

NOTICE

of the

ANNUAL GENERAL

MEETING

of

BEL AIR

STRATA PLAN BCS 1265

To be held on Tuesday, May 26, 2015

@ 6:30pm

April 30, 2015

NOTICE OF THE ANNUAL GENERAL MEETING

TO: OWNERS OF BEL AIR, BCS 1265
DATE: TUESDAY, MAY 26, 2015
TIME: 6:15 PM REGISTRATION
6:30 PM CALL TO ORDER
PLACE: Front Lobby, 2828 Yew Street, Vancouver, B.C., V6K 4W5

Dear Owners,

On **Tuesday, May 26, 2015**, the Annual General Meeting of the Owners of **Bel Air, Strata Plan BCS 1265**, will be held. The purpose of this meeting is to approve the proposed budget for the upcoming fiscal year, to consider five (5) $\frac{3}{4}$ vote resolutions and to elect a new Strata Council. Enclosed are the Agenda, all supporting documentation and a proxy form.

For this meeting to proceed, a quorum of one third of all owners, entitled to vote, must be present in person or by proxy. Should you be unable to attend this meeting, please give your proxy to a representative (a relative or a Council member) to vote on your behalf.

As per the Strata Corporation's Bylaws, section 31(1), an owner is not entitled to vote at special or annual general meetings or be elected to Council or continue to serve on Council if the strata corporation is entitled to register a lien against that owners' strata lot, under section 116 (1) of the Strata Property Act. Please contact Baywest if you need confirmation your account is paid in full.

Please bring this package of information with you to the meeting.

We look forward to seeing you on **Tuesday, May 26, 2015 at 6:30pm**. In the meantime if you have any questions about the meeting, please do not hesitate to contact the Strata Manager.

Sincerely,
BAYWEST MANAGEMENT CORPORATION
Agent for the Owners of Strata Plan BCS 1265



Lucian Naita
Strata Manager

ANNUAL GENERAL MEETING AGENDA

BEL AIR – STRATA PLAN BCS 1265

TUESDAY, MAY 26, 2014

HELD: FRONT LOBBY, 2828 Yew Street, Vancouver, B.C., V6K 4W5

1. REGISTRATION - 6:15 PM
2. **CALL TO ORDER - 6:30 PM**
3. CALLING OF THE ROLL & CERTIFICATION OF PROXIES
4. ELECTING THE CHAIR OF THE MEETING (if required)
5. PROOF OF NOTICE OF MEETING
6. APPROVE THE AGENDA
7. APPROVE THE PREVIOUS GENERAL MEETING MINUTES – May 20, 2014
8. PRESIDENT'S REPORT
9. ANNUAL REPORT ON INSURANCE (attached)
10. ADOPTION OF 2015/2016 OPERATING BUDGET (attached)
11. CONSIDERATION OF THE $\frac{3}{4}$ VOTE RESOLUTIONS "A", "B", "C" & "D" (BYLAW AMENDMENTS) & "E" (COMMON AREA REPAIRS)
12. ELECTION OF STRATA COUNCIL MEMBERS 2015/2016
13. GENERAL DISCUSSION
14. TERMINATION OF MEETING

Residential Strata Program Summary of Coverages - Strata Plan BCS1265

Insured **The Owners of Strata Plan BCS1265, Belair
Baywest Management Corporation, Attn: Lucian Naita**

Policy Period **From:** August 1, 2014

To: August 1, 2015

Effective August 1, 2014

Location(s) 2828 Yew Street, Vancouver, BC V6K 4W5

Description of Coverages	Limits of Liability	Deductibles
Property of Every Description – Per Occurrence, Form No. CMWM-Jan-01-2012, Appraisal: Jul 1, 2014, Year of Cycle: 3	\$ 12,878,000.	See Below
Business Interruption	Not Covered	
Earthquake – Annual Aggregate – Extended Replacement Cost Applies	\$ 12,878,000.	
Flood – Annual Aggregate – Extended Replacement Cost Applies	\$ 12,878,000.	
Blanket Glass	Included	
Equipment Breakdown - By-laws Included	\$ 12,878,000.	\$500.
Business Interruption (Time Element)	Not Covered	
\$1,000,000 Debris Removal, \$100,000 Ammonia Contamination, \$100,000 Contamination Expense (Annual), \$100,000 Expediting Expense, \$100,000. Extra Expense, \$250,000 Water Damage, \$50,000 Service Interruption	Included	
General Liability – Bodily Injury, Personal Injury and Property Damage Liability – Each Accident or Occurrence	\$ 10,000,000.	\$1,000.
Products and Completed Operations – Aggregate Limit	\$ 10,000,000.	
Non-Owned Automobile	\$ 10,000,000.	
Advertising Injury Liability	\$ 10,000,000.	
Medical Payments – Each Person	\$ 10,000.	
Limited Pollution Liability – Aggregate Limit	\$ 1,000,000.	\$10,000.
Employers' Liability Extension	\$ 300,000.	
Tenants' Legal Liability – Any One Accident	\$ 250,000.	\$1,000.
Voluntary Compensation Extension – Strata Volunteers Coverage (Weekly Indemnity of 2/3 of Employee's Weekly Wage, but not exceeding \$500/week & set at \$500/week for Volunteer Workers)	\$ 50,000.	
Condominium Corporation Directors & Officers Liability (Errors & Omissions) – Annual Aggregate	\$ 5,000,000.	Nil
Discrimination Defense Costs – Per Unsuccessful Action or Complaint	\$ 10,000.	
Discrimination Defense Costs – Annual Aggregate	\$ 25,000.	
Property Managers Errors & Omissions Liability – Annual Aggregate	\$ 5,000,000.	Nil
Broad Form Money & Securities - Loss Inside & Outside Premises, Depositors Forgery	Not Covered	
Employee Dishonesty, Coverage – Form A	Not Covered	
Pollution Liability – Each Pollution Event, Including Bodily Injury or Property Damage and Clean-up Costs	\$ 1,000,000.	\$25,000.
Aggregate (Master) Policy Limit	\$ 5,000,000.	

Deductibles – Property

- | | |
|----------------------------|-------------------------------------|
| All Losses \$2,500 except: | ▪ Earthquake 10%, minimum \$100,000 |
| ▪ Water Damage \$5,000 | ▪ Residential Glass Breakage \$100 |
| ▪ Sewer Back-up \$5,000 | ▪ Master Key Coverage \$250 |
| ▪ Flood \$25,000 | |

Conditions – Property

- All Risks of direct physical loss or damage to property described at Location(s) of Risk shown above.
- Basis of Loss Settlement – Replacement Cost including by-laws.
- Co-insurance Basis – Stated Amount.
- Extended Replacement Cost – 10%
- Any Property additions, renovations or installation work will be subject to a limit of 15% of the insured value, with a maximum of \$1,000,000.

Additional Named Insured – General Liability

Property Manager for their management of the Strata Plan.

Platinum Legal Services Retainer Contract	Amount
Per Claim – \$1,500,000 Term Aggregate	\$300,000.

E&OE **This document does not form part of the policy. For more specific details, please refer to the actual policy wordings.**

Name of Insured & Mailing Address:

The Owners of Strata Plan BCS1265
 c/o Baywest Management Corporation
 301 - 1195 West Broadway
 Vancouver, BC V6H 3X5

Name of Broker & Mailing Address:

CMW Insurance Services Ltd.
 700-1901 Rosser Avenue
 Burnaby, BC V5C 6R6
 Tel: 604-294-3301 Fax: 604-294-3003
 cmwinsurance.com

Location(s) of Risk: 2828 Yew Street
 Vancouver, BC V6K 4W5

Policy Period: August 1, 2014 to August 1, 2015
 Both dated to 12:01 am Standard Time at the address of the Insured.

Total Premium: \$19,650.

In return for the payment of the premium and subject to all the terms of this policy, the Insurers listed herein agree to provide the insurance as stated in this policy, subject to all the conditions, exclusions and stipulations contained in the forms attached. Insurance is provided for any of those coverages for which forms are attached and specific amounts of insurance are stated, subject to any applicable Sum Insured, Limits of Liability or Limit of Insurance.

A. PROPERTY

Renewal Policy No. CMW M1141
 Insurance Company:
 Waiver of Subrogation:

Premium (Section A): \$17,089.
 Form No. CMWM-Aug-01-2014
 As per Schedule of Subscribing Insurers attached
 The Insurers rights of subrogation are waived against
 Baywest Management Corporation

Sum Insured	Description of Coverages	Settlement Basis	Co-insurance Basis
\$12,878,000.	Property of Every Description Per Occurrence	Replacement Cost	Stated Amount
Not Covered	Business Interruption		
\$12,878,000.	Earthquake - Annual Aggregate		
\$12,878,000.	Flood - Annual Aggregate		

Special Conditions:

Extended Replacement Cost: 10%

Deductible Amounts:

All Losses \$2,500 except: Water Damage \$5,000; Sewer Back-up \$5,000; Residential Glass Breakage \$100;
 Master Key Coverage \$250; Earthquake 10%, minimum \$100,000; Flood \$25,000

Loss Payable To:

The Condominium Corporation, subject to the Strata Property Act or similar statute in the province of jurisdiction

THIS POLICY CONTAINS A CLAUSE WHICH MAY LIMIT THE AMOUNT PAYABLE

Balance Sheet

Bel Air (bcs1265)

March 31, 2015

Wednesday, April 1, 2015

	March 2015	February 2015	Change
ASSETS			
CURRENT ASSETS			
Bank - Operating	4,653.92	9,119.57	(4,465.65)
Bank - Shares	5.01	5.01	0.00
Accounts Receivable	(172.79)	105.04	(277.83)
TOTAL CURRENT ASSETS	\$ 4,486.14	9,229.62	(4,743.48)
OTHER ASSETS			
Prepaid - Insurance	6,454.32	8,067.90	(1,613.58)
TOTAL OTHER ASSETS	\$ 6,454.32	8,067.90	(1,613.58)
RESERVES			
Reserve Bank - Depreciation Report	191.79	191.79	0.00
Reserve Bank - Painting	3,337.75	3,337.75	0.00
TOTAL RESERVES	\$ 3,529.54	3,529.54	0.00
CRF BANK			
CRF Bank - General	41,999.75	37,896.68	4,103.07
CRF Bank - Envision	100,000.00	100,000.00	0.00
TOTAL CRF BANK	\$ 141,999.75	137,896.68	4,103.07
TOTAL ASSETS	\$ 156,469.75	158,723.74	(2,253.99)
LIABILITIES AND EQUITY			
RESERVES			
Reserve - Depreciation Report	191.79	191.79	0.00
Reserve - Painting	3,337.75	3,337.75	0.00
TOTAL RESERVES	\$ 3,529.54	3,529.54	0.00
CONTINGENCY RESERVE FUND			
CRF - General	141,999.75	137,896.68	4,103.07
CRF Loan - Insurance	4,302.88	6,454.32	(2,151.44)
TOTAL CONTINGENCY RESERVE FUND	\$ 146,302.63	144,351.00	1,951.63
OPERATING FUND			
Operating Surplus/(Deficit) Current Year	7,099.67	11,305.29	(4,205.62)
Operating Surplus/(Deficit) Prior Years	(386.08)	(386.08)	0.00
Prior Year Operating Surplus - Adjustment	(76.01)	(76.01)	0.00
TOTAL OPERATING SURPLUS/(DEFICIT)	\$ 6,637.58	10,843.20	(4,205.62)
TOTAL LIABILITIES AND EQUITY	\$ 156,469.75	158,723.74	(2,253.99)



Lucian Naita

Apr 1, 2015

Date

Bel Air (bcs1265)
Proposed Budget Summary

	Mar 31, 2015 Year To Date Actual	May 31, 2015 Estimated Year End	2014-2015 Annual Budget	2015-2016 Proposed Budget
TOTAL OWNER CONTRIBUTION	121,103	145,323	145,323	154,944
Operating Fund				
Opening Balance	(462)	(462)	(462)	(401)
Owner's Contribution	101,937	122,323	122,323	127,944
Other Income	977	999	-	-
Total Operating Expenses	(95,814)	(123,261)	(122,323)	(127,944)
Ending Balance	6,638	(401)	(462)	(401)
Contingency Reserve Fund				
Opening Balance	136,293	136,293	136,293	154,977
Owner's Contribution	19,167	23,000	23,000	27,000
Interest Income	843	2,154	2,576	2,803
Transferred to Painting Reserve	(10,000)	(10,000)	-	-
Transfer from Reserves	-	3,530	-	-
Ending Balance	146,303	154,977	161,868	184,780
Reserve Fund-Depreciation Report				
Opening Balance	192	192	-	(0)
Transfer back to CRF	-	(192)	-	-
Ending Balance	192	(0)	-	(0)
Reserve Fund-Painting				
Opening Balance	-	-	-	(0)
Transfer from CRF	10,000	10,000	-	-
Expenditures	(6,662)	(6,662)	-	-
Transfer back to CRF	-	(3,338)	-	-
Ending Balance	3,338	(0)	-	(0)

**2015-2016 BUDGET NOTES DETAILS
BEL AIR – STRATA PLAN BCS 1265
FISCAL YEAR – JUNE 1, 2015 – MAY 31, 2016**

As per the *Strata Property Act, Section 92 (a)*, to meet all the expenses, our Strata Corporation must establish, and the Owners must contribute, by means of Strata Fees, to an operating fund for common expenses that usually occurs once a year or more often than once a year.

RECEIPTS/REVENUE

- 5285-0000 INTEREST INCOME**
Money accrued through interest earned on the corporation's trust account.
- 5290-0000 FOBS/KEYS/REMOTES**
Money received from sales of fobs, keys, and remotes.
- 5385-0000 MOVES IN/OUT FEES**
Money received from move in/out fees.
- 5500-0000 OWNERS' CONTRIBUTIONS**
Strata Fees are the major source of income for the Strata Corporation to operate the common property and facilities of the building. Total fees, combined with other forms of income, must cover all the anticipated operating expenses, capital expenditures and reserve requirements for the fiscal year in order to break even at the end. There is approximately 6,7% increase in the owners' contributions budgeted for 2015-2016.

ADMINISTRATIVE EXPENSES

- 6004-0000 STATUTORY REVIEW OF BOOKS**
A statutory review of the Strata Corporation's trust accounts as required by the Real Estate Services Act.
- 6008-0000 ADDITIONAL SERVICES**
The amount budgeted covers the fees to file the strata corporation tax obligations as per Canada Agency Revenue requirements.
- 6028-0000 BANK CHARGES**
Bank charges and fees associated with the Strata Corporation's Operating Account.
- 6080-0000 INSURANCE PREMIUM**
The insurance premium is expected to increase upon renewal, due to the severity of both fire and water claims in apartment style strata.
- 6088-0000 LEGAL FEES**
This category covers the legal expenses to review and consolidate the Strata Bylaws.
- 6098-0000 PROPERTY MANAGEMENT**
This item covers the cost of services offered by Baywest Management Corp. There is a 3% fee increase included for the 2015/2016 fiscal year.
- 6128-0000 POSTAGE/COPIES/OFFICE EXP.**
This category covers the postage and photocopy costs of notices, meeting notice packages, financial statements, bylaws and correspondence, as routinely distributed to or requested by Council members.

UTILITIES

- 6308-0000 ELECTRICITY**
This category covers the hydro expenses.
- 6316-0000 GAS**
This category covers the gas expenses.
- 6334-0000 UTILITIES GENERAL**
The amount on this item covers the fees for recycling and fire line paid yearly to City of Vancouver.
- 6336-0000 WATER & SEWER**
This category covers the water & sewer expenses.

CONTRACT / BLDG EXPENSES

- 7002-0000 ALARM MONITORING**
This category covers the cost for the alarm monitoring services, including the phone line.
- 7048-0000 ELEVATOR & LICENSE**
This category covers the cost of the elevator contract, license and emergency phone line.
- 7069-0000 FIRE PROTECTION**
This category covers the cost of the contract for the fire protection including items such as winterization service, annual inspection and testing.
- 7076-0000 GARAGE DOOR**
This category covers the cost of the contract for the garage door maintenance.
- 7080-0000 GARBAGE COLLECTION**
This category is now covered under 7080-8100 & 7080-8200.
- 7080-8100 GARBAGE COLLECTION (ORGANIC DEBRIS)**
This category covers the Organic waste collection costs.
- 7080-8200 GARBAGE COLLECTION (NON-ORGANIC DEBRIS)**
This category covers the Non-Organic (regular waste) collection cost..
- 7096-0000 JANITORIAL**
This category covers the cost for the janitorial services.
- 7100-0000 LANDSCAPING**
This category covers the cost of the landscaping services.
- 7126-0000 MECHANICAL**
The amount allocated covers the cost of quarterly service maintenance of the HVAC system.
- 7178-0000 ROOF**
This category covers the costs of the roof maintenance.

REPAIRS & MAINTENANCE EXPENSES

7660-0000 REPAIRS & MAINTENANCE

Cost to repair and maintain the interior and exterior areas of the building including Limited Common Property, Common Property, and Common Assets (other than what has been allocated for specific line items).

CONTINGENCY RESERVE FUND

8920-0000 CONTINGENCY RESERVE FUND

As stipulated under Section 92 of the Strata Property Act, common expenses that usually occur less often than once a year or that do not usually occur, must be financed by a withdrawal from the Contingency Reserve Fund.

The Section 93 of the Strata Property Act and Section 6.1(3) of the Strata Property Regulations set out the requirements for the amount of the annual contribution. If the amount of money in the Contingency Reserve Fund at the end of any fiscal year is at least 25% of the total annual budgeted contribution to the Operating Fund for the fiscal year that just ended, the annual contribution to the Contingency Reserve fund may be of any amount.

8934-0000 DEFICIT RECOVERY

This category covers the deficit recovery.

Bel Air (bcs1265)

Proposed Budget - June 1, 2015 to May 31, 2016

Account	Account Name	Mar 31, 2015 Year To Date	May 31, 2015 Estimated Year End	2014-2015 Annual Budget	2015-2016 New Budget
RECEIPTS / REVENUE					
5285-0000	Interest Income	127.40	149.00	0.00	0.00
5290-0000	Fobs/Keys/Remotes	350.00	350.00	0.00	0.00
5385-0000	MoveIn/Out Fee	500.00	500.00	0.00	0.00
5500-0000	Owners' Contributions	121,103.20	145,323.40	145,323.40	154,944.00
TOTAL RECEIPTS / REVENUE		\$ 122,080.60	\$ 146,322.40	\$ 145,323.40	\$ 154,944.00
EXPENSES & RESERVES					
ADMINISTRATIVE EXPENSES					
6004-0000	Statutory Review of Trust Accounts	315.00	315.00	315.00	315.00
6008-0000	Additional Services	315.00	315.00	315.00	315.00
6028-0000	Bank Charges	207.00	253.00	276.00	276.00
6080-0000	Insurance Premium	16,000.00	19,227.16	19,500.00	20,200.00
6088-0000	Legal Fees	0.00	200.00	200.00	1,500.00
6098-0000	Management Fees	11,139.48	13,367.38	13,367.40	13,768.00
6128-0000	Postage/Copies/Office Exp.	374.30	475.00	400.00	500.00
TOTAL ADMINISTRATIVE EXPENSES		28,350.78	34,152.54	34,373.40	36,874.00
UTILITIES					
6308-0000	Electricity	8,919.36	13,130.86	13,000.00	13,900.00
6316-0000	Gas	8,465.55	11,405.00	12,000.00	12,000.00
6334-0000	Utilities - General	1,018.50	1,746.00	1,600.00	1,800.00
6336-0000	Water & Sewer	6,888.89	9,888.89	10,500.00	10,500.00
TOTAL UTILITIES		25,292.30	36,170.75	37,100.00	38,200.00
CONTRACT / BLDG EXPENSES					
7002-0000	Alarm Monitoring	2,296.00	2,641.34	2,850.00	2,100.00
7048-0000	Elevator & License	3,165.12	3,769.80	3,500.00	2,800.00
7069-0000	Fire Protection	141.75	2,029.60	1,500.00	1,300.00
7076-0000	Garage Door	178.50	178.50	200.00	200.00
7080-0000	Garbage Collection	3,276.58	4,158.94	3,800.00	0.00
7080-8100	Garbage Collection (Organic Debris)	0.00		0.00	1,200.00
7080-8200	Garbage Collection (Non-Organic Debris)	0.00		0.00	4,000.00
7096-0000	Janitorial	8,265.30	9,918.36	9,920.00	10,220.00
7100-0000	Landscaping	3,489.49	4,641.00	4,780.00	4,750.00
7126-0000	Mechanical	1,628.00	2,300.00	2,300.00	2,300.00
7178-0000	Roof	399.00	2,000.00	2,000.00	2,000.00
TOTAL CONTRACT / BLDG EXPENSES		22,839.74	31,637.54	30,850.00	30,870.00
REPAIRS & MAINTENANCE EXPENSES					
7660-0000	Repairs & Maintenance	19,331.41	21,300.00	20,000.00	22,000.00
TOTAL REPAIRS & MAINTENANCE EXPENSES		19,331.41	21,300.00	20,000.00	22,000.00
TOTAL OPERATING EXPENSES		95,814.23	123,260.83	122,323.40	127,944.00
CRF & OTHER BUDGETED RESERVE FUNDS					
8920-0000	Contingency Reserve Fund	19,166.70	23,000.04	23,000.00	26,500.00
8934-0000	Deficit Recovery	0.00	0.00	0.00	500.00
TOTAL RESERVE FUNDS		19,166.70	23,000.04	23,000.00	27,000.00
TOTAL EXPENSES & RESERVES		114,980.93	146,260.87	145,323.40	154,944.00

Bel Air (bcs1265)

Proposed Budget - June 1, 2015 to May 31, 2016

Account	Account Name	Mar 31, 2015 Year To Date	May 31, 2015 Estimated Year End	2014-2015 Annual Budget	2015-2016 New Budget
	SURPLUS / (DEFICIT)	7,099.67	61.53	-	-

Bel Air (bcs1265)

Proposed Strata Fee Schedule

For the Period June 1, 2015 to May 31, 2016

Unit#	SL#	U/E	Old Strata Fee	Operating Portion	CRF/Reserves Portion	Fee Inc/Dec by	New Strata Fee
101	1	116	\$ 418.72	\$ 368.64	\$ 77.79	\$ 27.72	\$ 446.44
102	2	58	\$ 209.36	\$ 184.32	\$ 38.90	\$ 13.86	\$ 223.22
103	3	108	\$ 389.84	\$ 343.22	\$ 72.43	\$ 25.81	\$ 415.65
104	4	87	\$ 314.04	\$ 276.48	\$ 58.35	\$ 20.79	\$ 334.83
105	5	86	\$ 310.43	\$ 273.30	\$ 57.68	\$ 20.55	\$ 330.98
106	6	87	\$ 314.04	\$ 276.48	\$ 58.35	\$ 20.79	\$ 334.83
107	7	108	\$ 389.84	\$ 343.22	\$ 72.43	\$ 25.81	\$ 415.65
108	8	104	\$ 375.40	\$ 330.51	\$ 69.75	\$ 24.85	\$ 400.25
201	9	116	\$ 418.72	\$ 368.64	\$ 77.79	\$ 27.72	\$ 446.44
202	10	96	\$ 346.52	\$ 305.08	\$ 64.38	\$ 22.94	\$ 369.46
203	11	107	\$ 386.23	\$ 340.04	\$ 71.76	\$ 25.57	\$ 411.80
204	12	87	\$ 314.04	\$ 276.48	\$ 58.35	\$ 20.79	\$ 334.83
205	13	86	\$ 310.43	\$ 273.30	\$ 57.68	\$ 20.55	\$ 330.98
206	14	87	\$ 314.04	\$ 276.48	\$ 58.35	\$ 20.79	\$ 334.83
207	15	93	\$ 335.69	\$ 295.55	\$ 62.37	\$ 22.23	\$ 357.92
208	16	91	\$ 328.48	\$ 289.19	\$ 61.03	\$ 21.74	\$ 350.22
209	17	104	\$ 375.40	\$ 330.51	\$ 69.75	\$ 24.85	\$ 400.25
301	18	116	\$ 418.72	\$ 368.64	\$ 77.79	\$ 27.72	\$ 446.44
302	19	96	\$ 346.52	\$ 305.08	\$ 64.38	\$ 22.94	\$ 369.46
303	20	107	\$ 386.23	\$ 340.04	\$ 71.76	\$ 25.57	\$ 411.80
304	21	87	\$ 314.04	\$ 276.48	\$ 58.35	\$ 20.79	\$ 334.83
305	22	86	\$ 310.43	\$ 273.30	\$ 57.68	\$ 20.55	\$ 330.98
306	23	87	\$ 314.04	\$ 276.48	\$ 58.35	\$ 20.79	\$ 334.83
307	24	93	\$ 335.69	\$ 295.55	\$ 62.37	\$ 22.23	\$ 357.92
308	25	91	\$ 328.48	\$ 289.19	\$ 61.03	\$ 21.74	\$ 350.22
309	26	104	\$ 375.40	\$ 330.51	\$ 69.75	\$ 24.85	\$ 400.25
401	27	116	\$ 418.72	\$ 368.64	\$ 77.79	\$ 27.72	\$ 446.44
402	28	96	\$ 346.52	\$ 305.08	\$ 64.38	\$ 22.94	\$ 369.46
403	29	107	\$ 386.23	\$ 340.04	\$ 71.76	\$ 25.57	\$ 411.80
404	30	87	\$ 314.04	\$ 276.48	\$ 58.35	\$ 20.79	\$ 334.83
405	31	86	\$ 310.43	\$ 273.30	\$ 57.68	\$ 20.55	\$ 330.98
406	32	87	\$ 314.04	\$ 276.48	\$ 58.35	\$ 20.79	\$ 334.83
407	33	93	\$ 335.69	\$ 295.55	\$ 62.37	\$ 22.23	\$ 357.92
408	34	91	\$ 328.48	\$ 289.19	\$ 61.03	\$ 21.74	\$ 350.22
409	35	104	\$ 375.40	\$ 330.51	\$ 69.75	\$ 24.85	\$ 400.25
Monthly Total		3355	\$ 12,110.32	\$ 10,662.00	\$ 2,250.00	801.68	\$ 12,912.00
Annual Total			\$ 145,323.84	\$ 127,944.00	\$ 27,000.00	\$ 9,620.16	\$ 154,944.00

BEL AIR – BCS 1265**¾ VOTE "A" – BYLAW AMENDMENT (ANNUAL FIRE INSPECTION)**

Be it resolved by a three-quarter (3/4) vote of the Owners of Strata Plan BCS 1265, Bel Air, to amend the Strata Bylaws and add Division 9 – Annual Fire Inspection, Section 32, Subsections (1), (2), (3), (4) & (5) as follows:

Division 9 - Annual Fire Inspection

Section 32 – Annual Fire Inspection

- (1) Upon notice given in accordance with section 7 of these bylaws, an owner, tenant, occupant or visitor must allow any person or company authorized by the strata corporation entry to the strata lot for the purpose of conducting an annual fire inspection, including without limitation testing fire alarms, smoke alarms, and fire extinguishing equipment within the strata lot. If any equipment or component is found to be deficient the strata corporation's fire inspection personnel are authorized to repair or replace such equipment or component, at the expense of the strata corporation.
- (2) If any owner, tenant, occupant or visitor fails to provide access to the strata lot for the annual fire inspection on the date and time given in the fire inspection notice, then the owner, tenant, occupant or visitor must allow access to the strata lot at a later date as specified in a subsequent notice given in accordance with section 7 of these bylaws, and such later inspection will be at the strata lot owner's expense.
- (3) Failure to allow access to the strata lot for the annual fire inspection will result in a \$200 fine charged to the strata lot owner.
- (4) If the annual fire inspection indicates that any fire alarm, smoke alarm, or fire extinguishing equipment in the strata lot is missing, disconnected or willfully damaged, it will be repaired or replaced at the strata lot owner's expense.
- (5) An owner must ensure that any maintenance or alteration in a strata lot to the fire protection system will be carried out by the company retained by the strata corporation to maintain the fire system.

Rationale:

Council considers the annual fire inspection and the proper maintenance of the fire system the highest priority of the Strata Corporation and proposes the Bylaw amendment to ensure all efforts are made for the safety of all residents.

¾ VOTE “B” – BYLAW AMENDMENT (WINDOW COVERINGS)

Be it resolved by a three-quarter (3/4) vote of the Owners of Strata Plan BCS 1265, Bel Air, to amend the Strata Bylaws and add Division 10 – General, Section 33 – Window Coverings as follows:

Division 10 - General

Section 33 – Window Coverings

(1) An owner, tenant, occupant or visitor may only install or hang in a professional manner window coverings that are solid white in colour toward the outside of the building. All exterior window blinds or cellular shades installed in the strata lot must be horizontal venetian, horizontal honeycomb or horizontal roller blinds.

Rationale:

Council proposes the Window Coverings bylaw to ensure the building has the same look from the outside.

3/4 VOTE "C" – BYLAW AMENDMENT (VENTILATION APPLIANCES)

Be it resolved by a three-quarter (3/4) vote of the Owners of Strata Plan BCS 1265, Bel Air, to amend the Strata Bylaws and add to Division 10 – General, Section 34 – Ventilation Appliances as follows:

Division 10 - General

Section 34 – Ventilation Appliances

- (1) An owner, tenant, occupant or visitor may not install or allow to be installed any air-conditioner, fan or heating unit which is visible from the exterior of the strata lot.

Rationale:

Council proposes the Ventilation Appliances bylaw to ensure the building has the same look from the outside.

¾ VOTE “D” – BYLAW AMENDMENT (COMMON PROPERTY)

Be it resolved by a three-quarter (3/4) vote of the Owners of Strata Plan BCS 1265, Bel Air, to amend the Strata Bylaws and add to Division 10 – General, Section 35 – Common Property as follows:

Division 10 - General

Section 35 – Common Property

- (1) An owner, tenant, occupant or visitor must not deposit or store any personal items or garbage on or about the common property areas such as hallways and fire exits of the building, or otherwise obstruct the hallways, walkways and driveways of the common property.
- (2) The strata corporation may remove and dispose of all property which remains on the common property after notice in that behalf has been given to the strata lot occupant or tenant, and the costs of such removal and disposal shall be charged to the strata lot owner.

Rationale:

Council proposes the Common Property bylaw to ensure the building is kept clean and safe at all times.

BEL AIR – BCS 1265

¾ VOTE "E" – COMMON AREA REPAIRS (CRF EXPENDITURE)

Be it resolved by a three-quarter (3/4) vote of the Owners of Strata Plan BCS 1265, Bel Air, that an amount not to exceed \$30,000 (thirty thousand dollars) be expended from the Contingency Reserve Fund for the purpose of common area repairs as outlined in Level 5 Engineering report here attached.

Costs include all repairs, applicable taxes and contingency.

Rationale:

Council obtained the Engineering report in an effort to be pro-active with repairs needed for the Strata Corporation and is proposing the repairs outlined in the report be undertaken at the earliest opportunity.



LEVEL 5
CONSULTING LTD.

871 Brooksbank Ave
North Vancouver, B.C.
V7L 4H4
Phone: 604-929-9693
Fax: 604-971-5059


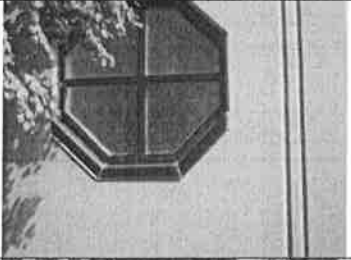


Inspection Report

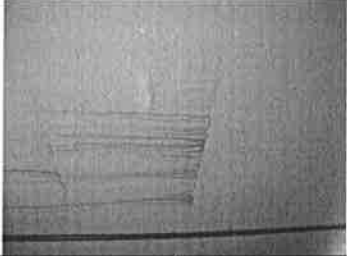
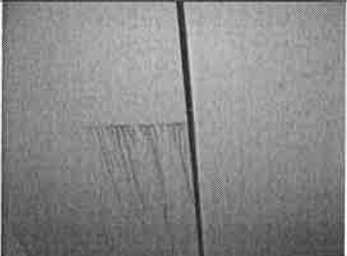



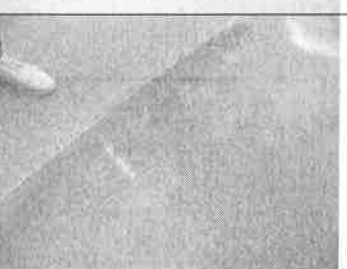
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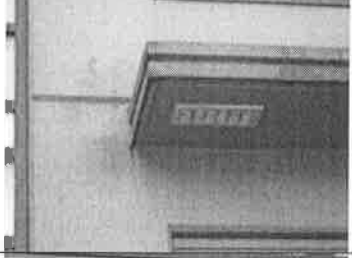


Report No.

1

Project	<u>Belair</u>	Date	<u>May 12, 2014</u>
Site Address	<u>2828 Yew St, Vancouver</u>	Temp.	<u>20 deg C</u>
Report by:	<u>Brenda Shaw P.Eng</u>	Weather	<u>sunny</u>
Company	<u>PCI Developments</u>	Contact	<u>Andy Croft, Tim Grant</u>

1.1		A picture of the building from the exterior. Overall the building appears in good shape and exterior elements appear to be performing well.
1.2		Concrete cracks repaired a few years ago are fine and the repair is performing well
1.3		Some hood vents on the south side appear to be starting to rust. This is easily corrected with a coat of paint.
1.4		Water is getting past the parkade entrance ramp grate during heavy rains. More than 50% of the grate is clogged with dirt and should be cleaned out. This should resolve this issue.

1.5		<p>Rust coloured water stains were noticed on the underside of the parkade ramp. This indicates that water is getting under the ramp membrane and coming through cracks.</p> <p>There are several cracks in the concrete slab that have water coming through. Reinforcing steel is being affected as noted by the rust coloured stain.</p>
1.6		<p>A photo of another crack that is experiencing water coming through. We recommend that these cracks are repaired with epoxy injection to seal the crack as well as protect the reinforcing steel from corrosion.</p>
1.7		<p>A corner of the stairwell is also experiencing some water ingress. See photo below.</p>
1.8		<p>On the exterior side there is a down pipe that discharges water right at this corner. The waterproofing of the concrete at this area could be improved with a traffic coating at the base of the wall or the down pipe could be extended so that the water is diverted to another location such as down the ramp.</p>
1.9		<p>Damage was noted to the membrane on the ramp slab in several areas.</p>
1.10		<p>Some other areas we noted small patches of membrane missing or just worn through. It is recommended that the entire ramp slab receive a heavy duty traffic coating to correct the damage and provide better waterproofing for the ramp structure.</p>

1.11		On the north side of the building some mildew was noted particularly at slab edges which could use a good cleaning.
1.12		Some cleaning and perhaps a bit of paint touch up needed at this corner.
1.13		Some dryer vents appeared partially blocked. This needs to be monitored and vents cleaned out as needed.
1.14		Some severe mildew present at the base of the building on the north side. This just needs a good cleaning.

Suggested contractors for the parkade ramp work

Pacific Waterproofing – Awden – 604-299-7174

Duraseal – Daniel Nica 604-472-1919

prepared by

Brenda Shaw P.Eng



**ANNUAL GENERAL MEETING
PROXY FORM**

**THE OWNERS OF BEL AIR
STRATA PLAN BCS 1265
TUESDAY, MAY 26, 2015**

I, (WE) _____
of _____
in the Province of British Columbia, being the registered Owner(s) of Strata Lot _____, at **BEL AIR, BCS 1265**
hereby appoint: _____
or failing him/her _____
or failing him/her _____
as my (our) proxy for me (us) and on my (our) behalf at the Annual General Meeting of the Owners to be held on
TUESDAY, MAY 26, 2015, and at any adjournment thereof.

SIGNED THIS _____ DAY OF _____ 2015

(OWNERS SIGNATURE ON ABOVE LINE)

(OWNERS SIGNATURE ON ABOVE LINE)