

**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN LMS 4555
QUAYWEST RESORT RESIDENCES**

Held on Wednesday, November 26th, 2008
Within the Boardroom
1033 & 1067 Marinaside Crescent, Vancouver, B.C.

| | | |
|-------------------------------|--|---|
| COUNCIL IN ATTENDANCE: | John Arthur Vince Schiralli Tom Dodd | President/Finance Officer Vice-President |
| PROPERTY MANAGER: | Roger Brandon | Crosby Property Management Ltd. |

The meeting was called to order at 6:30 p.m.

There being no quorum all decisions made at this meeting to be ratified at the next Council Meeting.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held October 16th, 2008 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Council reviewed the October 2008 financial statements. It was noted that the building was still over budget at this time mainly due to unexpected mechanical repairs, increased insurance costs, and the installation of the sprinkler head covers. It was moved/seconded to approve the October 2008 financial statements. CARRIED.

The next Finance Committee meeting will be on Tuesday, January 20th, 2009 at 11:30 a.m. at Crosby Property Management Ltd.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report other than what has been noted in prior minutes. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

There is no litigation to report at this time. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

Sprinkler Heads Covers

The Property Manager reported that the costs to install the in-suite sprinkler head cage covers was to date approximately \$15,000.00. It was expected that this installation many owners had elected to do would ultimately pay for itself immediately, saving the Strata Corporation several thousand dollars by helping to reduce and prevent any incidents where sprinkler heads are inadvertently triggered which in turn would result in significant water damage to the building (the Strata Corporation has a \$50,000.00 water damage deductible). It was noted that additional sprinkler head covers had been ordered for the remainder common areas of the building and would be installed once they arrived. All the sign up information is at the Concierge desk if owners are interested in having these covers installed over the sprinkler heads in their suites (at no charge).

Common Hallway Carpet Replacement

This matter was tabled for review at a later date.

Car Wash Levelling

The Property Manager reported that the grade of the car wash had been adjusted to provide a safer platform for residents and provide a means to direct the water towards the drain.

CORRESPONDENCE

The Strata Council reviewed various noise complaints, and issued fines (where applicable) to owners in regards to various concerns; and reviewed correspondence which had been received from and sent to residents. The Property Manager was asked to respond to any additional correspondence as required.

Strata Web Site

This service is now available: **For Access Go To: www.quavweststrata.com**
Enter: **owner** for the log on; and **4555** for the password.

NEW BUSINESS

Annual Fire Inspection

The Property Manager reported that the Annual Fire Inspection had been completed and the required repairs had been authorized. It was noted that it was recommended that the annunciator panel in the 1067 building be replaced at a cost of \$2240.00 as the display only worked intermittently. The Property Manager mentioned that this was scheduled to be done early February.

Mechanical Maintenance

The Property Manager reported that Latham's was in the process of re-piping the pool dehumidifier to re-circulate the condensate water through the 1067 hot water scavenger heat exchanger which will allow the building to capture and re-circulate most of the condensate heat back into the domestic hot water system to increase its efficiency at a cost of \$2760.00 which in turn, the modifications will pay for itself and the building will have the on-going benefit of a more efficient hot water system.

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In addition, the Property Manager reported that when one of the eleven exhaust fans located throughout the parkade failed, it was noted that they had not been wired for safeties on their motor contactors to prevent the high speed and low speed coming on at the same time causing them to overload and burn out. Safeties will be installed on all eleven fans at a cost of \$2250.00 which is less than the cost of replacing the motors if they failed.

Steam Rooms

The Council noted that the two steam rooms were currently out of operation until replacement parts could be delivered from the supplier in the U.S. which once arrived, would be installed thereafter.

Building Manager Administration

The Property Manager provided the Strata Council with a quote (\$1300.00) to upgrade the Building Manager's office CCTV system and monitor (along with the required cabling) so it could display all the parkade camera views that were currently displayed only at the front security desk. This was tabled for consideration for the next fiscal year.

Christmas Decorations

In response to residents' requests, the Property Manager was asked to have the staff purchase new Christmas trees for each lobby for the upcoming season. The Property Manager mentioned arrangements had been made to have the decorative lights installed in the inner garden area next week.

Food Bank

The Property Manager was asked to arrange with the Head Concierge for food bank donations boxes be made available in the lobby for donated can goods which can be given to those in need during the holiday season.

There being no further business, the meeting was adjourned at 7:20 p.m. The next meeting will be held on Thursday, January 22nd, 2009 at 6:30 p.m.



Roger Brandon, Senior Property Manager
CROSBY PROPERTY MANAGEMENT LTD.

**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN LMS 4555
QUAYWEST RESORT RESIDENCES**

Held on Thursday, October 16th, 2008
Within the Boardroom
1033 & 1067 Marinaside Crescent, Vancouver, B.C.

| | | |
|-------------------------------|---|---|
| COUNCIL IN ATTENDANCE: | John Arthur Vince Schiralli J.B. Bjorknas Don Currie Pat Byrnes Tom Dodd | President/Finance Officer Vice-President |
| GUEST: | David Airey | Building Manager |
| PROPERTY MANAGER: | Roger Brandon | Crosby Property Management Ltd. |

The meeting was called to order at 6:30 p.m.

GUEST BUSINESS

The Building Manger, David Airey provided the Strata Council with a schematic drawing outlining the building's main steam, hot water, and mechanical systems that are controlled and monitored by a computer program by the front desk personnel and an outside agency (Houle). The sanitary and storm pumps, electrical vaults, and the City steam pressure all have alarm systems wired into them to notify staff and the monitoring company if any problems develop which they can then rectify. It was noted that one of the 21 hot water storage tanks had to be replaced at a cost of approximately \$5,000.00. An allowance will be built into next year's mechanical budget to allow funds for future replacement of these tanks which have an average life expectancy between 5 to 8 years. The Building Manager reported that 4 steam control valves had to be either replaced or rebuilt recently at a cost of approximately \$5,000.00 total. In addition, the Building Manager mentioned that the Synder breakers controlling the exhaust fans were no longer being manufactured by the original company however, another firm may have replacements (at lower cost) which hopefully would fit into the existing breaker panels. The Building Manager will follow up on this matter. The Council thanked David Airey for his presentation and input, who then left the meeting.

COUNCIL ADMINISTRATION

Noting that there was a vacancy on Council, it was moved/seconded to nominate Tom Dodd to fill the vacancy on Council left by Jason Stefanko's resignation. CARRIED.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held September 18th, 2008 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Council reviewed the September 2008 financial statements. It was noted that the building was over budget at this time due to some unexpected mechanical repairs, and increased insurance costs, which could be charged to the CRF fund, however, the Council will monitor the expenses over the next couple of months to determine if this will be necessary to bring it back within budgeting parameters. It was moved/seconded to approve the September 2008 financial statements. CARRIED.

The Finance Officer asked the Property Manager to verify with the accountant that the 90 day payable for Central Steam as listed, required correction.

The next Finance Committee meeting will be on Tuesday, November 25th at 11:00 a.m. at Crosby Property Management Ltd.

REPORT ON UNAPPROVED EXPENDITURES

The Council noted that the costs to install the in-suite sprinkler head cage covers was to date approximately \$15,000.00. It was expected that this installation many owners had elected to do would ultimately pay for itself immediately, saving the Strata Corporation several thousand dollars by helping to reduce and prevent any incidents where sprinkler heads are inadvertently triggered which in turn would result in significant water damage to the building (the Strata Corporation has a \$50,000.00 water damage deductible). For more information see "Business Arising – Sprinkler Heads" - below.

There are no other unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

There is no litigation to report at this time. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

Sprinkler Heads

The Property Manager reported that the Contractor was doing the final sprinkler head cover installations in the remainder suites and hopefully these would be completed at the end of the week. The Council asked the Property Manager to arrange to have the contractor install the sprinkler head covers on all remaining common area sprinkler heads. Additional owners who have signed up will be contacted as soon as possible to have their covers installed. All the sign up information is at the Concierge desk if owners are interested in having these covers installed over the sprinkler heads in their suites (at no charge).

Common Hallway Carpet Replacement

The Property Manager provided the Strata Council with some carpet samples to view noting that a few hallway carpets may require replacement in the future due to staining which cannot be permanently removed. Some samples were pre-selected and the Property Manager will obtain larger swatch pieces for further viewing.

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Building Envelope – Follow Up

In review of the remedial building envelope caulking that had been done, the Property Manager reported that the contractor had verified that the rivets holding the panels to the structure were in good shape and that there were no problems to report or be concerned about.

CORRESPONDENCE

The Strata Council reviewed various noise complaints, and issued fines (where applicable) to owners in regards to various concerns; and reviewed correspondence which had been received from and sent to residents. The Property Manager was asked to respond to any additional correspondence as required.

A letter was sent to an owner by the Strata Corporation's lawyer advising they cannot advertise/market their suite for daily rentals (less than 30 days) on the internet which was in essence, in violation of Municipal Zoning Regulations and Bylaws with respect to his lot in the strata plan which was registered as a residential unit and not a commercial unit. Therefore, could not be rented out on a short term basis as he had no license to conduct that type of business. Fines will be assessed to the owner's strata lot if they do not comply with the Strata Corporation's bylaws.

Community Issues

Don Currie is coordinating the residents' involvement in community issues with the City issues in regards to traffic, parking, park use, and development density, etc., that affect QuayWest residents' lives. It is noted that the Strata Council is prohibited from taking direct action to represent residents with other levels of government. People interested are invited to contact him at (donpatcurrie@novuscom.net).

Strata Web Site

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Enter: **owner** for the log on; and **4555** for the password.

NEW BUSINESS

Townhouse Window/Panel Cleaning

A townhouse owner requested that the Council give consideration to budget funds to clean the panels on the townhouses next year noting that the tower panels had been cleaned this year. The Council will obtain quotes to do the panel cleaning and this matter was tabled for further discussion.

New Rule - Renovation/Movement of Goods – Common Area Inspection(s)

The Council recognized the fact that when renovations were being done by contractors, and when residents on the upper floors were moving items up to and from their exterior roof top patios (only), and when delivery or removal of larger items to/from suites were taking place, that the Concierge was not always advised beforehand which would allow them to do a pre-check of the common area to ascertain the current condition of the hallway areas so that if any damage was done, thereafter, there would be no disputes as to who was responsible for the repair costs. Therefore it was moved/seconded that:

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"It is a requirement for those owners/contractors doing renovations, and when residents are having large items delivered to or from suites, and residents who have roof top patios (only) move items up to and from those rooftop patios, that they have their common area hallway checked by the Concierge prior to the renovation or movement of goods taking place. Any existing damage will be noted on the strata's Pre-Inspection Form along with the suite number and date. At the completion of the renovation or movement of goods the Concierge will fill out the Post Inspection part of the form with the Owner/Contractor or tenant noting any additional damage (if any) caused by the work or movement of goods. The Owner of the strata lot will be responsible to cover the cost of any repairs (if required) to the common area of the building."

CARRIED.

There being no further business, the meeting was adjourned at 7:30 p.m. The next meeting will be held on Wednesday, November 26th, 2008 at 6:30 p.m.



Roger Brandon, Senior Property Manager
CROSBY PROPERTY MANAGEMENT LTD.

**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN LMS 4555
QUAYWEST RESORT RESIDENCES**

Held on Thursday, September 18th, 2008
Within the Boardroom
1033 & 1067 Marinaside Crescent, Vancouver, B.C.

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| COUNCIL IN ATTENDANCE: | John Arthur Vince Schiralli J.B. Bjorknas Don Currie Pat Byrnes | President/Finance Officer Vice-President |
| PROPERTY MANAGER: | Roger Brandon | Crosby Property Management Ltd. |

The meeting was called to order at 6:30 p.m.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held July 17th, 2008 as circulated.
CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Council reviewed the July and August 2008 financial statements. It was noted that the building was over budget at this time due to some unexpected mechanical repairs which could be charged to the CRF fund, however, the Council will monitor the expenses over the next couple of months to determine if this will be necessary to bring it back within budgeting parameters. It was moved/seconded to approve the July and August 2008 financial statements. **CARRIED.**

Audit Report: The Strata Council noted that the Audit Report for the last fiscal period was a "clean" audit. Copies of the audit report for owners who are interested are available at the front concierge desk.

The next Finance Committee meeting will be on Wednesday, October 15th at 11:00 a.m. at Crosby Property Management Ltd.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

There is no litigation to report at this time. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

Sprinkler Heads

The Property Manager reported that an additional 43 suites (900 sprinkler head covers) had been installed. Other owners who have signed up will be contacted as soon as possible to have their covers installed. All the sign up information is at the Concierge desk if owners are interested in having these covers installed over the sprinkler heads in their suites (at no charge).

Building Envelope Remedial Caulking

The Property Manager provided the Council two contractor reports which stated that all remedial caulking that was required to be done had been completed on the 1033 tower, and that 80% of the 1067 tower had been completed to date. The remainder of the 1067 tower will be scheduled for next year along with some relatively minor caulking work (\$11,750.00) which needs to be completed on the townhouses this year or next.

Foreclosure Proceedings

It was noted that strata lot 333 was chronically delinquent in paying their strata fees and that they had an outstanding balance of \$9,284.00 owing, notwithstanding that the strata lot had been liened, it was moved/seconded to start foreclosure proceedings on the strata lot, and restrict the fob access for all amenity areas. CARRIED.

Car Wash Area

The Council asked the Property Manager to see if the slope could be re-calibrated on the south-east side of the car wash area or if a fence could be installed to ensure nobody had any problems with the level of the floor. The Property Manager will report back to Council on the matter.

Salt Water Pool Conversion

The Strata Council postponed this makeover (due to budget concerns) realizing it would be prudent to repaint the pool area when this project was done. It was tabled for review at a later date.

Summer Barbecue

The Strata Council noted that the Summer Barbecue was a great success with over 200 residents attending. **A Special Thank You to Council Member, Don Currie for organizing the event (these last several years) and to all of the volunteers who assisted.**

Limited Common Hallway Carpet Replacement

The Property Manager mentioned that carpet samples were being obtained to replace a few hallway carpets which the Council wants replaced due to the fact that they cannot be maintained any longer as a result of staining.

CORRESPONDENCE

The Strata Council reviewed various noise complaints, and issued fines (where applicable) to owners in regards to various concerns; and reviewed correspondence which had been received from and sent to residents. The Property Manager was asked to respond to any additional correspondence as required.

A Reminder To Residents

Please do NOT use the white grocery plastic shopping bags (which have holes in the bottom of them) when transporting household garbage to the compactors and recycling facilities. They drip oil and fluids on the carpets which at times cannot be permanently removed from the common area hallway carpets. All garbage should be double bagged or bagged in proper garbage disposal bags.

A Friendly Reminder To Residents

Please do not leave oversized items (which cannot be deposited into the 1033 garbage compactor) beside the compactor. Please take them to the bin area located in the 1067 Visitor parking area for disposal. Owners are responsible for making arrangements to dispose of electrical appliances, washing machines, garburators, vacuums, dishwashers, televisions, sofa, etc. privately and not use the Strata Corporation's bins or property for these types of items. Your cooperation with this is appreciated.

Another Friendly Reminder To Residents – Balcony/Patio Storage

As per the bylaws of the Strata Corporation, residents are not permitted to hang laundry from railings, store bicycles or other items on their balcony or patio decks other than the permitted small barbecues and patio furniture, and occasional potted plants. Decks and patios must be cleared of all other items so that the overall appearance of QuayWest Resort Residences is maintained to a high standard for the benefit of all residents and owners. We thank you for your attention to these matters.

Community Issues

Don Currie is coordinating the residents' involvement in community issues with the City issues in regards to traffic, parking, park use, and development density, etc., that affect QuayWest residents' lives. It is noted that the Strata Council is prohibited from taking direct action to represent residents with other levels of government. People interested are invited to contact him at (donpatcurrie@novuscom.net).

Strata Web Site

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Enter: **owner** for the log on; and **4555** for the password.

NEW BUSINESS

In-Suite Alarm Battery Replacements

The Property Manager will post a notice advising residents and owners how they can get the in-suite alarm batteries which are starting to fail from the Concierge desk. (See attached notice).

Gazebo

The Property Manager reported that the gazebo had been repainted to preserve the wood.

Common Area Hallway Carpet Cleaning

The Property Manager reported this was being scheduled to be done as soon as possible.

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Building Insurance Appraisal

The Property Manager reported that the building's appraisal report stated that the building (not including land) replacement value was \$133,303,000.00 and the insurance for the building will be adjusted accordingly. It was interesting to note that in 2004 the appraisal for the replacement value at that time was \$93,392,300.00.

Landscape Award

The Strata Council noted that Para Space Landscaping had submitted in some pictures and details (with the Council's permission) to BC Landscape Awards of Excellence competition showing how over time, the gardens were being upgraded from what was originally planted by the Developer (which much of was not suitable material) by working with the Property Manager to remove and re-transplant much of the material (and add new plants as budgeted for annual planting) – and in the end they won (and QuayWest also) the award for the sixth straight year running. Para Space would like to thank the owners of QuayWest for the building's participation.

There being no further business, the meeting was adjourned at 8:20 p.m. The next meeting will be held on Thursday, October 16th, 2008 at 6:30 p.m.



Roger Brandon, Senior Property Manager
CROSBY PROPERTY MANAGEMENT LTD.

**MINUTES
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| COUNCIL IN ATTENDANCE: | John Arthur Vince Schiralli J.B. Bjorknas Don Currie | President/Finance Officer Vice-President |
| PROPERTY MANAGER: | Roger Brandon | Crosby Property Management Ltd. |

The meeting was called to order at 6:30 p.m.

COUNCIL ADMINISTRATION

The Strata Council acknowledged that Jason Stefanko had to resign from the Strata Council because he sold his strata lot. The Strata Council would like to take this opportunity to thank Jason Stefanko for the time he served as a Council Member.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held June 26th, 2008 as circulated.
CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Council reviewed the June 2008 financial statements. It was moved/seconded to approve the June 2008 financial statements. CARRIED.

The next Finance Committee meeting will be on Wednesday, September 17th at 11:00 a.m. at Crosby Property Management Ltd.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

There is no litigation to report at this time. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

Sprinkler Heads

All the sign up information is at the Concierge desk if owners are interested in having these covers installed over the sprinkler heads in their suites (at no charge).

Envelope Remedial Caulking

The Property Manager reported that the contractors were on site doing the remedial caulking budgeted for both towers.

Electrical Vault Cleaning

The Property Manager reported that BC Hydro had set the dates for the electrical vault cleaning (which would necessitate having all the electrical power in the building shut down) as being July 16th and July 23rd, 2008.

(N.B. The July 16th cleaning was cancelled due to the electrical blackout.) Owners will be notified of the vault cleaning (and electrical shut down by separate notice).

Car Wash Area

The Property Manager reported that the car wash membrane and stall levelling had mostly been completed except for the final paint membrane colour to be matched properly.

CORRESPONDENCE

The Strata Council reviewed various noise complaints, and issued fines (where applicable) to owners in regards to various concerns; and reviewed correspondence which had been received from and sent to residents. The Property Manager was asked to respond to any additional correspondence as required.

A Friendly Reminder To Residents

Where possible, it would be much appreciated by many residents if appliances such as washing machines, garburators, vacuums, and dishwashers were not running or used after 11:30 p.m. as the noise carries over to other suites when residents are trying to sleep. Your cooperation with this is appreciated.

Occupancy Bylaw(s) - Reminder

- 1) An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that
 - (a) causes a nuisance or hazard to another person,
 - (b) causes unreasonable noise,
 - (c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,
 - (d) is illegal, or

- (e) is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan. **(ie: Short term rentals less than 30 days not allowed ie: defined as commercial enterprise and strata lots are deemed "residential lots")**.
 - (f) violates any applicable civic bylaw. **(ie: Short term rentals less than 30 days not allowed ie: defined as commercial enterprise and strata lots are deemed "residential lots")**.
- 2) The maximum number of residents permitted to reside in a strata lot is limited as follows:
- (a) in a one-bedroom strata lot - two (2) adults + one young child;
 - (b) in a one-bedroom plus den strata lot – three (3) adults or 2 adults with 2 small children;
 - (c) in a two-bedroom strata lot - four (4) adults;
 - (d) in a two-bedroom plus den strata lot – five (5) adults or 4 adults and two small children;
 - (e) in a three-bedroom strata lot - six (6) adults.

A person is defined as a resident if they live in the strata lot for over thirty (30) days.

Community Issues

Don Currie is coordinating the residents' involvement in community issues with the City issues in regards to traffic, parking, park use, and development density, etc., that affect QuayWest residents' lives. It is noted that the Strata Council is prohibited from taking direct action to represent residents with other levels of government. People interested are invited to contact him at (donpatcurrie@novuscom.net).

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Summer Time Barbecue



WHEN: Date: Tuesday, July 22nd, 2008 – 6:30 pm. to 8:00 pm.
WHERE: Inner Courtyard Garden Area (located on 2nd floor).
WHO: Open to all residents of QuayWest Resort Residences.

NEW BUSINESS

Gazebo

It was moved/seconded to retract a letter permitting a penthouse owner to install a temporary cloth gazebo on their patio deck noting that authorization would not be given. CARRIED.

Administration – Elevators/Fire Alarm System

The Strata Council would like owners to know the fire alarm that went off in the 1033 building recently was due to a faulty fire sensor in a stairwell which would not allow the Concierge or Fire Department to reset the 1033 building elevators. The delay on getting them back on line was not the Concierge's fault. The fire system service contractor had to be called to trace down the faulty sensor before the elevators could be brought back on line. We thank you for your patience in that matter.

In-suite Smoke Detectors

NOTICE

If a smoke detector goes off in your suite it is advisable to open your windows to air out your suite rather than your hallway door (if the smoke is not extreme and nobody's safety is threatened). The hallways are pressurized and will blow the smoke out the windows. If you open your hallway door the smoke will enter the hallway and likely set off the fire alarm for the whole building.

There being no further business, the meeting was adjourned at 7:20 p.m. The next meeting will be held on Thursday, September 18th, 2008 at 6:30 p.m.



Roger Brandon, Senior Property Manager
CROSBY PROPERTY MANAGEMENT LTD.

**MINUTES
OF THE COUNCIL MEETING
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Held on Thursday, June 26th, 2008
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| COUNCIL IN ATTENDANCE: | John Arthur Vince Schiralli J.B. Bjorknas Pat Byrnes Don Currie | President/Finance Officer Vice-President |
| PROPERTY MANAGER: | Roger Brandon | Crosby Property Management Ltd. |

The meeting was called to order at 6:30 p.m.

ELECTION OF FINANCE OFFICER

It was moved/seconded that John Arthur would also retain the position of Finance Officer. CARRIED.

APPROVAL OF COUNCIL MEETING MINUTES

There being no quorum at the last Council Meeting (May 15th, 2008) it was moved/seconded to ratify all the decisions made at the meeting, and adopt the Minutes of the Council Meeting, held May 15th, 2008. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Council reviewed the May 2008 financial statements. It was moved/seconded to approve the May 2008 financial statements. CARRIED.

The Property Manager mentioned that the Strata Corporation's Auditor had completed the audit and the audit statements once received would be forwarded to the Strata Council.

A date will be set for the Finance Officer to review the financial statements with Crosby Property Management Ltd.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

There is no litigation to report at this time. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

Sprinkler Heads

The Property Manager reported that work was still continuing on this project on an on-going basis. All the sign up information is at the Concierge desk if owners are interested in having these covers installed over the sprinkler heads in their suites (at no charge).

Envelope Remedial Caulking

The Property Manager reported that the contractors were on site doing the remedial caulking budgeted for the year on both towers.

Electrical Vault Cleaning

The Property Manager reported that BC Hydro had set the dates for the electrical vault cleaning (which would necessitate having all the electrical power in the building shut down) as being July 16th and July 23rd, 2008. Owners will be notified of the cleaning by separate notice.

Car Wash Area

The Property Manager reported that the car wash membrane and stall levelling had been scheduled to be done during the next month.

Townhouse Area

The Property Manager reported that In Line Projects had made the modifications to ventilate two exterior walls on two townhouses and the job was completed.

Automatic Front Lobby Door Opener

The Council reviewed a request to install an automatic front door opener for the 1033 tower lobby. It was noted that due to the manner in the way the 1033 lobby door was constructed, an auto opener could not be installed on this door.

Parkade Mirror

The Property Manager reported that the additional mirror had been installed at the bottom of the P-1 to P-2 parkade ramp to assist drivers making the turn.

Summer Time Barbecue



WHEN: Date: Tuesday, July 22nd, 2008 – 6:30 pm. to 8:00 pm.
WHERE: Inner Courtyard Garden Area (located on 2nd floor).
WHO: Open to all residents of QuayWest Resort Residences.

CORRESPONDENCE

The Strata Council reviewed various noise complaints, and issued fines (where applicable) to owners in regards to various concerns; and reviewed correspondence which had been received from and sent to residents. The Property Manager was asked to respond to any additional correspondence as required.

Community Issues

Don Currie is coordinating the residents' involvement in community issues with the City issues in regards to traffic, parking, park use, and development density, etc., that affect QuayWest residents' lives. It is noted that the Strata Council is prohibited from taking direct action to represent residents with other levels of government. People interested are invited to contact him at (donpatcurrie@novuscom.net).

Strata Web Site

This service is now available: **For Access Go To: www.quayweststrata.com**
Enter: **owner** for the log on; and **4555** for the password.

NEW BUSINESS

Garage Gates

The Property Manager mentioned that the Building Manager came up with an excellent suggestion to have each gate controlled separately by its own electrical breaker in case one goes down the remainder gates will remain operational. The Property Manager reported the refit had already been completed.

Fire Fan Access Hatch

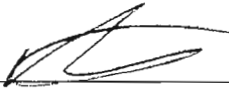
The Property Manager reported that an access panel had been built into the wall of the P-2 mechanical room to expedite servicing of the fire fan.

Minutes of the Council Meeting
The Owners Strata Plan LMS 4555
Held on Thursday, June 26, 2008

Irrigation Drainage

The Property Manager reported that some of the areas around the grounds were having problems draining which would require some re-alignment and configuration of the water irrigation lines and possibly installation of some drainage rock chips to allow the water to escape and drain off properly.

There being no further business, the meeting was adjourned at 8:00 p.m. The next meeting will be held on Thursday, July 17th, 2008.



Roger Brandon, Senior Property Manager
CROSBY PROPERTY MANAGEMENT LTD.

**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN LMS 4555
QUAYWEST RESORT RESIDENCES**

Held on Thursday, May 15th, 2008
Within the Boardroom
1033 & 1067 Marinaside Crescent, Vancouver, B.C.

| | | |
|-------------------------------|---------------|-----------|
| COUNCIL IN ATTENDANCE: | John Arthur | President |
| | J.B. Bjorknas | |
| | Pat Byrnes | |

| | | |
|--------------------------|---------------|---------------------------------|
| PROPERTY MANAGER: | Roger Brandon | Crosby Property Management Ltd. |
|--------------------------|---------------|---------------------------------|

The meeting was called to order at 6:30 p.m.

COUNCIL ADMINISTRATION

There being no quorum, all decisions made at this meeting to be ratified at the next Council Meeting.

ELECTION OF COUNCIL OFFICERS

It was moved/seconded to nominate John Arthur as Council President. CARRIED.
It was moved/seconded to nominate Vince Schiralli as Vice-President. CARRIED.

APPROVAL OF COUNCIL MEETING MINUTES

It was noted that J.B. Bjorknas was present at the last Council Meeting held on February 28th, 2008. It was moved/seconded to adopt the Minutes of the Council Meeting held February 28th, 2008 as amended. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Council reviewed the February through April 2008 financial statements.

(2008/2009) – CRF Expenditures

It was moved/seconded in accordance with the RESA requirements the Strata Council authorizes the Property Management Company to charge water damage, unexpected building repairs, and maintenance expenses related to safety and security issues, (only as required) to the Contingency Reserve for the fiscal period February 1, 2008 to January 31, 2009.” CARRIED.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

There is no litigation to report at this time. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

Water Supply Line Replacement

The Property Manager mentioned that this project had been successfully completed.

Sprinkler Heads

The Property Manager reported that work was still continuing on this project with approximately 850 sprinkler head covers installed to date. All the sign up information is at the Concierge desk if owners are interested in having these covers installed over the sprinkler heads in their suites (at no charge).

Elevator Cameras

The Property Manager reported that all 5 elevator cameras had been successfully installed.

Envelope Remedial Caulking

The Property Manager reported that In-Line Projects was doing the remedial caulking budgeted for this year on the 1067 tower.

Defective Heat Exchange Bundle

The Property Manager reported that one of the 8 steam fed tube bundles in the heat exchangers had to be replaced at a cost of \$6,275.00. The Property Manager was instructed to expense this to the mechanical budget line item cost center.

Dryer Duct Cleaning

The Property Manager reported that the dryer duct cleaning had been completed except for the section immediately under the 1067 tower overhang which will require specialized rope access.

Mews Street Signs

The Council gave consideration to installing street signs at each end of the two "Mews" alley ways between the buildings and determined they were not required at this time.

Electrical Vault Cleaning

The Property Manager reported that BC Hydro had set the dates for the electrical vault cleaning (which would necessitate having all the electrical power in the building shut down) as being July 16th and July 23rd, 2008. Owners will be notified of the cleaning by separate notice.

**Minutes of the Council Meeting
The Owners Strata Plan LMS 4555
Held on Thursday, May 15, 2008**

Car Wash Area

The Strata Council viewed the membrane which had failed around the car wash area and would require replacement. After reviewing quotes, the Council authorized In Line Projects at the quoted cost (\$7750.00) to re-grade the car wash area so the water would run off into the drain and install a new membrane.

CORRESPONDENCE

The Strata Council reviewed various noise complaints, and issued fines (where applicable) to owners in regards to various concerns; and reviewed correspondence which had been received from and sent to residents. The Property Manager was asked to respond to any additional correspondence as required.

Community Issues

Don Currie is coordinating the residents' involvement in community issues with the City issues in regards to traffic, parking, park use, and development density, etc., that affect QuayWest residents' lives. It is noted that the Strata Council is prohibited from taking direct action to represent residents with other levels of government. People interested are invited to contact him at (donpatcurrie@novuscom.net).

Notice To Owners – Shower Mixing Valves

For those residents who are having problems with hot and cold water mixing within their suite piping, the cause of the problem is routinely the mixing valves in the showers that require replacement which is an owner responsibility. They are located within the wall behind the exterior water temperature hand control valve. Please make sure your plumbers install the cartridges the correct way (not in reverse).

Strata Web Site

This service is now available: **For Access Go To: www.quayweststrata.com**
Enter: **owner** for the log on; and **4555** for the password.

NEW BUSINESS

Townhouse Area

The Strata Council approved some additional work to be done by In Line Projects to help ventilate two exterior walls in two townhouses at a cost of \$2,140.00 per unit which will be charged to the building envelope budget line item.

Insurance Appraisal

The Property Manager provided the Strata Council with the most recent appraisal valuing the replacement of the building at \$129,094,802.00.

Staff Administration

The Strata Council reviewed the remuneration for the Head Concierge and Building Manager and approved a 3% salary increase to keep current with the cost of living index. It was noted that they were both doing a very fine job attending to the needs of the residents at QuayWest and the Council extends a thank you to Bruce Stevenson and David Airey in appreciation of their efforts.

Minutes of the Council Meeting
The Owners Strata Plan LMS 4555
Held on Thursday, May 15, 2008

Salt Water Pool System

The Property Manager will make arrangements to install the salt water generator system as quoted (\$2,970.00) for the pool and Jacuzzi. In addition, he advised that it would be an appropriate time to do an acid wash of the pool and Jacuzzi for approximately \$1,600.00 to \$2,000.00 as quoted by Imperial Paddock Pools. It was noted that the pool lane swim line (black painted) would also be straightened out and repainted. The Council authorized the scheduling of the work which will be done late summer noting that the pool would have to be closed for about 2 weeks to complete the project.

Gym Air Filter

The Property Manager mentioned that he had purchased an inexpensive air filter system for the gym area to sanitize the air and filter out dust particles which the Council noted was a good addition to the amenity room.

Automatic Front Lobby Door Opener

The Council reviewed a quote to install an automatic front door opener for the 1067 tower lobby. It was noted that due to the manner in the way the 1033 lobby door was constructed, an auto opener could not be installed on this door. This matter was tabled for further discussion.

1033 Lobby Painting

The Property Manager mentioned he had made arrangements to have some of the walls in the 1033 lobby repainted. The 1067 lobby will be repainted where required later in the year.

Parkade Mirror

The Council requested an additional mirror be installed at the bottom of the p-1 to p-2 parkade ramp to assist drivers making the turn.

Recycling (1067 tower)

The Council requested additional bins be put in place where possible to handle the recycling overflow.

Elevator Pads

The Property Manager advised the Council two new black elevator pads had been ordered to replace the beige existing ones which residents kept writing graffiti on.

Summer Barbeque

A date will be set and Council approved the purchase of 15 folding chairs for same.

Summer Time Barbecue



WHEN: Date To Be Confirmed – 6:30 pm. to 8:00 pm.
WHERE: Inner Courtyard Garden Area (located on 2nd floor).
WHO: Open to all residents of QuayWest Resort Residences.

* A further notice will be sent to residents advising them of the particulars.

There being no further business, the meeting was adjourned at 7:30 p.m. The next meeting will be held on Thursday, June 26th, 2008.

Roger Brandon, Senior Property Manager
CROSBY PROPERTY MANAGEMENT LTD.

**MINUTES
OF THE ANNUAL GENERAL MEETING
THE OWNERS STRATA PLAN LMS 4555
QUAYWEST RESORT RESIDENCES**

Held on Tuesday, April 8th, 2008
Within Sheraton Wall Centre, (Port McNeil Room – 4th Floor – North Tower)
1088 Burrard Street, Vancouver, B.C.

The meeting was called to order at 7:10 p.m. by John Arthur, President of the Strata Corporation.

Crosby Property Management Ltd. was represented by Roger Brandon.

CALLING THE ROLL AND CERTIFICATION OF PROXIES

The attendance register confirmed at the time of commencement of the meeting there were 36 eligible voters in attendance and 48 represented by proxy for a total of 84 votes represented. The quorum requirements not having been achieved the owners waited ½ hour and the meeting proceeded with those present as provided by the bylaws of the Strata Corporation.

PROOF OF NOTICE & RECEIPT OF FINANCIAL STATEMENTS

The Finance Officer and Property Manager reviewed the year end financial statements with the owners and asked any questions they had in regards to them. The Finance Officer reported that the Strata Corporation currently had as of January 31, 2008 a Contingency Reserve Fund balance of \$371,112.00. The Property Manager mentioned that copies of the Audit Report done by independent auditors on behalf of the Strata Corporation would be available to owners to pick up at the Concierge desk when completed in about 6 weeks time.

It was moved/seconded that the notice dated March 11, 2008 complied with the notice requirements and that the financial statements had been received. CARRIED.

APPROVAL OF GENERAL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Annual General Meeting held April 4, 2007 as circulated. CARRIED.

REPORT ON INSURANCE COVERAGE

The Property Manager reviewed the insurance summary sheet with the owners and answered any questions they had in regards to the building's insurance policy. The owners were reminded that the Strata Corporation's water loss insurance deductible was currently \$50,000.00 and that it was the individual strata lot owner's responsibility to cover any water losses below the deductible that they (or their tenants) were responsible for in regards to their strata lot, and any other owners' strata lots which may be damaged which they may be held responsible for, and including any common area property.

Minutes of the Annual General Meeting
The Owners Strata Plan LMS 4555
Held on Tuesday, April 8, 2008

The Property Manager mentioned that BFL Canada, the building's insurers had a Regal Homeowner policy that provided additional private coverage in conjunction with the Strata Corporation's insurance which owners could enquire about by calling them at (604) 669-9600.

It was moved/seconded that the report on insurance coverage had been received. CARRIED.

PRESIDENT'S REPORT

The President, John Arthur introduced the Strata Council members, and the Property Manager to the owners and thanked them for attending the Annual General Meeting. The President mentioned that due to personal commitments, some of the Council members were not able to attend the meeting.

The President reviewed the major projects that had been completed over the past year, noted as follows:

Domestic Water Line Replacement:

The Strata Corporation raised \$82,000.00 for the purpose of replacing all of the thin plastic domestic water supply lines with metal braided supply lines for all sinks in each strata lot to ensure the building did not experience any further water escape problems as a result of faulty supply lines which would keep the insurance deductibles down. It was noted that during the course of the retrofit that the contractor doing the work found that many lines were in fact very loose and likely would have let go in the near future. The project was able to be completed \$22,000.00 under budget and as per the resolution, the remainder funds were accrued to the Contingency Reserve Fund of the Strata Corporation.

Sprinkler Head Cover Project:

The President reported that approximately 70 suites (involving 1200 sprinkler head covers) had signed up at the Concierge desk so arrangements could be made with owners who wanted them installed (at no cost) in their suites – to be done. It was noted that this project was being done as a preventative measure to prevent future water loss incidents related to sprinkler heads being compromised leading to increased insurance deductibles, premiums, and repair costs which the Strata Corporation (and owners) ultimately would have to absorb for such incidents. The installation was being done in sections over several months at a reduced cost and was approximately 60% complete to date. **Owners are encouraged to sign up at the Concierge desk if they are interested in having them installed in their suite.**

Gym Equipment Upgrade:

The old gym equipment (notably treadmills) had come to the end of their life cycle and were getting too costly to maintain. The Strata Council elected to purchase 4 new pieces of gym equipment (2 treadmills, 1 adaptive motion trainer, and 1 bike) which had been installed in the gym much to the appreciation of the residents who used the facilities.

Minutes of the Annual General Meeting
The Owners Strata Plan LMS 4555
Held on Tuesday, April 8, 2008

Elevator Flooring:

The floors in the elevators had been redone due to wear and tear, but unfortunately, the Contractor had to go back and replace the new tiles (at his cost) due to the fact that the tiles showed signs of staining once sealed, since the tile itself was compromised. New tile was ordered and installed. It was noted that this project had taken much longer than anticipated because of the work stoppage over the holidays, the problems with the tile, and the necessity to work around move-in and move-out schedules with respect to the shut down of the elevators.

Elevator Cameras:

The President mentioned that 5 new elevator cameras had been installed in the elevators for security reasons, and to help combat vandalism incidents, and to monitor the use of the property with respect to the bylaws of the Strata Corporation including how pet owners handled their pets in the elevators.

Common Area Painting:

The Strata Corporation raised \$70,000.00 for the purpose of repainting all the common area hallways, parkade lobbies, and amenity rooms last year – and all of the funds were used for that purpose. The President explained that as part of the normal maintenance cycle, and responding to residents' requests, noting that the walls required painting in many hallways. The colours were chosen to increase light levels and update the appearance of the hallways and the Council noted the vast majority of owners were pleased with the outcome.

The President mentioned in **looking forward to the year ahead**, the Strata Council would be concentrating on the following, in addition to the regular administration of the building, noted as follows:

In-Suite Toilet Valve Advisory:

An advisory memo had been sent to all owners advising that the original water control Smart Valve [American Standard part number 3198000] installed in toilets in suites and townhouses have been failing at an increasing rate. The water control valves (known in the industry as "the yellow duck") are 6 years old. It is highly recommended that owners replace these valves with another type of valve at the first opportunity to avoid any water escape incidents in the future. The President mentioned that the replacement of these toilet valves is not the responsibility of the Strata Corporation - it is the owner's responsibility to maintain and repair their strata lot in order to prevent damage to the building. [Please see the attached advisory notice which shall form part of these minutes.]

Envelope Remedial Caulking:

The President reported that the remedial caulking project which was part of normal maintenance was not able to be completed last year due to the unavailability of the contractors to obtain swing stages which are in extreme short supply in the Lower Mainland at this time due to all the new construction going on.

Minutes of the Annual General Meeting
The Owners Strata Plan LMS 4555
Held on Tuesday, April 8, 2008

It was noted that this work was scheduled to be done this year and was combined with this year's allotment for caulking under the budget line item building envelope maintenance.

Salt Water Pool Conversion:

The Strata Council reviewed a proposal to change the manner in which chlorine is distributed into the pool water from the present liquid chlorine dispenser to a salt water system which is much easier on the skin. The Property Manager verified with the mechanical maintenance people that the pool equipment could handle the changeover (and it would be much better on the equipment and for the overall air quality) if the owners decided they wanted to proceed with this option. After a brief discussion, it was moved/seconded by the owners to proceed with the salt water conversion system. CARRIED.

Handicapped Access:

Although the building had been built to certain specifications at the time, which in some areas did not provide for handicapped access, the President mentioned that the Council was taking steps to make the property more accessible to the handicapped. New pathways have been installed in the inner garden area which will allow wheelchair access and the Council was looking into the feasibility of installing automatic lobby doors for the handicapped. In addition, the President mentioned that building staff and Council were working with the Fire Department to ensure those handicapped, and those in need of assistance, in the event of a fire or emergency would be able to be located quickly and evacuated without delay. Once the plan details had been worked out and finalized, residents would be notified thereafter.

In closing, the Chairman, on behalf of the President and owners, thanked the Strata Council members, the Property Manager, and the building staff for their hard work and dedication during the past year.

APPROVAL OF PROPOSED OPERATING BUDGET

The Finance Officer reviewed the proposed operating budget with the owners and asked any questions they had in regards to the budget.

It was noted that there was an increase in strata fees proposed for the upcoming fiscal year in order to cover increased operating costs and funding for the on-going maintenance of the building envelope which is required to be done to maintain the building envelope warranty. In addition to the normal maintenance costs associated with running the building, extra funding has been provided for two non-annual maintenance projects the Strata Council feels need to be done to maintain the building to the standard required for the owners, being, dryer duct cleaning (\$16,500.00), and the cleaning of the building's exterior panel system (\$37,000.00), totaling \$53,500.00 - as noted on the budget line item Special Projects.

It was moved/seconded to approve the proposed operating budget as circulated for the fiscal year February 1, 2008 to January 31st, 2009.

**Minutes of the Annual General Meeting
The Owners Strata Plan LMS 4555
Held on Tuesday, April 8, 2008**

Discussion:

The Finance Officer, Ed Young reported that overall, the building was doing very well and the Strata Council was attending to the building's needs on a pro-active basis in regards to maintaining the envelope of the building and keeping insurance premiums as low as possible. It was noted by the Strata Council that the main concern during the past several years was the fact that the Strata Corporation was still dealing with water loss incidents on a regular basis (partly due to the size of the building) some of which were avoidable. That being said, the Finance Officer said the Strata Corporation spent approximately \$94,000.00 last year in emergency clean up cost and repairs attributable to non-claimable water escape incidents arising from various reasons and events. On behalf of the Council, the Finance Officer explained the proposed \$75,000.00 contribution to the CRF fund in the proposed budget was a minimal contribution and the owners would be prudent to increase the contributions or provide funding to cover the water loss incidents that the strata was responsible to cover the minimum over the years averaging about \$50,000.00 per year to ensure the CRF fund kept growing rather than diminishing.

After a general discussion on the matter, it was moved/seconded to amend the original motion to provide \$50,000.00 additional funding for the CRF fund raising it from \$75,000.00 to \$125,000.00.

Discussion:

After a brief general discussion as to the pros and cons of whether it would be better to provide \$50,000.00 extra in the budget as a line item – insurance deductible- rather than putting the money directly into the CRF fund, it was moved/seconded to amend the amendment to provide \$50,000.00 in additional funding as a budget line item rather than an additional contribution to the CRF fund.

Following the discussion, the Chairperson called for the vote on the amendment to the amendment, the result being 84 IN FAVOUR, 2 OPPOSED, 0 ABSTAINED. CARRIED.

There being no further discussion the Chairperson called for the vote to approve the proposed operating budget as circulated for the fiscal year February 1, 2008 to January 31st, 2009, with the amendment as noted to provide \$50,000.00 in additional funding as a budget line item – insurance deductible, the result being 86 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. CARRIED.

PLEASE SEND (12) TWELVE POST-DATED CHEQUES PAYABLE TO STRATA PLAN LMS 4555. ANY CHANGE IN STRATA FEES IS EFFECTIVE FROM FEBRUARY 1, 2008.

ANY OWNER ON P.A.P. WILL AUTOMATICALLY HAVE THEIR WITHDRAWAL FOR STRATA FEES ADJUSTED. PLEASE NOTE, THIS WILL BE RETROACTIVE BASED ON THE FISCAL YEAR END. OWNERS THAT PAY THEIR STRATA FEES THROUGH AUTOMATIC E-BANKING MUST RE-SUBMIT THE NEW STRATA FEE AMOUNT FOR FUTURE MONTHS AS WELL AS ANY RETROACTIVE PAYMENT IF NECESSARY.

If you have any questions regarding your account, please contact Po Cheng in our accounting department at 604-689-6978.

Minutes of the Annual General Meeting
The Owners Strata Plan LMS 4555
Held on Tuesday, April 8, 2008

GENERAL DISCUSSION

Pet Management:

Two Owners mentioned they were very upset with some pet owners who allowed their animals to relieve themselves on common area property (including inside the elevators and parking garage) and requested that the strata council and concierge staff enforce the building's pet bylaws (as best possible) to ensure these pets were kept on leashes and that the owners of the pets were held responsible. The owner suggested that the council look into furthering some sort of education program to help cut down on these types of incidents. The Property Manager mentioned that the Strata Council will deal very strongly with any pet owner who was contravening the pet bylaws, levying fines of up to \$200.00 per incident, and in cases where the pet was deemed to be a continuing problem, the council would request the pet be removed from the building. There was a brief general discussion on this matter and it was noted that the building staff were not always present when these types of incidents occurred and it was up to other owners to either advise the pet owner directly if they witnessed something or tell the building staff (with description of pet and suite address if possible) when these types of events occurred so the matter could be followed up on.

Community Issues:

An Owner mentioned he was very concerned about the new projects going up around QuayWest noting that a Developer was obtaining significantly higher density building permits from City Hall than what was originally proposed for the original zoning regulations. One of the residents, Don Currie, raised the issue of people getting involved in community issues with the city. He pointed out that the Strata Council is prohibited from taking action to represent residents with other levels of government. He said that there are issues with traffic, parking, park use, development density etc. that affect QuayWest residents' lives. He volunteered to call a meeting at QuayWest where issues could be raised and appropriate action taken. People interested are invited to contact him at (donpatcurrie@novuscom.net) An organizational meeting will take place near the end of April. Notice will be provided later.

Building Administration:

The Owners requested that staff take down the elevator pads at the end of the day (and remove the carpets) at the end of move-ins/outs so they not be left up overnight. The President mentioned that there were some staffing problems with respect to this due to the amount of moves and time it took to re-install the pads in the morning but the Council and Property Manager would see what changes could be made to implement this policy. It was noted it was brought up before at the last AGM. It was also noted that staff must be told that they are not to give permission to people moving out or in after the prescribed hours.

In closing, it was noted that many owners came up to the Council, and Property Manager, and told them they were very happy with the way QuayWest was being managed and thanked them.

**Minutes of the Annual General Meeting
The Owners Strata Plan LMS 4555
Held on Tuesday, April 8, 2008**

ELECTION OF COUNCIL

The three people elected to the Council at this meeting will hold office for a 2 year period in accordance with the bylaws of the Strata Corporation.

The following persons agreed to stand for Council:

Vince Schiralli
Patricia Byrne
Ed Young

It was moved/seconded to close nominations. CARRIED.

The above mentioned were elected by acclamation.

There being no further business, it was moved/seconded to terminate the meeting at 9:00 p.m. CARRIED.

Roger Brandon
Senior Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office #(604) 683-8900
www.crosbypm.com

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| <p>Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.</p> |
|--|

ONLINE/TELEPHONE BANKING

Crosby offers you convenience!

Crosby Property Management Ltd. has established electronic banking relationships with the major chartered banks and all participating credit unions in BC (i.e. Vancity, Coast Capital Savings, etc.) to make it easier for you to remit your strata fees, special levies, etc.

I'M INTERESTED, HOW DO I DO THIS?

1. Go to bill payment option and set up "**Crosby Property Management Ltd. (Strata)**" as a vendor.
2. You will be required to provide your **Crosby personally assigned unique reference number** (without dashes or spaces). This number can be found in your Crosby correspondence.
3. Enter your payment amount and payment date. You should also be able to set this up as a recurring payment every month.

WHEN SHOULD I MAKE MY PAYMENTS?

It takes 1 to 3 business days for us to receive your payment depending on your financial institution. Please note it is the customer's responsibility to ensure that payments are received by Crosby Property Management Ltd. by the due date to avoid any late payment fines.



March 11, 2008

TO ALL OWNERS
STRATA PLAN LMS 4555
QUAYWEST RESORT RESIDENCES
VANCOUVER, B.C.

Dear Owner:

RE: ANNUAL GENERAL MEETING

Please find enclosed the Notice of Meeting together with an Agenda, a Proxy Form and other information which you should bring with you to the meeting for reference.

We wish to take this opportunity to remind you that your strata bylaws may state that **no owner is entitled to vote at a General Meeting unless all strata fees have been paid in full.** You would then need to ensure that your account is up-to-date, as no payment can be made at the actual time of the meeting, unless in the form of a cheque.

If you are unable to attend this meeting, please complete the attached Proxy Form and forward it to a representative of your choice who will be attending the meeting, thereby enabling your representative to vote on your behalf. We encourage all owners to be represented at this meeting.

If you require further information or assistance regarding the foregoing or attached, please do not hesitate to contact me.

Yours truly,

CROSBY PROPERTY MANAGEMENT LTD.
Agent for the Owners

Roger Brandon
Property Manager

RB/cm

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TO ALL OWNERS, STRATA PLAN LMS 4555
QUAYWEST RESORT RESIDENCES
VANCOUVER, B.C.

NOTICE OF THE ANNUAL GENERAL MEETING

DATE: Tuesday, April 8, 2008

TIME: 7:00 pm. - Registration commences at 6:30 pm.

PLACE: Sheraton Wall Centre, (Port McNeil Room – 4th Floor)
1088 Burrard Street, Vancouver, B.C.

AGENDA:

1. The Chairperson calls the meeting to order at 7:00 pm.
2. Calling of the roll and certification of proxies.
3. Proof of Notice of Meeting or waiver of notice and acknowledgement of receipt of financial statements (attached).
4. Approval of the Minutes of the Annual General Meeting held on April 4, 2007 (as previously circulated).
5. Acknowledgement of receipt of report on insurance coverage (attached).
 - Insurance – Water Damage (Below) Insurance Deductibles
6. President's Report.
 - Domestic Water Line Replacement Project
 - Toilet Water Control Valves
 - Sprinkler Head Covers
 - Gym Equipment Upgrade
 - Elevator Flooring
 - Common Area Painting
 - Building Envelope Caulking
 - Salt Water Pool Conversion
7. Approval of the proposed Operating Budget (attached).
8. General Discussion.
9. Election of 3 Council Members (for a 2 year term per bylaws).
10. Adjournment.

Balance Sheet (Accrual)
LMS 4555 - QUAY WEST - (lms4555)
Months: 01/2008

Roger

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2/28/08
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Assets

Current Assets

Cash

| | |
|---|------------|
| Petty Cash | 600.00 |
| Bank - Operating Account | 135,291.97 |
| Bank - Contingency Reserve | 118,352.66 |
| Bank - Maintenance Reserve/Special Levy | 15,982.93 |
| GIC-Contingency Reserve | 123,934.44 |
| GIC (CRF) - Other Banks | 132,000.00 |

Total Cash 526,162.00

Accounts Receivable 27,485.24

Accounts Receivable-Others 5,914.14

CRF - Due from Oper Fund 7,434.48

Other Reserve - Due from Oper Fund 2,544.00

CRF - Due from Other Reserves 1,075.90

Prepaid Insurance 72,243.40

Total Current Assets 642,859.16

Total Assets 642,859.16

Liabilities & Equity

Liabilities

Accounts Payable 205,404.41

Accrued Payable 24,158.33

Oper Fund - Due to CRF 7,434.48

Other Reserves - Due to CRF 1,075.90

Oper Fund - Due to Other Reserve 2,544.00

Prepayment - Revenue 11,052.25

Total Liabilities 251,669.37

Equity

Operating Surplus(Deficit) -2,943.51

Contingency Fund Balance 371,112.34

Maintenance Reserve/Special Levy Fund Balance 23,020.96

Total Equity 391,189.79

Total Liabilities & Equity 642,859.16

SCHEDULE OF RESERVES

LMS 4555 - QUAY WEST
Reporting Period Jan 2008
Period Ending 12

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2/28/08
02:00 PM

YTD Actual

CONTINGENCY RESERVE SCHEDULE

| | |
|-------------------------------------|--------------------------|
| Balance Forward-Prior Year | 376,251.08 |
| Current Yr Contribution-Contingency | 99,999.96 |
| Interest | 15,206.73 |
| Total Income | <u>491,457.77</u> |
| Building Repairs | 6,104.52 |
| Insurance Claim | 19,397.78 |
| Water Damage | 94,843.13 |
| Total Expenditures | <u>120,345.43</u> |
| Contingency Fund Balance | <u><u>371,112.34</u></u> |

MTCE RESERVE SCHEDULE / SP. LEVY FUND

| | |
|-------------------------------------|-------------------------|
| Interest | 2,176.74 |
| Special Levy | 81,999.96 |
| Special Levy | 69,999.51 |
| Total Income | <u>154,176.21</u> |
| Administration | 1,721.44 |
| Painting | 69,761.75 |
| Refund | 4,302.96 |
| Water Supply Line Replacement | 55,369.10 |
| Total Expenditures | <u>131,155.25</u> |
| Mtce Reserve / Special Levy Balance | <u><u>23,020.96</u></u> |

Statement of Income & Expenses

LMS 4555 - QUAY WEST
Reporting Period Jan 2008
Period Ending 12

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| Description | MTD Actual | YTD Actual | YTD Budget | Variance | Annual Budget |
|---|----------------|------------------|------------------|----------------|------------------|
| INCOME | | | | | |
| STRATA FEES | | | | | |
| Operating Fund Contribution | 123,680 | 1,484,162 | 1,484,162 | 0 | 1,484,162 |
| Contingency Fund Contribution | 8,333 | 100,000 | 100,000 | 0 | 100,000 |
| TOTAL STRATA FEES | 132,013 | 1,584,162 | 1,584,162 | 0 | 1,584,162 |
| Bylaw/Late Pymt Fine | 1,040 | 18,430 | 6,000 | 12,430 | 6,000 |
| Gas-Assessment | 2,875 | 34,498 | 34,500 | -2 | 34,500 |
| Interest Income | 393 | 4,959 | 1,500 | 3,459 | 1,500 |
| Miscellaneous Income | 0 | 1,920 | 1,000 | 920 | 1,000 |
| Move In/Out Fee Revenue | 1,050 | 11,050 | 15,000 | -3,950 | 15,000 |
| TOTAL INCOME | 137,372 | 1,655,018 | 1,642,162 | 12,856 | 1,642,162 |
| EXPENSES | | | | | |
| OPERATING EXPENSES | | | | | |
| Administration | 607 | 16,736 | 12,000 | -4,736 | 12,000 |
| Audit | 2,915 | 2,915 | 3,000 | 85 | 3,000 |
| Bank Charges/Interest | 10 | 120 | 120 | 0 | 120 |
| Building Envelope Maintenance | 11,147 | 12,785 | 35,000 | 22,215 | 35,000 |
| Caretaker Wages & Benefits | 6,406 | 75,372 | 75,000 | -372 | 75,000 |
| Carpet Cleaning | 0 | 4,895 | 4,300 | -595 | 4,300 |
| Communications | 1,064 | 22,910 | 19,000 | -3,910 | 19,000 |
| Concierge | 15,600 | 179,230 | 177,000 | -2,230 | 177,000 |
| Electricity | 10,928 | 109,475 | 119,000 | 9,525 | 119,000 |
| Equipment Maintenance | 10,184 | 60,433 | 59,000 | -1,433 | 59,000 |
| Fire Alarm System | 10,918 | 29,821 | 23,000 | -6,821 | 23,000 |
| Garbage Removal | 2,161 | 32,846 | 31,000 | -1,846 | 31,000 |
| Gas | 5,358 | 30,969 | 34,500 | 3,531 | 34,500 |
| Grounds-Maintenance | 1,718 | 46,600 | 41,000 | -5,600 | 41,000 |
| Insurance | 9,816 | 109,204 | 105,000 | -4,204 | 105,000 |
| Janitorial Services | 8,437 | 102,706 | 97,500 | -5,206 | 97,500 |
| Legal Fees | 16 | 2,304 | 2,500 | 196 | 2,500 |
| Management Fees | 6,405 | 77,534 | 77,595 | 61 | 77,595 |
| Mechanical Maintenance | -286 | 70,210 | 80,000 | 9,790 | 80,000 |
| Recreation Facilities | 27,615 | 60,292 | 38,000 | -22,292 | 38,000 |
| Repair & Maintenance | 15,885 | 143,072 | 130,000 | -13,072 | 130,000 |
| Special Projects | 26,436 | 28,291 | 30,700 | 2,409 | 30,700 |
| Steam Heat | 27,476 | 218,074 | 220,000 | 1,926 | 220,000 |
| Water/Sewer | 7,621 | 81,660 | 89,000 | 7,340 | 89,000 |
| Window Cleaning | 415 | 39,466 | 39,000 | -466 | 39,000 |
| TOTAL OPERATING EXPENSES | 208,850 | 1,557,917 | 1,542,215 | -15,702 | 1,542,215 |
| Reserve-Contingency Fund | 8,333 | 100,000 | 100,000 | 0 | 100,000 |
| TOTAL EXPENSES | 217,183 | 1,657,917 | 1,642,215 | -15,702 | 1,642,215 |
| CURRENT YR NET SURPLUS/(DEFICIT) | -79,812 | -2,899 | -53 | -2,846 | -53 |
| Operating Surplus (Deficit) B/F | 0 | -44 | 53 | -97 | 53 |
| ENDING OP SURPLUS/(DEFICIT) | -79,812 | -2,944 | 0 | -2,944 | 0 |

LMS4555 - Quay West
Maintenance Reserve Analysis
As of January 31, 2008

Water Supply Line Replacement

| | |
|--|-------------------|
| Resolution "A" - Domestic Water Supply Line Replacements | \$ 81,999.96 |
| Interest Earned | 1,553.78 |
| Less: Administrative Fees | (860.72) |
| Rafael's Construction - Water Supply Line Replacement | (55,369.10) |
| Refund per PM on Dec 4, 2007 | <u>(4,302.96)</u> |

Ending Water Supply Line Project Surplus ==> \$ 23,020.96
(To be transferred to CRF per Res "A" in April 4, 2007 AGM minutes)

Common Area Painting

| | |
|---------------------------------------|--------------------|
| Resolution "C" - Common Area Painting | \$ 69,999.51 |
| Interest Earned | 622.96 |
| Less: Administrative Fees | (860.72) |
| Westview Painting | (16,748.00) |
| Alumni Painters | <u>(53,013.75)</u> |

Ending Common Area Painting Deficit ==> \$0.00

Interest Earned from VanCity

Maintenance Reserve/Special Levy Balance per January 2008 Balance Sheet ==> \$ 23,020.96

SUMMARY OF COVERAGES

| | | | | | |
|--|--|---|---------------|---|--|
| Insured: | The Owners, Strata Plan LMS4555, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners. | | Payee: | To 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. | |
| Property Manager: | Crosby Property Management Ltd. | | Term: | One Year | |
| Coverage: | STRATA | | From: | September 12, 2007 | |
| | | | To: | September 12, 2008 | |
| Policy No. | Coverages | Underwriters | | | |
| BFL04LMS4555 | Property | AXA Pacific Insurance Company St. Paul Fire & Marine Insurance Company Aviva Insurance Company | | | |
| | Lock and Key | St. Paul Fire & Marine Insurance Company | | | |
| | Pollution Liability | XL Insurance Company, Ltd. | | | |
| | Comprehensive Crime | St. Paul Fire & Marine Insurance Company | | | |
| | Commercial General Liability | | | | |
| | Condominium Directors and Officers Liability | Great American Insurance Group | | | |
| | Boiler and Machinery | Boiler Inspection & Insurance | | | |
| | Comprehensive Glass | St. Paul Fire & Marine Insurance Company | | | |
| | Volunteer Accident | | | | |
| | Non-Owned Automobile | | | | |
| Property Insured: | 1033 Marinaside Crescent, Vancouver, BC V6Z 3A3 130 - 190 Coopers Mews, Vancouver, BC V6Z 3A2 1032 - 1062 Pacific Blvd., Vancouver, BC V6Z 3A1 1067 Marinaside Crescent, Vancouver, BC V6Z 3A4 1035 - 1065 Marinaside Crescent, Vancouver, BC V6Z 3A5 101 - 177 Boat House Mews, Vancouver, BC V6Z 2Z9 QUAY WEST RESORT RESIDENCES | | | | |
| Perils Insured: | All Risks as defined, subject to \$10,000 Deductible except \$50,000 Deductible for Water Damage/Sewer Back-up Damage, \$50,000 Deductible for Flood Damage, 10% Deductible for Earthquake Damage, \$ 250 Deductible for Lock & Keys, Stated Amount Co-insurance Clause; Replacement Cost; By-Laws Increased Amount; Data Exclusion; Terrorism Exclusion; Mould Exclusion; | | | | |
| Property Coverage: | \$ 107,033,293 \$ 10,000 | Buildings, including Earthquake Damage Coverage Lock & Keys | | | |
| Boiler & Machinery: | \$ 100,000,000 \$ 100,000 | Property Damage Extra Expense Subject to: \$1,000 deductible | | | |
| Liability Coverage: | \$ 10,000,000 \$ 10,000,000 | Commercial General Liability, Subject to \$1,000 Bodily Injury/Property Damage Deductible Non Owned Automobile | | | |
| Crime Insurance: | \$ 25,000 \$ 10,000 | Employee Dishonesty Comprehensive Crime | | | |
| Condominium Directors & Officers Liability: (Including Property Managers) | \$ 5,000,000 | each claim/annual omissions aggregate | | | |
| Glass: | | Residential Blanket – Subject to \$1,000 Deductible | | | |
| Pollution Remediation Liability: | \$ 1,000,000 | Subject to \$25,000 Deductible \$2,000,000 Aggregate | | | |
| Volunteer Accident: | \$ See Policy Wordings | See Policy Wordings | | | |
| Conditions: | This record sheet is intended for reference only. Please refer to your policy(ies) for complete details. | | | | |
| BFL Canada Insurance Services Inc. | | | | | |



March 11, 2008

QuayWest Resort Residences

2008/2009 Budget Notes

There is an average increase of approximately 4.9 % in strata fees proposed for the upcoming fiscal year in order to cover increased operating costs and funding for the on-going maintenance of the building envelope which is required to be done to maintain the building envelope warranty. In addition to the normal maintenance costs associated with running the building extra funding has been provided for two non-annual maintenance projects the Strata Council feels need to be done to maintain the building to the standard required for the owners, being, dryer duct cleaning (\$16,500.00), and the cleaning of the building's exterior panel system (\$37,000.00), totalling \$53,500.00 - as noted on the budget line item Special Projects.

Yours truly,

CROSBY PROPERTY MANAGEMENT LTD.

Agent for the Owners

Roger Brandon
Senior Property Manager

LMS 4555 - QUAY WEST
Proposed Budget
Feb 01, 2008 to Jan 31, 2009

3/10/08
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| | <u>Actual to</u> <u>31-Jan-08</u> <u>(12 Months)</u> | <u>2007/2008</u> <u>Budget</u> | <u>Proposed</u> <u>2008/2009</u> <u>Budget</u> |
|---------------------------------------|--|-----------------------------------|--|
| <u>INCOME</u> | | | |
| <u>FEES</u> | | | |
| Operating Fund Contribution | 1,484,162 | 1,484,162 | 1,591,464 |
| Contingency Fund Contribution | 100,000 | 100,000 | 75,000 |
| TOTAL FEES | 1,584,162 | 1,584,162 | 1,666,464 |
| Bylaw/Late Pymt Fine | 18,430 | 6,000 | 10,000 |
| Gas-Assessment | 34,498 | 34,500 | 33,000 |
| Interest Income | 4,959 | 1,500 | 1,500 |
| Miscellaneous Income | 1,920 | 1,000 | 1,000 |
| Move In/Out Fee Revenue | 11,050 | 15,000 | 10,000 |
| TOTAL INCOME | 1,655,018 | 1,642,162 | 1,721,964 |
| <u>EXPENSES</u> | | | |
| <u>OPERATING EXPENSES</u> | | | |
| Administration | 16,736 | 12,000 | 14,000 |
| Audit | 2,915 | 3,000 | 3,000 |
| Bank Charges/Interest | 120 | 120 | 120 |
| Building Envelope Maintenance | 12,785 | 35,000 | 95,000 |
| Caretaker Wages & Benefits | 75,372 | 75,000 | 77,000 |
| Carpet Cleaning | 4,895 | 4,300 | 5,000 |
| Communications | 22,910 | 19,000 | 19,000 |
| Concierge | 179,230 | 177,000 | 180,000 |
| Electricity | 109,475 | 119,000 | 120,500 |
| Elevator Maintenance | 60,433 | 59,000 | 61,000 |
| Fire System | 29,821 | 23,000 | 23,000 |
| Garbage Removal | 32,846 | 31,000 | 34,000 |
| Gas | 30,969 | 34,500 | 33,000 |
| Grounds-Maintenance | 46,600 | 41,000 | 45,000 |
| Insurance | 109,204 | 105,000 | 115,000 |
| Janitorial Services | 102,706 | 97,500 | 104,000 |
| Legal Fees | 2,304 | 2,500 | 2,000 |
| Management Fees | 77,534 | 77,595 | 78,400 |
| Mechanical Maintenance | 70,210 | 80,000 | 72,000 |
| Recreation Facilities | 60,292 | 38,000 | 35,000 |
| Repair & Maintenance | 143,072 | 130,000 | 120,000 |
| Special Projects | 28,291 | 30,700 | 53,500 |
| Steam Heat | 218,074 | 220,000 | 225,000 |
| Water/Sewer | 81,660 | 89,000 | 89,000 |
| Window Cleaning | 39,466 | 39,000 | 40,500 |
| TOTAL OPERATING EXPENSES | 1,557,917 | 1,542,215 | 1,644,020 |
| Reserve-Contingency Fund | 100,000 | 100,000 | 75,000 |
| TOTAL EXPENSES | 1,657,917 | 1,642,215 | 1,719,020 |
| CURRENT YEAR SURPLUS/(DEFICIT) | (2,899) | (53) | 2,944 |
| Operating Surplus (Deficit) B/F | (44) | 53 | (2,944) |
| ENDING OP SURPLUS/(DEFICIT) | (2,944) | 0 | 0 |

10-Mar-08

LMS4555-QUAY WEST
CONTINGENCY RESERVE BUDGET (s103)
February 1, 2008 to January 31, 2009

| | | |
|---|----|----------------|
| Opening Balance of Contingency Reserve Fund (CRF) | \$ | 371,112 |
| Contingency Reserve Fund Contributions (per calculation below) | | <u>75,000</u> |
| Estimated Balance of Contingency Reserve Fund at the end of the fiscal year | \$ | <u>446,112</u> |

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

unit entitlement of strata lot x Contingency Reserve Fund Contributions
total unit entitlement of all strata lots

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 = | 1,484,162 (A) |
| Current year's annual operating fund contribution = | 1,591,464 (B) |
| Contingency Reserve Fund Opening Balance= | 371,112 (C) |
| 25% of (A) | 371,041 (D) |
| 100% of (A) | 1,484,162 (E) |
| 10% of (B) | 159,146 (F) |

- If (C) < (D), then CRF contribution at a minimum of (F) is required.
- If (C) = or > (D) and < (E), then the CRF contribution can be any amount
- If (C) = or > (E), then CRF contribution requires 3/4 vote.

Therefore the CRF contribution = can be any amount

LMS4555 QUAYWEST
Proposed Fees Schedule
February 1, 2008 to January 31, 2009

| <u>Strata Lot#</u> | <u>Unit Address</u> | <u>Unit Entitlement</u> | <u>Monthly Strata Fees</u> | <u>Gas For Ranges</u> | <u>Gas For Fireplace</u> | <u>Total Fees</u> |
|--------------------|--------------------------------|-------------------------|----------------------------|-----------------------|--------------------------|-------------------|
| 1 | #201-1033 Marinaside Crescent | 2,645 | \$367.32 | 5.48 | | \$372.80 |
| 2 | #202-1033 Marinaside Crescent | 2,253 | 312.88 | 5.48 | | 318.36 |
| 3 | #301-1033 Marinaside Crescent | 1,866 | 259.14 | 5.48 | | 264.62 |
| 4 | #302-1033 Marinaside Crescent | 1,444 | 200.53 | 5.48 | | 206.01 |
| 5 | #303-1033 Marinaside Crescent | 1,916 | 266.08 | 5.48 | | 271.56 |
| 6 | #305-1033 Marinaside Crescent | 2,640 | 366.62 | 5.48 | | 372.10 |
| 7 | #306-1033 Marinaside Crescent | 3,149 | 437.31 | 5.48 | 4.74 | 447.53 |
| 8 | #307-1033 Marinaside Crescent | 2,826 | 392.46 | 5.48 | 4.74 | 402.68 |
| 9 | #308-1033 Marinaside Crescent | 2,618 | 363.57 | 5.48 | | 369.05 |
| 10 | #501-1033 Marinaside Crescent | 1,866 | 259.14 | 5.48 | | 264.62 |
| 11 | #502-1033 Marinaside Crescent | 1,444 | 200.53 | 5.48 | | 206.01 |
| 12 | #503-1033 Marinaside Crescent | 1,908 | 264.97 | 5.48 | | 270.45 |
| 13 | #505-1033 Marinaside Crescent | 2,650 | 368.01 | 5.48 | | 373.49 |
| 14 | #506-1033 Marinaside Crescent | 3,115 | 432.59 | 5.48 | 4.74 | 442.81 |
| 15 | #507-1033 Marinaside Crescent | 3,216 | 446.62 | 5.48 | 4.74 | 456.84 |
| 16 | #508-1033 Marinaside Crescent | 2,594 | 360.24 | 5.48 | | 365.72 |
| 17 | #601-1033 Marinaside Crescent | 1,866 | 259.14 | 5.48 | | 264.62 |
| 18 | #602-1033 Marinaside Crescent | 1,444 | 200.53 | 5.48 | | 206.01 |
| 19 | #603-1033 Marinaside Crescent | 1,908 | 264.97 | 5.48 | | 270.45 |
| 20 | #605-1033 Marinaside Crescent | 2,650 | 368.01 | 5.48 | | 373.49 |
| 21 | #606-1033 Marinaside Crescent | 3,120 | 433.28 | 5.48 | 4.74 | 443.50 |
| 22 | #607-1033 Marinaside Crescent | 3,216 | 446.62 | 5.48 | 4.74 | 456.84 |
| 23 | #608-1033 Marinaside Crescent | 2,594 | 360.24 | 5.48 | | 365.72 |
| 24 | #701-1033 Marinaside Crescent | 1,866 | 259.14 | 5.48 | | 264.62 |
| 25 | #702-1033 Marinaside Crescent | 1,444 | 200.53 | 5.48 | | 206.01 |
| 26 | #703-1033 Marinaside Crescent | 1,908 | 264.97 | 5.48 | | 270.45 |
| 27 | #705-1033 Marinaside Crescent | 2,650 | 368.01 | 5.48 | | 373.49 |
| 28 | #706-1033 Marinaside Crescent | 3,120 | 433.28 | 5.48 | 4.74 | 443.50 |
| 29 | #707-1033 Marinaside Crescent | 3,216 | 446.62 | 5.48 | 4.74 | 456.84 |
| 30 | #708-1033 Marinaside Crescent | 2,594 | 360.24 | 5.48 | | 365.72 |
| 31 | #801-1033 Marinaside Crescent | 1,866 | 259.14 | 5.48 | | 264.62 |
| 32 | #802-1033 Marinaside Crescent | 1,444 | 200.53 | 5.48 | | 206.01 |
| 33 | #803-1033 Marinaside Crescent | 1,908 | 264.97 | 5.48 | | 270.45 |
| 34 | #805-1033 Marinaside Crescent | 2,650 | 368.01 | 5.48 | | 373.49 |
| 35 | #806-1033 Marinaside Crescent | 3,120 | 433.28 | | | 433.28 |
| 36 | #807-1033 Marinaside Crescent | 3,216 | 446.62 | 5.48 | 4.74 | 456.84 |
| 37 | #808-1033 Marinaside Crescent | 2,594 | 360.24 | 5.48 | | 365.72 |
| 38 | #901-1033 Marinaside Crescent | 1,866 | 259.14 | 5.48 | | 264.62 |
| 39 | #902-1033 Marinaside Crescent | 1,444 | 200.53 | 5.48 | | 206.01 |
| 40 | #903-1033 Marinaside Crescent | 1,908 | 264.97 | 5.48 | | 270.45 |
| 41 | #905-1033 Marinaside Crescent | 2,650 | 368.01 | 5.48 | | 373.49 |
| 42 | #906-1033 Marinaside Crescent | 3,120 | 433.28 | 5.48 | 4.74 | 443.50 |
| 43 | #907-1033 Marinaside Crescent | 3,216 | 446.62 | 5.48 | 4.74 | 456.84 |
| 44 | #908-1033 Marinaside Crescent | 2,594 | 360.24 | 5.48 | | 365.72 |
| 45 | #1001-1033 Marinaside Crescent | 1,866 | 259.14 | 5.48 | | 264.62 |
| 46 | #1002-1033 Marinaside Crescent | 1,444 | 200.53 | 5.48 | | 206.01 |
| 47 | #1003-1033 Marinaside Crescent | 1,908 | 264.97 | 5.48 | | 270.45 |
| 48 | #1005-1033 Marinaside Crescent | 2,650 | 368.01 | 5.48 | | 373.49 |
| 49 | #1006-1033 Marinaside Crescent | 3,120 | 433.28 | 5.48 | 4.74 | 443.50 |
| 50 | #1007-1033 Marinaside Crescent | 3,216 | 446.62 | 5.48 | 4.74 | 456.84 |
| 51 | #1008-1033 Marinaside Crescent | 2,594 | 360.24 | 5.48 | | 365.72 |
| 52 | #1101-1033 Marinaside Crescent | 1,866 | 259.14 | 5.48 | | 264.62 |
| 53 | #1102-1033 Marinaside Crescent | 1,444 | 200.53 | 5.48 | | 206.01 |
| 54 | #1103-1033 Marinaside Crescent | 1,908 | 264.97 | 5.48 | | 270.45 |
| 55 | #1105-1033 Marinaside Crescent | 2,650 | 368.01 | 5.48 | | 373.49 |
| 56 | #1106-1033 Marinaside Crescent | 3,120 | 433.28 | 5.48 | 4.74 | 443.50 |
| 57 | #1107-1033 Marinaside Crescent | 3,216 | 446.62 | 5.48 | 4.74 | 456.84 |
| 58 | #1108-1033 Marinaside Crescent | 2,594 | 360.24 | 5.48 | | 365.72 |
| 59 | #1201-1033 Marinaside Crescent | 1,866 | 259.14 | 5.48 | | 264.62 |

LMS4555 QUAYWEST
Proposed Fees Schedule
February 1, 2008 to January 31, 2009

| Strata | | Unit | Monthly | Gas | Gas | |
|---------------|--------------------------------|--------------------|--------------------|-------------------|----------------------|-------------------|
| Lot# | Unit Address | Entitlement | Strata Fees | For Ranges | For Fireplace | Total Fees |
| 60 | #1202-1033 Marinaside Crescent | 1,444 | 200.53 | 5.48 | | 206.01 |
| 61 | #1203-1033 Marinaside Crescent | 1,908 | 264.97 | 5.48 | | 270.45 |
| 62 | #1205-1033 Marinaside Crescent | 2,650 | 368.01 | 5.48 | | 373.49 |
| 63 | #1206-1033 Marinaside Crescent | 3,120 | 433.28 | 5.48 | 4.74 | 443.50 |
| 64 | #1207-1033 Marinaside Crescent | 3,216 | 446.62 | 5.48 | 4.74 | 456.84 |
| 65 | #1208-1033 Marinaside Crescent | 2,594 | 360.24 | 5.48 | | 365.72 |
| 66 | #1501-1033 Marinaside Crescent | 1,866 | 259.14 | 5.48 | | 264.62 |
| 67 | #1502-1033 Marinaside Crescent | 1,444 | 200.53 | 5.48 | | 206.01 |
| 68 | #1503-1033 Marinaside Crescent | 1,908 | 264.97 | 5.48 | | 270.45 |
| 69 | #1505-1033 Marinaside Crescent | 2,650 | 368.01 | 5.48 | | 373.49 |
| 70 | #1506-1033 Marinaside Crescent | 3,120 | 433.28 | 5.48 | 4.74 | 443.50 |
| 71 | #1507-1033 Marinaside Crescent | 3,216 | 446.62 | 5.48 | 4.74 | 456.84 |
| 72 | #1508-1033 Marinaside Crescent | 2,594 | 360.24 | 5.48 | | 365.72 |
| 73 | #1601-1033 Marinaside Crescent | 1,866 | 259.14 | 5.48 | | 264.62 |
| 74 | #1602-1033 Marinaside Crescent | 1,444 | 200.53 | 5.48 | | 206.01 |
| 75 | #1603-1033 Marinaside Crescent | 1,908 | 264.97 | 5.48 | | 270.45 |
| 76 | #1605-1033 Marinaside Crescent | 2,650 | 368.01 | 5.48 | | 373.49 |
| 77 | #1606-1033 Marinaside Crescent | 3,120 | 433.28 | 5.48 | 4.74 | 443.50 |
| 78 | #1607-1033 Marinaside Crescent | 3,216 | 446.62 | 5.48 | 4.74 | 456.84 |
| 79 | #1608-1033 Marinaside Crescent | 2,594 | 360.24 | 5.48 | | 365.72 |
| 80 | #1701-1033 Marinaside Crescent | 1,866 | 259.14 | 5.48 | | 264.62 |
| 81 | #1702-1033 Marinaside Crescent | 1,444 | 200.53 | 5.48 | | 206.01 |
| 82 | #1703-1033 Marinaside Crescent | 1,908 | 264.97 | 5.48 | | 270.45 |
| 83 | #1705-1033 Marinaside Crescent | 2,650 | 368.01 | 5.48 | | 373.49 |
| 84 | #1706-1033 Marinaside Crescent | 3,120 | 433.28 | 5.48 | 4.74 | 443.50 |
| 85 | #1707-1033 Marinaside Crescent | 3,216 | 446.62 | 5.48 | 4.74 | 456.84 |
| 86 | #1708-1033 Marinaside Crescent | 2,594 | 360.24 | 5.48 | | 365.72 |
| 87 | #1801-1033 Marinaside Crescent | 1,866 | 259.14 | 5.48 | | 264.62 |
| 88 | #1802-1033 Marinaside Crescent | 1,444 | 200.53 | 5.48 | | 206.01 |
| 89 | #1803-1033 Marinaside Crescent | 1,908 | 264.97 | 5.48 | | 270.45 |
| 90 | #1805-1033 Marinaside Crescent | 2,650 | 368.01 | 5.48 | | 373.49 |
| 91 | #1806-1033 Marinaside Crescent | 3,120 | 433.28 | 5.48 | 4.74 | 443.50 |
| 92 | #1807-1033 Marinaside Crescent | 3,216 | 446.62 | 5.48 | 4.74 | 456.84 |
| 93 | #1808-1033 Marinaside Crescent | 2,594 | 360.24 | 5.48 | | 365.72 |
| 94 | #1901-1033 Marinaside Crescent | 1,866 | 259.14 | 5.48 | | 264.62 |
| 95 | #1902-1033 Marinaside Crescent | 1,444 | 200.53 | 5.48 | | 206.01 |
| 96 | #1903-1033 Marinaside Crescent | 1,908 | 264.97 | 5.48 | | 270.45 |
| 97 | #1905-1033 Marinaside Crescent | 2,650 | 368.01 | 5.48 | | 373.49 |
| 98 | #1906-1033 Marinaside Crescent | 3,120 | 433.28 | 5.48 | 4.74 | 443.50 |
| 99 | #1907-1033 Marinaside Crescent | 3,216 | 446.62 | 5.48 | 4.74 | 456.84 |
| 100 | #1908-1033 Marinaside Crescent | 2,594 | 360.24 | 5.48 | | 365.72 |
| 101 | #2001-1033 Marinaside Crescent | 1,866 | 259.14 | 5.48 | | 264.62 |
| 102 | #2002-1033 Marinaside Crescent | 1,444 | 200.53 | 5.48 | | 206.01 |
| 103 | #2003-1033 Marinaside Crescent | 1,908 | 264.97 | 5.48 | | 270.45 |
| 104 | #2005-1033 Marinaside Crescent | 2,650 | 368.01 | 5.48 | | 373.49 |
| 105 | #2006-1033 Marinaside Crescent | 3,120 | 433.28 | 5.48 | 4.74 | 443.50 |
| 106 | #2007-1033 Marinaside Crescent | 3,216 | 446.62 | 5.48 | 4.74 | 456.84 |
| 107 | #2008-1033 Marinaside Crescent | 2,594 | 360.24 | 5.48 | | 365.72 |
| 108 | #2101-1033 Marinaside Crescent | 1,866 | 259.14 | 5.48 | | 264.62 |
| 109 | #2102-1033 Marinaside Crescent | 1,444 | 200.53 | 5.48 | | 206.01 |
| 110 | #2103-1033 Marinaside Crescent | 1,908 | 264.97 | 5.48 | | 270.45 |
| 111 | #2105-1033 Marinaside Crescent | 2,650 | 368.01 | 5.48 | | 373.49 |
| 112 | #2106-1033 Marinaside Crescent | 3,075 | 427.03 | 5.48 | 4.74 | 437.25 |
| 113 | #2107-1033 Marinaside Crescent | 3,216 | 446.62 | 5.48 | 4.74 | 456.84 |
| 114 | #2108-1033 Marinaside Crescent | 2,594 | 360.24 | 5.48 | | 365.72 |
| 115 | #2201-1033 Marinaside Crescent | 1,866 | 259.14 | 5.48 | | 264.62 |
| 116 | #2202-1033 Marinaside Crescent | 1,444 | 200.53 | 5.48 | | 206.01 |
| 117 | #2203-1033 Marinaside Crescent | 1,908 | 264.97 | 5.48 | | 270.45 |
| 118 | #2205-1033 Marinaside Crescent | 2,650 | 368.01 | 5.48 | | 373.49 |

LMS4555 QUAYWEST
Proposed Fees Schedule
February 1, 2008 to January 31, 2009

| <u>Strata Lot#</u> | <u>Unit Address</u> | <u>Unit Entitlement</u> | <u>Monthly Strata Fees</u> | <u>Gas For Ranges</u> | <u>Gas For Fireplace</u> | <u>Total Fees</u> |
|--------------------|--------------------------------|-------------------------|----------------------------|-----------------------|--------------------------|-------------------|
| 119 | #2206-1033 Marinaside Crescent | 3,120 | 433.28 | 5.48 | 4.74 | 443.50 |
| 120 | #2207-1033 Marinaside Crescent | 3,216 | 446.62 | 5.48 | 4.74 | 456.84 |
| 121 | #2208-1033 Marinaside Crescent | 2,594 | 360.24 | 5.48 | | 365.72 |
| 122 | #2301-1033 Marinaside Crescent | 1,866 | 259.14 | 5.48 | | 264.62 |
| 123 | #2302-1033 Marinaside Crescent | 1,444 | 200.53 | 5.48 | | 206.01 |
| 124 | #2303-1033 Marinaside Crescent | 1,908 | 264.97 | 5.48 | | 270.45 |
| 125 | #2305-1033 Marinaside Crescent | 2,650 | 368.01 | 5.48 | | 373.49 |
| 126 | #2306-1033 Marinaside Crescent | 3,120 | 433.28 | 5.48 | 4.74 | 443.50 |
| 127 | #2307-1033 Marinaside Crescent | 3,216 | 446.62 | 5.48 | 4.74 | 456.84 |
| 128 | #2308-1033 Marinaside Crescent | 2,594 | 360.24 | 5.48 | | 365.72 |
| 129 | #2501-1033 Marinaside Crescent | 1,866 | 259.14 | 5.48 | | 264.62 |
| 130 | #2502-1033 Marinaside Crescent | 1,444 | 200.53 | 5.48 | | 206.01 |
| 131 | #2503-1033 Marinaside Crescent | 1,908 | 264.97 | 5.48 | | 270.45 |
| 132 | #2505-1033 Marinaside Crescent | 2,650 | 368.01 | 5.48 | | 373.49 |
| 133 | #2506-1033 Marinaside Crescent | 3,120 | 433.28 | 5.48 | 4.74 | 443.50 |
| 134 | #2507-1033 Marinaside Crescent | 3,216 | 446.62 | 5.48 | 4.74 | 456.84 |
| 135 | #2508-1033 Marinaside Crescent | 2,594 | 360.24 | 5.48 | | 365.72 |
| 136 | #2601-1033 Marinaside Crescent | 1,866 | 259.14 | 5.48 | | 264.62 |
| 137 | #2602-1033 Marinaside Crescent | 1,444 | 200.53 | 5.48 | | 206.01 |
| 138 | #2603-1033 Marinaside Crescent | 1,908 | 264.97 | 5.48 | | 270.45 |
| 139 | #2605-1033 Marinaside Crescent | 2,650 | 368.01 | 5.48 | | 373.49 |
| 140 | #2606-1033 Marinaside Crescent | 3,120 | 433.28 | 5.48 | 4.74 | 443.50 |
| 141 | #2607-1033 Marinaside Crescent | 3,216 | 446.62 | 5.48 | 4.74 | 456.84 |
| 142 | #2608-1033 Marinaside Crescent | 2,594 | 360.24 | 5.48 | | 365.72 |
| 143 | #2701-1033 Marinaside Crescent | 1,866 | 259.14 | 5.48 | | 264.62 |
| 144 | #2702-1033 Marinaside Crescent | 1,444 | 200.53 | 5.48 | | 206.01 |
| 145 | #2703-1033 Marinaside Crescent | 1,908 | 264.97 | 5.48 | | 270.45 |
| 146 | #2705-1033 Marinaside Crescent | 2,650 | 368.01 | 5.48 | | 373.49 |
| 147 | #2706-1033 Marinaside Crescent | 3,120 | 433.28 | 5.48 | 4.74 | 443.50 |
| 148 | #2707-1033 Marinaside Crescent | 3,216 | 446.62 | 5.48 | 4.74 | 456.84 |
| 149 | #2708-1033 Marinaside Crescent | 2,594 | 360.24 | 5.48 | | 365.72 |
| 150 | #2801-1033 Marinaside Crescent | 1,866 | 259.14 | 5.48 | | 264.62 |
| 151 | #2802-1033 Marinaside Crescent | 1,444 | 200.53 | 5.48 | | 206.01 |
| 152 | #2803-1033 Marinaside Crescent | 1,908 | 264.97 | 5.48 | | 270.45 |
| 153 | #2805-1033 Marinaside Crescent | 2,650 | 368.01 | 5.48 | | 373.49 |
| 154 | #2806-1033 Marinaside Crescent | 3,120 | 433.28 | 5.48 | 4.74 | 443.50 |
| 155 | #2807-1033 Marinaside Crescent | 3,216 | 446.62 | 5.48 | 4.74 | 456.84 |
| 156 | #2808-1033 Marinaside Crescent | 2,594 | 360.24 | 5.48 | | 365.72 |
| 157 | #2901-1033 Marinaside Crescent | 1,866 | 259.14 | 5.48 | | 264.62 |
| 158 | #2902-1033 Marinaside Crescent | 1,444 | 200.53 | 5.48 | | 206.01 |
| 159 | #2903-1033 Marinaside Crescent | 1,908 | 264.97 | 5.48 | | 270.45 |
| 160 | #2905-1033 Marinaside Crescent | 2,650 | 368.01 | 5.48 | | 373.49 |
| 161 | #2906-1033 Marinaside Crescent | 3,120 | 433.28 | 5.48 | 4.74 | 443.50 |
| 162 | #2907-1033 Marinaside Crescent | 3,216 | 446.62 | 5.48 | 4.74 | 456.84 |
| 163 | #2908-1033 Marinaside Crescent | 2,594 | 360.24 | 5.48 | | 365.72 |
| 164 | #3001-1033 Marinaside Crescent | 1,866 | 259.14 | 5.48 | | 264.62 |
| 165 | #3002-1033 Marinaside Crescent | 1,444 | 200.53 | 5.48 | | 206.01 |
| 166 | #3003-1033 Marinaside Crescent | 1,908 | 264.97 | 5.48 | | 270.45 |
| 167 | #3005-1033 Marinaside Crescent | 2,650 | 368.01 | 5.48 | | 373.49 |
| 168 | #3006-1033 Marinaside Crescent | 3,120 | 433.28 | 5.48 | 4.74 | 443.50 |
| 169 | #3007-1033 Marinaside Crescent | 3,216 | 446.62 | 5.48 | 4.74 | 456.84 |
| 170 | #3008-1033 Marinaside Crescent | 2,594 | 360.24 | 5.48 | | 365.72 |
| 171 | #3101-1033 Marinaside Crescent | 1,866 | 259.14 | 5.48 | | 264.62 |
| 172 | #3102-1033 Marinaside Crescent | 1,444 | 200.53 | 5.48 | | 206.01 |
| 173 | #3103-1033 Marinaside Crescent | 1,908 | 264.97 | 5.48 | | 270.45 |
| 174 | #3105-1033 Marinaside Crescent | 2,650 | 368.01 | 5.48 | | 373.49 |
| 175 | #3106-1033 Marinaside Crescent | 3,120 | 433.28 | 5.48 | 4.74 | 443.50 |
| 176 | #3107-1033 Marinaside Crescent | 3,216 | 446.62 | 5.48 | 4.74 | 456.84 |
| 177 | #3108-1033 Marinaside Crescent | 2,594 | 360.24 | 5.48 | | 365.72 |

LMS4555 QUAYWEST
Proposed Fees Schedule
February 1, 2008 to January 31, 2009

| Strata Lot# | Unit Address | Unit Entitlement | Monthly Strata Fees | Gas For Ranges | Gas For Fireplace | Total Fees |
|----------------|--------------------------------|---------------------|------------------------|-------------------|----------------------|------------|
| 178 | #3201-1033 Marinaside Crescent | 1,866 | 259.14 | 5.48 | | 264.62 |
| 179 | #3202-1033 Marinaside Crescent | 1,444 | 200.53 | 5.48 | | 206.01 |
| 180 | #3203-1033 Marinaside Crescent | 1,908 | 264.97 | 5.48 | | 270.45 |
| 181 | #3205-1033 Marinaside Crescent | 2,650 | 368.01 | 5.48 | | 373.49 |
| 182 | #3206-1033 Marinaside Crescent | 3,072 | 426.62 | 5.48 | 4.74 | 436.84 |
| 183 | #3207-1033 Marinaside Crescent | 3,216 | 446.62 | 5.48 | 4.74 | 456.84 |
| 184 | #3208-1033 Marinaside Crescent | 2,594 | 360.24 | 5.48 | | 365.72 |
| 185 | #3301-1033 Marinaside Crescent | 1,866 | 259.14 | 5.48 | | 264.62 |
| 186 | #3302-1033 Marinaside Crescent | 1,444 | 200.53 | 5.48 | | 206.01 |
| 187 | #3303-1033 Marinaside Crescent | 1,908 | 264.97 | 5.48 | | 270.45 |
| 188 | #3305-1033 Marinaside Crescent | 2,650 | 368.01 | 5.48 | | 373.49 |
| 189 | #3306-1033 Marinaside Crescent | 3,120 | 433.28 | 5.48 | 4.74 | 443.50 |
| 190 | #3307-1033 Marinaside Crescent | 3,216 | 446.62 | 5.48 | 4.74 | 456.84 |
| 191 | #3308-1033 Marinaside Crescent | 2,594 | 360.24 | 5.48 | | 365.72 |
| 192 | #3501-1033 Marinaside Crescent | 1,866 | 259.14 | 5.48 | | 264.62 |
| 193 | #3502-1033 Marinaside Crescent | 1,444 | 200.53 | 5.48 | | 206.01 |
| 194 | #3503-1033 Marinaside Crescent | 1,908 | 264.97 | 5.48 | | 270.45 |
| 195 | #3505-1033 Marinaside Crescent | 2,650 | 368.01 | 5.48 | | 373.49 |
| 196 | #3506-1033 Marinaside Crescent | 3,120 | 433.28 | 5.48 | 4.74 | 443.50 |
| 197 | #3507-1033 Marinaside Crescent | 3,216 | 446.62 | 5.48 | 4.74 | 456.84 |
| 198 | #3508-1033 Marinaside Crescent | 2,594 | 360.24 | 5.48 | | 365.72 |
| 199 | #3601-1033 Marinaside Crescent | 1,866 | 259.14 | 5.48 | | 264.62 |
| 200 | #3602-1033 Marinaside Crescent | 1,444 | 200.53 | 5.48 | | 206.01 |
| 201 | #3603-1033 Marinaside Crescent | 1,908 | 264.97 | 5.48 | | 270.45 |
| 202 | #3605-1033 Marinaside Crescent | 2,650 | 368.01 | 5.48 | | 373.49 |
| 203 | #3606-1033 Marinaside Crescent | 3,120 | 433.28 | 5.48 | 4.74 | 443.50 |
| 204 | #3607-1033 Marinaside Crescent | 3,216 | 446.62 | 5.48 | 4.74 | 456.84 |
| 205 | #3608-1033 Marinaside Crescent | 2,594 | 360.24 | 5.48 | | 365.72 |
| 206 | #3701-1033 Marinaside Crescent | 1,866 | 259.14 | 5.48 | | 264.62 |
| 207 | #3702-1033 Marinaside Crescent | 1,444 | 200.53 | 5.48 | | 206.01 |
| 208 | #3703-1033 Marinaside Crescent | 1,908 | 264.97 | 5.48 | | 270.45 |
| 209 | #3705-1033 Marinaside Crescent | 2,650 | 368.01 | 5.48 | | 373.49 |
| 210 | #3706-1033 Marinaside Crescent | 3,120 | 433.28 | 5.48 | 4.74 | 443.50 |
| 211 | #3707-1033 Marinaside Crescent | 3,216 | 446.62 | 5.48 | 4.74 | 456.84 |
| 212 | #3708-1033 Marinaside Crescent | 2,594 | 360.24 | 5.48 | | 365.72 |
| 213 | #3801-1033 Marinaside Crescent | 1,866 | 259.14 | 5.48 | | 264.62 |
| 214 | #3802-1033 Marinaside Crescent | 1,444 | 200.53 | 5.48 | | 206.01 |
| 215 | #3803-1033 Marinaside Crescent | 1,908 | 264.97 | 5.48 | | 270.45 |
| 216 | #3805-1033 Marinaside Crescent | 2,650 | 368.01 | 5.48 | | 373.49 |
| 217 | #3806-1033 Marinaside Crescent | 3,120 | 433.28 | 5.48 | 4.74 | 443.50 |
| 218 | #3807-1033 Marinaside Crescent | 3,216 | 446.62 | 5.48 | 4.74 | 456.84 |
| 219 | #3808-1033 Marinaside Crescent | 2,594 | 360.24 | 5.48 | | 365.72 |
| 220 | #3901-1033 Marinaside Crescent | 3,165 | 439.53 | 5.48 | 4.74 | 449.75 |
| 221 | #3902-1033 Marinaside Crescent | 3,288 | 456.61 | 5.48 | 4.74 | 466.83 |
| 222 | #3903-1033 Marinaside Crescent | 5,159 | 716.45 | 5.48 | 4.74 | 726.67 |
| 223 | #3905-1033 Marinaside Crescent | 4,994 | 693.53 | 5.48 | 4.74 | 703.75 |
| 224 | #201-1067 Marinaside Crescent | 2,485 | 345.10 | 5.48 | | 350.58 |
| 225 | #202-1067 Marinaside Crescent | 1,927 | 267.61 | 5.48 | | 273.09 |
| 226 | #301-1067 Marinaside Crescent | 1,807 | 250.94 | 5.48 | | 256.42 |
| 227 | #302-1067 Marinaside Crescent | 2,941 | 408.43 | 5.48 | 4.74 | 418.65 |
| 228 | #303-1067 Marinaside Crescent | 3,011 | 418.15 | 5.48 | 4.74 | 428.37 |
| 229 | #305-1067 Marinaside Crescent | 2,415 | 335.38 | 5.48 | | 340.86 |
| 230 | #306-1067 Marinaside Crescent | 1,887 | 262.05 | 5.48 | | 267.53 |
| 231 | #307-1067 Marinaside Crescent | 2,322 | 322.46 | 5.48 | | 327.94 |
| 232 | #501-1067 Marinaside Crescent | 1,794 | 249.14 | 5.48 | | 254.62 |
| 233 | #502-1067 Marinaside Crescent | 3,189 | 442.87 | 5.48 | 4.74 | 453.09 |
| 234 | #503-1067 Marinaside Crescent | 3,008 | 417.73 | 5.48 | 4.74 | 427.95 |
| 235 | #505-1067 Marinaside Crescent | 2,415 | 335.38 | 5.48 | | 340.86 |
| 236 | #506-1067 Marinaside Crescent | 1,887 | 262.05 | 5.48 | | 267.53 |

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Proposed Fees Schedule
February 1, 2008 to January 31, 2009

| <u>Strata Lot#</u> | <u>Unit Address</u> | <u>Unit Entitlement</u> | <u>Monthly Strata Fees</u> | <u>Gas For Ranges</u> | <u>Gas For Fireplace</u> | <u>Total Fees</u> |
|--------------------|--------------------------------|-------------------------|----------------------------|-----------------------|--------------------------|-------------------|
| 237 | #507-1067 Marinaside Crescent | 2,325 | 322.88 | 5.48 | | 328.36 |
| 238 | #601-1067 Marinaside Crescent | 1,794 | 249.14 | 5.48 | | 254.62 |
| 239 | #602-1067 Marinaside Crescent | 3,189 | 442.87 | 5.48 | 4.74 | 453.09 |
| 240 | #603-1067 Marinaside Crescent | 3,008 | 417.73 | 5.48 | 4.74 | 427.95 |
| 241 | #605-1067 Marinaside Crescent | 2,415 | 335.38 | 5.48 | | 340.86 |
| 242 | #606-1067 Marinaside Crescent | 1,887 | 262.05 | 5.48 | | 267.53 |
| 243 | #607-1067 Marinaside Crescent | 2,325 | 322.88 | 5.48 | | 328.36 |
| 244 | #701-1067 Marinaside Crescent | 1,794 | 249.14 | 5.48 | | 254.62 |
| 245 | #702-1067 Marinaside Crescent | 3,189 | 442.87 | 5.48 | 4.74 | 453.09 |
| 246 | #703-1067 Marinaside Crescent | 3,008 | 417.73 | 5.48 | 4.74 | 427.95 |
| 247 | #705-1067 Marinaside Crescent | 2,415 | 335.38 | 5.48 | | 340.86 |
| 248 | #706-1067 Marinaside Crescent | 1,887 | 262.05 | 5.48 | | 267.53 |
| 249 | #707-1067 Marinaside Crescent | 2,325 | 322.88 | 5.48 | | 328.36 |
| 250 | #801-1067 Marinaside Crescent | 1,794 | 249.14 | 5.48 | | 254.62 |
| 251 | #802-1067 Marinaside Crescent | 3,189 | 442.87 | 5.48 | 4.74 | 453.09 |
| 252 | #803-1067 Marinaside Crescent | 3,008 | 417.73 | 5.48 | 4.74 | 427.95 |
| 253 | #805-1067 Marinaside Crescent | 2,415 | 335.38 | 5.48 | | 340.86 |
| 254 | #806-1067 Marinaside Crescent | 1,887 | 262.05 | 5.48 | | 267.53 |
| 255 | #807-1067 Marinaside Crescent | 2,325 | 322.88 | 5.48 | | 328.36 |
| 256 | #901-1067 Marinaside Crescent | 1,794 | 249.14 | 5.48 | | 254.62 |
| 257 | #902-1067 Marinaside Crescent | 3,189 | 442.87 | | | 442.87 |
| 258 | #903-1067 Marinaside Crescent | 3,008 | 417.73 | 5.48 | 4.74 | 427.95 |
| 259 | #905-1067 Marinaside Crescent | 2,415 | 335.38 | 5.48 | | 340.86 |
| 260 | #906-1067 Marinaside Crescent | 1,887 | 262.05 | 5.48 | | 267.53 |
| 261 | #907-1067 Marinaside Crescent | 2,325 | 322.88 | 5.48 | | 328.36 |
| 262 | #1001-1067 Marinaside Crescent | 1,794 | 249.14 | 5.48 | | 254.62 |
| 263 | #1002-1067 Marinaside Crescent | 3,189 | 442.87 | 5.48 | 4.74 | 453.09 |
| 264 | #1003-1067 Marinaside Crescent | 3,008 | 417.73 | 5.48 | 4.74 | 427.95 |
| 265 | #1005-1067 Marinaside Crescent | 2,415 | 335.38 | 5.48 | | 340.86 |
| 266 | #1006-1067 Marinaside Crescent | 1,887 | 262.05 | 5.48 | | 267.53 |
| 267 | #1007-1067 Marinaside Crescent | 2,325 | 322.88 | 5.48 | | 328.36 |
| 268 | #1101-1067 Marinaside Crescent | 1,794 | 249.14 | 5.48 | | 254.62 |
| 269 | #1102-1067 Marinaside Crescent | 3,189 | 442.87 | 5.48 | 4.74 | 453.09 |
| 270 | #1103-1067 Marinaside Crescent | 3,008 | 417.73 | 5.48 | 4.74 | 427.95 |
| 271 | #1105-1067 Marinaside Crescent | 2,415 | 335.38 | 5.48 | | 340.86 |
| 272 | #1106-1067 Marinaside Crescent | 1,887 | 262.05 | 5.48 | | 267.53 |
| 273 | #1107-1067 Marinaside Crescent | 2,325 | 322.88 | 5.48 | | 328.36 |
| 274 | #1201-1067 Marinaside Crescent | 1,794 | 249.14 | 5.48 | | 254.62 |
| 275 | #1202-1067 Marinaside Crescent | 3,189 | 442.87 | 5.48 | 4.74 | 453.09 |
| 276 | #1203-1067 Marinaside Crescent | 3,008 | 417.73 | 5.48 | 4.74 | 427.95 |
| 277 | #1205-1067 Marinaside Crescent | 2,415 | 335.38 | 5.48 | | 340.86 |
| 278 | #1206-1067 Marinaside Crescent | 1,887 | 262.05 | 5.48 | | 267.53 |
| 279 | #1207-1067 Marinaside Crescent | 2,325 | 322.88 | 5.48 | | 328.36 |
| 280 | #1501-1067 Marinaside Crescent | 1,794 | 249.14 | 5.48 | | 254.62 |
| 281 | #1502-1067 Marinaside Crescent | 3,189 | 442.87 | 5.48 | 4.74 | 453.09 |
| 282 | #1503-1067 Marinaside Crescent | 3,008 | 417.73 | 5.48 | 4.74 | 427.95 |
| 283 | #1505-1067 Marinaside Crescent | 2,415 | 335.38 | 5.48 | | 340.86 |
| 284 | #1506-1067 Marinaside Crescent | 1,887 | 262.05 | 5.48 | | 267.53 |
| 285 | #1507-1067 Marinaside Crescent | 2,325 | 322.88 | 5.48 | | 328.36 |
| 286 | #1601-1067 Marinaside Crescent | 1,794 | 249.14 | 5.48 | | 254.62 |
| 287 | #1602-1067 Marinaside Crescent | 3,189 | 442.87 | 5.48 | 4.74 | 453.09 |
| 288 | #1603-1067 Marinaside Crescent | 3,008 | 417.73 | 5.48 | 4.74 | 427.95 |
| 289 | #1605-1067 Marinaside Crescent | 2,415 | 335.38 | 5.48 | | 340.86 |
| 290 | #1606-1067 Marinaside Crescent | 1,887 | 262.05 | 5.48 | | 267.53 |
| 291 | #1607-1067 Marinaside Crescent | 2,325 | 322.88 | 5.48 | | 328.36 |
| 292 | #1701-1067 Marinaside Crescent | 1,794 | 249.14 | 5.48 | | 254.62 |
| 293 | #1702-1067 Marinaside Crescent | 3,189 | 442.87 | 5.48 | 4.74 | 453.09 |
| 294 | #1703-1067 Marinaside Crescent | 3,008 | 417.73 | 5.48 | 4.74 | 427.95 |
| 295 | #1705-1067 Marinaside Crescent | 2,415 | 335.38 | 5.48 | | 340.86 |

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Proposed Fees Schedule
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| <u>Strata Lot#</u> | <u>Unit Address</u> | <u>Unit Entitlement</u> | <u>Monthly Strata Fees</u> | <u>Gas For Ranges</u> | <u>Gas For Fireplace</u> | <u>Total Fees</u> |
|--------------------|--------------------------------|-------------------------|----------------------------|-----------------------|--------------------------|-------------------|
| 296 | #1706-1067 Marinaside Crescent | 1,887 | 262.05 | 5.48 | | 267.53 |
| 297 | #1707-1067 Marinaside Crescent | 2,325 | 322.88 | 5.48 | | 328.36 |
| 298 | #1801-1067 Marinaside Crescent | 1,794 | 249.14 | 5.48 | | 254.62 |
| 299 | #1802-1067 Marinaside Crescent | 3,189 | 442.87 | 5.48 | 4.74 | 453.09 |
| 300 | #1803-1067 Marinaside Crescent | 3,008 | 417.73 | 5.48 | 4.74 | 427.95 |
| 301 | #1805-1067 Marinaside Crescent | 2,415 | 335.38 | 5.48 | | 340.86 |
| 302 | #1806-1067 Marinaside Crescent | 1,887 | 262.05 | 5.48 | | 267.53 |
| 303 | #1807-1067 Marinaside Crescent | 2,325 | 322.88 | 5.48 | | 328.36 |
| 304 | #1901-1067 Marinaside Crescent | 1,794 | 249.14 | 5.48 | | 254.62 |
| 305 | #1902-1067 Marinaside Crescent | 3,147 | 437.03 | 5.48 | 4.74 | 447.25 |
| 306 | #1903-1067 Marinaside Crescent | 3,008 | 417.73 | 5.48 | 4.74 | 427.95 |
| 307 | #1905-1067 Marinaside Crescent | 2,415 | 335.38 | 5.48 | | 340.86 |
| 308 | #1906-1067 Marinaside Crescent | 1,887 | 262.05 | 5.48 | | 267.53 |
| 309 | #1907-1067 Marinaside Crescent | 2,325 | 322.88 | 5.48 | | 328.36 |
| 310 | #2001-1067 Marinaside Crescent | 1,794 | 249.14 | 5.48 | | 254.62 |
| 311 | #2002-1067 Marinaside Crescent | 3,147 | 437.03 | 5.48 | 4.74 | 447.25 |
| 312 | #2003-1067 Marinaside Crescent | 3,008 | 417.73 | 5.48 | 4.74 | 427.95 |
| 313 | #2005-1067 Marinaside Crescent | 2,415 | 335.38 | 5.48 | | 340.86 |
| 314 | #2006-1067 Marinaside Crescent | 1,887 | 262.05 | 5.48 | | 267.53 |
| 315 | #2007-1067 Marinaside Crescent | 2,325 | 322.88 | 5.48 | | 328.36 |
| 316 | #2101-1067 Marinaside Crescent | 1,794 | 249.14 | 5.48 | | 254.62 |
| 317 | #2102-1067 Marinaside Crescent | 3,189 | 442.87 | 5.48 | 4.74 | 453.09 |
| 318 | #2103-1067 Marinaside Crescent | 3,008 | 417.73 | 5.48 | 4.74 | 427.95 |
| 319 | #2105-1067 Marinaside Crescent | 2,415 | 335.38 | 5.48 | | 340.86 |
| 320 | #2106-1067 Marinaside Crescent | 1,887 | 262.05 | 5.48 | | 267.53 |
| 321 | #2107-1067 Marinaside Crescent | 2,325 | 322.88 | 5.48 | | 328.36 |
| 322 | #2201-1067 Marinaside Crescent | 1,794 | 249.14 | 5.48 | | 254.62 |
| 323 | #2202-1067 Marinaside Crescent | 3,189 | 442.87 | 5.48 | 4.74 | 453.09 |
| 324 | #2203-1067 Marinaside Crescent | 3,008 | 417.73 | 5.48 | 4.74 | 427.95 |
| 325 | #2205-1067 Marinaside Crescent | 2,415 | 335.38 | 5.48 | | 340.86 |
| 326 | #2206-1067 Marinaside Crescent | 1,887 | 262.05 | 5.48 | | 267.53 |
| 327 | #2207-1067 Marinaside Crescent | 2,325 | 322.88 | 5.48 | | 328.36 |
| 328 | #2301-1067 Marinaside Crescent | 1,794 | 249.14 | 5.48 | | 254.62 |
| 329 | #2302-1067 Marinaside Crescent | 3,189 | 442.87 | 5.48 | 4.74 | 453.09 |
| 330 | #2303-1067 Marinaside Crescent | 3,008 | 417.73 | 5.48 | 4.74 | 427.95 |
| 331 | #2305-1067 Marinaside Crescent | 2,415 | 335.38 | 5.48 | | 340.86 |
| 332 | #2306-1067 Marinaside Crescent | 1,887 | 262.05 | 5.48 | | 267.53 |
| 333 | #2307-1067 Marinaside Crescent | 2,325 | 322.88 | 5.48 | | 328.36 |
| 334 | #2501-1067 Marinaside Crescent | 1,794 | 249.14 | 5.48 | | 254.62 |
| 335 | #2502-1067 Marinaside Crescent | 3,189 | 442.87 | 5.48 | 4.74 | 453.09 |
| 336 | #2503-1067 Marinaside Crescent | 3,008 | 417.73 | 5.48 | 4.74 | 427.95 |
| 337 | #2505-1067 Marinaside Crescent | 2,415 | 335.38 | 5.48 | | 340.86 |
| 338 | #2506-1067 Marinaside Crescent | 1,887 | 262.05 | 5.48 | | 267.53 |
| 339 | #2507-1067 Marinaside Crescent | 2,325 | 322.88 | 5.48 | | 328.36 |
| 340 | #2601-1067 Marinaside Crescent | 1,794 | 249.14 | 5.48 | | 254.62 |
| 341 | #2602-1067 Marinaside Crescent | 3,189 | 442.87 | 5.48 | 4.74 | 453.09 |
| 342 | #2603-1067 Marinaside Crescent | 3,008 | 417.73 | 5.48 | 4.74 | 427.95 |
| 343 | #2605-1067 Marinaside Crescent | 2,415 | 335.38 | 5.48 | | 340.86 |
| 344 | #2606-1067 Marinaside Crescent | 1,887 | 262.05 | 5.48 | | 267.53 |
| 345 | #2607-1067 Marinaside Crescent | 2,325 | 322.88 | 5.48 | | 328.36 |
| 346 | #2701-1067 Marinaside Crescent | 1,794 | 249.14 | 5.48 | | 254.62 |
| 347 | #2702-1067 Marinaside Crescent | 3,189 | 442.87 | 5.48 | 4.74 | 453.09 |
| 348 | #2703-1067 Marinaside Crescent | 3,008 | 417.73 | 5.48 | 4.74 | 427.95 |
| 349 | #2705-1067 Marinaside Crescent | 2,415 | 335.38 | 5.48 | | 340.86 |
| 350 | #2706-1067 Marinaside Crescent | 1,887 | 262.05 | 5.48 | | 267.53 |
| 351 | #2707-1067 Marinaside Crescent | 2,325 | 322.88 | 5.48 | | 328.36 |
| 352 | #2801-1067 Marinaside Crescent | 4,019 | 558.13 | 5.48 | 4.74 | 568.35 |
| 353 | #2802-1067 Marinaside Crescent | 4,214 | 585.21 | 5.48 | 4.74 | 595.43 |
| 354 | #2803-1067 Marinaside Crescent | 3,077 | 427.31 | 5.48 | 4.74 | 437.53 |

LMS4555 QUAYWEST
Proposed Fees Schedule
February 1, 2008 to January 31, 2009

| <u>Strata Lot#</u> | <u>Unit Address</u> | <u>Unit Entitlement</u> | <u>Monthly Strata Fees</u> | <u>Gas For Ranges</u> | <u>Gas For Fireplace</u> | <u>Total Fees</u> |
|--------------------|--------------------------------|-------------------------|----------------------------|-----------------------|--------------------------|-------------------|
| 355 | #2805-1067 Marinaside Crescent | 3,357 | 466.20 | 5.48 | 4.74 | 476.42 |
| 356 | #1035 Marinaside Crescent | 4,051 | 562.57 | 5.48 | 4.74 | 572.79 |
| 357 | #1037 Marinaside Crescent | 3,910 | 542.99 | 5.48 | 4.74 | 553.21 |
| 358 | #1039 Marinaside Crescent | 3,595 | 499.25 | 5.48 | 4.74 | 509.47 |
| 359 | #1051 Marinaside Crescent | 3,395 | 471.47 | 5.48 | 4.74 | 481.69 |
| 360 | #1053 Marinaside Crescent | 3,395 | 471.47 | 5.48 | 4.74 | 481.69 |
| 361 | #1055 Marinaside Crescent | 3,384 | 469.95 | 5.48 | 4.74 | 480.17 |
| 362 | #1057 Marinaside Crescent | 3,384 | 469.95 | 5.48 | 4.74 | 480.17 |
| 363 | #1059 Marinaside Crescent | 3,384 | 469.95 | 5.48 | 4.74 | 480.17 |
| 364 | #1061 Marinaside Crescent | 3,387 | 470.36 | 5.48 | 4.74 | 480.58 |
| 365 | #1063 Marinaside Crescent | 4,131 | 573.68 | 5.48 | 4.74 | 583.90 |
| 366 | #1065 Marinaside Crescent | 4,017 | 557.85 | 5.48 | 4.74 | 568.07 |
| 367 | #101 Boat House Mews | 2,103 | 292.05 | 5.48 | | 297.53 |
| 368 | #111 Boat House Mews | 1,724 | 239.42 | 5.48 | | 244.90 |
| 369 | #133 Boat House Mews | 1,385 | 192.34 | 5.48 | | 197.82 |
| 370 | #155 Boat House Mews | 1,382 | 191.92 | 5.48 | | 197.40 |
| 371 | #177 Boat House Mews | 1,382 | 191.92 | 5.48 | | 197.40 |
| 372 | #199 Boat House Mews | 1,831 | 254.28 | | | 254.28 |
| 373 | #1062 Pacific Boulevard | 1,412 | 196.09 | | | 196.09 |
| 374 | #1060 Pacific Boulevard | 3,568 | 495.50 | 5.48 | | 500.98 |
| 375 | #1058 Pacific Boulevard | 1,388 | 192.76 | | | 192.76 |
| 376 | #1056 Pacific Boulevard | 1,388 | 192.76 | | | 192.76 |
| 377 | #1052 Pacific Boulevard | 1,409 | 195.67 | | | 195.67 |
| 378 | #1050 Pacific Boulevard | 3,678 | 510.77 | 5.48 | | 516.25 |
| 379 | #1038 Pacific Boulevard | 1,409 | 195.67 | | | 195.67 |
| 380 | #1036 Pacific Boulevard | 1,412 | 196.09 | | | 196.09 |
| 381 | #1032 Pacific Boulevard | 1,452 | 201.64 | | | 201.64 |
| 382 | #190 Coopers Mews | 2,151 | 298.72 | | | 298.72 |
| 383 | #180 Coopers Mews | 1,407 | 195.39 | | | 195.39 |
| 384 | #170 Coopers Mews | 1,385 | 192.34 | | | 192.34 |
| 385 | #160 Coopers Mews | 1,385 | 192.34 | | | 192.34 |
| 386 | #130 Coopers Mews | 2,255 | 313.16 | 5.48 | | 318.64 |
| 387 | Garden Residence 2A | 2,159 | 299.83 | 5.48 | | 305.31 |
| 388 | Garden Residence 2B | 2,087 | 289.83 | 5.48 | | 295.31 |
| 389 | Garden Residence 2C | 4,022 | 558.55 | 5.48 | | 564.03 |
| 390 | Garden Residence 2N | 4,222 | 586.32 | 5.48 | | 591.80 |
| 391 | Marina Residence 3A | 3,998 | 555.21 | 5.48 | 4.74 | 565.43 |
| 392 | Marina Residence 3B | 3,849 | 534.52 | 5.48 | 4.74 | 544.74 |
| 393 | Marina Residence 3C | 3,849 | 534.52 | 5.48 | 4.74 | 544.74 |
| 394 | Marina Residence 3D | 3,854 | 535.22 | 5.48 | 4.74 | 545.44 |
| 395 | Marina Residence 3E | 3,849 | 534.52 | 5.48 | 4.74 | 544.74 |
| 396 | Marina Residence 3F | 4,137 | 574.52 | 5.48 | 4.74 | 584.74 |
| 397 | Garden Residence 2D | 2,183 | 303.16 | 5.48 | | 308.64 |
| 398 | Garden Residence 2F | 2,076 | 288.30 | 5.48 | | 293.78 |
| 399 | Garden Residence 2G | 2,084 | 289.41 | 5.48 | | 294.89 |
| 400 | Garden Residence 2H | 2,135 | 296.49 | 5.48 | | 301.97 |
| 401 | Garden Residence 2K | 2,143 | 297.60 | 5.48 | | 303.08 |
| 402 | Garden Residence 2L | 2,156 | 299.41 | 5.48 | | 304.89 |
| 403 | Garden Residence 2M | 1,729 | 240.11 | 5.48 | | 245.59 |
| 404 | Garden Residence 2P | 2,130 | 295.80 | 5.48 | | 301.28 |
| 405 | Garden Residence 2Q | 2,082 | 289.13 | 5.48 | | 294.61 |
| 406 | Garden Residence 2R | 2,167 | 300.94 | 5.48 | | 306.42 |

| | | | | | |
|---------|----------------|-------------------|-----------------|---------------|-------------------|
| Total = | <u>999,993</u> | <u>138,872.13</u> | <u>2,148.16</u> | <u>601.98</u> | <u>141,622.27</u> |
|---------|----------------|-------------------|-----------------|---------------|-------------------|

| | | | | |
|---------------------------------|-----------------------|--------------------|-------------------|-----------------------|
| Total Yearly Fees (x 12 months) | <u>\$1,666,465.56</u> | <u>\$25,777.92</u> | <u>\$7,223.76</u> | <u>\$1,699,467.24</u> |
|---------------------------------|-----------------------|--------------------|-------------------|-----------------------|

Note:

This fee schedule includes 4.71% CRF contribution from operating fund for each strata lot.

PROXY

I/We _____ [name(s)], the owner(s)/ tenant(s)/ mortgagee of
strata lot _____ of Owners Strata Plan LMS 4555

Address _____

hereby appoint _____

and failing him/her _____ President of the Strata Council

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 4555 to be held on Tuesday, April 8, 2008 at 7:00 pm., 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.

OWNER'S SIGNATURE

**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN LMS 4555
QUAYWEST RESORT RESIDENCES**

Held on Thursday, February 28th, 2008
Within the Boardroom
1033 & 1067 Marinaside Crescent, Vancouver, B.C.

| | | |
|-------------------------------|---|--|
| COUNCIL IN ATTENDANCE: | John Arthur Jason Stefanko Ed Young Don Currie | President Vice President Finance Officer |
| PROPERTY MANAGER: | Roger Brandon | Crosby Property Management Ltd. |

The meeting was called to order at 6:30 p.m.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to adopt the Minutes of the Council Meeting held January 23rd, 2008. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Finance Officer and Council reviewed the January 2008 financial statements. It was moved/seconded to transfer the remaining balance (\$23,020.96) left over from the water supply line levy to the Contingency Reserve. CARRIED. It was moved/seconded to approve the January 2008 financial statements. CARRIED.

The Property Manager will make arrangements to have the auditor audit the Strata Corporation's year end financial statements.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

There is no litigation to report at this time. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

Water Supply Line Replacement

The Property Manager mentioned that this project had been successfully completed with only three suites remaining to be done.

Minutes of the Council Meeting
The Owners Strata Plan LMS 4555
Held on Thursday, February 28, 2008

Sprinkler Heads

The Property Manager reported that work was still proceeding on this project with approximately ½ of the 1200 sprinkler head covers ordered installed. All the sign up information is at the Concierge desk if owners are interested in having these covers installed over the sprinkler heads in their suites (at no charge).

Elevator Floors

The Strata Council noted that the Contractor could not fix the tiles that had been installed in the elevators which showed signs of staining once sealed due to the fact it was the tile itself which was compromised. New tile has been ordered and is currently being installed to replace the existing flooring. It was noted that this project had taken much longer than anticipated because of the work stoppage over the holidays, the problems with the tile, and the necessity to work around move in and move out schedules with respect to the shut down of the elevators. The Strata Council noted that the Contractor was re-doing all the tile work at his expense.

Elevator Cameras

The Property Manager reported that the installation of 4 of the 5 elevator cameras had been completed and the remainder camera would be connected once Fujitec set a date to be able to meet with the installation contractor to resolve a wiring issue on top of one of the elevators.

Envelope Remedial Caulking

The Property Manager reported that In-Line Projects was ready to proceed with setting up the stage to continue with the remedial caulking budgeted for this year, as soon as the weather improved – and that some work had already commenced in the townhouse section.

Gym Equipment

The Strata Council noted that the 4 new pieces of gym equipment (2 treadmills, 1 adaptive motion trainer, and 1 bike) had been installed in the gym much to the appreciation of the residents who used the facilities.

Auto Flush Valves

The Property Manager reported that the auto flush valves had been installed in the men's washroom.

Infra Red Motion Detectors - Lights

The Property Manager reported that the infra red motion detector sensors had been installed in the locker and storage room areas. The lights when triggered, will remain on for 10 minutes then shut off thereafter unless triggered again.

CORRESPONDENCE

The Strata Council reviewed various noise complaints, and issued fines (where applicable) to owners in regards to various concerns; and reviewed correspondence which had been received from and sent to residents. The Property Manager was asked to respond to any additional correspondence as required.

Minutes of the Council Meeting
The Owners Strata Plan LMS 4555
Held on Thursday, February 28, 2008

Air Conditioner – Fine – Authorization for Installation

The Council noted that a townhouse owner (strata lot 360) who had been repeatedly requested to remove their unauthorized air conditioner on a number of occasions, had not done so, and had provided the Strata Council with a formal condenser installation plan - which the Strata Council reviewed. It was moved/seconded that a further fine be levied against the owner for contravention of the building's bylaws with respect to the installation of the non-approved air conditioner which was still in place and that approval be given for the new proposed air condenser installation only on the conditions that the owner pays the outstanding fines levied to date and that the owner removes the existing air conditioner immediately. CARRIED.

Strata Web Site

This service is now available: **For Access Go To: www.quayweststrata.com**
Enter: **owner** for the log on; and **4555** for the password.

NEW BUSINESS

PRV Valve Closets

The Property Manager mentioned that he had made arrangements to have the membranes brought up the walls in the 4 (small) PRV water closets in the towers after the Building Manager, David Airey, brought it to his attention that the membranes only covered the floor areas.

General Grounds Spring Cleanup

The Property Manager reported that the general grounds cleanup including the pressure washing had been completed.

Landscaping

The Property Manager reported that the failing plants along Pacific Boulevard in the planters by the townhouses had been replaced with better hardier (nicer Rhododendron) plants and the planters had additional soil put in them.

Parkade Cleaning

The Property Manager reported that the parkade had been cleaned.

Dryer Duct Cleaning

The date for the (exterior) dryer duct cleaning will be set in late April or early May.

Building Cladding & Window Cleaning

The Property Manager reported that this work had already commenced and once the cladding had been cleaned, the windows would then be cleaned thereafter.

Minutes of the Council Meeting
The Owners Strata Plan LMS 4555
Held on Thursday, February 28, 2008

Car Wash Area

The Property Manager mentioned the membrane had failed around the car wash area and would require replacement. Two quotes (\$6800.00/\$7750.00) had been obtained to re-grade the car wash area so the water would run off into the drain and install a new membrane. This matter was tabled for further discussion.

2008/2009 Budget Review

The Finance Committee provided the Strata Council with a draft budget which the council made some slight adjustments on and approved be brought before the owners to vote on at the upcoming AGM.

Annual General Meeting Preparations

The date for the Annual General Meeting was set for Tuesday, April 8th, 2008. Formal notices will be mailed to owners.

There being no further business, the meeting was adjourned at 8:30 p.m. The next meeting will be the Annual General Meeting held on Tuesday, April 8th, 2008.

Roger Brandon, Senior Property Manager
CROSBY PROPERTY MANAGEMENT LTD.

Envelope Remedial Caulking

The Property Manager reported that In-Line Projects was ready to proceed with setting up the stage to continue with the remedial caulking budgeted for this year as soon as the weather improved.

Gym Equipment

The Strata Council reviewed a number of quotes with respect to various pieces of gym equipment that required replacement. It was moved/seconded that the President arrange purchase of four new pieces of gym equipment. CARRIED.

CORRESPONDENCE

The Strata Council reviewed various noise complaints, and issued fines (where applicable) to owners in regards to various concerns; and reviewed correspondence which had been received from and sent to residents. The Property Manager was asked to respond to any additional correspondence as required.

In-Suite Toilet Valve Advisory Memo

At the request of the Strata Council, the Property Manager confirmed that an advisory memo had been sent to all owners advising that **the original water control Smart Valve [American Standard part number 3198000] installed in toilets** in suites and townhouses have been failing at an increasing rate. The water control valves (known in the industry as “the yellow duck”) are 6 years old. It is highly recommended that owners replace these valves with another type of valve at the first opportunity to avoid any water escape incidents in the future. Please do not call the Building Manager or Property Manager regarding this matter as no further information is able to be provided, and we cannot coordinate replacement of the valves for owners, as the replacement of these toilet valves is **not** the responsibility of the Strata Corporation - it is the owner's responsibility to maintain and repair their strata lot in order to prevent damage to the building.

Strata Web Site

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Enter: **owner** for the log on; and **4555** for the password.

NEW BUSINESS

Concierge Desk Storage Area

The Property Manager said that no extra storage space could be incorporated into the south wall area by the Concierge desk, and that arrangements had been made to install extra shelving in one of the nearby storage areas.

Auto Flush Valves

In order to maintain a better environment in the men's washroom, it was moved/seconded to install auto flush valves on the urinals. CARRIED.

**Minutes of the Council Meeting
The Owners Strata Plan LMS 4555
Held on Wednesday, January 23, 2008**

There being no further business, the meeting was adjourned at 8:50 p.m. The next meeting will be held on Thursday, February 28th, 2008.

Roger Brandon, Senior Property Manager
CROSBY PROPERTY MANAGEMENT LTD.

**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN LMS 4555
QUAYWEST RESORT RESIDENCES**

Held on Wednesday, January 23, 2008
Within the Boardroom
1033 & 1067 Marinaside Crescent, Vancouver, B.C.

| | | |
|-------------------------------|-----------------|---------------------------------|
| COUNCIL IN ATTENDANCE: | John Arthur | President |
| | Jason Stefanko | Vice President |
| | Ed Young | Finance Officer |
| | Don Currie | |
| | Vince Schiralli | |
| PROPERTY MANAGER: | Roger Brandon | Crosby Property Management Ltd. |

The meeting was called to order at 6:30 p.m.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to adopt the Minutes of the Council Meeting held December 6th, 2007.
CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Finance Officer and Council reviewed the December 2007 financial statements. It was noted that the building was under budget at this time. It was moved/seconded to approve the December 2007 financial statements. CARRIED.

The next Finance Committee Meeting is scheduled to be held on Tuesday, February 26th, 2008 at Crosby Property Management Ltd.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

There is no litigation to report at this time. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

Water Supply Line Replacement

The Property Manager mentioned that this project had been successfully completed with only four suites remaining to be done.

Those owners who were entitled to a refund of their levy where they had already replaced the water lines in their units with steel braided lines were reimbursed as per the Resolution passed by the owners.

Toilet Valves

The Property Manager reported that 20 owners had already signed up to replace the toilet valves as per the notice sent out regarding the water control smart valve being 6 years old and known in the industry as having a very high degree of failure rates. It was recommended that owners replace them to avoid any water loss.

Sprinkler Heads

The Property Manager reported that an additional 500 sprinkler head covers had to be ordered due to the overwhelming response by owners to have them installed. All the sign up information is at the Concierge desk.

Elevator Floors

The Property Manager reported that the existing composite flooring in the elevators, which had deteriorated, was being replaced with the new granite over the next couple of weeks. It was noted that there was a delay in the project due to problems associated with the sealing of the tiles, no work being done over the holidays, a large number of moves by residents which did not free up the elevators, and a back order with respect to the stainless steel inserts scheduled to be replaced with new granite in the next two weeks.

Elevator Cameras

The Property Manager reported that the installation of the elevator cameras had commenced.

Common Area Painting Project

The Property Manager reported that this project had been completed except for the lobby areas.

Air Conditioners

The Strata Council noted that an investigation of what units were on the market that may be suitable for individual suites determined the only type of unit available for the tower owners that would work properly (the split unit) was basically too large for the balconies and would be an eyesore if installed on the exterior of the balconies. This matter was put on hold for future consideration.

Air Conditioner – Fine – Authorization for Installation

The Council noted that a townhouse owner who had been repeatedly requested to remove their unauthorized air conditioner on a number of occasions, had not done so, and now had provided the Strata Council with a formal condenser installation plan - which the Strata Council reviewed. It was moved/seconded that a further fine be levied against the owner for contravention of the building's bylaws with respect to the installation of the non-approved air conditioner which was still in place; that approval be given for the new proposed air condenser installation on the conditions that the owner pays the outstanding fines levied to date, and that the owner removes the existing air conditioner immediately, and that the owner be provided with a sample indemnification agreement which he can sign and return to the Strata Corporation with respect to the new installation. CARRIED.

Minutes of the Council Meeting
The Owners Strata Plan LMS 4555
Held on Wednesday, January 23, 2008

Envelope Remedial Caulking

The Property Manager reported that In-Line Projects was ready to proceed with setting up the stage to continue with the remedial caulking budgeted for this year as soon as the weather improved.

Gym Equipment

The Strata Council reviewed a number of quotes with respect to various pieces of gym equipment that required replacement. It was moved/seconded that the President arrange purchase of four new pieces of gym equipment. CARRIED.

CORRESPONDENCE

The Strata Council reviewed various noise complaints, and issued fines (where applicable) to owners in regards to various concerns; and reviewed correspondence which had been received from and sent to residents. The Property Manager was asked to respond to any additional correspondence as required.

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Auto Flush Valves

In order to maintain a better environment in the men's washroom, it was moved/seconded to install auto flush valves on the urinals. CARRIED.

Minutes of the Council Meeting
The Owners Strata Plan LMS 4555
Held on Wednesday, January 23, 2008

There being no further business, the meeting was adjourned at 8:50 p.m. The next meeting will be held on Thursday, February 28th, 2008.



Roger Brandon, Senior Property Manager
CROSBY PROPERTY MANAGEMENT LTD.