



ANNUAL GENERAL MEETING NOTICE

April 8, 2016

NOTICE TO: *The Owners, Strata Plan LMS 2869*

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

Strata Manager:
Jordan De Vuyst

TAKE NOTICE that the Annual General Meeting of Strata Plan LMS 2869 will be held:

Date & Time: Thursday, April 28, 2016 at 7:00 p.m.

Registration: 6:45 p.m.

Location: Army, Navy & Air Force Veterans in Canada
Vancouver Unit #45
Downstairs Meeting Room, 119 - 3rd Street East
North Vancouver, BC

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

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

PLEASE BRING THIS NOTICE TO THE MEETING

SEE AGENDA ON REVERSE SIDE

JDV/hi



FirstService
RESIDENTIAL

TO ALL OWNERS
STRATA PLAN LMS 2869
THE CALYPSO

NOTICE OF THE ANNUAL GENERAL MEETING

DATE: Thursday, April 28, 2016
TIME: 7:00 p.m. - Registration commences at 6:45 p.m.
PLACE: Army, Navy & Air Force Veterans in Canada
Vancouver Unit #45, Downstairs Meeting Room, 119 - 3rd Street East
North Vancouver, BC

AGENDA

1. Call to Order 7:00 p.m.
2. Quorum Status
3. Proof of Notice
4. Approval of Agenda
5. Approval of General Meeting Minutes (held on May 6, 2015, as previously circulated)
6. President's Report
7. Insurance Report (attached)
8. Proposed Budget and Fee Schedule – Majority Vote (attached)
 - (a) Financials (as required by the *Strata Property Act*)
 - (b) Summary of Operating and CRF Fund Balance (as required by the *Strata Property Act*)
9. Resolutions
 - (a) 3/4 Vote Resolution “A” – Significant Change in Use or Appearance of Common Property – Replacement of Elevator Landing Carpet on the 3rd & 4th Floors with Tile – \$6,000 CRF Expenditure (attached)
10. Election of Council
11. General Discussion
 - (a) Lobby Upgrades
12. Termination of Meeting



SUMMARY OF COVERAGES

Named Insured:	The Owners, Strata Plan LMS2869, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners.	
Project Name:	THE CALYPSO	
Property Manager:	FirstService Residential BC Ltd. dba FirstService Residential	Policy Period March 01, 2016 to March 01, 2017
Policy Number:	Coverages	Subscribers
BFL04LMS2869	PROPERTY BLANKET GLASS - Includes Lobby Glass EXCESS EXTENDED REPLACEMENT COST CRIME COMMERCIAL GENERAL LIABILITY CONDOMINIUM DIRECTORS & OFFICERS LIABILITY DATA SECURITY WRONGFUL ACTS AND PRIVACY EQUIPMENT BREAKDOWN POLLUTION LIABILITY VOLUNTEER ACCIDENT LEGAL EXPENSES TERRORISM	AIG Insurance Company of Canada Allianz Insurance Company Certain Underwriters at Lloyds' of London under Contract No. PRPNA1502069 as arranged by Lockton Companies LLP Chubb Canada Royal & Sun Alliance Insurance Company of Canada Starr Insurance & Reinsurance Limited Westport Insurance Corporation Zurich Insurance Company Ltd Economical Mutual Insurance Company Liberty International Underwriters Canada (a division of Liberty Mutual Insurance Company) Intact Insurance Company of Canada Economical Mutual Insurance Company Great American Insurance Group Great American Insurance Group Intact Insurance Company of Canada Zurich Insurance Company Ltd ACE INA Life Insurance DAS Legal Protection Insurance Company Limited Binding Authority B0713PRPNA1201175 underwritten by certain underwriters at Lloyd's
Insured Locations:	100 - 112 East 3rd Street, North Vancouver, BC V7L 1E6 312 - 318 Lonsdale Avenue, North Vancouver, BC V7M 2G2 332 Lonsdale Avenue, North Vancouver, BC V7M 3M5	
Perils Insured:	All risks as defined subject to \$5,000.00 Deductible Except; \$15,000.00 Deductible Sewer Backup Damage; \$15,000.00 Deductible Water Damage; 10.00% Deductible Earthquake Damage; \$25,000.00 Deductible Flood Damage; \$250.00 Deductible Lock & Key; Stated Amount Co-Insurance, Replacement Cost, 130% Extended Replacement Cost; Blanket By-Laws; Data Exclusion; Terrorism Exclusion; Mould Exclusion, Earthquake and Flood limit in the annual aggregate not to exceed 130% of policy limit.	
PROPERTY	\$ 20,000,000 \$ 25,000 \$ 50,000 \$ 1,000,000	All Property Lock & Key. Subject to \$250 deductible. Additional Living Expenses Endorsement - Per Unit Additional Living Expenses Endorsement - Annual Aggregate
EXCESS EXTENDED REPLACEMENT COST	Included \$ 30,000,000	20% Excess of 130% Extended Replacement Cost - Earthquake and Flood limit in the annual aggregate not to exceed 20% of All Property Limit under Section I Combined Extended Replacement Cost Section I and I.I): 150% of Appraised Value
CRIME	\$ 30,000 \$ 10,000	Comprehensive Dishonesty, Disappearance and Destruction Broad Form Money and Securities
COMMERCIAL GENERAL LIABILITY	\$ 5,000,000 \$ 5,000,000	Bodily Injury & Property Damage. Subject to \$500 deductible. Non-Owned Automobile. Subject to \$500 deductible.
CONDOMINIUM DIRECTORS & OFFICERS LIABILITY	\$ 2,000,000	Claims Made Form (Including Property Manager).
DATA SECURITY WRONGFUL ACTS AND PRIVACY	\$ 50,000	Per Incident
BLANKET GLASS - Includes Lobby Glass	Blanket	Residential. Subject to \$250 deductible. Commercial. Subject to \$250 deductible. Canopy. Subject to \$1,000 deductible.
EQUIPMENT BREAKDOWN	\$ 20,000,000 \$ 250,000	BM31: Standard Comprehensive Form including Production Machines and Electronic Equipment. Subject to \$1,000 deductible. BM34: Extra Expense - 100% available in first month
POLLUTION LIABILITY	\$ 1,000,000 \$ 5,000,000	Pollution Liability. Subject to \$10,000 deductible. Aggregate Policy Limit



SUMMARY OF COVERAGES

VOLUNTEER ACCIDENT	\$ 275,000	See Policy Wordings
LEGAL EXPENSES	\$ 500,000 \$ 1,500,000	Per Occurrence Maximum Limit of Loss. Annual Aggregate.
TERRORISM	\$ 350,000 \$ 350,000	Per Occurrence.. Subject to \$1,000 deductible. Aggregate.
Loss Payable:	All Registered Unit Owners &/or other Mortgagees as their interest may appear and as shown in the Land Registration District Office applicable to the said Property.	
This record sheet is intended for reference only. Please refer to your polic(ies) for complete details.		

LMS 2869 - THE CALYPSO
Proposed Budget
Mar 01, 2016 to Feb 28, 2017

	<u>Actual to</u> <u>29-Feb-16</u> <u>(12 Months)</u>	<u>2015/2016</u> <u>Budget</u>	<u>Proposed</u> <u>2016/2017</u> <u>Budget</u>
<u>INCOME</u>			
<u>FEES</u>			
Operating Fund Contribution	326,872	326,871	341,480
Contingency Fund Contribution	75,000	75,000	75,000
TOTAL FEES	401,872	401,871	416,480
Bylaw / Late Payment Fine	363	0	0
Interest Income	260	0	0
Miscellaneous Income	1,066	0	0
Move In / Move Out Fee	2,550	1,500	2,000
Parking	720	0	500
TOTAL INCOME	406,831	403,371	418,980
<u>EXPENSES</u>			
<u>OPERATING EXPENSES</u>			
Audit	315	300	315
Cleaning and Janitorial Supplies	21,857	25,000	33,500
Electrical Repairs / Maintenance	1,455	3,000	2,000
Electricity	23,828	26,000	25,500
Elevator Maintenance	7,690	8,000	8,000
Enterphone	5,453	3,300	5,500
Fire Equipment Maintenance / Monitoring	10,009	6,500	10,500
Garbage Removal	17,249	17,500	18,000
Gas	26,072	33,000	24,600
Grounds-Maintenance	11,430	9,520	13,000
Grounds-Miscellaneous	0	5,000	0
HVAC Maintenance	6,275	5,000	7,000
Insurance	49,766	44,150	46,264
Legal Fees	689	500	500
Locks and Keys	293	750	500
Management Fees	25,001	25,001	25,001
Miscellaneous	306	1,000	1,000
Parking Lot Maintenance	5,608	2,500	0
Pest Control	898	750	1,000
Photocopy & Postage	1,965	2,100	2,000
Plumbing Repairs	21,124	17,000	22,000

LMS 2869 - THE CALYPSO
Proposed Budget
Mar 01, 2016 to Feb 28, 2017

	<u>Actual to</u> <u>29-Feb-16</u> <u>(12 Months)</u>	<u>2015/2016</u> <u>Budget</u>	<u>Proposed</u> <u>2016/2017</u> <u>Budget</u>
Repair - Exterior	17,549	20,000	20,000
Repair - Interior	9,281	13,000	13,000
Roof Maintenance / Repairs	6,065	5,000	7,000
Signage	0	250	0
Snow Removal	263	2,000	2,000
Security	4,776	5,000	5,000
Water / Sewer	43,919	42,000	47,800
Window Cleaning	0	3,750	3,000
TOTAL OPERATING EXPENSES	319,136	326,871	343,980
Reserve - Contingency Fund	75,000	75,000	75,000
Transfer to Contingency	0	0	26,240
TOTAL EXPENSES	394,136	401,871	445,220
CURRENT YEAR SURPLUS/(DEFICIT)	12,695	1,500	(26,240)
Operating Surplus (Deficit) Balance Forward	13,545	13,546	26,240
ENDING OP SURPLUS/(DEFICIT)	26,240	15,046	0

LMS 2869 - THE CALYPSO
Proposed Strata Fee Schedule
Mar 01, 2016 to Feb 28, 2017

<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlement</u>		<u>Monthly</u> <u>Strata Fees</u>
1	112 Third Street	83	\$	402.72
2	108 Third Street	70		339.64
3	106 Third Street	81		393.02
4	104 Third Street	86		417.28
5	100 Third Street	85		412.42
6	322 Lonsdale Avenue	80		388.16
7	318 Lonsdale Avenue	80		388.16
8	312 Lonsdale Avenue	80		388.16
9	C11 - 332 Lonsdale Avenue	95		460.94
10	C10 - 332 Lonsdale Avenue	85		412.42
11	C8 - 332 Lonsdale Avenue	94		456.09
12	C7 - 332 Lonsdale Avenue	89		431.83
13	C6 - 332 Lonsdale Avenue	76		368.76
14	C5 - 332 Lonsdale Avenue	75		363.90
15	C4 - 332 Lonsdale Avenue	60		291.12
16	C3 - 332 Lonsdale Avenue	68		329.94
17	C2 - 332 Lonsdale Avenue	68		329.94
18	C1 - 332 Lonsdale Avenue	66		320.23
19	C14 - 332 Lonsdale Avenue	100		485.20
20	C13 - 332 Lonsdale Avenue	100		485.20
21	C12 - 332 Lonsdale Avenue	100		485.20
22	C9 - 332 Lonsdale Avenue	97		470.65
23	129 - 332 Lonsdale Avenue	86		417.28
24	128 - 332 Lonsdale Avenue	72		349.35
25	127 - 332 Lonsdale Avenue	61		295.97
26	126 - 332 Lonsdale Avenue	72		349.35
27	125 - 332 Lonsdale Avenue	72		349.35
28	124 - 332 Lonsdale Avenue	72		349.35
29	123 - 332 Lonsdale Avenue	66		320.23
30	122 - 332 Lonsdale Avenue	55		266.86
31	121 - 332 Lonsdale Avenue	58		281.42
32	118 - 332 Lonsdale Avenue	78		378.46
33	114 - 332 Lonsdale Avenue	79		383.31
34	336 Lonsdale Avenue	56		271.71
35	338 Lonsdale Avenue	56		271.71
36	112 - 332 Lonsdale Avenue	65		315.38
37	113 - 332 Lonsdale Avenue	70		339.64
38	115 - 332 Lonsdale Avenue	63		305.68
39	117 - 332 Lonsdale Avenue	63		305.68

40	119 - 332 Lonsdale Avenue	70	\$	339.64
41	120 - 332 Lonsdale Avenue	80		388.16
42	209 - 332 Lonsdale Avenue	84		407.57
43	208 - 332 Lonsdale Avenue	84		407.57
44	207 - 332 Lonsdale Avenue	84		407.57
45	206 - 332 Lonsdale Avenue	84		407.57
46	205 - 332 Lonsdale Avenue	84		407.57
47	204 - 332 Lonsdale Avenue	84		407.57
48	203 - 332 Lonsdale Avenue	90		436.68
49	202 - 332 Lonsdale Avenue	75		363.90
50	201 - 332 Lonsdale Avenue	92		446.39
51	229 - 332 Lonsdale Avenue	86		417.28
52	228 - 332 Lonsdale Avenue	72		349.35
53	227 - 332 Lonsdale Avenue	61		295.97
54	226 - 332 Lonsdale Avenue	72		349.35
55	225 - 332 Lonsdale Avenue	72		349.35
56	224 - 332 Lonsdale Avenue	72		349.35
57	223 - 332 Lonsdale Avenue	66		320.23
58	222 - 332 Lonsdale Avenue	55		266.86
59	221 - 332 Lonsdale Avenue	58		281.42
60	218 - 332 Lonsdale Avenue	68		329.94
61	216 - 332 Lonsdale Avenue	72		349.35
62	214 - 332 Lonsdale Avenue	68		329.94
63	210 - 332 Lonsdale Avenue	43		208.64
64	211 - 332 Lonsdale Avenue	43		208.64
65	212 - 332 Lonsdale Avenue	65		315.38
66	213 - 332 Lonsdale Avenue	70		339.64
67	215 - 332 Lonsdale Avenue	63		305.68
68	217 - 332 Lonsdale Avenue	63		305.68
69	219 - 332 Lonsdale Avenue	70		339.64
70	220 - 332 Lonsdale Avenue	79		383.31
71	326 - 332 Lonsdale Avenue	87		422.13
72	325 - 332 Lonsdale Avenue	72		349.35
73	324 - 332 Lonsdale Avenue	72		349.35
74	323 - 332 Lonsdale Avenue	66		320.23
75	322 - 332 Lonsdale Avenue	55		266.86
76	321 - 332 Lonsdale Avenue	58		281.42
77	318 - 332 Lonsdale Avenue	68		329.94
78	316 - 332 Lonsdale Avenue	72		349.35
79	314 - 332 Lonsdale Avenue	68		329.94
80	310 - 332 Lonsdale Avenue	57		276.57
81	311 - 332 Lonsdale Avenue	43		208.64
82	312 - 332 Lonsdale Avenue	65		315.38
83	313 - 332 Lonsdale Avenue	70		339.64
84	315 - 332 Lonsdale Avenue	63		305.68
85	317 - 332 Lonsdale Avenue	63		305.68
86	319 - 332 Lonsdale Avenue	70		339.64

87	320 - 332 Lonsdale Avenue	79	\$	383.31
88	422 - 332 Lonsdale Avenue	58		281.42
89	421 - 332 Lonsdale Avenue	58		281.42
90	418 - 332 Lonsdale Avenue	68		329.94
91	416 - 332 Lonsdale Avenue	72		349.35
92	414 - 332 Lonsdale Avenue	68		329.94
93	410 - 332 Lonsdale Avenue	57		276.57
94	411 - 332 Lonsdale Avenue	43		208.64
95	412 - 332 Lonsdale Avenue	65		315.38
96	413 - 332 Lonsdale Avenue	70		339.64
97	415 - 332 Lonsdale Avenue	63		305.68
98	417 - 332 Lonsdale Avenue	63		305.68
99	419 - 332 Lonsdale Avenue	70		339.64
100	420 - 332 Lonsdale Avenue	79		383.31

Total =		<u><u>7,153</u></u>	\$	<u><u>34,706.62</u></u>
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Total Annual Strata Fees (X 12 months) =			\$	<u><u>416,479.44</u></u>
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The monthly strata fee includes a 21.96% contribution to the Contingency Reserve Fund.

**LMS2869 - The Calypso
Contingency Reserve Budget (s103)
Mar 01, 2016 to Feb 28, 2017**

Opening Balance of Contingency Reserve Fund (CRF)	\$	491,258
		-
		-
		-
		-
Contingency Reserve Fund Contributions (per calculation below)		75,000
Estimated Balance of Contingency Reserve Fund at the end of the fiscal year	\$	566,258

Note: Each Strata Lot's monthly contribution to the contingency reserve fund is calculated as follows:

$$\frac{\text{Unit entitlement of strata lot}}{\text{Total unit entitlement of all strata lots}} \times \text{Contingency Reserve Fund Contributions}$$

Required Contingency Reserve Contributions under S.93 & R6.1 of the Strata Property Act is calculated as follows:

Previous year's annual operating fund contribution =	326,871	(A)
Current year's annual operating fund contribution =	341,480	(B)
Contingency Reserve Fund Opening Balance =	491,258	(C)
25% of (A)	81,718	(D)
10% of (B)	34,148	(E)
[25% of (B)] - (C)	N/A	(F)

- If (C) < (D), then minimum CRF contribution is the lesser of (E) or (F)
- If (C) = or > (D), then the CRF contribution can be any amount to be approved as part of the budget

Therefore the minimum CRF contribution = can be any amount

Balance Sheet (Accrual)
LMS 2869 - THE CALYPSO - (Ims2869)
February 2016

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Assets

Current Assets

Cash

Bank - Operating Account	54,215.14
Bank - Contingency Reserve	378,637.31
Bank - Membrane Rep.	78,748.85
Bank - Depreciation Report Reserve	7,239.74
Bank - Flooring	5,727.58
GIC (CRF) - Other Banks	<u>112,620.82</u>

Total Cash 637,189.44

Accounts Receivable 7,269.05

CRF - Due from Operating Fund 0.03

Prepaid Expenses 58.00

Total Current Assets 644,516.52

Total Assets 644,516.52

Liabilities & Equity

Liabilities

Accounts Payable 19,097.62

Accrued Payable 18,354.16

Operating Fund - Due to CRF 0.03

Key Deposit 150.00

Prepayment - Revenue 3,359.50

Total Liabilities 40,961.31

Equity

Operating Surplus(Deficit) 26,239.48

Contingency Fund Balance 491,258.16

Reserve - Depreciation Report 7,239.74

Reserve - Flooring 5,727.58

Reserve - Membrane Repairs 73,090.25

Total Equity 603,555.21

Total Liabilities & Equity 644,516.52

SCHEDULE OF RESERVES

LMS 2869 - THE CALYPSO

Reporting Period Feb 2016

Period Ending 12

YTD Actual

CONTINGENCY RESERVE SCHEDULE

Balance Forward-Prior Year	524,283.72
Current Year Contribution - Contingency	75,000.00
Interest	4,606.52
Transfer From Other Reserves	367.92
Total Income	<u>604,258.16</u>
Transfer To Other Reserve	113,000.00
Total Expenditures	<u>113,000.00</u>
Contingency Fund Balance	<u><u>491,258.16</u></u>

MTCE RESERVE SCHEDULE / SP. LEVY FUND

Mtce Reserve / Special Levy Balance	<u><u>0.00</u></u>
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Statement of Income & Expenses
LMS 2869 - THE CALYPSO
Reporting Period Feb 2016
Period Ending 12

Description	MTD Actual	YTD Actual	YTD Budget	Variance	Annual Budget
INCOME					
STRATA FEES					
Operating Fund Contribution	27,239	326,872	326,871	1	326,871
Contingency Fund Contribution	6,250	75,000	75,000	0	75,000
TOTAL STRATA FEES	33,489	401,872	401,871	1	401,871
Bylaw / Late Payment Fine	-1,736	363	0	363	0
Interest Income	28	260	0	260	0
Miscellaneous Income	316	1,066	0	1,066	0
Move In / Move Out Fee	0	2,550	1,500	1,050	1,500
Parking	60	720	0	720	0
TOTAL INCOME	32,157	406,831	403,371	3,460	403,371
EXPENSES					
OPERATING EXPENSES					
Audit	0	315	300	-15	300
Cleaning and Janitorial Supplies	1,748	21,857	25,000	3,143	25,000
Electrical Repairs / Maintenance	0	1,455	3,000	1,545	3,000
Electricity	1,527	23,828	26,000	2,172	26,000
Elevator Maintenance	575	7,690	8,000	310	8,000
Enterphone	473	5,453	3,300	-2,153	3,300
Fire Equipment Maintenance / Monitoring	543	10,009	6,500	-3,509	6,500
Garbage Removal	801	17,249	17,500	251	17,500
Gas	2,216	26,072	33,000	6,928	33,000
Grounds-Maintenance	0	11,430	9,520	-1,910	9,520
Grounds-Miscellaneous	0	0	5,000	5,000	5,000
HVAC Maintenance	1,179	6,275	5,000	-1,275	5,000
Insurance	4,639	49,766	44,150	-5,616	44,150
Legal Fees	16	689	500	-189	500
Locks and Keys	0	293	750	457	750
Management Fees	2,083	25,001	25,001	0	25,001
Miscellaneous	0	306	1,000	694	1,000
Parking Lot Maintenance	0	5,608	2,500	-3,108	2,500
Pest Control	0	898	750	-148	750
Photocopy & Postage	186	1,965	2,100	135	2,100
Plumbing Repairs	3,810	21,124	17,000	-4,124	17,000
Repair - Exterior	10,349	17,549	20,000	2,451	20,000
Repair - Interior	79	9,281	13,000	3,719	13,000
Roof Maintenance / Repairs	1,140	6,065	5,000	-1,065	5,000
Signage	0	0	250	250	250
Snow Removal	0	263	2,000	1,738	2,000
Security	4,776	4,776	5,000	224	5,000
Water / Sewer	3,833	43,919	42,000	-1,919	42,000
Window Cleaning	0	0	3,750	3,750	3,750
TOTAL OPERATING EXPENSES	39,974	319,137	326,871	7,734	326,871
Reserve - Contingency Fund	6,250	75,000	75,000	0	75,000
TOTAL EXPENSES	46,224	394,137	401,871	7,734	401,871
CURRENT YR NET SURPLUS/(DEFICIT)	-14,067	12,694	1,500	11,194	1,500
Operating Surplus (Deficit) Balance Forward	0	13,545	13,546	-1	13,546
ENDING OP SURPLUS/(DEFICIT)	-14,067	26,239	15,046	11,193	15,046

3/4 VOTE RESOLUTION "A"
SIGNIFICANT CHANGE IN USE OR APPEARANCE OF COMMON PROPERTY
REPLACEMENT OF ELEVATOR LANDING CARPET ON THE 3RD & 4TH FLOORS
WITH TILE - \$6,000 CRF EXPENDITURE

Preamble:

The Strata Council proposes a change in appearance to the existing carpet outside the 3rd and 4th floor elevator landing which is worn out and should be replaced with the same tile, as the 2nd floor elevator landing, as approved at the May 6, 2015 Annual General Meeting. The tile is easier to clean stains and will last much longer than carpet in high traffic areas outside the elevator landings.

WHEREAS Section 71 of the *Strata Property Act* states that a Strata Corporation must not make a significant change in the use or appearance of common property or land that is a common asset unless the change is approved by a resolution passed by a 3/4 vote at an Annual or Special General Meeting;

BE IT RESOLVED by a 3/4 vote resolution of The Owners, Strata Plan LMS 2869, in person or by proxy at this General Meeting, that the Owners grant a change of use or appearance as outlined in Section 71 of the *Strata Property Act*, and that a sum of money not exceeding \$6,000 be transferred from the Contingency Reserve Fund and spent for the purpose of replacing the existing elevator landing carpet on the 3rd and 4th floor elevator landings with tile to improve the appearance and to match the 2nd floor elevator landing tile and building lobby tile.

Strata Property Act

**FORM A
PROXY APPOINTMENT
(Section 56)**

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

Strata Lot _____ of Owners Strata Plan LMS 2869

Address _____

hereby appoint _____

and failing him/her _____

to be my/our proxy to vote at their discretion, unless indicated below, for me/us on my/our behalf at the Annual General Meeting of the Owners Strata Plan LMS 2869 to be held on April 28, 2016 at 7:00 p.m., or at any adjournment thereof. Should any amendment(s) to a Resolution indicated below be put forth at the meeting noted above, the appointed proxy holder may vote at their discretion.

Date

Signature of Owner/Others under Section 54

DESCRIPTION	IN FAVOUR	OPPOSED	ABSTAINED
Budget (Majority Vote)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3/4 Vote Resolution "A" - Significant Change in Use or Appearance of Common Property – Replacement of Elevator Landing Carpet on the 3 rd & 4 th Floors with Tile – \$6,000 CRF Expenditure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: As per Section 56 of the Strata Property Act, a person who provides management services to, or is employed by, the Strata Corporation is not permitted to be appointed as Proxy.