

***NOTICE***

***of the***

***ANNUAL GENERAL***

***MEETING***

***of***

***BEL AIR***

***STRATA PLAN BCS 1265***

***To be held on Tuesday, May 20, 2014***

***@ 6:30pm***

April 28, 2013

## NOTICE OF THE ANNUAL GENERAL MEETING

**TO: OWNERS OF BEL AIR, BCS 1265**  
**DATE: TUESDAY, MAY 20, 2014**  
**TIME: 6:15 PM REGISTRATION**  
**6:30 PM CALL TO ORDER**  
**PLACE: Front Lobby, 2828 Yew Street, Vancouver, B.C., V6K 4W5**

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Dear Owners,

On **Tuesday, May 20, 2014**, 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 one (1)  $\frac{3}{4}$  resolution and to elect a new Strata Council. Enclosed are the Agenda, all supporting documentation and a proxy form.

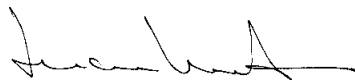
For this meeting to proceed, a quorum of one third of all owners, entitled to vote, must be present in person or by proxy. Should you be unable to attend this meeting, please give your proxy to a representative (a relative or a Council member) to vote on your behalf.

**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 20, 2014 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 20, 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 14, 2013
8. PRESIDENT'S REPORT
9. ANNUAL REPORT ON INSURANCE (attached)
10. ADOPTION OF 2014/2015 OPERATING BUDGET (attached)
11. CONSIDERATION OF THE RESOLUTION "A" (Interior Painting – Common Area)
12. ELECTION OF STRATA COUNCIL MEMBERS 2014/2015
13. GENERAL DISCUSSION
14. TERMINATION OF MEETING



cmwinsurance.com  
 700-1901 Rosser Avenue  
 Burnaby, BC V5C 6R6  
 P 604-294-3301 F 604-294-3003  
 TF 1-800-263-3313

# RESIDENTIAL STRATA PROGRAM

## Summary of Coverages

### Strata Plan BCS1265

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

**Policy Period**    **From:** August 1, 2013                      **To:** August 1, 2014                      **Effective**    **August 1, 2013**

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

Description of Coverages	Limits of Liability	Deductibles
<b>Property of Every Description</b> – Per Occurrence, Form No. CMWM-Jan-01-2012, Appraisal: Apr 12, 2013, Year of Cycle: 2 Business Interruption Earthquake – Annual Aggregate – Extended Replacement Cost Applies Flood – Annual Aggregate – Extended Replacement Cost Applies Blanket Glass	\$ 12,398,000. Not Covered \$ 12,398,000. \$ 12,398,000. Included	See Below
<b>Equipment Breakdown</b> - By-Laws Included Business Interruption (Time Element) \$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	\$ 12,398,000. Not Covered Included	\$500.
<b>General Liability</b> – Bodily Injury, Personal Injury and Property Damage Liability – Each Accident or Occurrence Products and Completed Operations – Aggregate Limit Non-Owned Automobile Advertising Injury Liability Medical Payments – Each Person Limited Pollution Liability – Aggregate Limit Employers' Liability Extension Tenants' Legal Liability – Any One Accident 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)	\$ 10,000,000. \$ 10,000,000. \$ 10,000,000. \$ 10,000,000. \$ 10,000. \$ 1,000,000. \$ 300,000. \$ 250,000. \$ 50,000.	\$1,000.     \$10,000.  \$1,000.
<b>Condominium Corporation Directors &amp; Officers Liability</b> (Errors & Omissions) – Annual Aggregate Discrimination Defense Costs – Per Unsuccessful Action or Complaint Discrimination Defense Costs – Annual Aggregate	\$ 5,000,000. \$ 10,000. \$ 25,000.	Nil
<b>Property Managers Errors &amp; Omissions Liability</b> – Annual Aggregate	\$ 5,000,000.	Nil
<b>Broad Form Money &amp; Securities</b> - Loss Inside & Outside Premises, Depositors Forgery Employee Dishonesty, Coverage – Form A	Not Covered Not Covered	
<b>Pollution Liability</b> – Each Pollution Event, Including Bodily Injury or Property Damage and Clean-up Costs Aggregate (Master) Policy Limit	\$ 1,000,000. \$ 5,000,000.	\$25,000.

**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 \$10,000	

**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.

**Notable Exclusions & Endorsements**

Legal Expense Protection Contract	Amount
Per claim – \$1,000,000 Annual Aggregate	\$250,000.

E&OE/ August 16, 2013/ KEV/SPHI

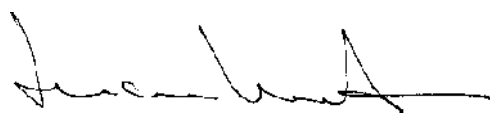
**Balance Sheet**

Tuesday, April 1, 2014

Bel Air (bcs1265)

March 31, 2014

	March 2014	February 2014	Change
<b>ASSETS</b>			
<b>CURRENT ASSETS</b>			
Bank - Operating	5,946.72	7,061.00	(1,114.28)
Accounts Receivable	(2,170.60)	(2,777.25)	606.65
<b>TOTAL CURRENT ASSETS</b>	<b>\$ 3,776.12</b>	<b>4,283.75</b>	<b>(507.63)</b>
<b>OTHER ASSETS</b>			
Prepaid - Insurance	6,182.64	7,728.30	(1,545.66)
<b>TOTAL OTHER ASSETS</b>	<b>\$ 6,182.64</b>	<b>7,728.30</b>	<b>(1,545.66)</b>
<b>RESERVES</b>			
Reserve Bank - Depreciation Report	2,911.75	2,911.75	0.00
<b>TOTAL RESERVES</b>	<b>\$ 2,911.75</b>	<b>2,911.75</b>	<b>0.00</b>
<b>CRF BANK</b>			
CRF Bank - General	133,690.69	131,894.76	1,795.93
<b>TOTAL CRF BANK</b>	<b>\$ 133,690.69</b>	<b>131,894.76</b>	<b>1,795.93</b>
<b>TOTAL ASSETS</b>	<b>\$ 146,561.20</b>	<b>146,818.56</b>	<b>(257.36)</b>
<b>LIABILITIES AND EQUITY</b>			
<b>RESERVES</b>			
Reserve - Depreciation Report	2,911.75	2,911.75	0.00
<b>TOTAL RESERVES</b>	<b>\$ 2,911.75</b>	<b>2,911.75</b>	<b>0.00</b>
<b>CONTINGENCY RESERVE FUND</b>			
CRF - General	133,690.69	131,894.76	1,795.93
<b>TOTAL CONTINGENCY RESERVE FUND</b>	<b>\$ 133,690.69</b>	<b>131,894.76</b>	<b>1,795.93</b>
<b>OPERATING FUND</b>			
Operating Surplus/(Deficit) Current Year	1,809.08	3,629.21	(1,820.13)
Operating Surplus/(Deficit) Prior Years	7,485.33	7,718.49	(233.16)
Prior Year Operating Surplus - Adjustment	664.35	664.35	0.00
<b>TOTAL OPERATING SURPLUS/(DEFICIT)</b>	<b>\$ 9,958.76</b>	<b>12,012.05</b>	<b>(2,053.29)</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 146,561.20</b>	<b>146,818.56</b>	<b>(257.36)</b>



Lucian Naita

Apr 2, 2014

Date

**Bel Air (bcs1265)**  
**PROPOSED BUDGET SUMMARY**

	Mar. 31, 2014 Year To Date Actual	May 31, 2014 Estimated Year End	2013-2014 Annual Budget	2014-2015 Proposed Budget
<b>TOTAL OWNER CONTRIBUTION</b>	<b>108,589</b>	<b>130,307</b>	<b>130,307</b>	<b>145,323</b>
<b>Operating Fund</b>				
<b>Opening Balance</b>	<b>10,481</b>	<b>10,481</b>	<b>10,481</b>	<b>1,001</b>
Owner's Contribution	91,923	110,307	110,307	122,323
Other Income	928	960	-	-
Total Operating Expenses	(93,373)	(120,747)	(113,105)	(122,323)
<b>Ending Balance</b>	<b>9,959</b>	<b>1,001</b>	<b>7,683</b>	<b>1,001</b>
<b>Contingency Reserve Fund</b>				
<b>Opening Balance</b>	<b>95,669</b>	<b>95,669</b>	<b>95,669</b>	<b>137,431</b>
Owner's Contribution	16,667	20,000	20,000	23,000
Interest Income	1,200	1,607	1,247	1,757
Transfer to Depreciation Report Reserve	(5,500)	(5,500)	-	-
Transfer from Painting Reserve	25,655	25,655	-	-
<b>Ending Balance</b>	<b>133,691</b>	<b>137,431</b>	<b>116,916</b>	<b>162,188</b>
<b>Reserve Fund-Painting</b>				
<b>Opening Balance</b>	<b>25,655</b>	<b>25,655</b>	-	-
Transfer to Contingency Reserve Fund	(25,655)	(25,655)	-	-
<b>Ending Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Reserve-Depreciation Report</b>				
<b>Opening Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,912</b>
Transfer from CRF	5,500	5,500	-	-
Expenditure	(2,588)	(2,588)	-	-
<b>Ending Balance</b>	<b>2,912</b>	<b>2,912</b>	<b>-</b>	<b>2,912</b>

**2013-2014 BUDGET NOTES DETAILS**  
**BEL AIR – STRATA PLAN BCS 1265**  
**FISCAL YEAR – JUNE 1, 2014 – MAY 31, 2015**

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.
- 5300-0000 LATE PAYMENT INTEREST**  
Money collected as interest for the late payment of strata fees or special levies.
- 5310-0000 LATE PAYMENT PENALTY**  
Money collected as penalty for the late payment of strata fees or special levies.
- 5385-0000 MOVES IN/OUT FEES**  
Money received from move in/out fees.
- 5455-0000 PRIOR YEAR SURPLUS**  
There is no money used from the prior years surplus for the upcoming fiscal year.
- 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 12% increase in the owners' contributions budgeted for 2014-2015.

**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 for the 2014/2015 fiscal year 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 eventual minor legal expenses.

**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 2014/2015 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. The budgeted amount has been reduced since all minutes starting with the 2013/2014 fiscal year are only posted on mybaywest site and will not be mailed out anymore to owners.

**UTILITIES**

**6308-0000 ELECTRICITY**

The amount allocated is based on the current fiscal year's estimate plus approximately 4%.

**6316-0000 GAS**

The amount allocated is based on the current fiscal year's estimate plus approximately 4%.

**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**

The amount allocated is based on the current fiscal year's estimate plus approximately 4%.

**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.

**7058-0000 ENTERPHONE**

This category is now included into "Alarm Monitoring" (7002).

**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.

**7078-0000 GARBAGE COLLECTION**

This category covers the cost of the contract for the waste removal.

**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 new 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.

This applies to Bel Air as the amount estimated in the Contingency Reserve Fund as of May 31, 2014 would be approximately \$137,431 (121%). The amount of \$23,000 has been allocated to be contributed into the Contingency Reserve Fund for 2014/2015 budget.

**Bel Air (bcs1265)**

**Proposed Budget - June 1, 2014 To May 31, 2015**

<b>Account</b>	<b>Account Name</b>	<b>Mar. 31, 2014 Year To Date</b>	<b>May 31, 2014 Estimated Year End</b>	<b>2013-2014 Annual Budget</b>	<b>2014-2015 Proposed Budget</b>
<b>RECEIPTS / REVENUE</b>					
5285-0000	Interest Income	127.98	160.00	0.00	0.00
5290-0000	Fobs/Keys/Remotes	400.00	400.00	0.00	0.00
5385-0000	Moveln/Out Fee	400.00	400.00	0.00	0.00
5455-0000	Prior Years Surplus	2,331.68	2,798.00	2,798.00	0.00
5500-0000	Owners' Contributions	108,589.40	130,307.00	130,307.00	145,323.40
<b>TOTAL RECEIPTS / REVENUE</b>		<b>\$ 111,849.06</b>	<b>\$ 134,065.00</b>	<b>\$ 133,105.00</b>	<b>\$ 145,323.40</b>
<b>EXPENSES &amp; RESERVES</b>					
<b>ADMINISTRATIVE EXPENSES</b>					
6004-0000	Statutory Review of Trust Accounts	315.00	315.00	336.00	315.00
6008-0000	Additional Services	1,890.00	1,890.00	1,890.00	315.00
6028-0000	Bank Charges	219.50	288.50	276.00	276.00
6080-0000	Insurance Premium	15,261.02	18,352.34	19,000.00	19,500.00
6088-0000	Legal Fees	0.00	0.00	200.00	200.00
6098-0000	Management Fees	10,815.00	12,978.00	12,978.00	13,367.40
6128-0000	Postage/Copies/Office Exp.	309.53	500.00	700.00	400.00
<b>TOTAL ADMINISTRATIVE EXPENSES</b>		<b>28,810.05</b>	<b>34,323.84</b>	<b>35,380.00</b>	<b>34,373.40</b>
<b>UTILITIES</b>					
6308-0000	Electricity	8,978.31	12,500.00	12,500.00	13,000.00
6316-0000	Gas	8,051.40	11,500.00	11,500.00	12,000.00
6334-0000	Utilities - General	1,088.25	1,600.00	1,950.00	1,600.00
6336-0000	Water & Sewer	6,775.48	10,100.00	10,100.00	10,500.00
<b>TOTAL UTILITIES</b>		<b>24,893.44</b>	<b>35,700.00</b>	<b>36,050.00</b>	<b>37,100.00</b>
<b>CONTRACT / BLDG EXPENSES</b>					
7002-0000	Alarm Monitoring	1,598.59	1,767.19	1,600.00	2,850.00
7048-0000	Elevator & License	3,005.75	3,404.75	3,300.00	3,500.00
7058-0000	Enterphone	797.75	966.35	780.00	0.00
7069-0000	Fire Protection	1,267.09	1,267.09	1,800.00	1,500.00
7076-0000	Garage Door	178.50	178.50	175.00	200.00
7080-0000	Garbage Collection	3,066.90	3,680.28	3,800.00	3,800.00
7096-0000	Janitorial	8,024.70	9,629.64	9,920.00	9,920.00
7100-0000	Landscaping	3,867.50	4,641.00	5,100.00	4,780.00
7126-0000	Mechanical	1,647.55	2,188.80	2,200.00	2,300.00
7178-0000	Roof	0.00	0.00	0.00	2,000.00
<b>TOTAL CONTRACT / BLDG EXPENSES</b>		<b>23,454.33</b>	<b>27,723.60</b>	<b>28,675.00</b>	<b>30,850.00</b>
<b>REPAIRS &amp; MAINTENANCE EXPENSES</b>					
7660-0000	Repairs & Maintenance	16,215.56	23,000.00	13,000.00	20,000.00
<b>TOTAL REPAIRS &amp; MAINTENANCE EXPENSES</b>		<b>16,215.56</b>	<b>23,000.00</b>	<b>13,000.00</b>	<b>20,000.00</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>93,373.38</b>	<b>120,747.44</b>	<b>113,105.00</b>	<b>122,323.40</b>
<b>CRF &amp; OTHER BUDGETED RESERVE FUNDS</b>					
8920-0000	Contingency Reserve Fund	16,666.60	20,000.00	20,000.00	23,000.00
<b>TOTAL RESERVE FUNDS</b>		<b>16,666.60</b>	<b>20,000.00</b>	<b>20,000.00</b>	<b>23,000.00</b>
<b>TOTAL EXPENSES &amp; RESERVES</b>		<b>110,039.98</b>	<b>140,747.44</b>	<b>133,105.00</b>	<b>145,323.40</b>

**Bel Air (bcs1265)**

**Proposed Budget - June 1, 2014 To May 31, 2015**

<b>Account</b>	<b>Account Name</b>	<b>Mar. 31, 2014 Year To Date</b>	<b>May 31, 2014 Estimated Year End</b>	<b>2013-2014 Annual Budget</b>	<b>2014-2015 Proposed Budget</b>
	<b>SURPLUS / (DEFICIT)</b>	<b>1,809.08</b>	<b>(6,682.44)</b>	<b>-</b>	<b>-</b>

<b>Bel Air (bcs1265)</b>							
<b>Proposed Strata Fee Schedule</b>							
<b>For the Year June 1, 2014 to May 31, 2015</b>							
<b>Unit#</b>	<b>SL#</b>	<b>U/E</b>	<b>Old Strata Fee</b>	<b>Operating Portion</b>	<b>CRF Portion</b>	<b>Fee Inc/Dec by</b>	<b>New Strata Fee</b>
101	1	116	\$ 375.45	\$ 352.45	\$ 66.27	\$ 43.27	\$ 418.72
102	2	58	\$ 187.72	\$ 176.22	\$ 33.13	\$ 21.63	\$ 209.36
103	3	108	\$ 349.56	\$ 328.14	\$ 61.70	\$ 40.28	\$ 389.84
104	4	87	\$ 281.59	\$ 264.34	\$ 49.70	\$ 32.45	\$ 314.04
105	5	86	\$ 278.35	\$ 261.30	\$ 49.13	\$ 32.08	\$ 310.43
106	6	87	\$ 281.59	\$ 264.34	\$ 49.70	\$ 32.45	\$ 314.04
107	7	108	\$ 349.56	\$ 328.14	\$ 61.70	\$ 40.28	\$ 389.84
108	8	104	\$ 336.61	\$ 315.99	\$ 59.41	\$ 38.79	\$ 375.40
201	9	116	\$ 375.45	\$ 352.45	\$ 66.27	\$ 43.27	\$ 418.72
202	10	96	\$ 310.72	\$ 291.68	\$ 54.84	\$ 35.81	\$ 346.52
203	11	107	\$ 346.32	\$ 325.10	\$ 61.13	\$ 39.91	\$ 386.23
204	12	87	\$ 281.59	\$ 264.34	\$ 49.70	\$ 32.45	\$ 314.04
205	13	86	\$ 278.35	\$ 261.30	\$ 49.13	\$ 32.08	\$ 310.43
206	14	87	\$ 281.59	\$ 264.34	\$ 49.70	\$ 32.45	\$ 314.04
207	15	93	\$ 301.01	\$ 282.57	\$ 53.13	\$ 34.69	\$ 335.69
208	16	91	\$ 294.53	\$ 276.49	\$ 51.99	\$ 33.94	\$ 328.48
209	17	104	\$ 336.61	\$ 315.99	\$ 59.41	\$ 38.79	\$ 375.40
301	18	116	\$ 375.45	\$ 352.45	\$ 66.27	\$ 43.27	\$ 418.72
302	19	96	\$ 310.72	\$ 291.68	\$ 54.84	\$ 35.81	\$ 346.52
303	20	107	\$ 346.32	\$ 325.10	\$ 61.13	\$ 39.91	\$ 386.23
304	21	87	\$ 281.59	\$ 264.34	\$ 49.70	\$ 32.45	\$ 314.04
305	22	86	\$ 278.35	\$ 261.30	\$ 49.13	\$ 32.08	\$ 310.43
306	23	87	\$ 281.59	\$ 264.34	\$ 49.70	\$ 32.45	\$ 314.04
307	24	93	\$ 301.01	\$ 282.57	\$ 53.13	\$ 34.69	\$ 335.69
308	25	91	\$ 294.53	\$ 276.49	\$ 51.99	\$ 33.94	\$ 328.48
309	26	104	\$ 336.61	\$ 315.99	\$ 59.41	\$ 38.79	\$ 375.40
401	27	116	\$ 375.45	\$ 352.45	\$ 66.27	\$ 43.27	\$ 418.72
402	28	96	\$ 310.72	\$ 291.68	\$ 54.84	\$ 35.81	\$ 346.52
403	29	107	\$ 346.32	\$ 325.10	\$ 61.13	\$ 39.91	\$ 386.23
404	30	87	\$ 281.59	\$ 264.34	\$ 49.70	\$ 32.45	\$ 314.04
405	31	86	\$ 278.35	\$ 261.30	\$ 49.13	\$ 32.08	\$ 310.43
406	32	87	\$ 281.59	\$ 264.34	\$ 49.70	\$ 32.45	\$ 314.04
407	33	93	\$ 301.01	\$ 282.57	\$ 53.13	\$ 34.69	\$ 335.69
408	34	91	\$ 294.53	\$ 276.49	\$ 51.99	\$ 33.94	\$ 328.48
409	35	104	\$ 336.61	\$ 315.99	\$ 59.41	\$ 38.79	\$ 375.40
<b>Monthly Total</b>	<b>3355</b>		<b>\$ 10,858.92</b>	<b>10,193.62</b>	<b>1,916.67</b>	<b>\$ 1,251.37</b>	<b>\$ 12,110.28</b>
			X12	X12	X12	X12	X12

<b>Annual Total</b>		<b>\$ 130,307.00</b>	<b>\$ 122,323.40</b>	<b>\$ 23,000.00</b>	<b>\$15,016.40</b>	<b>\$ 145,323.40</b>

**BEL AIR – BCS 1265**

**¾ VOTE “A” – PAINTING OF COMMON AREA (INTERIOR OF THE BUILDING)**

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 \$10,000 (ten thousand dollars) be expended from the Contingency Reserve Fund for the purpose of painting the interior walls of the common area (main lobby and hallways).

Costs include applicable taxes, contingency fees and Baywest administration fees as per the Agency Agreement Schedules.

Rationale:

The interior painting of common area has been planned for some time now and Council is proposing this project to ensure a proper maintenance of the common area.

**ANNUAL GENERAL MEETING  
PROXY FORM**

**THE OWNERS OF BEL AIR  
STRATA PLAN BCS 1265  
TUESDAY, MAY 20, 2014**

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 20, 2014**, and at any adjournment thereof.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014

\_\_\_\_\_  
(OWNERS SIGNATURE ON ABOVE LINE)

\_\_\_\_\_  
(OWNERS SIGNATURE ON ABOVE LINE)