



March 27, 2015

To the Owners of **Mode**  
**STRATA PLAN BCS 2557**  
538 Smithe Street/907-925 Richards Street, Vancouver, BC V6B 0A6

Dear Owner(s):

**RE: ANNUAL GENERAL MEETING**

As the Managing Agent, we are pleased to attach formal notice of the Annual General Meeting of the Owners of Strata Plan BCS 2557 to be held on **Wednesday, April 15, 2015 at 7:00 p.m., in the Amenity Room at the Mode, 538 Smithe Street, Vancouver, BC.** Registration will begin at 6:30 p.m. and we respectfully request your early attendance in order that the meeting may commence on time. **Please bring your own chair.**

As this is an Annual General Meeting, the Ownership will be presented with the 2015/2016 Operating Budget with a 2.5% strata fee increase, one  $\frac{3}{4}$  Vote Resolution, and the election of the 2015/2016 Strata Council.

Included in this package are the details of the above, an agenda and a proxy form.

Should you be unable to attend, a proxy form has been included for an alternative representative to attend and vote on your behalf. Please be advised that a proxy holder need not be a registered Owner, but must be appointed by the registered Owner.

**Please note that pursuant to Section 112 of the Strata Property Act, where the strata corporation is eligible to register a lien on the title of a strata lot for delinquency in their financial obligations to the strata corporation, the Owner of the strata lot may be restricted from voting.**

We therefore request that you review the attached information and should you have any questions, please do not hesitate to contact this office. We look forward to meeting with you on **April 15, 2015.**

Yours truly,  
**PACIFIC QUORUM PROPERTIES INC.**

As Agent for **BCS 2557 – Mode**



Andrea Kunova  
Property Manager

Attachments

[www.pacificquorum.com](http://www.pacificquorum.com)

202A – 1002 Lynham Road  
Whistler, BC V0N 1B1  
Tel: 604-905-0138 Fax: 604-905-0134  
Toll Free: 1-800-284-1983

☑ 430 – 1200 West 73<sup>rd</sup> Avenue  
Vancouver, BC V6P 6G5  
Tel: 604-685-3828 Fax: 604-685-3845  
Toll Free: 1-866-685-3828

408 – 7337 137<sup>th</sup> Street  
Surrey, BC V3W 1A4  
Tel: 604-635-0260 Fax: 604-635-0263

**PLEASE BRING THIS PACKAGE TO THE MEETING**

March 27, 2015

To: The Owners, Strata Plan BCS 2557 - Mode  
  
From: Pacific Quorum Properties Inc.  
430 – 1200 West 73<sup>rd</sup> Avenue  
Vancouver, BC V6P 6G5

\*\*\*\*\*  
PLEASE TAKE NOTICE THAT an Annual General Meeting of Strata Plan BCS 2557 will be held:

Date: **Wednesday, April 15, 2015**  
Time: **7:00 p.m. - Registration 6:30 p.m.**  
Location: **Amenity Room at Mode, Ground Floor**  
**538 Smithe Street, Vancouver, BC**  
**PLEASE BRING YOUR OWN CHAIR**

\*\*\*\*\*  
**An Owner may be restricted from voting if the strata corporation is entitled to register a lien on the Owner's strata lot. *Cheques will not be accepted at the meeting unless certified.* Owners may be represented by proxies - a blank proxy is attached for your convenience. A spouse who is not registered on title MUST have a proxy authorization to vote.**

1. **PURPOSE:** The purpose of this Annual General Meeting is to present the Ownership with the 2015/2016 Operating Budget with a 2.5% strata fee increase, one 3/4 Vote Resolution, and the election of the 2015/2016 Strata Council.
2. **QUORUM:** In order to conduct business at the General Meeting, at least one-third of the persons entitled to vote must be present in person or by proxy. According to Bylaw 43: If within a 1/2 hour from the time appointed for an Annual or Special General Meeting, a quorum is not present, the eligible voters, present in person or by proxy, constitute a quorum. This bylaw 43 is an alternative to section 48(3) of the Act.
3. **VOTING:** Except in cases where, by or under the Strata Property Act, a unanimous resolution is required, an Owner may not be entitled to vote at any General Meeting if the strata corporation is entitled to register a lien on the Owner's strata lot. A voting card will be issued to eligible strata lots. To pass a 3/4 vote resolution, 75 percent of those who vote, must vote in favour.
4. **PROXY:** An instrument appointing a proxy shall be in writing under the hand of the appointee or his attorney, and may be either general or for a particular meeting. A proxy holder need not be an Owner.

# **A G E N D A**

## **STRATA PLAN - BCS 2557 MODE**

**Annual General Meeting**  
Wednesday, April 15, 2015

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- 1. Call to Order**
  - a. Certify Proxies
  - b. Proof of Notice
  - c. Notice of Quorum
- 2. Adoption of Agenda**
- 3. Adoption of previous General Meeting Minutes, April 2, 2014**
- 4. Insurance Overview**
- 5. ¾ Vote Resolution #1 – Depreciation Report Waiver**
- 6. Consideration of 2015/2016 Operating Budget**
- 7. New Business**
- 8. Election of the 2015/2016 Strata Council**
- 9. Adjournment**



# HUB International Coastal Insurance Brokers

400 - 4350 Still Creek Drive, Burnaby, BC V5C 0G5 T: 604-269-1000 F: 604-269-1001  
 TF: 1-800-665-3310 www.hubcoastal.ca E: coastal@hubinternational.com

**Policy No. CBCS2557**

## DECLARATIONS

Name of Insured:	The Owners of Strata Plan BCS 2557 Mode
Location Address:	518, 538, 542, 546 & 550 Smithe Street, Vancouver, BC V6B 0A8 & 902, 907, 917, 921 & 925 Richards Street, Vancouver, BC V6B 3B6
Additional Named Insured:	Pacific Quorum Properties Inc, 430 - 1200 West 73 Avenue, Vancouver, BC V6P 6G5
Policy Period:	12/31/14 to 12/31/15 (mm/dd/yy) 12:01 a.m. Standard Time
Loss Payable to:	The Insured or Order in Accordance with the Strata Property Act of British Columbia.
Insurers:	As Per List of Participating Insurers Attached.

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

INSURING AGREEMENTS	Deductibles (\$)	Limits (\$)
<b>PROPERTY COVERAGES</b> All Property, All Risks, Guaranteed Replacement Cost, Bylaws - Form STR (08/14) Unlimited Additional Living Expenses Water Damage Backup of Sewers, Sumps, Septic Tanks or Drains Earthquake Damage Flood Damage Key & Lock	2,500  5,000 5,000 10% 10,000 250	14,779,000 Included Included Included Included Included 10,000
<b>BLANKET EXTERIOR GLASS INSURANCE</b> - Form 820000 (02/06) Residential Commercial	100 250	Blanket
<b>COMMERCIAL GENERAL LIABILITY</b> - Form 000102-10 (06/12) Each Occurrence Limit Coverage A - Bodily Injury & Property Damage Liability - <i>Per Occurrence</i> Products & Completed Operations - <i>Aggregate</i> Coverage B - Personal Injury Liability - <i>Per Occurrence</i> Non-Owned Automobile - SPF #6 - Form 335002-02 - <i>Per Occurrence</i>	500 500  500	5,000,000 5,000,000 5,000,000 5,000,000 5,000,000
<b>STRATA DIRECTORS &amp; OFFICERS LIABILITY</b> - Form NP-434229 (06/14)	Nil	2,000,000
<b>POLLUTION &amp; REMEDIATION LEGAL LIABILITY</b> - Form XLICL-PARL6CP-CN 1111 (01/14) Limit of Liability - Each Loss, Remediation Expense or Legal Defense Expense	10,000 Retention	1,000,000
<b>VOLUNTEER ACCIDENT INSURANCE PLAN</b> - Policy # SG50073001 (12/31) - Plan I Principal Sum - \$100,000 Weekly Accident Indemnity - \$500 (maximum 52 weeks) Accident Expenses - various up to \$10,000 (see policy wording) Dental Expense - \$2,500	7 Day Waiting Period	100,000
<b>COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION</b> - Form 500000 (08/14) Coverage I Employee Dishonesty - Form A - <i>Aggregate</i> Coverages II, III, IV and V - Broad Form Money & Securities - <i>Aggregate Limit each coverage</i>	Nil Nil	30,000 10,000
<b>EQUIPMENT BREAKDOWN</b> I Standard Comprehensive Plus, Replacement Cost - Form C780016 (01/11) II Consequential Damage, 90% Co-Insurance - Form C780032 (01/11) III Extra Expense - Form C780033 (01/11) IV Ordinary Payroll - 90 Days - Form C780034 (01/11)	1,000 1,000 24 Hour Waiting Period 24 Hour Waiting Period	14,779,000 25,000 100,000 100,000
<b>PRIVACY BREACH SERVICES</b> - Form PBE.25000 (12/13)	Nil	25,000
<b>TERRORISM</b> - Form LMA3030 (amended) (06/14)	2.500	300,000

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

This Policy contains a clause(s), which may limit the amount payable. This policy shall not be valid or binding unless countersigned by a duly Authorized Representative of the Insurer. For the purposes of the Insurance Companies Act (Canada), this document was issued in accordance in the course of Allianz Global Risks US Insurance Company business in Canada.

**Vice President**  
**HUB International Coastal Insurance Brokers**



# HUB International Coastal Insurance Brokers

400 - 4350 Still Creek Drive, Burnaby, BC V5C 0G5 T: 604-269-1000 F: 604-269-1001  
TF: 1-800-665-3310 www.hubcoastal.ca E: coastal@hubinternational.com

Name of Insured:	The Owners of Strata Plan BCS 2557 Mode
Location Address:	518, 538, 542, 546 & 550 Smithe Street, Vancouver, BC V6B 0A8 & 902, 907, 917, 921 & 925 Richards Street, Vancouver, BC V6B 3B6
Additional Named Insured:	Pacific Quorum Properties Inc, 430 - 1200 West 73 Avenue, Vancouver, BC V6P 6G5
Policy Period:	12/31/14 to 12/31/15 (mm/dd/yy) 12:01 a.m. Standard Time

## Other Services and Service Providers

### PLATINUM LEGAL SERVICES RETAINER – CLARK WILSON LLP

Legal advice and exclusive benefits. See Contract for details.  
Limits: Per claim - \$300,000 / Per term - \$1,500,000  
Fee: 100% Retained

**\$350**



# HUB International Coastal Insurance Brokers

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 TF: 1-800-665-3310 www.hubcoastal.ca E: coastal@hubinternational.com

## SCHEDULE OF PARTICIPATING INSURERS

### For The Owners of Strata Plan BCS 2557 Mode Policy # CBCS2557

Term: 12/31/14 to 12/31/15 (mm/dd/yy) 12:01 a.m. Standard Time

Insurer	Coverage	%	Limit (\$)
Aviva Insurance Company of Canada	Property	55	8,128,450
Allianz Global Risks US Insurance Company	Property	35	5,172,650
The Guarantee Company of North America	Property	10	1,477,900
Aviva Insurance Company of Canada	Commercial General Liability	100	5,000,000
Encon Group Inc.	Directors & Officers Liability	100	2,000,000
Aviva Insurance Company of Canada	Employee Dishonesty – Form A	100	30,000
Aviva Insurance Company of Canada	Comprehensive Dishonesty, Disappearance and Destruction	100	10,000
Aviva Insurance Company of Canada	Glass	100	Blanket
XL Insurance Company Ltd.	Pollution & Remediation Legal Liability	100	1,000,000
Aviva Insurance Company of Canada	Equipment Breakdown	100	14,779,000
ACE INA Insurance	Volunteer Accident Insurance Plan I	100	100,000
Aviva Insurance Company of Canada	Privacy Breach Services	100	25,000
Binding Authority B0621M81907014 underwritten by certain underwriters at Lloyd's	Terrorism	100	300,000

**DISCLOSURE NOTICE - Under The Financial Institutions Act**

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

HUB International Coastal Insurance Brokers is licensed as a general insurance broker by the Insurance Council of British Columbia.

This transaction is between you and Aviva Insurance Co. of Canada Policy No. CBCS2557.

We have no interest in the above stated Insurance Company and the Insurance company also has no interest in our company.

The Financial Institutions Act prohibits the Insurance Company or our company from requiring you to transact additional or other business with the Insurance Company or any other person or corporation as a condition of this transaction.

HUB International Insurance Brokers receives commissions and may receive contingent commissions from the insurance carrier(s) with whom this business is placed. Commissions are generally a fixed percentage of premium for a particular placement. Contingent commissions may be based on factors such as a positive loss ratio for the broker's entire book of business with an insurer, or a certain percentage of premium growth over a previous comparable period of time. We may work together with other appropriately licensed third parties in marketing of insurance products and may share commissions or pay/receive fees as a result of a joint venture. Further information is available upon request or at: <http://www.hubinternational.com/about/how-we-get-paid/>.

<b>Total Policy Premium:</b>	<b>\$23,002</b>
<b>Total Platinum Legal Services Retainer:</b>	<b>\$350</b>
<b>Total Payable Including Platinum Legal Services Retainer:</b>	<b>\$23,352</b>

E&OE/SA

Insured's Copy

**Balance Sheet (Accrual)**  
**Mode - (bcs2557)**  
**February 2015**

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ASSETS

Bank - Operating Funds Account	37,070.17
Bank - Contingency Reserve Account	98,597.07
CRF - Interfund Loan (Insurance)	19,460.00
Accounts Receivable	434.65
Accounts Receivable - Other	66.14
Prepaid Insurance	19,460.00
Insurance claims	-44.00

TOTAL ASSETS 175,044.03

LIABILITIES & EQUITY

Liabilities

Accounts Payable	16,061.61
Prepaid Strata Fees	466.57
Accrued Liabilities	2,090.92
Interfund Loan	<u>19,460.00</u>
Total Liabilities	38,079.10

Equity

Contingency Reserve Fund	103,057.07
Restricted CRF - Security Camera System	15,000.00
Current Surplus/(Deficit)	13,746.35
Prior Years Surplus/(Deficit)	<u>5,161.51</u>
Total Equity	136,964.93

TOTAL LIABILITIES & EQUITY 175,044.03







**BCS 2557 - MODE**

**PROPOSED OPERATING BUDGET  
FOR THE PERIOD: MARCH 1, 2015 TO FEBRUARY 28, 2016**

		PREVIOUS BUDGET 2014 - 2015	ACTUAL FEB 28, 2015	PROPOSED BUDGET 2.5% 2015 - 2016
<b>REVENUE</b>				
4110	STRATA FEES	\$246,610.88	\$246,611.52	\$252,780.00
4120	BANK INTEREST	\$0.00	\$382.58	\$0.00
4124	MOVE IN/OUT FEE	\$0.00	\$1,675.00	\$0.00
4125	MISCELLANEOUS	\$0.00	\$1,997.30	\$0.00
4126	KEYS	\$0.00	\$50.00	\$0.00
4140	PRIOR YEAR SUPPLUS	\$0.00	\$0.00	\$0.00
<b>TOTAL REVENUE</b>		<b>\$246,610.88</b>	<b>\$250,716.40</b>	<b>\$252,780.00</b>
<b>OPERATING EXPENSES</b>				
6110	BANK CHARGES	\$490.88	\$707.43	\$720.00
6112	CONTINGENCY FUND TRANSFER	\$35,000.00	\$35,000.04	\$35,000.00
6114	INSURANCE	\$23,000.00	\$22,190.45	\$23,000.00
6118	ADMINISTRATION	\$3,000.00	\$2,779.52	\$3,000.00
6119	PROFESSIONAL FEES, LEGAL, AUDIT	\$1,000.00	\$752.11	\$1,000.00
6120	MANAGEMENT FEES	\$15,120.00	\$15,120.00	\$15,120.00
<b>TOTAL OPERATING EXPENSES</b>		<b>\$77,610.88</b>	<b>\$76,549.55</b>	<b>\$77,840.00</b>
<b>UTILITIES</b>				
6210	ELECTRICITY	\$19,000.00	\$20,955.41	\$19,000.00
6212	GAS	\$27,000.00	\$13,771.65	\$25,000.00
6214	WATER AND SEWER	\$18,500.00	\$26,410.05	\$22,000.00
6216	WASTE DISPOSAL	\$9,900.00	\$7,918.31	\$10,500.00
6220	FIRE PANEL MONITORING	\$1,200.00	\$0.00	\$1,560.00
6222	TELEPHONE LINES	\$1,500.00	\$1,455.35	\$1,500.00
<b>TOTAL UTILITIES</b>		<b>\$77,100.00</b>	<b>\$70,510.77</b>	<b>\$79,560.00</b>
<b>REPAIRS &amp; MAINTENANCE</b>				
6305	CARETAKER/JANITORIAL	\$22,400.00	\$22,423.35	\$23,000.00
6310	LANDSCAPING	\$6,000.00	\$6,112.02	\$6,500.00
6312	PEST CONTROL	\$1,500.00	\$0.00	\$1,500.00
6314	R & M - BUILDING MAINTENANCE	\$28,000.00	\$31,184.26	\$31,700.00
6318	ELEVATOR	\$9,000.00	\$8,915.85	\$9,000.00
6323	SUPPLIES	\$1,000.00	\$1,295.14	\$1,300.00
6331	CARPET CLEANING	\$1,500.00	\$336.00	\$1,000.00
6332	FIRE EQUIPMENT MAINTENANCE	\$3,500.00	\$6,594.23	\$5,000.00
6340	HVAC AND PLUMBING	\$8,500.00	\$8,954.19	\$8,500.00
6341	LOCKS AND KEYS	\$3,000.00	\$1,048.49	\$2,000.00
6342	DEPRECIATION REPORT	\$7,500.00	\$7,443.60	\$5,880.00
<b>TOTAL REPAIRS AND MAINTENANCE</b>		<b>\$91,900.00</b>	<b>\$94,307.13</b>	<b>\$95,380.00</b>
<b>TOTAL EXPENSES</b>		<b>\$246,610.88</b>	<b>\$241,367.45</b>	<b>\$252,780.00</b>
<b>SURPLUS (DEFICIT)</b>		<b>\$0.00</b>	<b>\$9,348.95</b>	<b>\$0.00</b>

*This budget contains 2.5% increase in strata fees*



**MODE - BCS 2557**  
**PROPOSED MONTHLY STRATA FEE SCHEDULE**  
**PERIOD COVERING MARCH 1, 2015 THROUGH FEBRUARY 28, 2016**  
**2.5% INCREASE OVER PRIOR YEAR**

UNIT #	STRATA LOT #	UNIT ENTITLEMENT	% OF TOTAL UNIT	MONTHLY OPERATING CONTRIBUTION	MONTHLY CONTINGENCY CONTRIBUTION	PROPOSED MONTHLY STRATA FEES	TOTAL ANNUAL STRATA FEES	SHORTFALL PAYMENT MAR & APR 2015
<b>ANNUAL TOTALS:</b>				<b>\$217,780.00</b>	<b>\$35,000.00</b>	<b>\$252,780.00</b>		
550	1	101	2.34%	\$424.69	\$68.25	<b>\$492.95</b>	\$5,915.38	<b>\$24.06</b>
546	2	88	2.04%	\$370.03	\$59.47	<b>\$429.50</b>	\$5,153.99	<b>\$20.96</b>
542	3	102	2.36%	\$428.90	\$68.93	<b>\$497.83</b>	\$5,973.95	<b>\$24.30</b>
518	4	105	2.43%	\$441.51	\$70.96	<b>\$512.47</b>	\$6,149.65	<b>\$25.01</b>
901	5	111	2.57%	\$466.74	\$75.01	<b>\$541.76</b>	\$6,501.06	<b>\$26.44</b>
903	6	111	2.57%	\$466.74	\$75.01	<b>\$541.76</b>	\$6,501.06	<b>\$26.44</b>
907	7	115	2.66%	\$483.56	\$77.71	<b>\$561.28</b>	\$6,735.33	<b>\$27.40</b>
917	8	88	2.04%	\$370.03	\$59.47	<b>\$429.50</b>	\$5,153.99	<b>\$20.96</b>
921	9	88	2.04%	\$370.03	\$59.47	<b>\$429.50</b>	\$5,153.99	<b>\$20.96</b>
925	10	85	1.97%	\$357.42	\$57.44	<b>\$414.86</b>	\$4,978.29	<b>\$20.25</b>
204	11	84	1.95%	\$353.21	\$56.77	<b>\$409.98</b>	\$4,919.72	<b>\$20.01</b>
201	12	53	1.23%	\$222.86	\$35.82	<b>\$258.68</b>	\$3,104.11	<b>\$12.63</b>
202	13	60	1.39%	\$252.29	\$40.55	<b>\$292.84</b>	\$3,514.09	<b>\$14.29</b>
202	14	52	1.20%	\$218.65	\$35.14	<b>\$253.80</b>	\$3,045.54	<b>\$12.39</b>
303	15	75	1.74%	\$315.37	\$50.68	<b>\$366.05</b>	\$4,392.61	<b>\$17.87</b>
304	16	61	1.41%	\$256.50	\$41.22	<b>\$297.72</b>	\$3,572.66	<b>\$14.53</b>
305	17	61	1.41%	\$256.50	\$41.22	<b>\$297.72</b>	\$3,572.66	<b>\$14.53</b>
306	18	104	2.41%	\$437.31	\$70.28	<b>\$507.59</b>	\$6,091.08	<b>\$24.78</b>
307	19	57	1.32%	\$239.68	\$38.52	<b>\$278.20</b>	\$3,338.38	<b>\$13.58</b>
308	20	58	1.34%	\$243.88	\$39.20	<b>\$283.08</b>	\$3,396.95	<b>\$13.82</b>
309	21	59	1.37%	\$248.09	\$39.87	<b>\$287.96</b>	\$3,455.52	<b>\$14.06</b>
310	22	79	1.83%	\$332.19	\$53.39	<b>\$385.57</b>	\$4,626.88	<b>\$18.82</b>
311	23	43	1.00%	\$180.81	\$29.06	<b>\$209.87</b>	\$2,518.43	<b>\$10.24</b>
301	24	48	1.11%	\$201.84	\$32.44	<b>\$234.27</b>	\$2,811.27	<b>\$11.43</b>
302	25	55	1.27%	\$231.27	\$37.17	<b>\$268.44</b>	\$3,221.25	<b>\$13.10</b>
403	26	75	1.74%	\$315.37	\$50.68	<b>\$366.05</b>	\$4,392.61	<b>\$17.87</b>
404	27	61	1.41%	\$256.50	\$41.22	<b>\$297.72</b>	\$3,572.66	<b>\$14.53</b>
405	28	61	1.41%	\$256.50	\$41.22	<b>\$297.72</b>	\$3,572.66	<b>\$14.53</b>
406	29	104	2.41%	\$437.31	\$70.28	<b>\$507.59</b>	\$6,091.08	<b>\$24.78</b>
407	30	57	1.32%	\$239.68	\$38.52	<b>\$278.20</b>	\$3,338.38	<b>\$13.58</b>
408	31	58	1.34%	\$243.88	\$39.20	<b>\$283.08</b>	\$3,396.95	<b>\$13.82</b>
409	32	65	1.51%	\$273.32	\$43.93	<b>\$317.24</b>	\$3,806.93	<b>\$15.48</b>
410	33	43	1.00%	\$180.81	\$29.06	<b>\$209.87</b>	\$2,518.43	<b>\$10.24</b>

UNIT #	STRATA LOT #	UNIT ENTITLEMENT	% OF TOTAL UNIT	MONTHLY OPERATING CONTRIBUTION	MONTHLY CONTINGENCY CONTRIBUTION	PROPOSED MONTHLY STRATA FEES	TOTAL ANNUAL STRATA FEES	SHORTFALL PAYMENT MAR & APR 2015
401	34	48	1.11%	\$201.84	\$32.44	<b>\$234.27</b>	\$2,811.27	<b>\$11.43</b>
402	35	55	1.27%	\$231.27	\$37.17	<b>\$268.44</b>	\$3,221.25	<b>\$13.10</b>
502	36	77	1.78%	\$323.78	\$52.04	<b>\$375.81</b>	\$4,509.75	<b>\$18.34</b>
503	37	61	1.41%	\$256.50	\$41.22	<b>\$297.72</b>	\$3,572.66	<b>\$14.53</b>
504	38	61	1.41%	\$256.50	\$41.22	<b>\$297.72</b>	\$3,572.66	<b>\$14.53</b>
505	39	105	2.43%	\$441.51	\$70.96	<b>\$512.47</b>	\$6,149.65	<b>\$25.01</b>
506	40	58	1.34%	\$243.88	\$39.20	<b>\$283.08</b>	\$3,396.95	<b>\$13.82</b>
507	41	58	1.34%	\$243.88	\$39.20	<b>\$283.08</b>	\$3,396.95	<b>\$13.82</b>
508	42	65	1.51%	\$273.32	\$43.93	<b>\$317.24</b>	\$3,806.93	<b>\$15.48</b>
509	43	43	1.00%	\$180.81	\$29.06	<b>\$209.87</b>	\$2,518.43	<b>\$10.24</b>
501	44	84	1.95%	\$353.21	\$56.77	<b>\$409.98</b>	\$4,919.72	<b>\$20.01</b>
602	45	77	1.78%	\$323.78	\$52.04	<b>\$375.81</b>	\$4,509.75	<b>\$18.34</b>
603	46	61	1.41%	\$256.50	\$41.22	<b>\$297.72</b>	\$3,572.66	<b>\$14.53</b>
604	47	61	1.41%	\$256.50	\$41.22	<b>\$297.72</b>	\$3,572.66	<b>\$14.53</b>
605	48	94	2.18%	\$395.26	\$63.52	<b>\$458.78</b>	\$5,505.40	<b>\$22.39</b>
606	49	58	1.34%	\$243.88	\$39.20	<b>\$283.08</b>	\$3,396.95	<b>\$13.82</b>
607	50	89	2.06%	\$374.24	\$60.14	<b>\$434.38</b>	\$5,212.56	<b>\$21.20</b>
608	51	43	1.00%	\$180.81	\$29.06	<b>\$209.87</b>	\$2,518.43	<b>\$10.24</b>
601	52	84	1.95%	\$353.21	\$56.77	<b>\$409.98</b>	\$4,919.72	<b>\$20.01</b>
702	53	77	1.78%	\$323.78	\$52.04	<b>\$375.81</b>	\$4,509.75	<b>\$18.34</b>
703	54	61	1.41%	\$256.50	\$41.22	<b>\$297.72</b>	\$3,572.66	<b>\$14.53</b>
704	55	61	1.41%	\$256.50	\$41.22	<b>\$297.72</b>	\$3,572.66	<b>\$14.53</b>
705	56	94	2.18%	\$395.26	\$63.52	<b>\$458.78</b>	\$5,505.40	<b>\$22.39</b>
706	57	58	1.34%	\$243.88	\$39.20	<b>\$283.08</b>	\$3,396.95	<b>\$13.82</b>
707	58	89	2.06%	\$374.24	\$60.14	<b>\$434.38</b>	\$5,212.56	<b>\$21.20</b>
708	59	43	1.00%	\$180.81	\$29.06	<b>\$209.87</b>	\$2,518.43	<b>\$10.24</b>
701	60	84	1.95%	\$353.21	\$56.77	<b>\$409.98</b>	\$4,919.72	<b>\$20.01</b>
<b>TOTAL:</b>		<b>4316</b>	<b>100%</b>	<b>\$18,148.33</b>	<b>\$2,916.67</b>	<b>\$21,065.00</b>	<b>\$252,780.00</b>	
				<b>\$217,780.00</b>	<b>\$35,000.00</b>	<b>\$252,780.00</b>		

**MAJORITY VOTE – CONSIDERATION OF THE 2015/2016 OPERATING BUDGET**

**BE IT RESOLVED THAT** the Owners, Strata Plan BCS 2557, approve the Proposed Operating Budget for the 2015/2016 fiscal year, with a 2.5% increase in strata fees.

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**¾ VOTE RESOLUTION #1 – DEPRECIATION REPORT WAIVER**

**WHEREAS:**

As of December 13, 2011, a Depreciation Report is a mandatory function of Strata Corporations in the Province of British Columbia. Strata Corporations, who are not exempt, must comply with the provision by December 13, 2013. Strata Corporations with fewer than 5 strata lots, and those Strata Corporations who pass an annual ¾ vote, are exempt from the requirement.

**BE IT RESOLVED THAT** the Owners, Strata Plan BCS 2557, approve to waive section 94 of the *Strata Property Act* and opt out from the requirements of the Act to complete a Depreciation Report for the 2014/2015 fiscal year.

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**Strata Property Act  
Form A  
PROXY APPOINTMENT**

RE: STRATA LOT # \_\_\_\_\_, UNIT # \_\_\_\_\_ OF STRATA PLAN BCS 2557

I/We, the Owner(s) of the strata lot described above, hereby appoint \_\_\_\_\_ as my/our proxy to vote on my/our behalf at the Annual General Meeting of the Owners of Strata Plan BCS 2557 to be held on **Wednesday, April 15, 2015**.

Please note that if you mark at the proxy's discretion, the holder of the proxy will be able to vote on any amendments on your behalf. If you do not mark at the proxy holder's discretion, your vote will not be able to be counted for any amendments made from the floor.

I/We wish to be recorded as voting on the items of business outlined in the Agenda as follows:

	In Favour	Against	At Proxy's Discretion	Abstain
<b>1. Majority Vote – Consideration of the 2015/2016 Operating Budget</b>				
<b>2. ¾ Vote Resolution #1 – Depreciation Report Waiver</b>				

*The proxy holder may vote at the proxy holder's discretion in the absence of voting instructions or on any resolution amendments or any other business that arises at the meeting.*

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Co-Owner's Signature (if applicable)

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015