Notice of Annual General Meeting

The annual general meeting of The Owners of Strata Plan VIS2720 (545 Manchester and 520 Dunedin) has been scheduled as follows:

Date:

Thursday September 15, 2011

Time:

7:00pm

Place:

Royal Canadian Legion - Pro Patria Branch

411 Gorge Road East (Entrance on Dunedin)

Room:

Auditorium

MEETING AGENDA

- Registration of owners, certification of proxies, issuing of voting cards
- Meeting called to order
- · Approving/disposing of previous minutes
 - o Minutes from the September 15, 2010 Annual General Meeting
- Old Business and Reports from council/committees
 - Building maintenance and repairs
 - Annual inspection
- Considering the Accounts
 - Budget vs. Actual Report for 2010/2011
 - Approving Budget for 2011/2012
- New Business
 - Question and answer
- Electing a Strata Council
- Adjournment

All owners are urged to attend this meeting.

Owners that are unable to attend are asked to give their proxy to another person who will be attending the meeting, so quorum can be attained. If you have any questions about proxies, please contact Roger Taylor at (250) 383-9061.

IMPORTANT NOTE: In order to vote at the meeting, an owner must be paid-up in strata fees and any other monies owed to the Strata Corporation, at the time of the meeting. Please contact Baywood Property Management at (250) 592-5852 or email: reception@baywood.ca to confirm the status of your strata account, prior to the date of the meeting.

Attachments to be included with mail-out to owners:

- 2010/2011 Financial statements
- · 2010/2011 Statement of change in reserves
- 2011/2012 Proposed budget and strata fees
- Replacement Reserve Timeline
- Proxy

		PROXY		
		100/6		
		I/We		
	being the re	egistered owner(s)	of	
	Unit No			
	☐ 545 Manch	nester 🗖 520 Dune	edin	
	of Strat	a Plan VIS 2720		
	her	reby appoint		
		1	* I	
		- 91		
	as my/our proxy to vo	ote for me/us on my	//our behalf	
		at the		
	Annual	General Meeting		
		e held on the		
	to b	e neid on the		
	15 th day o	f September, 2011		
	and ar	ny adjournment.	ger and	
	Signed this day	of	, 2011	
			Service III	
<u> </u>		0: 1		
Signature (owner 1)	Signature (owner 2), if appl <mark>ic</mark> al	ole
Cianatura /	owner 2) if applicable	Cianatura (aum	A) if any live by	
olyllalule (owner 3), if applicable	Signature (owner	4), ii applicable	

SP2720 Trust Account \$51,053.39 \$898,641.19 \$898,641.19 \$525,000.00 \$525,000.00 \$3,448.65 \$3,448.65 \$5,856.97 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.20 \$1,484,000.2		Ва	lance Sheet		
1110		SP2720 Han 545 Ma	npton Court & Churchill Place anchester & 520 Dunedin	В	
SP2720 Trust Account S51,053.39 S898,641.19 S25,000.00 S25,000.00 S3,448.65 S5,856.97 S1,484,000.20 S1,484,000.20 S1,484,000.20 S2,336.50 S2,336.50 S2,336.50 S2,336.50 S1,484,000.20 S1,484,000.20 S1,484,000.20 S2,336.50		Year-to-Date	Totals up to 06-30-2011		
1202 Scotiabank GIC 7156631 \$898,641.19 \$525,000.00 \$1300 Accounts Receivable \$3,448.65 \$5,856.97 \$CURRENT ASSETS \$1,484,000.20	SSETS				
1202 Scotiabank GIC 7156631 \$898,641.19 1204	1110	SP2720 Trust Account			21
1300	1202				
Due from Bristol Park \$5,856.97	1204				
TOTAL ASSET TOTAL ASSET XIABILITY 2200 Key deposits \$120.00 \$2,216.50 \$2,336.50 CAPITAL/EQUITY 3100 Contingency Reserve Fund \$1,436,257.85 \$13,557.13 \$200 Retained Earnings \$7,485.36 \$300 Current Earnings \$7,485.36 \$	1300				
TOTAL ASSET S1,484,000.20	1306		\$5,856.97	04 404 000 00	
ABBILITY		CURRENT ASSETS		\$1,484,000.20	
ABBILITY				·	61 404 000 20
Section Sect		TOTAL ASSET		Manager	51,484,000.20
Section Sect				E .	7.
Section Sect	JABILITY			40	
Section Sect	2200	Van danasita	\$120.00		
TOTAL LIABILITIES \$2,336.50 CAPITAL/EQUITY 3100					
## CAPITAL/EQUITY 3100	2300			\$2,336,50	
3100 Contingency Reserve Fund \$24,595.68 3102 Envelope Reserve Fund \$1,436,257.85 3104 R&M Reserve \$13,557.13 3200 Retained Earnings \$7,485.36 3300 Current Earnings \$13,481,663.70 TOTAL EQUITY \$1,481,663.70		TOTAL LIABILITIES		7-1-1-1	
3102 Envelope Reserve Fund \$1,436,257.85 3104 R&M Reserve \$13,557.13 3200 Retained Earnings \$7,485.36 3300 Current Earnings \$13,481,663.70 TOTAL EQUITY \$1,484,000.20	CAPITAL/E	QUITY	· V.		
3102 Envelope Reserve Fund \$1,436,257.85 3104 R&M Reserve \$13,557.13 3200 Retained Earnings \$7,485.36 3300 Current Earnings \$13,481,663.70 TOTAL EQUITY \$1,484,000.20		n	\$24.505.68		
3104 R&M Reserve \$13,557.13 3200 Retained Earnings \$7,485.36 3300 Current Earnings (\$232.32) TOTAL EQUITY TOTAL LIABILITIES + EQUITY \$1,484,000.20				990	
3200 Retained Earnings \$7,485.36 3200 Current Earnings (\$232.32) TOTAL EQUITY S1,481,663.70 TOTAL LIABILITIES + EQUITY					
3300 Current Earnings TOTAL EQUITY TOTAL LIABILITIES + EQUITY \$1,484,000.20					
TOTAL EQUITY TOTAL LIABILITIES + EQUITY \$1,481,663.70 \$1,484,000.20					
TOTAL LIABILITIES + EQUITY S1,484,000.20	3300		(3232.32)	\$1.481.663.70	
		TOTAL EQUITY		51,151,000110	
Amount charged to Earnings (\$232.32)		TOTAL LIABILITIES + EQUITY			\$1,484,000.20
Amount charged to Earnings (\$232.32)					
		Amount charged to Earnin	ngs (\$232.32)		

STRATA PLAN VIS 2720 HAMPTON COURT & CHURCHILL PLACE PROPOSED 2011/2012 OPERATING BUDGET

Aug 24, 2011

	APPROVED 2010/2011 BUDGET	ACTUAL 2010/2011	PROPOSED 2011/2012 BUDGET
INCOME:			
Assessments	216,590	216,302	216,590
Envelope assessment	126,087	126,087	126,087
Parking	4,000	4,248	4, <mark>00</mark> 0
Bicycle hanger rent	300	216	3C0
Storage locker	600	680	6 <mark>0</mark> 0
Interest income - Cont Reserve Fund	1,500	85	5 <mark>0</mark> 0
Interest income - Envelope Reserve Fund	27,000	32,544	28, <mark>00</mark> 0
Late payment interest		(2,700)	-
fireplace gas		49	
Fines		(472)	
TOTAL INCOME	376,077	377,039	376, <mark>07</mark> 7
EXPENSES:			an ulass
Administration	3,450	2,869	3, <mark>45</mark> 0
Insurance	22,550	22,550	22,550
Management fees	11,430	11,424	11,430
Janitor	14,940	15,669	15, <mark>94</mark> 0
Landscape Maint.	15,840	16,767	16, <mark>84</mark> 0
Elevator	8,780	9,071	8,780
Repairs & Maintenance	27,000	27,061	27,000
Trash / recycling	13,500	17,037	17 <mark>,50</mark> 0
Electricity	17,500	17,843	17 <mark>,50</mark> 0
Gas	34,000	30,401	30,500
Water	42,500	37,938	40,000
Total Expenses	211,490	208,630	211,490
Transfer to Envelope Reserve	126,087	126,087	126 <mark>,08</mark> 7
Transfer to Contingency/Reserve Fund	10,000	10,000	10,000
Interest Transfer to Cont.Reserve Fund	1,500	10	500
Interest Transfer to Building Envelope	27,000	32,544	28,000
Total Expenses & Reserve Transfers	376,077	377,271	376,077
NET INCOME(LOSS)	-	(232)	-
Plus Retained Earnings		(#)	
NET SURPLUS (LOSS)		(232)	

HAN	PTON	COURT
545	MANC	HESTER

Suite	Entitlement	Assessment	contingency reserve
101	85	\$277.56	102.13
102	89	\$290.63	106.93
103	90	\$293.89	108.14
	92	\$300.42	110.54
104		\$208.99	76,90
105	64	\$277.56	102.13
106	85	100000000000000000000000000000000000000	
107	65	\$212.25	78.10
108	72	\$235.11	86.51
109	65	\$212.25	78.10
110	84	\$274.30	100.93
111	66	\$215.52	79.30
112	92	\$300.42	110.54
114	85	\$277.56	102.13
115	91	\$297.16	109.34
117	86	\$280.83	103.33
201	85	\$277.56	102.13
		\$290.63	106.93
202	89	\$293.89	108.14
203	90	1	200000000000000000000000000000000000000
204	92	\$300.42	110.54
205	65	\$212.25	78.10
206	84	\$274.30	100.93
207	65	\$212.25	78.10
208	72	\$235.11	86.51
209	65	\$212.25	78.10
210	84	\$274.30	100.93
211	66	\$215.52	79.30
212	92	\$300.42	110.54
214	85	\$277.56	102.13
		\$297.16	109.34
215	91	100000000000000000000000000000000000000	
217	86	\$280.83	103.33
301	85	\$277.56	102.13
302	89	\$290.63	106.93
303	90	\$293.89	108.14
304	92	\$300.42	110.54
305	65	\$212.25	78.10
306	84	\$274.30	100.93
307	65	\$212.25	78.10
308	72	\$235.11	86,51
309	65	\$212.25	78.10
100		\$274.30	100.93
310	84	\$215.52	
311	66	F.TE. 11E 237.63	79.30
312	92	\$300.42	110.54
314	85	\$277.56	102.13
315	91	\$297.16	109.34
317	86	\$280.83	103.33
401	85	\$277.56	102.13
402	89	\$290.63	106.93
403	90	\$293.89	108.14
404	92	\$300.42	110.54
	65	\$212.25	78.10
405		\$274.30	100.93
406	84		
407	65	\$212.25	78.10
408	72	\$235.11	86.51
409	65	\$212.25	78.10
410	84	\$274.30	100.93
411	66	\$215.52	79.30
412	92	\$300.42	110.54
414	85	\$277.56	102.13
415	91	\$297.16	109.34
Contract of	86	\$280.83	103.33

Some rounding of numbers by the computer may occur,

STRATA PLAN VIS2720, HAMPTON COURT & CHURCHILL PLACE PROPOSED STRATA FEES FOR FISCAL YEAR COMMENCING JULY 2010

CHURCHILL PLACE 520 DUNEDIN

Suite	Entitlement	Assessment	
101	87	\$284.09	104.53
102	86	\$280.83	103.33
103	91	\$297.16	109.34
104	91	\$297.16	109.34
105	64	\$208.99	76.90
106	67	\$218.79	80.50
107	65	\$212.25	78.10
108	67	\$218.79	80.50
109	91	\$297.16	109.34
110	91	\$297.16	109.34
111	87	\$284.09	104.53
112	86	\$280.83	103.33
201	88	\$287.36	105.73
202	87	\$284.09	104.53
203	91	\$297.16	109.34
204	91	\$297.16	109.34
205	64	\$208.99	76.90
206	65	\$212.25	78.10
207	65	\$212.25	78.10
208	65	\$212.25	78.10
209	91	\$297.16	109.34
210	91	\$297.16	109.34
211		\$287.36	105.73
212	88	\$280.83	103.73
-	86	\$290.63	
301	89		106.93
302	88	\$287.36	105.73
303	91	\$297.16	109.34
304	91	\$297.16	109.34
305	64	\$208.99	76.90
306	66	\$215.52	79.30
307	65	\$212.25	78.10
308	66	\$215.52	79.30
309	91	\$297.16	109.34
310	91	\$297.16	109.34
311	89	\$290.63	106.93
312	88	\$287.36	105.73
401	89	\$290.63	106.93
402	88	\$287.36	105.73
403	91	\$297.16	109.34
404	91	\$297.16	109.34
405	64	\$208.99	76.90
406	65	\$212.25	78.10
407	65	\$212.25	78.10
408	65	\$212.25	78.10
409	91	\$297.16	109.34
410	91	\$297.16	109.34
411	89	\$290.63	106.93
412	88	\$287.36	105.73
TOTALS	8745	\$28,556.42	\$10,507.25

Some rounding of numbers by the computer may occur.

STATEMENT OF CHANGE IN RESERVES FOR STRATA PLAN VIS2720 FOR THE FISCAL YEAR ENDING JUNE 30, 2011

Contingency Reserve Fund

	48,812
10,000 10	
10,010	10,010
34,226	
34,226	-34,22 <mark>6</mark>
	24,596
	1,416,37 <mark>7</mark>
126,087 32,544	
158,631	158,631
138,750	
138,750	-138,750
-	1,436,258
	10 10,010 34,226 34,226 126,087 32,544 158,631 138,750

e 30 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2018 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,000 10,00	Last Year 2012 2013 2014 2015 2016 2017 2018 2019 2020 2011 2012 2013 2014 2015 26,596 46,596 56,596 66,596 76,596 48,812 24,596 34,596 36,596 46,596 56,596 66,596 76,596 10,000 10,000 10,000 10,000 10,000 10,000 10,000 -34226 -10,000 -10,000 -10,000 -40,000				c	0	A	150	9	7	00	o,	10
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Note that interest earned from the investment and inflation on costs are not calculated, and should be adjusted periodically.

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76,596

66,596

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Enterphones Fan replacement End of year balance