

**NOTICE OF  
ANNUAL GENERAL MEETING**

**CYPRESS POINT ABC  
STRATA PLAN NW 2050  
Wednesday, December 5, 2012**

**Pavilion Club Lounge  
7531 Minoru Boulevard  
Richmond, B.C.**

**Meeting to Commence at 7:00PM**

**Registration to Commence at 6:30 PM**

**Notice of Meeting Package dated November, 14 2012**

An agenda, along with various materials concerning the meeting are enclosed herewith. Please read the material carefully prior to the meeting, and bring it with you to the Annual General Meeting for reference.

PURPOSE: The purpose of the meeting is to consider special resolutions.

WHY YOU SHOULD ATTEND: Our bylaws state that if a quorum is not met within 15 minutes from the scheduled time, all owners present or represented by proxy - no matter how many or how few - will be the sole decision-makers of issues affecting all owners. (Bylaw 13.6)

VOTING: Except in cases where, under the Strata Property Act, a unanimous resolution is required, a vote for a strata lot may not be exercised if Strata Fees or Special Levies have not been paid and the Strata Corporation is entitled to register a lien against the Strata Lot.

PROXY: A document appointing a Proxy must be in writing and signed by the person appointing the proxy. It may be general or for a specific meeting or resolution and may be revoked at any time.

You may drop off your Proxy to the Cypress Office or fax it to 604 279-1553 by no later than 4:00PM December 5, 2012. The Strata Council Members MAY ACT as your Proxy. A person who is an **employee** of the Strata Corporation, including a person providing Strata Management Services, **MAY NOT** hold a **Proxy**.

## STRATA COUNCIL MEMBERSHIP 2012

CYPRESS POINT ABC  
STRATA PLAN NW 2050

Gordon Farrell  
President

Phone: 207-0392  
Email: [gordon.farrell@gmail.com](mailto:gordon.farrell@gmail.com)

Aviva Levin  
Vice President

Phone: 604 831-8487  
Email: [aviva.levin@gmail.com](mailto:aviva.levin@gmail.com)

Carole Borthwick  
Treasurer

Phone: 275-7231  
Email: [caroleborthwick@hotmail.com](mailto:caroleborthwick@hotmail.com)

Larry Makutra  
Fire

Phone: 274-5914  
E-mail: [stevston@shaw.ca](mailto:stevston@shaw.ca)

Terry Ash  
Security

Phone: 778 297-4567  
Email: [terryash67@gmail.com](mailto:terryash67@gmail.com)

\*\*\*\*\*

Cypress Point Office  
#338-7651 Minoru Blvd  
Richmond, BC V6Y 1Z3  
(Mailing address only)

Phone: 604 279-1554  
Fax: 604 279-1553  
Email: [cypresspoint@telus.net](mailto:cypresspoint@telus.net)  
Administrator: Corinne Inglis

Office is located in the lobby of 7511 Minoru Boulevard (Building A)

Cypress Website is: <http://www3.telus.net/public/NW2050/>  
Password for the minutes is their date in numeric form.  
eg. August 16, 2006.pdf is 160806

## **2012 Strata NW2050 President's Message**

### **2012:**

With 2012 coming to a close, we are pleased to have the Strata lounge renovation completed. As you may recall, in 2011 we replaced the old cabinets and counter top with the addition of a new stove with overhead ventilation for the ease of serving hot food during events hosted in the lounge. New tile floors in the kitchen and bathroom areas were also part of the 2011 renovation, but to better manage our budgets we moved the replacement of the carpeting throughout the rest of the lounge into the 2012 budget.

If you are attending the AGM and have not yet seen the lounge improvements, please be sure to have a look at the new carpeting and window coverings in the Strata lounge that were completed in 2012. Future lounge improvement plans will involve furniture and decorating the walls with some pictures. If anyone has decent furniture or framed pictures that they would consider donating for use in the lounge, the strata council would be pleased to have a look and see if they would be suitable.

### **2013:**

One of our major goals going into 2013 is to accomplish the renovation of the rooftop deck platforms. The existing deck platform materials are slats of wooden planks formed together in an arrangement that is similar in construction to many heavy and oversized shipping pallets laid beside one another.

The edges of these large wooden platforms rest on Styrofoam squares that are meant as a buffer against the building roof membrane during movement from walking, etc. Some of the Styrofoam is deteriorating. This wood platform decking is in very poor shape. Its current condition is a potential hazard for several reasons. There have been reports where people either stepping on or sitting on a deck chair are breaking through the rotten wood of the deck. Aside from potentially harming a person, we are concerned that this deterioration could eventually cause damage to the roof membrane beneath the wood platforms. A tear into the membrane could cause leaks and expensive roof repairs.

The plan is to replace the old large and heavy wood material with new tough rubber mat material that is two inches thick and comes in two foot square tiles. These rubber tiles are easily retrofitted and in future the individual tiles are also easily lifted for roof maintenance and/or cleaning. Years of sediment have collected underneath the existing wooden platforms and there is no easy way to remove the debris. Once the old heavy wood materials are removed, it will allow for a thorough cleaning and inspection of the roof membrane beneath. In some areas, the roof decking includes attached heavy wooden fences that are also in poor shape. Part of the improvement plan will see these replaced with lightweight aluminum (or other such material) fences.

On the general maintenance front, as always there will be some painting and minor improvements or repairs to other exterior building areas that need protection or have a bad cosmetic appearance.

Please review your AGM (Annual General Meeting) package prior to the meeting. We will be starting at exactly 7:00 PM. Tony Gioventu, Executive Director of CHOA, will be running the AGM. If you are unable to attend, this package has a proxy form that can be filled out and given to the Strata Council to be included in the voting at the AGM.

Gordon Farrell  
President, Strata NW2050

## 2012 Treasurer's Message

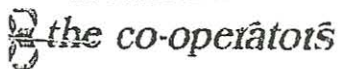
2012 was an uneventful year as far as our finances go. We had no unexpected expenses to contend with and if this continues until the end of the year we may end up with a small surplus. If that's the case we will have to decide whether to move the surplus into the Contingency Reserve Fund or keep it in the Operating Account. I would recommend that we keep the surplus in the Operating Account for the following reasons. We have a couple of problem areas that we will have to deal with in 2013 involving the exterior of our buildings. We have several areas where the caulking is failing and needs to be replaced to prevent water ingress and, also, some of the plywood panels from the original remediation are in very bad shape and will have to be replaced with Hardy Board and painted. In addition, all of the old bay windows and the area around them will have to be painted. There may be other items, as well, that we have not yet noticed.

The remediation was finally completed in January 2012 and because there was not as much rot as Read Jones Christoffersen thought there might be we are left with \$71,147.55 in our Special Levy Account. We are required by the Strata Property Act to refund the surplus to the owners but if we do that then we would be faced with an assessment to pay for the inspection and possible repair of the roof membrane and replacement of the rooftop decks. Otherwise, we could vote to roll the \$71,147.55 into the Special Levy Account which will be used to pay for the inspection and possible repair of the roof membrane and replacement of the rooftop decks. Due to the way the rooftop decking was put together, the Strata Corporation has not been able to maintain the membrane below properly.

This year, by law, we have to have a depreciation report done. Since we have been doing our due diligence by repairing and remediating our buildings and infrastructure as problems have come up, we are hoping no major issues will surface as a result of the report. The report will be completed by the end of 2013 once it has been approved by the Strata Corporation owners.

The budget for 2013 is the same as 2012 and as a result there will be no increase to strata fees.

Carole Borthwick  
Treasurer



RECEIVED

OCT 25 2012

## COMMERCIAL PREMIUM NOTICE/OFFER TO RENEW

RETAIN THIS PORTION FOR YOUR RECORDS

## (AGENT'S COPY)

PAGE 01 of 02

YOUR AGENT/SERVICE OFFICE IS  
 HAMILTON INS SERV INC 23140  
 TELE: 604-872-6788  
 268-828 WEST 8 AVE  
 VANCOUVER BC V5Z 1E2

POLICY NUMBER  
 008658839

RENEWAL PERIOD  
 From 30 APR 2012 To 30 APR 2013  
 Day/Month/Year Day/Month/Year

MAIL TO

All Times Are Local Times At The Insured's Postal Address

OWNERS OF STRATA PLAN NW  
 2050 CYPRESS POINT ABC  
 C/O  
 338-7651 MINORU BLVD  
 RICHMOND BC  
 V6Y 1Z3

YOUR POLICY EXPIRES ON 30 APR 2012 12:01 A.M. LOCAL  
 TIME. IF YOUR PAYMENT IS RECEIVED BY 30 APR 2012  
 YOUR POLICY WILL BE RENEWED FOR THE PERIOD SPECIFIED.

NAMED INSURED(S)  
 OWNERS OF STRATA PLAN NW 2050 CYPRESS POINT ABC

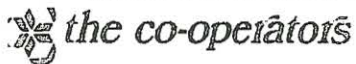


| COVERAGE SUMMARY                                                                                                 | RIDER #  | % CO-IN | \$ DEDUCTIBLE | \$ LIMIT   | RATE | \$ PREMIUM |
|------------------------------------------------------------------------------------------------------------------|----------|---------|---------------|------------|------|------------|
| INSURED LOCATION: - 7511, 7531, 7651 MINORU BOULEVARD RICHMOND                                                   |          |         |               |            |      |            |
| PROPERTY<br>INSURING AGREEMENTS & EXCLUSIONS FORM NO. AB<br>APPLICABLE TO ALL COVERAGES OF THIS PROPERTY SECTION |          |         |               |            |      |            |
| ALL PROPERTY                                                                                                     | B-013    | 90      | 2500          | 22,901,100 |      | 16260.00   |
| EXCLUDING ALL LOSSES ARISING<br>FROM CRANE TOILETS                                                               |          |         |               |            |      |            |
| CONDOMINIUM BUILDING EXTENSION                                                                                   | B-013(A) |         |               | 250,000    |      | INCLUDED   |
| WATER DAMAGE DEDUCTIBLE                                                                                          | B-1(E)   |         | 10000         | INCLUDED   |      |            |
| ILLEGAL DRUG OPERATIONS EXCLUSIO                                                                                 | AB-38    |         |               | INCLUDED   |      |            |
| SEWER BACK UP                                                                                                    | B-1(J)   |         | 10000         |            |      | 2290.00    |
| EARTHQUAKE                                                                                                       | AB-10    |         |               |            |      | 25191.00   |
| 20% EARTHQUAKE DEDUCTIBLE                                                                                        | CGE20    |         |               | INCLUDED   |      |            |
| FLOOD                                                                                                            | AB-100   |         | 25000         |            |      | 1145.00    |
| GLASS                                                                                                            | E-1      |         | 1000          |            |      |            |
| CRIME<br>CRIME STANDARD CONDITIONS FORM NO. C<br>APPLICABLE TO ALL COVERAGES OF THIS SECTION                     |          |         |               |            |      |            |
| DISHONESTY, DISAPPEARANCE                                                                                        | C-7      |         | 500           |            |      |            |
| COMMERCIAL BLANKET BOND                                                                                          | SEC-1A   |         | 500           | 10,000     |      | 80.00      |
| MONEY & SECURITIES-INSIDE                                                                                        | SEC-II   |         | 500           | 5,000      |      | 22.00      |
| MONEY & SECURITIES-OUTSIDE                                                                                       | SEC-III  |         | 500           | 5,000      |      | 22.00      |
| MONEY ORDERS/COUNTERF'T CURRENCY                                                                                 | SEC-IV   |         | 500           | 5,000      |      | INCLUDED   |
| DEPOSITORS FORGERY COVERAGE                                                                                      | SEC-V    |         | 500           | 5,000      |      | INCLUDED   |
| MONEY & SECURITIES-REDUCED LIMIT                                                                                 | C-7(B)   |         | 500           | 1,000      |      | INCLUDED   |
| BOILER<br>BOILER & EQUIPMENT BREAKDOWN                                                                           |          |         |               |            |      |            |
| INCLUDING AIR-CONDITIONING                                                                                       | F-06     |         | 2500          | 22,901,100 |      | 932.00     |
| INSURED EQUIPMENT-OPTION 3                                                                                       | OPT 3    |         |               | INCLUDED   |      |            |
| ACCIDENT<br>BLANKET ACCIDENT INSURANCE                                                                           |          |         |               |            |      |            |
| INSURING AGREEMENT I & II                                                                                        | F-9      |         |               | 200,000    |      | 350.00     |
| ALL POSITIONS WEEKLY INDEMNITY                                                                                   |          |         |               |            |      |            |
| \$400 BLANKET                                                                                                    |          |         |               |            |      |            |
| MEDICAL REIMBURSEMENT \$25,000                                                                                   |          |         |               |            |      |            |
| MINIMUM RETAINED PREMIUM: \$                                                                                     |          |         |               |            |      | \$         |

IF PAYMENT IS RECEIVED BY THE DATE SPECIFIED ABOVE THIS POLICY IS RENEWED IN THE  
 AMOUNTS STATED ABOVE AND SUBJECT TO THE SAME TERMS AND CONDITIONS AS THE  
 ORIGINAL CONTRACT AND ANY AMENDMENTS THERETO

SIGNATURE OF AUTHORIZED REPRESENTATIVE

SECRETARY



## COMMERCIAL PREMIUM NOTICE/OFFER TO RENEW

RETAIN THIS PORTION FOR YOUR RECORDS

## (AGENT'S COPY)

PAGE 02 of 02

YOUR AGENT/SERVICE OFFICE IS  
 HAMILTON INS SERV INC 23140  
 TELE: 604-872-6788  
 268-828 WEST 8 AVE  
 VANCOUVER BC V5Z 1E2  
 MAIL TO

POLICY NUMBER  
 008658839

RENEWAL PERIOD  
 From 30 APR 2012 To 30 APR 2013  
 Day/Month/Year Day/Month/Year

All Times Are Local Times At The Insured's Postal Address

OWNERS OF STRATA PLAN NW  
 2050 CYPRESS POINT ABC  
 C/O  
 338-7651 MINORU BLVD  
 RICHMOND BC  
 V6Y 1Z3

YOUR POLICY EXPIRES ON 30 APR 2012 12:01 A.M. LOCAL  
 TIME. IF YOUR PAYMENT IS RECEIVED BY 30 APR 2012  
 YOUR POLICY WILL BE RENEWED FOR THE PERIOD SPECIFIED.

NAMED INSURED(S)  
 OWNERS OF STRATA PLAN NW 2050 CYPRESS POINT ABC

| COVERAGE SUMMARY                                                                 | RIDER # | % CO-IN | \$ DEDUCTIBLE | \$ LIMIT          | RATE | \$ PREMIUM  |
|----------------------------------------------------------------------------------|---------|---------|---------------|-------------------|------|-------------|
| AGGREGATE LIMIT 5,000,000                                                        |         |         |               |                   |      |             |
| TOTAL PREMIUM - THIS LOCATION:                                                   |         |         |               |                   |      | 46292.00    |
| LIABILITY - ALL LOCATIONS                                                        |         |         |               |                   |      |             |
| COMMERCIAL GENERAL LIABILITY                                                     | D-1     |         |               |                   |      |             |
| BODILY INJURY & PROPERTY DAMAGE                                                  | COV A   |         | 1000          | 5,000,000         |      | 1200.00     |
| AGGREGATE LIMIT 5,000,000                                                        |         |         |               |                   |      |             |
| PERSONAL INJURY                                                                  | COV B   |         |               | 5,000,000         |      | INCLUDED    |
| MEDICAL EXPENSES                                                                 | COV C   |         |               | 10,000            |      | INCLUDED    |
| TENANTS LEGAL LIABILITY                                                          | COV D   |         | 1000          | 250,000           |      | INCLUDED    |
| NON-OWNED AUTO                                                                   | D-6     |         |               | 1,000,000         |      | INCLUDED    |
| D & O LIABILITY ENTITY FORM                                                      | D-23    |         | 1000          | 5,000,000         |      | 650.00      |
| EST 5 DIRECTORS                                                                  |         |         |               |                   |      |             |
| D & O AMENDMENT END                                                              | D-23(H) |         |               | INCLUDED          |      |             |
| CONDO DIRECTORS & OFFICERS                                                       | D-23(C) |         |               | INCLUDED          |      |             |
| PREMIUM FOR LIABILITY:                                                           |         |         |               |                   |      | 1850.00     |
| AN INFLATION INDEX HAS BEEN APPLIED TO YOUR PROPERTY COVERAGE(S), IF APPLICABLE. |         |         |               |                   |      |             |
| MINIMUM RETAINED PREMIUM: \$ 350                                                 |         |         |               | TOTAL PREMIUM DUE |      | \$ 48142.00 |

IF PAYMENT IS RECEIVED BY THE DATE SPECIFIED ABOVE THIS POLICY IS RENEWED IN THE  
 AMOUNTS STATED ABOVE AND SUBJECT TO THE SAME TERMS AND CONDITIONS AS THE  
 ORIGINAL CONTRACT AND ANY AMENDMENTS THERETO

SIGNATURE OF AUTHORIZED REPRESENTATIVE

SECRETARY

# NOTICE OF SPECIAL GENERAL MEETING OF THE OWNERS OF STRATA PLAN NW2050

---

## AGENDA

- 1) Call to Order
- 2) Certification of Proxies
- 3) Notice of Quorum
- 4) Proof of Notice of Meeting or Waiver of Notice
- 5) Introduction of Head Table
- 6) Approval of December 6, 2011 Annual General Meeting Minutes
- 7) \* Presidents Report for 2012 (included in AGM Package)  
\* Finance Report for 2012 (included in AGM Package)  
\* Approval of the Proposed 2013 Cypress Point Operating Budget  
\* Presentation of the 2013 Cypress Point ABC and Woodridge Shared Facilities Budgets (As per the new agreement, the year end surpluses / deficits are to be refunded / paid by no later than May 15<sup>th</sup> of the following year and the budgets issued by November 1<sup>st</sup> of each year)
- 8) **Special Resolutions**
  - A. Presentation and Approval of the Disposition of the 2010 year end and accumulated funds re Cypress Operating Account surplus/deficit.
  - B. Presentation and Approval to Proceed with a Depreciation Report
  - C. Presentation and Approval to Proceed with Joist Repair
  - D. Presentation and Approval to Proceed with Replacement of Rooftop Decking & Fencing plus removal of existing materials and clean up and repair of the roof Membrane.
  - E. Presentation and Approval to amend a Bylaw regarding inoperable motor vehicles.
- 9) New Business
- 10) Election of Strata Council for 2013
- 11) Adjournment
- 12) Raffle

| REVENUES               | Code | YTD<br>31-Aug-12  | Projected to<br>31-Dec-12 | Budget<br>From 2012 | Annual<br>For 2013 | Explanation                  |
|------------------------|------|-------------------|---------------------------|---------------------|--------------------|------------------------------|
| Strata Fees            | 101  | 250,868.32        | 376,302.46                | 376,302.46          | 376,302.46         |                              |
| Parking Fees           | 102  | 4,925.00          | 7,462.50                  | 8,100.00            | 8,100.00           |                              |
| Interest Income        | 103  | 274.15            | 400.00                    | 200.00              | 300.00             |                              |
| Laundry                | 104  | 292.00            | 583.00                    | 380.00              | 500.00             |                              |
| Sundry Income          | 105  | 2,235.91          | 2,700.00                  | 1,800.00            | 2,000.00           | Keys, fobs, remotes, minutes |
| Move-in/Move-out Fees  | 108  | 1,100.00          | 1,500.00                  | 1,500.00            | 1,300.00           |                              |
| Locker                 | 109  | 5,970.00          | 8,950.00                  | 9,000.00            | 9,000.00           |                              |
| By-Law Fines/Late Fees | 110  | 2,350.00          | 2,500.00                  | 1,500.00            | 1,550.00           |                              |
| <b>Total Revenues:</b> |      | <b>268,015.38</b> | <b>400,397.96</b>         | <b>398,782.46</b>   | <b>399,052.46</b>  |                              |

| EXPENSES                        | Code       | YTD<br>31-Aug-12 | Projected to<br>31-Dec-12 | Budget<br>From 2012 | Annual<br>For 2013 | Explanation                   |
|---------------------------------|------------|------------------|---------------------------|---------------------|--------------------|-------------------------------|
| <b>Administrative Expenses</b>  |            |                  |                           |                     |                    |                               |
| Financial Management            | 320        | 8,512.00         | 12,768.00                 | 12,768.00           | 12,768.00          |                               |
| Insurance Expense               | 330        | 35,143.66        | 35,143.66                 | 36,200.00           | 36,901.00          |                               |
| Insurance Deductibles           | 331        | 0                | 0.00                      | 1,500.00            | 1,500.00           |                               |
| Wages - Administrator           | 340        | 14,637.33        | 23,000.00                 | 25,000.00           | 25,000.00          |                               |
| Payroll - EI                    | 341        | 928.26           | 1,400.00                  | 740.00              | 1,400.00           |                               |
| Payroll - CPP                   | 342        | 1,465.11         | 2,197.67                  | 1,400.00            | 2,200.00           |                               |
| Payroll - Worksafe BC           | 343        | 305.67           | 305.67                    | 350.00              | 350.00             |                               |
| <b>Audit</b>                    | <b>360</b> | <b>6,720.00</b>  | <b>6,720.00</b>           | <b>6,720.00</b>     | <b>3,000.00</b>    |                               |
| <b>Legal</b>                    | <b>370</b> | <b>116.96</b>    | <b>116.96</b>             | <b>4,000.00</b>     | <b>2,000.00</b>    |                               |
| Appraisals (Suncorp)            | 380        | 0.00             | 924.00                    | 1,300.00            |                    | 0 Every 3 Yrs - due 2015      |
| <b>Dues &amp; Subscriptions</b> | <b>391</b> | <b>766.80</b>    | <b>766.80</b>             | <b>700.00</b>       | <b>775</b>         | CHOA, Costco                  |
| <b>Professional Fees</b>        | <b>392</b> | <b>1,692.32</b>  | <b>1,881.00</b>           | <b>750.00</b>       | <b>750</b>         | Acctng Services / Payroll etc |
| Bank Admin Fees                 | 393        | 134.00           | 201.00                    | 220.00              | 220                |                               |
| <b>Photos/Postage</b>           | <b>394</b> | <b>734.42</b>    | <b>1,200.00</b>           | <b>2,500.00</b>     | <b>1,500.00</b>    |                               |
| <b>Meetings &amp; Misc</b>      | <b>395</b> | <b>0.00</b>      | <b>700.00</b>             | <b>700.00</b>       | <b>700</b>         | AGM Meeting                   |
| <b>Office Equipment</b>         | <b>396</b> | <b>29.69</b>     | <b>29.69</b>              | <b>500.00</b>       | <b>200</b>         |                               |
| <b>Office Supplies</b>          | <b>397</b> | <b>94.01</b>     | <b>200.00</b>             | <b>500.00</b>       | <b>250</b>         |                               |
| Miscellaneous                   | 398        | 90.34            | 150.00                    | 500.00              | 200                |                               |
| Courier Service                 | 399        | 0.00             | 0.00                      | 0.00                | 400.00             |                               |

|                           |     |          |          |          |          |                     |
|---------------------------|-----|----------|----------|----------|----------|---------------------|
| Tel / Fax / Cell - Office | 466 | 1,515.48 | 2,400.00 | 3,500.00 | 2,500.00 | Includes High Speed |
|---------------------------|-----|----------|----------|----------|----------|---------------------|

|                       |  |           |           |           |           |  |
|-----------------------|--|-----------|-----------|-----------|-----------|--|
| Total Admin Expenses: |  | 72,886.05 | 90,104.45 | 99,848.00 | 92,614.00 |  |
|-----------------------|--|-----------|-----------|-----------|-----------|--|

| UTILITIES            | Code | YTD<br>31-Aug-12 | Projected to<br>31-Dec-12 | Budget<br>From 2012 | Annual<br>For 2013 | Explanation |
|----------------------|------|------------------|---------------------------|---------------------|--------------------|-------------|
| Enterphone           |      |                  |                           | 0.00                |                    |             |
| BC Hydro Gas         | 300  | 13,856.37        | 21,000.00                 | 23,000.00           | 23,000.00          |             |
| BC Hydro Electricity | 310  | 15,646.57        | 23,500.00                 | 20,000.00           | 25,000.00          |             |
| Total Utilities:     |      | 29,502.94        | 44,500.00                 | 43,000.00           | 48,000.00          |             |

| Interior<br>Maintenance & Repairs | Code | YTD<br>31-Aug-12 | Projected to<br>31-Dec-12 | Budget<br>From 2012 | Annual<br>For 2013 | Explanation                     |
|-----------------------------------|------|------------------|---------------------------|---------------------|--------------------|---------------------------------|
| Janitorial                        | 344  | 9,044.15         | 12,900.00                 | 13,200.00           | 13,200.00          |                                 |
| Garbage Disposal                  | 415  | 6,312.81         | 9,500.00                  | 9,000.00            | 10,000.00          |                                 |
| Supplies                          | 425  | 0.00             | 0.00                      | 100.00              | 0.00               |                                 |
| Pest Control                      | 426  | 316.12           | 3,300.00                  | 1,800.00            | 1,800.00           |                                 |
| Repair & Mtnc Building            | 427  | 64.80            | 100.00                    | 3,300.00            | 0.00               | Handyman                        |
| General Interior Repair           | 428  | 10.64            | 10.64                     | 1,000.00            | 3,000.00           | Handyman                        |
| Electrical/Lighting               | 429  | 1,904.75         | 2,500.00                  | 2,000.00            | 2,000.00           |                                 |
| Fire Test & Equip Repair          | 431  | 211.68           | 4,600.00                  | 5,000.00            | 5,000.00           |                                 |
| Plumbing                          | 432  | 5,558.22         | 5,558.22                  | 5,000.00            | 5,000.00           | theft of copper irrigation pipe |
| Water Leaks - Buildings           | 433  | 16.62            | 16.62                     | 2,000.00            | 1,500.00           |                                 |
| Remotes, Locks & Keys             | 434  | 5.26             | 300.00                    | 1,000.00            | 500                |                                 |
| Doors                             | 435  | 637.22           | 700.00                    | 700.00              | 1,000.00           |                                 |
| Light Bulbs                       | 436  | 127.78           | 700.00                    | 1,200.00            | 900.00             |                                 |
| Carpet Cleaning                   | 437  | 0.00             | 2,100.00                  | 1,850.00            | 2,200.00           |                                 |
| Elevator Maintenance              | 475  | 3,510.08         | 5,400.00                  | 5,400.00            | 5,600.00           |                                 |
| Total Interior Maintenance        |      | 22,161.91        | 47,685.48                 | 52,650.00           | 51,700.00          |                                 |

| Exterior<br>Maintenance & Repairs | Code | YTD<br>31-Aug-12 | Projected to<br>31-Dec-12 | Budget<br>From 2012 | Annual<br>For 2013 | Explanation                    |
|-----------------------------------|------|------------------|---------------------------|---------------------|--------------------|--------------------------------|
| Exterior Repairs Mtnc             | 439  | 2,368.80         | 2,500.00                  | 3,562.66            | 3,863.62           | Defer mansard cleaning to 2014 |
| Exterior Painting                 | 440  | 0.00             | 0.00                      | 2,000.00            | 2,000.00           |                                |
| Roof Repairs & Mtnc               | 441  | 0.00             | 0.00                      | 1,500.00            | 1,500.00           |                                |

|                          |     |          |           |          |          |                                   |
|--------------------------|-----|----------|-----------|----------|----------|-----------------------------------|
| Gutters, Drains & Sewers | 442 | 4,199.35 | 4,199.35  | 4,500.00 | 4,300.00 |                                   |
| Chimney Cleaning         | 443 | 0.00     | 2,660.00  | 3,700.00 | 3,100.00 |                                   |
| Dryer Vent Cleaning      | 444 | 1,068.48 | 1,068.48  | 1,500.00 | 1,200.00 |                                   |
| Window/Skylight Mtnce    | 445 | 140.00   | 1,200.00  | 500.00   | 500.00   |                                   |
| Exterior Window Washing  | 446 | 1,472.80 | 1,472.80  | 2,200.00 | 1,800.00 | Includes Skylights                |
| Parkade & Garage Doors   | 447 | 3,407.04 | 4,500.00  | 2,000.00 | 2,000.00 |                                   |
| Bldg Envelope Mtnce      | 448 | 2,915.36 | 10,195.36 | 5,000.00 | 5,000.00 | Professional Inspection & Repairs |
| Signage                  | 449 | 0.00     | 500.00    | 500.00   | 250      |                                   |

|                                |  |                  |                  |                  |                  |  |
|--------------------------------|--|------------------|------------------|------------------|------------------|--|
| <b>Total Ext Mtnce Repairs</b> |  | <b>15,571.83</b> | <b>28,295.99</b> | <b>26,962.66</b> | <b>25,513.62</b> |  |
|--------------------------------|--|------------------|------------------|------------------|------------------|--|

| Grounds & Gardens                   | Code | YTD<br>31-Aug-12 | Projected to<br>31-Dec-12 | Budget<br>From 2012 | Annual<br>For 2013 | Explanation                                |
|-------------------------------------|------|------------------|---------------------------|---------------------|--------------------|--------------------------------------------|
| Landscaping Services                | 450  | 11,816.00        | 15,000.00                 | 21,000.00           | 25,600.00          | Monthly Maintenance Service                |
| Landscape Upgrades                  | 451  | 3,892.01         | 4,000.00                  | 4,200.00            | 4,200.00           | Composted Mulch                            |
| Gardens - Shrubs/Trees              | 455  | 4,984.00         | 4,984.00                  | 5,000.00            | 5,000.00           | Arborist, Tree Removal (plant 3 new trees) |
| Ground/Garden Supplies              | 456  | 143.53           | 143.53                    | 500.00              | 250                |                                            |
| Sprinklers                          | 457  | 1,461.54         | 2,000.00                  | 2,000.00            | 2,000.00           | Start up and Winterize                     |
| Hydrants                            | 458  | -61.72           | -61.72                    | 100.00              | 100                | Annual inspection & maintenance            |
| Parking Lot Mtnce                   | 459  | 0.00             | 1,792.00                  | 500.00              | 500                | Power Wash Parkade every 2 yrs             |
| Snow Removal                        | 460  | 296.80           | 296.80                    | 1,000.00            | 750                |                                            |
| <b>Total Grounds &amp; Gardens:</b> |      |                  |                           | <b>29,350.00</b>    | <b>38,400.00</b>   |                                            |

| Recreation Center              | Code | YTD<br>31-Aug-12 | Projected to<br>31-Dec-12 | Budget<br>From 2012 | Annual<br>For 2013 | Explanation               |
|--------------------------------|------|------------------|---------------------------|---------------------|--------------------|---------------------------|
| Shared Facility                | 655  | 10,714.64        | 16,071.96                 | 16,071.96           | 16,875.00          | Contribution to Woodridge |
| Shared Facility                | 656  | 17,299.92        | 25,949.84                 | 25,949.84           | 25,949.84          | Contribution to Cypress   |
| <b>Total Shared Facilities</b> |      | <b>28,014.56</b> | <b>42,021.80</b>          | <b>42,021.80</b>    | <b>42,824.84</b>   |                           |

Total Revenue 398,962.46 399,052.46

Total Operating Expenses 298,962.46 299,052.46

**Balance Before Reserves 100,000.00 100,000.00**

Transf to Conting Fund 710 50,000.00 30000.00 CRF

Transf to Spec Levy Fund 720 40,000.00 30,000.00 Re-Piping Project

Transf to Spec Proj Fund      721                              10,000.00    40,000.00 Exterior Building Project

|                |            |            |            |
|----------------|------------|------------|------------|
| Total Reserves | 100,000.00 | 100,000.00 | 100,000.00 |
|----------------|------------|------------|------------|

|                       |      |      |  |
|-----------------------|------|------|--|
| NET SURPLUS (DEFICIT) | 0.00 | 0.00 |  |
|-----------------------|------|------|--|

**Cypress Point Shared Facilities Budget for 2013**

| <b>REVENUES</b>                      | <b>Code</b> | <b>YTD<br/>31 Aug 2012</b> | <b>Projected to<br/>31-Dec-12</b> | <b>Budget<br/>From 2012</b> | <b>Annual<br/>For 2013</b> | <b>Explanation</b>                                        |
|--------------------------------------|-------------|----------------------------|-----------------------------------|-----------------------------|----------------------------|-----------------------------------------------------------|
| Contribution - NW1868 Ashford        | 101RC-1     | 10,447.12                  | 15,670.66                         | 15,670.66                   | 15,670.66                  |                                                           |
| Contribution - NW 2050 Cypress ABC   | 101RC-2     | 17,299.92                  | 25,949.84                         | 25,949.84                   | 25,949.84                  |                                                           |
| Contribution - NW2090 Cypress D      | 101RC-3     | 8,252.32                   | 12,241.32                         | 12,241.32                   | 12,241.32                  |                                                           |
| Contribution - NW1942 Woodridge      | 101RC-4     | 23,015.44                  | 34,523.18                         | 34,523.18                   | 34,523.18                  |                                                           |
| Interest Income                      | 103RC       | 96.53                      | 144.00                            | 110.00                      | 110.00                     |                                                           |
| Miscellaneous Income                 | 105RC       | 0.00                       | 0.00                              | 0.00                        | 0.00                       |                                                           |
| Recreation Room Rental               | 107RC       | 500.00                     | 800.00                            | 800.00                      | 800.00                     | Pavilion Lounge                                           |
| <b>Total Revenues:</b>               |             | <b>59,611.33</b>           | <b>89,329.00</b>                  | <b>89,295.00</b>            | <b>89,295.00</b>           |                                                           |
|                                      |             |                            |                                   |                             |                            |                                                           |
| <b>EXPENSES</b>                      | <b>Code</b> | <b>YTD<br/>August</b>      | <b>Projected to<br/>31-Dec-12</b> | <b>Budget<br/>From 2012</b> | <b>Annual<br/>For 2013</b> | <b>Explanation</b>                                        |
| Natural Gas                          | 300RC       | 2,149.64                   | 3,500.00                          | 4,500.00                    | 4000.00                    |                                                           |
| Electricity                          | 310RC       | 3,915.30                   | 6,100.00                          | 4,900.00                    | 6,100.00                   |                                                           |
| Financial Management Fees            | 320RC       | 2,240.00                   | 3,360.00                          | 3,360.00                    | 3,504.00                   |                                                           |
| Recreation Centre Management Expense | 321RC       | 4,139.12                   | 6,208.68                          | 6,200.00                    | 6,363.00                   |                                                           |
| Recreation Centre Management Other   | 322RC       | 1,500.00                   | 2,500.00                          | 2,500.00                    | 2,500.00                   |                                                           |
| Insurance                            | 330RC       | 12,998.34                  | 12,998.34                         | 13,400.00                   | 13,648.00                  |                                                           |
| Insurance Claims/Deductibles         | 331RC       | 0.00                       | 0.00                              | 0.00                        | 0.00                       |                                                           |
| EI                                   | 341RC       | 0.00                       | 0.00                              | 150.00                      | 0.00                       |                                                           |
| CPP                                  | 342RC       | 0.00                       | 0.00                              | 320.00                      | 0.00                       |                                                           |
| Janitorial                           | 344RC       | 4,709.90                   | 7,100.00                          | 7,350.00                    | 7,350.00                   |                                                           |
| Bank Charges                         | 393RC       | 6.00                       | 6.00                              | 185.00                      | 130.00                     |                                                           |
| Cleaning Supplies                    | 425RC       | 319.65                     | 480.00                            | 280.00                      | 400.00                     |                                                           |
| Pest Control                         | 426RC       | 1.06                       | 1.06                              | 300.00                      | 300.00                     |                                                           |
| General Maintenance                  | 427RC       | 11,803.24                  | 15,000.00                         | 12,000.00                   | 12,000.00                  | New treadmill, weight racks and lounge furniture included |
| Electrical Repairs                   | 428RC       | 707.45                     | 900.00                            | 300.00                      | 300.00                     |                                                           |
| Plumbing                             | 432RC       | 203.03                     | 500.00                            | 2,000.00                    | 2,000.00                   |                                                           |
| Water Leaks                          | 433RC       | 0.00                       | 0.00                              | 500.00                      | 500.00                     |                                                           |
| Locks & Keys                         | 434RC       | 609.22                     | 3,000.00                          | 500.00                      | 800.00                     |                                                           |
| Gardening (pool area)                | 450RC       | 828.68                     | 1,500.00                          | 2,000.00                    | 2,000.00                   |                                                           |
| Security Service                     | 485RC       | 7,089.60                   | 12,360.00                         | 13,650.00                   | 13,000.00                  |                                                           |
| Pool & Spa Chemicals                 | 650RC       | 906.34                     | 1,300.00                          | 1,500.00                    | 1,500.00                   |                                                           |
| Pool Maintenance                     | 651RC       | 4,687.20                   | 8,000.00                          | 9,000.00                    | 8,500.00                   | 7 Day Service                                             |
| Pool/Spa Repairs                     | 652RC       | 3,095.08                   | 4,500.00                          | 4,000.00                    | 4,000.00                   | 2012 Replace Sand                                         |
| Pool Permits                         | 653RC       | 784.07                     | 785.00                            | 200.00                      | 200.00                     | 2012 included cost of Safety Plan                         |
| Games Room                           | 654RC       | 0.00                       | 0.00                              | 200.00                      | 200.00                     |                                                           |

|                                         |             |                  |                  |                  |                  |
|-----------------------------------------|-------------|------------------|------------------|------------------|------------------|
| <b>Total Recreation Centre Expenses</b> | <b>0.00</b> | <b>62,692.92</b> | <b>90,099.08</b> | <b>89,295.00</b> | <b>89,295.00</b> |
| Total Operating Revenue                 |             | 59,611.33        | 89,329.00        | 89,295.00        | 89,295.00        |
| Total Operating Expenses                |             | 62,692.92        | 90,099.08        | 89,295.00        | 89,295.00        |
| <b>NET SURPLUS (DEFICIT)</b>            |             | <b>-3,081.59</b> | <b>-770.08</b>   | <b>0.00</b>      | <b>0.00</b>      |

## Strata Corporation NW 2050 - Reserves

| Contingency Reserve Fund | Oct 31/12  | Estimated<br>To Year End |
|--------------------------|------------|--------------------------|
| Opening CRF              | 104,951.04 | 104,951.04               |
| Owners' Contributions    | 41,666.70  | 50,000.04                |
| Interest Earned          | 1,301.54   | 1,461.98                 |
| Repayment from Operating |            | 10,000.00                |
| Repayment from Cypress   |            | 5,000.00                 |
| Transfer to Operating    | -10,000.00 | -10,000.00               |
| Transfer to Cypress      | -5,000.00  | 0.00                     |
| Service Charge           | -150.02    | -180.00                  |
| Estimated Ending CRF     | 132,769.26 | 161,233.06               |

### Sp Levy - Repiping

|                       |           |           |
|-----------------------|-----------|-----------|
| Opening SLR           | 3,937.56  | 3,937.56  |
| Owners' Contributions | 33,333.30 | 39,999.96 |
| Interest Earned       | 221.40    | 291.40    |
| Corona Plumbing       | -1,321.86 | -1,321.86 |
| Estimated Ending SLR  | 36,170.40 | 42,907.06 |

### Sp Levy #2 - Exterior Building

|                        |           |           |
|------------------------|-----------|-----------|
| Opening SL#2EB         | 55,026.17 | 55,026.17 |
| Owners' Contributions  | 8,333.30  | 9,999.96  |
| Received from #120     |           | 954.33    |
| Interest Earned        | 647.34    | 797.34    |
| Ocean West             | -761.60   | -761.60   |
| Repayment from Cypress | 12,856.22 | 12,856.22 |
| Estimated Ending SLEB  | 76,101.43 | 78,872.42 |

### Special Levy #3

|                           |            |            |
|---------------------------|------------|------------|
| Opening SL#3              | 169,967.17 | 169,967.17 |
| Interest Earned           | 1,102.98   | 1,242.98   |
| Ocean West                | -78,260.21 | -78,260.21 |
| Read Jones Christoffersen | -16,193.57 | -16,193.57 |
| Holdback Transfer         | -5,320.11  | -5,320.11  |
| Estimated Ending SL #3    | 71,296.26  | 71,436.26  |

### Holdback

|                   |           |           |
|-------------------|-----------|-----------|
| Opening HB        | 30,175.84 | 30,175.84 |
| Holdback Transfer | 5,320.11  | 5,320.11  |
| Interest Earned   | 195.91    | 196.43    |

|                     |            |            |
|---------------------|------------|------------|
| Ocean West          | -35,442.90 | -35,442.90 |
| Estimated Ending HB | 248.96     | 249.48     |

Annual Operating Fund Cont. 276,302.46

Total Aggregate 9022

Annual CRF Contributions 100,000.00

Total Strata Fees 376,302.46

| Strata<br>Lot | Unit Number | Unit<br>Entitlement | Common Area % | 2013 Monthly               |                           | 2013 Total Monthly<br>Fees |
|---------------|-------------|---------------------|---------------|----------------------------|---------------------------|----------------------------|
|               |             |                     |               | Operating<br>Contributions | 2013 CRF<br>Contributions |                            |
| 2             | 101-7511    | 83                  | 0.009199734   | 211.83                     | 76.66                     | 288.49                     |
| 3             | 102-7511    | 95                  | 0.010529816   | 242.45                     | 87.75                     | 330.20                     |
| 4             | 103-7511    | 82                  | 0.009088894   | 209.27                     | 75.74                     | 285.01                     |
| 1             | 104-7511    | 97                  | 0.010751496   | 247.55                     | 89.60                     | 337.15                     |
| 5             | 105-7511    | 73                  | 0.008091332   | 186.30                     | 67.43                     | 253.73                     |
| 11            | 106-7511    | 85                  | 0.009421414   | 216.93                     | 78.51                     | 295.44                     |
| 6             | 107-7511    | 83                  | 0.009199734   | 211.83                     | 76.66                     | 288.49                     |
| 10            | 108-7511    | 85                  | 0.009421414   | 216.93                     | 78.51                     | 295.44                     |
| 9             | 109-7511    | 88                  | 0.009753935   | 224.59                     | 81.28                     | 305.87                     |
| 8             | 110-7511    | 84                  | 0.009310574   | 214.38                     | 77.59                     | 291.97                     |
| 7             | 111-7511    | 90                  | 0.009975615   | 229.69                     | 83.13                     | 312.82                     |
| 40            | 112-7531    | 90                  | 0.009975615   | 229.69                     | 83.13                     | 312.82                     |
| 39            | 113-7531    | 63                  | 0.006982931   | 160.78                     | 58.19                     | 218.97                     |
| 38            | 114-7531    | 88                  | 0.009753935   | 224.59                     | 81.28                     | 305.87                     |
| 37            | 115-7531    | 84                  | 0.009310574   | 214.38                     | 77.59                     | 291.97                     |
| 41            | 116-7531    | 84                  | 0.009310574   | 214.38                     | 77.59                     | 291.97                     |
| 36            | 117-7531    | 84                  | 0.009310574   | 214.38                     | 77.59                     | 291.97                     |
| 42            | 118-7531    | 73                  | 0.008091332   | 186.30                     | 67.43                     | 253.73                     |
| 35            | 119-7531    | 90                  | 0.009975615   | 229.69                     | 83.13                     | 312.82                     |
| 43            | 120-7531    | 82                  | 0.009088894   | 209.27                     | 75.74                     | 285.01                     |
| 34            | 121-7531    | 84                  | 0.009310574   | 214.38                     | 77.59                     | 291.97                     |
| 44            | 122-7531    | 109                 | 0.012081578   | 278.18                     | 100.68                    | 378.86                     |
| 33            | 123-7531    | 63                  | 0.006982931   | 160.78                     | 58.19                     | 218.97                     |
| 32            | 124-7531    | 88                  | 0.009753935   | 224.59                     | 81.28                     | 305.87                     |
| 31            | 125-7531    | 64                  | 0.007093771   | 163.34                     | 59.11                     | 222.45                     |

|    |          |     |             |        |        |        |
|----|----------|-----|-------------|--------|--------|--------|
| 30 | 126-7531 | 90  | 0.009975615 | 229.69 | 83.13  | 312.82 |
| 84 | 129-7651 | 87  | 0.009643095 | 222.03 | 80.36  | 302.39 |
| 83 | 130-7651 | 83  | 0.009199734 | 211.83 | 76.66  | 288.49 |
| 82 | 131-7651 | 92  | 0.010197295 | 234.79 | 84.98  | 319.77 |
| 81 | 132-7651 | 71  | 0.007869652 | 181.20 | 65.58  | 246.78 |
| 85 | 133-7651 | 106 | 0.011749058 | 270.52 | 97.91  | 368.43 |
| 80 | 134-7651 | 86  | 0.009532254 | 219.48 | 79.44  | 298.92 |
| 86 | 135-7651 | 82  | 0.009088894 | 209.27 | 75.74  | 285.01 |
| 79 | 136-7651 | 84  | 0.009310574 | 214.38 | 77.59  | 291.97 |
| 78 | 137-7651 | 88  | 0.009753935 | 224.59 | 81.28  | 305.87 |
| 77 | 138-7651 | 85  | 0.009421414 | 216.93 | 78.51  | 295.44 |
| 76 | 139-7651 | 90  | 0.009975615 | 229.69 | 83.13  | 312.82 |
| 13 | 201-7511 | 83  | 0.009199734 | 211.83 | 76.66  | 288.49 |
| 14 | 202-7511 | 95  | 0.010529816 | 242.45 | 87.75  | 330.20 |
| 15 | 203-7511 | 82  | 0.009088894 | 209.27 | 75.74  | 285.01 |
| 12 | 204-7511 | 97  | 0.010751496 | 247.55 | 89.60  | 337.15 |
| 16 | 205-7511 | 73  | 0.008091332 | 186.30 | 67.43  | 253.73 |
| 22 | 206-7511 | 85  | 0.009421414 | 216.93 | 78.51  | 295.44 |
| 17 | 207-7511 | 84  | 0.009310574 | 214.38 | 77.59  | 291.97 |
| 21 | 208-7511 | 85  | 0.009421414 | 216.93 | 78.51  | 295.44 |
| 20 | 209-7511 | 88  | 0.009753935 | 224.59 | 81.28  | 305.87 |
| 19 | 210-7511 | 84  | 0.009310574 | 214.38 | 77.59  | 291.97 |
| 18 | 211-7511 | 90  | 0.009975615 | 229.69 | 83.13  | 312.82 |
| 57 | 212-7531 | 90  | 0.009975615 | 229.69 | 83.13  | 312.82 |
| 56 | 213-7531 | 63  | 0.006982931 | 160.78 | 58.19  | 218.97 |
| 55 | 214-7531 | 88  | 0.009753935 | 224.59 | 81.28  | 305.87 |
| 54 | 215-7531 | 84  | 0.009310574 | 214.38 | 77.59  | 291.97 |
| 58 | 216-7531 | 85  | 0.009421414 | 216.93 | 78.51  | 295.44 |
| 53 | 217-7531 | 86  | 0.009532254 | 219.48 | 79.44  | 298.92 |
| 59 | 218-7531 | 73  | 0.008091332 | 186.30 | 67.43  | 253.73 |
| 52 | 219-7531 | 90  | 0.009975615 | 229.69 | 83.13  | 312.82 |
| 60 | 220-7531 | 82  | 0.009088894 | 209.27 | 75.74  | 285.01 |
| 51 | 221-7531 | 84  | 0.009310574 | 214.38 | 77.59  | 291.97 |
| 50 | 222-7531 | 88  | 0.009753935 | 224.59 | 81.28  | 305.87 |
| 49 | 223-7531 | 62  | 0.00687209  | 158.23 | 57.27  | 215.50 |
| 61 | 224-7531 | 115 | 0.012746619 | 293.50 | 106.22 | 399.72 |

|    |          |     |             |        |        |        |
|----|----------|-----|-------------|--------|--------|--------|
| 48 | 225-7531 | 63  | 0.006982931 | 160.78 | 58.19  | 218.97 |
| 47 | 226-7531 | 88  | 0.009753935 | 224.59 | 81.28  | 305.87 |
| 46 | 227-7531 | 64  | 0.007093771 | 163.34 | 59.11  | 222.45 |
| 45 | 228-7531 | 90  | 0.009975615 | 229.69 | 83.13  | 312.82 |
| 95 | 229-7651 | 87  | 0.009643095 | 222.03 | 80.36  | 302.39 |
| 94 | 230-7651 | 83  | 0.009199734 | 211.83 | 76.66  | 288.49 |
| 93 | 231-7651 | 92  | 0.010197295 | 234.79 | 84.98  | 319.77 |
| 92 | 232-7651 | 71  | 0.007869652 | 181.20 | 65.58  | 246.78 |
| 96 | 233-7651 | 107 | 0.011859898 | 273.08 | 98.83  | 371.91 |
| 91 | 234-7651 | 86  | 0.009532254 | 219.48 | 79.44  | 298.92 |
| 97 | 235-7651 | 84  | 0.009310574 | 214.38 | 77.59  | 291.97 |
| 90 | 236-7651 | 84  | 0.009310574 | 214.38 | 77.59  | 291.97 |
| 89 | 237-7651 | 88  | 0.009753935 | 224.59 | 81.28  | 305.87 |
| 88 | 238-7651 | 85  | 0.009421414 | 216.93 | 78.51  | 295.44 |
| 87 | 239-7651 | 90  | 0.009975615 | 229.69 | 83.13  | 312.82 |
| 24 | 301-7511 | 86  | 0.009532254 | 219.48 | 79.44  | 298.92 |
| 23 | 302-7511 | 97  | 0.010751496 | 247.55 | 89.60  | 337.15 |
| 25 | 303-7511 | 73  | 0.008091332 | 186.30 | 67.43  | 253.73 |
| 29 | 304-7511 | 85  | 0.009421414 | 216.93 | 78.51  | 295.44 |
| 26 | 305-7511 | 84  | 0.009310574 | 214.38 | 77.59  | 291.97 |
| 28 | 306-7511 | 85  | 0.009421414 | 216.93 | 78.51  | 295.44 |
| 27 | 307-7511 | 85  | 0.009421414 | 216.93 | 78.51  | 295.44 |
| 71 | 312-7531 | 98  | 0.010862337 | 250.11 | 90.52  | 340.63 |
| 70 | 313-7531 | 88  | 0.009753935 | 224.59 | 81.28  | 305.87 |
| 69 | 314-7531 | 84  | 0.009310574 | 214.38 | 77.59  | 291.97 |
| 72 | 315-7531 | 85  | 0.009421414 | 216.93 | 78.51  | 295.44 |
| 68 | 316-7531 | 86  | 0.009532254 | 219.48 | 79.44  | 298.92 |
| 73 | 317-7531 | 73  | 0.008091332 | 186.30 | 67.43  | 253.73 |
| 67 | 318-7531 | 90  | 0.009975615 | 229.69 | 83.13  | 312.82 |
| 74 | 319-7531 | 82  | 0.009088894 | 209.27 | 75.74  | 285.01 |
| 66 | 320-7531 | 84  | 0.009310574 | 214.38 | 77.59  | 291.97 |
| 65 | 321-7531 | 88  | 0.009753935 | 224.59 | 81.28  | 305.87 |
| 64 | 322-7531 | 62  | 0.00687209  | 158.23 | 57.27  | 215.50 |
| 75 | 323-7531 | 109 | 0.012081578 | 278.18 | 100.68 | 378.86 |
| 63 | 324-7531 | 90  | 0.009975615 | 229.69 | 83.13  | 312.82 |
| 62 | 325-7531 | 93  | 0.010308136 | 237.35 | 85.90  | 323.25 |

|         |          |      |             |            |            |            |
|---------|----------|------|-------------|------------|------------|------------|
| 104     | 329-7651 | 84   | 0.009310574 | 214.38     | 77.59      | 291.97     |
| 103     | 330-7651 | 92   | 0.010197295 | 234.79     | 84.98      | 319.77     |
| 102     | 331-7651 | 71   | 0.007869652 | 181.20     | 65.58      | 246.78     |
| 105     | 332-7651 | 107  | 0.011859898 | 273.08     | 98.83      | 371.91     |
| 101     | 333-7651 | 86   | 0.009532254 | 219.48     | 79.44      | 298.92     |
| 106     | 334-7651 | 84   | 0.009310574 | 214.38     | 77.59      | 291.97     |
| 100     | 335-7651 | 84   | 0.009310574 | 214.38     | 77.59      | 291.97     |
| 99      | 336-7651 | 88   | 0.009753935 | 224.59     | 81.28      | 305.87     |
| 98      | 337-7651 | 86   | 0.009532254 | 219.48     | 79.44      | 298.92     |
| Monthly |          | 9022 | 100%        | 23,025.20  | 8,333.34   | 31,358.54  |
| Annual  |          |      |             | 276,302.40 | 100,000.08 | 376,302.48 |

# FUND INFORMATION SHEET

| MONTH                           | CRF               | REPIPE<br>SP LEVY 1 | EXT BLDG<br>SP LEVY 2 | SURPLUS LEVY<br>SP LEVY 3 |
|---------------------------------|-------------------|---------------------|-----------------------|---------------------------|
| September                       | 128,476.77        | 32,798.71           | 75,187.39             | 71,220.65                 |
| October contribution            | 4,166.67          | 3,333.33            | 833.33                |                           |
| November contribution           | 4,166.67          | 3,333.33            | 833.33                |                           |
| December contribution           | 4,166.67          | 3,333.33            | 833.33                |                           |
| <b>Expected Totals Dec 2012</b> | <b>140,976.78</b> | <b>42798.7</b>      | <b>77687.38</b>       | <b>71220.65</b>           |
| Resolution B - Depreciation     | -12,320.00        |                     |                       |                           |
| Resolution C - Joist            | -20,000.00        |                     |                       |                           |
| Resolution D - Roof Decks       | -28,091.97        |                     | -77,687.38            | -71,220.65                |
| 2013 Contribution               | 30,000.00         | 30,000.00           | 40,000.00             | 0.00                      |
| <b>Expected Totals Dec 2013</b> | <b>110,564.81</b> | <b>72,798.70</b>    | <b>40000</b>          | <b>0</b>                  |

\*October, November and December calculations do not include interest.

**SPECIAL RESOLUTION "A"**

**RESOLUTION OF THE STRATA CORPORATION  
THE OWNERS, STRATA PLAN NW2050**

**Whereas**, the Strata Property Act requires disposition of the Operating Account, therefore the following is a Resolution duly passed by the Strata Corporation 'The Owners, Strata Plan NW2050', on the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

.....

**BE IT RESOLVED BY A  $\frac{3}{4}$  VOTE RESOLUTION THAT:**

The Owners of Strata Plan NW2050 approve leaving the 2012 year-end accumulated fund surplus in the operating account / transferring the 2012 year end accumulated deficit from the Contingency Fund.

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2012 in the presence of:

\_\_\_\_\_  
Strata Council Member

\_\_\_\_\_  
Strata Council Member

**SPECIAL RESOLUTION "B"**

**RESOLUTION OF THE STRATA CORPORATION  
THE OWNERS, STRATA PLAN NW2050**

Whereas, the Strata Council would like to propose the approval of the newly legislated mandatory Depreciation Report, therefore the following is a Resolution duly passed by the Strata Corporation 'The Owners, Strata Plan NW2050', on the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

.....

**BE IT RESOLVED BY A  $\frac{3}{4}$  VOTE RESOLUTION THAT:**

The Owners of Strata Plan NW2050 approve a Depreciation Report to be conducted in the amount of \$12,320.00 to be paid from the Contingency Reserve Fund.

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_ 2012 in the presence of:

\_\_\_\_\_  
Strata Council Member

\_\_\_\_\_  
Strata Council Member

**SPECIAL RESOLUTION "C"**

**RESOLUTION OF THE STRATA CORPORATION  
THE OWNERS, STRATA PLAN NW2050**

Whereas, the Strata Council would like to propose the approval of proceeding with the repair of a cracked joist located on a rooftop deck at 7651 Minoru Boulevard, therefore the following is a Resolution duly passed by the Strata Corporation 'The Owners, Strata Plan NW2050', on the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

**BE IT RESOLVED BY A  $\frac{3}{4}$  VOTE RESOLUTION THAT:**

The Owners of Strata Plan NW2050 approve the repair of a cracked joist not to exceed the amount of \$20,000.00 to be paid from the Contingency Reserve Fund.

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2012 in the presence of:

\_\_\_\_\_  
Strata Council Member

\_\_\_\_\_  
Strata Council Member

**SPECIAL RESOLUTION "D"**

**RESOLUTION OF THE STRATA CORPORATION  
THE OWNERS, STRATA PLAN NW2050**

Whereas, the Strata Council need to replace the rooftop decking and fencing and clean up and repair the underlying membrane, therefore the following is a Resolution duly passed by the Strata Corporation 'The Owners, Strata Plan NW2050', on the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

.....

**BE IT RESOLVED BY A  $\frac{3}{4}$  VOTE RESOLUTION THAT:**

The Owners of Strata Plan NW2050 approve the Replacement of the rooftop decking, fencing and clean up and repair of the membranes to be paid in accordance to the funding schedule in Appendix 1 as attached

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_ 2012 in the presence of:

\_\_\_\_\_  
Strata Council Member

\_\_\_\_\_  
Strata Council Member

## Appendix to Special Resolution "D"

**Strata NW2050**

**Roof Deck Areas**



**Whereas, the Strata Council need to replace the rooftop decking and fencing and clean up and repair the underlying membrane.**

The existing deck platform materials are slats of wooden planks built and nailed together in an arrangement that is similar in construction to heavy and oversized shipping pallets laid beside one another.

The edges of these large wooden platforms rest on Styrofoam squares that are meant as a buffer against the building roof membrane during movement from walking, etc. Some of the Styrofoam is deteriorating. This wood platform decking is in very poor shape. Its current condition is a potential hazard for several reasons. There have been reports where people either stepping on or sitting on a deck chair are breaking through the rotten wood of the deck. Aside from potentially harming a person, we are concerned that this deterioration could eventually cause damage to the roof membrane beneath the wood platforms. A tear into the membrane could cause leaks and expensive roof repairs.

The plan is to replace the old large and heavy wood material with new tough rubber mat material that is two inches thick and comes in two foot square tiles. These rubber tiles are easily retrofitted and in future the individual tiles are also easily lifted for roof maintenance and/or cleaning. Years of sediment have collected underneath the existing wooden platforms and there is no easy way to remove the debris. Once the old heavy wood materials are removed, it will allow for a thorough cleaning and inspection of the roof membrane beneath. In some areas, the roof decking includes attached heavy wooden fences that are also in poor shape. Part of the improvement plan will see these replaced with lightweight aluminum or other such fence materials.

## **FUNDING SCHEDULE FOR RESOLUTION D**

In accordance with the Strata Property Act a refund will be provided from surplus monies left over from the Remediation work of the North sides of Buildings A & C

In the amount of: \$71,220.65

+++++

|                                                            |                             |
|------------------------------------------------------------|-----------------------------|
| 1. The value of the rooftop decking replacement Project is | \$177,000.00                |
| 2. Minus funds from the Exterior Building Fund:            | - \$77,687.38               |
| 3. Minus funds from a Special Levy                         | - \$71,220.65               |
| 4. Minus funds from the CRF                                | <u>-\$28,091.97</u><br>0.00 |

**SPECIAL RESOLUTION "E"**

**RESOLUTION OF THE STRATA CORPORATION  
THE OWNERS, STRATA PLAN NW2050**

Whereas, the Strata Council would like to amend Bylaw 1.1.2 pertaining to inoperable vehicles, therefore the following is a Resolution duly passed by the Strata Corporation 'The Owners, Strata Plan NW2050', on the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

.....

**BE IT RESOLVED BY A  $\frac{3}{4}$  VOTE RESOLUTION THAT:**

The Owners of Strata Plan NW2050 approve amending Bylaw 1.1.2 by inserting the words "in a mechanically sound and drivable condition" after the word motorcycles to read as noted below:

(1.1.2 Private passenger automobiles and/or motorcycles in a mechanically sound and drivable condition only, shall be parked on common property within designated assigned spaces and no more than one such vehicle shall be parked in any one designated parking space without prior approval of the Strata Council. No motor vehicle, trailer, boat or equipment of any kind shall be driven on any part of the common property other than on driveways without the approval of the Strata Council and no Owner vehicle shall be parked in any owner spaces or other visitor or guest spaces. All vehicles parked on common property must be currently insured.)

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_ 2012 in the presence of:

\_\_\_\_\_  
Strata Council Member

\_\_\_\_\_  
Strata Council Member

## INSTRUCTION FOR COMPLETING A PROXY

1. The Owner completing this proxy should insert the name of the person to be appointed in the space provided. Such person need not be an Owner of a strata lot in Cypress Point ABC.
2. Please enter the suite number in the space provided; this will facilitate the counting of votes.

### CO-OWNERS

3. Co-owners should each sign the proxy. Where the proxy is signed by a company, either the company's common seal must be affixed to the proxy or it should be signed by the company under the hand of an officer or any attorney duly authorized in writing, which authority must accompany this proxy.

### PROXIES MAY BE:

- ◆ Brought to the meeting in person by the appointee;
- ◆ Faxed/mailed to:  
Cypress Point ABC  
#338, 7651 Minoru Blvd  
Richmond, B.C.  
V6Y 1Z3  
Fax: 604 279-1553
- ◆ Hand delivered to the Cypress Point Office in Building A (7511 Minoru)
- ◆ Delivered to a council Member any time prior to the meeting

**COMPLETED PROXIES SHOULD BE RECEIVED NO LATER THAN 4: 00 P.M. BY MAIL/FAX ON AND NO LATER THAN 7:00 P.M. IN PERSON AT THE MEETING ON December 5, 2012.**

## PROXY APPOINTMENT

RE: SUITE # \_\_\_\_\_ STRATA LOT# \_\_\_\_\_

Strata Plan NW2050, Cypress Point ABC  
7511, 7531, 7651 Minoru Blvd.  
Richmond, B.C. V6Y 1Z3

I/We hereby appoint \_\_\_\_\_ as my/our  
proxy to vote on my/our behalf at the Annual General Meeting of the Owners of  
Strata Plan NW2050 to be held on December 5, 2012.

| ITEM                   | IN FAVOR | AGAINST | AT PROXY'S<br>DISCRETION |
|------------------------|----------|---------|--------------------------|
| Special Resolution "A" |          |         |                          |
| Special Resolution "B" |          |         |                          |
| Special Resolution "C" |          |         |                          |
| Special Resolution "D" |          |         |                          |
| Special Resolution "E" |          |         |                          |

I / We wish to be recorded as voting on the items of business outlined in the  
agenda as indicated above.

\_\_\_\_\_  
OWNERS SIGNATURE

\_\_\_\_\_  
OWNERS SIGNATURE

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2012.

## CYPRESS POINT RAFFLE

DATE: WEDNESDAY, DECEMBER 5<sup>TH</sup>, 2012

TIME: AT THE END OF THE AGM

PLACE: PAVILION LOUNGE

TICKET: COMPLETE THE FORM BELOW AND  
AS YOU ENTER DROP IT IN THE RAFFLE  
BOX PROVIDED AT THE AGM.

RULES: TO BE ELIGIBLE YOU MUST BE  
IN ATTENDANCE IN PERSON  
AT THE AGM.

\*\*\*\*\*

### RAFFLE BALLOT

NAME: \_\_\_\_\_

SUITE #: \_\_\_\_\_  
.....