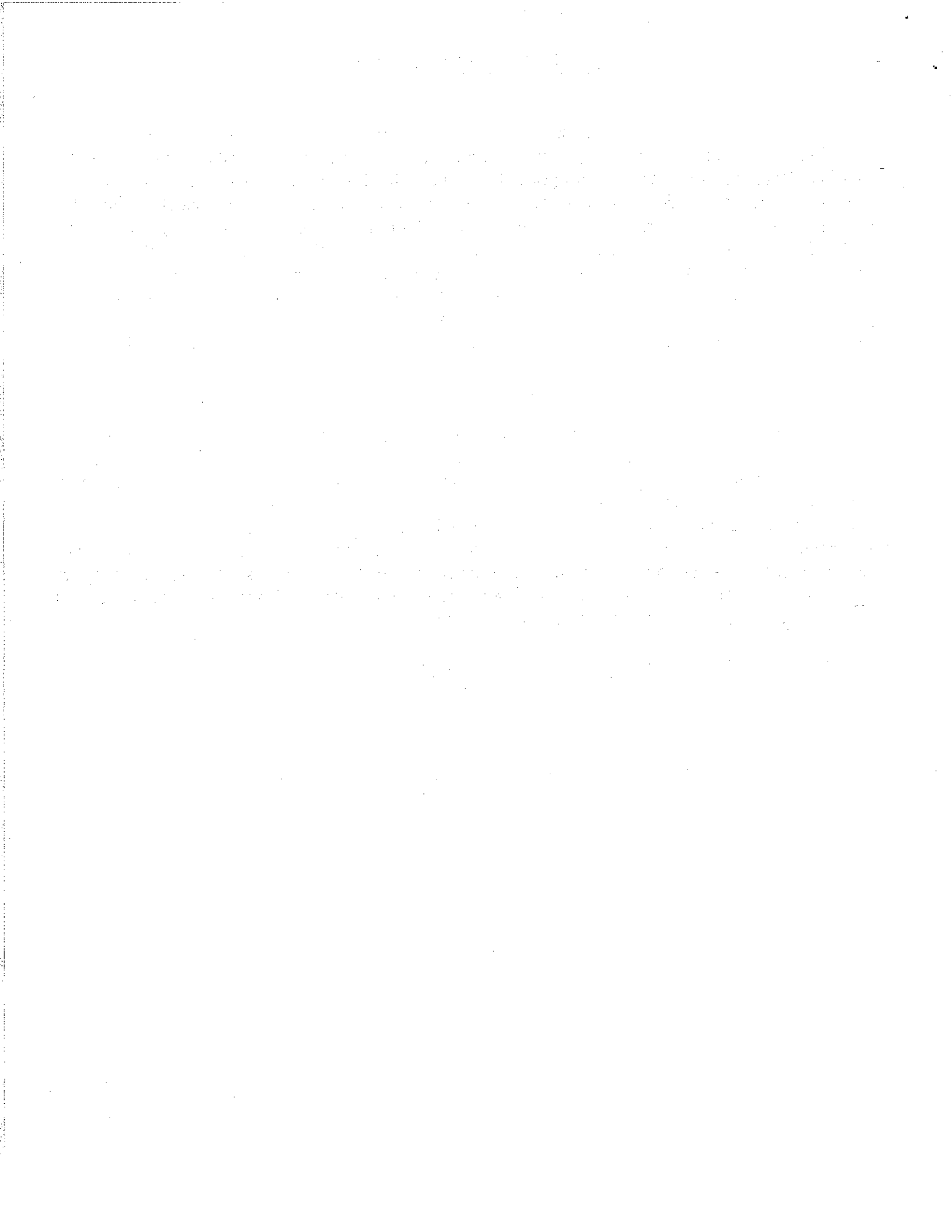
EARTHQUAKE INSURANCE?

Following news reports of major earthquakes, owners inquire about earthquake insurance for their strata corporations. Yes, your strata corporation **is covered**, **but** remember that your contents are not covered **and** that the strata corporation's policy has a deductible (see below). Please note that the strata corporation's insurance policy **does not cover your contents** and, as such, you should ensure that your homeowner's policy does. If there is a good shake "fixtures" and flooring installed by you will not, except in limited circumstances, be covered by your strata corporation's insurance policy either. Think of your strata corporation's insurance as covering your strata lot only as it existed on "day one" when it was sold by the developer. Most improvements and betterments since then are not covered by the strata corporation's insurance policy. You should check with your own insurance agent to obtain coverage for these items. If you do not have a "tenant's" or "home owner's" package, you should consider it.

Deductible:

Your strata corporation has a full insurance policy, which includes earthquake coverage. Please note, however, that the earthquake coverage has a deductible which, at this time, is between 10 - 20% of the full appraised and insured value of the strata corporation. It is clear that such a deductible means a lot of money in the event of an earthquake, even a mild one. To put it another way, your strata corporation is uninsured for earthquake caused damage up to the deductible amount. It is not possible to purchase supplementary insurance to cover this deductible; however, it may be possible for you, as a homeowner, to purchase an earthquake rider on your homeowner's policy, which may provide coverage for your own strata lot but not for the strata corporation's common property. Your own insurance broker should be able to provide further information on this topic.

If you have any questions concerning the strata corporation's insurance coverage, please feel free to contact your strata agent during regular business hours.





BFL CANADA Insurance Services Inc.
 1177 West Hastings Street, Suite 200
 Vancouver, British Columbia V6E 2K3
 Tel: (604) 669-9600
 Fax: (604) 683-9316
 Toll Free: 1-866-669-9602

INSURANCE RENEWAL TERMS

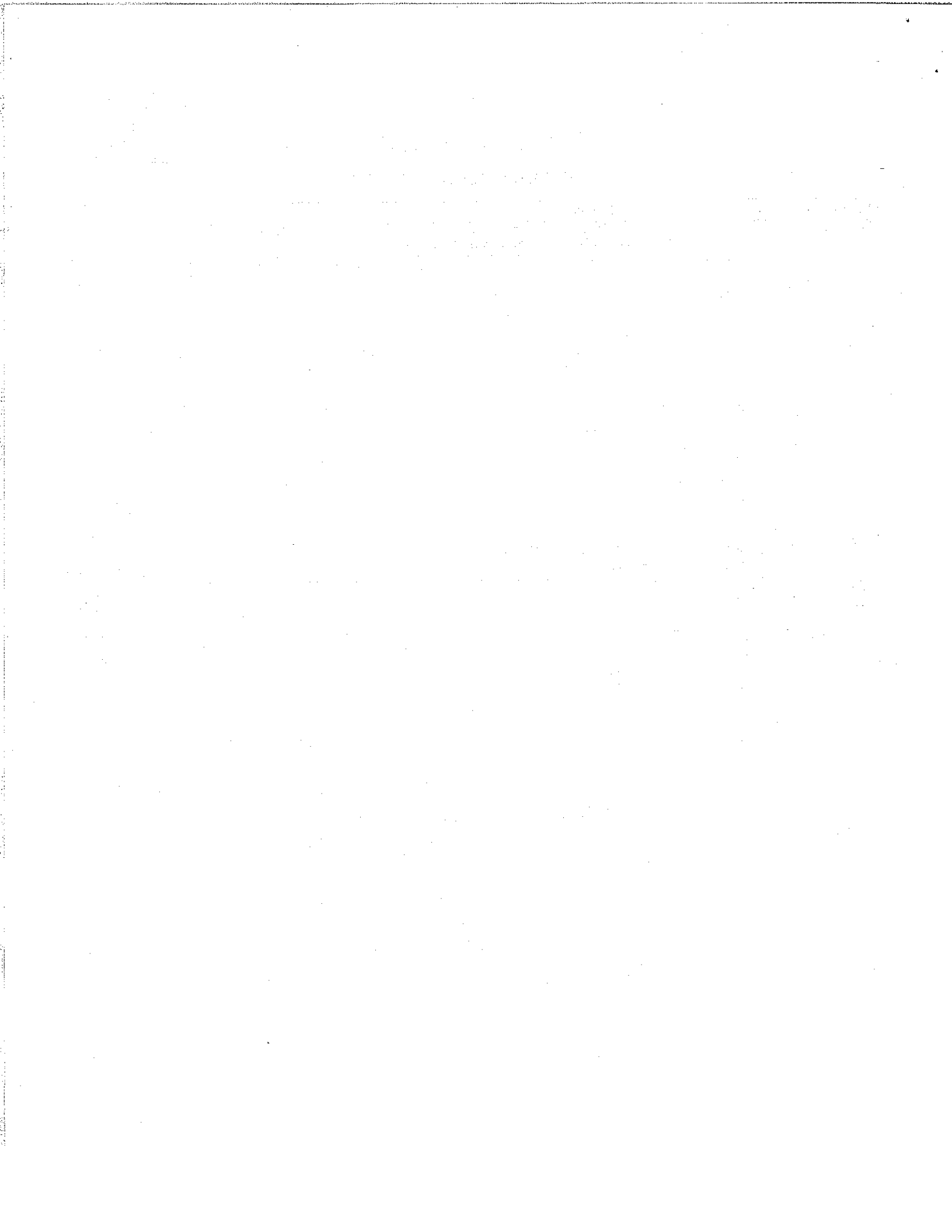
RESIDENTIAL STRATA AND APARTMENT PROGRAM			
Name Insured:	The Owners, Strata Plan LMS3170, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners.	Attention:	Stacie Derby
Property Manager:	Vancouver Condominium Services Ltd.	Policy Period:	May 01, 2011 to May 01, 2012
Project Name:	SOLO, DUO, TREO		
Insured Location(s):	2228 Marstrand Avenue, Vancouver, BC V6K 4T1, 2288 Marstrand Avenue, Vancouver, BC V6K 4S9, 2688 Vine Street, Vancouver, BC V6K 4T6		

COVERAGES		Sum Insured / Limits
Insuring Agreement		
SECTION I - PROPERTY (Appraisal: August 22, 2010)		
All Property		\$37,245,600
Lock & Key		\$10,000
SECTION II - CRIME		
Comprehensive Dishonesty, Disappearance and Destruction		\$10,000
Broad Form Money and Securities		\$5,000
SECTION III - COMMERCIAL GENERAL LIABILITY		
Bodily Injury & Property Damage		\$10,000,000
General Aggregate Limit		\$10,000,000
Non-Owned Automobile		\$10,000,000
Limited Pollution Liability		\$1,000,000
SECTION IV - CONDOMINIUM DIRECTORS & OFFICERS LIABILITY		
Claims Made Form (Including Property Manager)		\$5,000,000
SECTION V - EXTERIOR GLASS		
Residential		Blanket
Commercial		
SECTION VI - EQUIPMENT BREAKDOWN		
Per Occurrence Maximum Limit of Loss		\$37,245,600
Extra Expenses - Rents, Indemnity Period (Months): 0		\$250,000
SECTION VII - POLLUTION LIABILITY		
Limit of Liability - Each Loss, Remediation Expense or Legal Defense Expense		\$1,000,000
Aggregate		\$3,000,000
SECTION VIII - VOLUNTEER ACCIDENT		
Principal Sum		\$200,000

CONDITIONS	
SECTION I	All Risks subject to named exclusions, Stated Amount Co-Insurance, Replacement Cost, 110% Margin Clause, Blanket By-Laws, Data Exclusion, Terrorism Exclusion, Mould Exclusion
SECTION III	All premises, broad definition of Named Insured, libel and slander, Property Manager is an Additional Insured while acting on behalf of the Named Insured.
SECTION IV	Property Manager is an Additional Insured while acting on behalf of the Named Insured.

DEDUCTIBLES	
SECTION I	All Risks \$2,500; Sewer Backup \$20,000; Water Damage \$20,000; Earthquake 10%; Flood \$10,000; Lock & Key \$250
SECTION II	Comprehensive Dishonesty, Disappearance and Destruction: Nil; Broad Form Money and Securities: Nil
SECTION III	Bodily Injury & Property Damage \$500; Limited Pollution Liability - Form 000114-02 - Aggregate \$500
SECTION IV	Nil
SECTION V	Residential \$100; Commercial \$250
SECTION VI	\$1,000
SECTION VII	\$25,000
SECTION VIII	See Policy Wordings

TOTAL PREMIUM	\$58,995
----------------------	-----------------



ADD ADDITIONAL PAYMENT TO PAC

(Pre-authorized Chequing)

STRATA PLAN: _____ UNIT #: _____

OWNER'S NAME: _____

Levies payable over 12 months or more can be added to your current monthly PAC. Please complete the section, if you wish to add the levy to your PAC	*** For Office Use Only ***
	Fee \$ _____
	\$ _____
	Levy \$ _____
ADD LEVY AMOUNT \$ _____ per month	Total \$ _____
NAME OF THE LEVY: _____	
MONTH OF FIRST DEDUCTION: _____	

***Remember the cut off for all changes is the 15th of the month. If it is after the 15th the first installment will happen on the first of the month following. You will have to send a cheque for the month(s) missed.**

If you wish to have parking and/or locker fees added to Your PAC, please fill in the applicable section below.	To CANCEL : Parking or Locker Payments.
ADD PARKING FEE(S) \$ _____ per month	Please CIRCLE Parking or Locker and write
ADD LOCKER FEE(S) \$ _____ per month	CANCEL in the amount \$

I am currently on the Pre-authorized chequing plan and authorize VCS to deduct the additional amount(s) as noted above. (Your signed authorization is required for any changes to be made to your PAC account. No action will be taken without your Signed Authorization.)

Date

Owner's Signature

GIVE THIS FORM TO YOUR STRATA AGENT OR FAX IT DIRECTLY TO THE ACCOUNTING DEPARTMENT AT (604) 687-0537.

