

***NOTICE***  
***of the***  
***ANNUAL GENERAL***  
***MEETING***  
***of***  
***THE VENUS***  
***STRATA PLAN, LMS 3963***

***To be held on Thursday, September 29, 2011***  
***@ 7:00pm***

September 2, 2011

## NOTICE OF THE ANNUAL GENERAL MEETING

**TO: OWNERS OF THE VENUS, LMS 3963**  
**DATE: THURSDAY, SEPTEMBER 29, 2011**  
**TIME: 6:30 PM REGISTRATION**  
**7:00 PM CALL TO ORDER**  
**PLACE: 1239 WEST GEORGIA, BALLROOM**

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Dear Owners:

On **September 29, 2011**, the Annual General Meeting of the Owners of **The Venus, Strata Plan LMS 3963**, will be held. The purpose of this meeting is to approve the proposed budget for the 2011-2012 fiscal year, consider four  $\frac{3}{4}$  vote resolutions, and to elect a new Strata Council. Enclosed are the Agenda, all supporting documentation and a proxy form.

Please review the attached information package prior to attending the Annual General Meeting.

**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 complete the attached proxy form and give it to a Strata Council member or person who will act on your behalf. Proxy may be emailed to [eissa@bawest.ca](mailto:eissa@bawest.ca), faxed at 604-592-3698 or drop off in the mailbox in the lobby.**

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

We look forward to seeing you on **Thursday, September 29, 2011**. In the meantime, if you have any questions about the meeting, please do not hesitate to contact the Strata Manager at (604) 714-1544.

Sincerely,  
BAYWEST MANAGEMENT CORPORATION  
Agent for the Owners of Strata Plan LMS 3963



Esthel Issa, Strata Manager  
Encl.

## ANNUAL GENERAL MEETING AGENDA

**THE VENUS – STRATA PLAN LMS 3963**  
**THURSDAY, SEPTEMBER 29, 2011**  
**HELD IN THE BALLROOM**

1. REGISTRATION - 6:30 PM
2. **CALL TO ORDER - 7:00 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. ADOPTION OF THE AGENDA
7. APPROVAL OF PREVIOUS GENERAL MEETING MINUTES – October 2010
8. PRESIDENT'S AND TREASURER'S REPORT
9. ANNUAL REPORT ON INSURANCE (attached)
10. ADOPTION OF 2011/12 OPERATING BUDGET (attached including notes)
11. CONSIDERATION OF  $\frac{3}{4}$  VOTE RESOLUTIONS "A", "B", "C", AND "D" (attached)
12. GENERAL DISCUSSION ( including painting of the exterior of the building)
13. ELECTION OF STRATA COUNCIL MEMBERS
14. TERMINATION OF MEETING



BFL CANADA Insurance Services Inc.  
 1177 West Hastings Street, Suite 200  
 Vancouver, British Columbia V6E 2K3  
 Tel.: (604) 669-9600  
 Fax: (604) 683-9316  
 Toll Free: 1-866-669-9602

**ENDORSEMENT NO. 02**

**THIS ENDORSEMENT IS ATTACHED TO AND MADE A PART OF THE POLICY BFL04LMS3963, EFFECTIVE AS OF January 19, 2011**

**IT IS HEREBY UNDERSTOOD AND AGREED THAT: SECTION I - PROPERTY, Sub Section A., All Property and SECTION VI - EQUIPMENT BREAKDOWN Per Occurrence Maximum Limit of Loss are amended to read as follows and not as previously written.**

Previous Policy No. BFL04LMS3963

Renewal Policy No. BFL04LMS3963

<b>NAMED INSURED</b>	The Owners, Strata Plan LMS3963, acting on their own behalf or as a Strata Corporation		
<b>MAILING ADDRESS</b>	Baywest Management Corporation (As Property Manager) 300 - 1770 Burrard Street, Vancouver, BC V6J 3G7		
<b>POLICY PERIOD</b>	From: October 1, 2010	To: October 1, 2011	
<b>INSURED LOCATION</b>	1239 West Georgia Street, Vancouver, BC V6E 4R8		
<b>CONSTRUCTION</b>	Fire Resistive	36 Storeys	1 Building
<b>OCCUPIED BY INSURED AS</b>	298 Residential Units	0 Commercial Unit	

Insurance is provided, subject to the Declarations, Terms, Conditions of the policy and its Riders, only for which specific Riders are attached and for which a specific limit or annotation is shown hereunder.

INSURING AGREEMENT	DEDUCTIBLE	LIMIT
<b>SECTION I - PROPERTY (Revision date Aug 24, 2006 /RB)</b>		
A. All Property - All Risks, Blanket By-Laws, Stated Amount Co-Insurance, Replacement Cost, 110% Margin Clause.		\$ 65,691,200
All Risks	\$ 2,500	
Sewer Backup Damage	\$ 25,000	
Water Damage	\$ 25,000	
Earthquake Damage	% 10	
Flood Damage	\$ 10,000	
Lock & Key	\$ 250	\$ 10,000
B. Business Interruption (Gross Rents), 100% Co-Insurance, Indemnity Period (Months): N/A		Not Covered
<b>SECTION II - CRIME (Form Number 2110 01/2004)</b>		
I. Comprehensive Dishonesty, Disappearance and Destruction - Form A	Nil	\$ 10,000
II. Loss Inside the Premises	Nil	\$ 5,000
III. Loss Outside the Premises	Nil	\$ 5,000
IV. Monthly Fees	Nil	\$ 5,000
V. Depositors Forgery	Nil	\$ 5,000
<b>SECTION III - COMMERCIAL GENERAL LIABILITY (Form Number 2294 03/2010)</b>		
A. Bodily Injury & Property Damage Liability - Per Occurrence	\$ 500	\$ 10,000,000
Products and Completed Operations	\$ 500	\$ 10,000,000
B. Personal and Advertising Injury Liability - Per Occurrence (Form Number 2333)		\$ 10,000,000
C. Medical Payments - Each Person		\$ 25,000
D. Tenants Legal Liability	\$ 500	\$ 100,000
Non-Owned Automobile Endorsement SPF #6 - Per Occurrence (Form Number 6063)	\$ 500	\$ 10,000,000
Legal Liability For Damage To Hired Automobiles Endorsement SEF #94 - Per Occurrence (Form Number 5644)	\$ 500	\$ 10,000,000
Contractual Liability Endorsement SEF #96 - Per Occurrence (Form Number 5644)		\$ 10,000,000
Excluding Long Term Leased Vehicle Endorsement SEF #99 - Per Occurrence (Form Number 6664)		\$ 10,000,000
Limited Pollution Liability Coverage Endorsement (Form Number 2214)	\$ 500	\$ 1,000,000
Employee Benefit Liability (Form Number 2311)		\$ 1,000,000
<b>SECTION IV - CONDOMINIUM DIRECTORS &amp; OFFICERS LIABILITY</b>		
Claims Made Form (Including Property Manager)		Nil \$ 5,000,000
<b>SECTION V - BLANKET GLASS - Includes Lobby Glass (Form Number 4185 05/1992)</b>		
Residential	\$ 100	Blanket
Commercial	\$ 250	

**SUBSCRIPTION**

**This Policy contains a clause(s) which may limit the amount payable.**

This Certificate is not valid unless countersigned by an Authorized Representative of the Insurer(s).  
 E. & O.E.  
 Date: January 28, 2011

BFL CANADA Insurance Services Inc.

AUTHORIZED REPRESENTATIVE



BFL CANADA Insurance Services Inc.  
 1177 West Hastings Street, Suite 200  
 Vancouver, British Columbia V6E 2K3  
 Tel.: (604) 669-9600  
 Fax: (604) 683-9316  
 Toll Free: 1-866-669-9602

INSURING AGREEMENT		DEDUCTIBLE	LIMIT
<b>SECTION VI - EQUIPMENT BREAKDOWN</b>			
Per Occurrence Maximum Limit of Loss		\$ 1,000	\$ 65,691,200
Time Element Limit: Loss of Profits - Rents, Indemnity Period (Months): N/A		N/A	Not Covered
Extra Expenses - Rents, Indemnity Period (Months): N/A			\$ 250,000
A. Objects Insured - objects as described and defined under Form 6307. Excluding Production Machines			
B. Direct Damage including Repair or Replacement, 110% Margin Percentage.		\$ 1,000	
Extensions of Coverage:			
- Ammonia Contamination			\$ 100,000
- By-Laws			\$ 500,000
- Civil Authority			30 Days
- Contingent Business Income Loss			\$ 100,000
- Debris Removal			\$ 100,000
- Decontamination Expense (Subject to Aggregate)			\$ 100,000
- Expediting Expenses			\$ 250,000
- Newly Acquired Equipment			\$ 1,000,000
- Proof of Loss/Claims Preparation Costs			\$ 100,000
- Service Interruption		24 Hour Waiting Period	\$ 50,000
- Water Damage		\$ 1,000	\$ 100,000
- Spoilage			\$ 25,000
<b>SECTION VII - POLLUTION LIABILITY (Min &amp; Ret) - Claims Made Form</b>			
Limit of Liability - Each Loss, Remediation Expense or Legal Defense Expense		\$ 25,000	\$ 1,000,000
Aggregate			\$ 3,000,000
<b>SECTION VIII - VOLUNTEER ACCIDENT</b>			
Principal Sum		See Policy Wordings	\$ 100,000
<b>LOSS IF ANY PAYABLE TO:</b>	To all Registered Unit Owners &/or other Mortgagees as their interest may appear and as shown in the Land Registration District Office applicable to the said Property.		
	(The Standard Mortgage Clause is applicable unless Special Mortgage Clause attached)		
<b>TOTAL ADDITIONAL PREMIUM</b>			\$ 1,252.00

LIST OF INSURERS			
Insurance Company	Section	Participation %	Master Wording No.
AXA Assurances Inc.	VOLUNTEER ACCIDENT	100%	9224573 (Policy)
AXA Pacific Insurance Company	PROPERTY	20%	BFLSPW001
Chartis Insurance Company of Canada	PROPERTY	11%	BFLSPW001
Economical Mutual Insurance Company	BLANKET GLASS - Includes Lobby Glass COMMERCIAL GENERAL LIABILITY CRIME	100% 100% 100%	
Great American Insurance Group	CONDOMINIUM DIRECTORS & OFFICERS LIABILITY	100%	D14100
Zurich Insurance Company Ltd	EQUIPMENT BREAKDOWN POLLUTION LIABILITY PROPERTY	100% 100% 69%	8702682 (Policy) 8706114 (Policy) BFLSPW001

Balance Sheet  
 Venus, The (lms3963)  
 July 31, 2011

Wednesday, August 3, 2011

	July 2011	June 2011	Change
<b>ASSETS</b>			
<b>CURRENT ASSETS</b>			
Bank - Operating	180,183.91	158,142.06	22,041.85
Petty Cash	500.00	500.00	0.00
Accounts Receivable	24,539.64	26,302.37	(1,762.73)
<b>TOTAL CURRENT ASSETS</b>	<b>\$ 205,223.55</b>	<b>184,944.43</b>	<b>20,279.12</b>
<b>OTHER ASSETS</b>			
Accrued Interest	793.46	884.45	(90.99)
Prepaid - Insurance	16,225.82	24,338.73	(8,112.91)
<b>TOTAL OTHER ASSETS</b>	<b>\$ 17,019.28</b>	<b>25,223.18</b>	<b>(8,203.90)</b>
<b>CRF</b>			
CRF Bank - General	435,803.09	423,961.05	11,842.04
<b>TOTAL CRF</b>	<b>\$ 435,803.09</b>	<b>423,961.05</b>	<b>11,842.04</b>
<b>SPECIAL LEVY BANK</b>			
Spec Levy Bank - Entry System	13,562.17	33,723.26	(20,161.09)
Spec Levy Bank - Hallways	4,331.68	4,326.79	4.89
Spec Levy Bank - Parkade	126,572.77	126,429.89	142.88
<b>TOTAL SPECIAL ASSESSMENT BANK</b>	<b>\$ 144,466.62</b>	<b>164,479.94</b>	<b>(20,013.32)</b>
<b>FIXED ASSETS</b>			
Caretaker Suite	165,400.00	165,400.00	0.00
<b>TOTAL FIXED ASSETS</b>	<b>\$ 165,400.00</b>	<b>165,400.00</b>	<b>0.00</b>
<b>TOTAL ASSETS</b>	<b>\$ 967,912.54</b>	<b>964,008.60</b>	<b>3,903.94</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Accounts Payable	(244.85)	0.00	(244.85)
Accrued Liabilities	49,023.00	56,273.00	(7,250.00)
Liability-SF Prepayment	12,321.72	11,705.06	616.66
<b>TOTAL CURRENT LIABILITIES</b>	<b>\$ 61,099.87</b>	<b>67,978.06</b>	<b>(6,878.19)</b>
<b>LONG TERM AND OTHER LIABILITY</b>			
Mortgage Payable	86,564.97	86,564.97	0.00
Key Deposit	1,400.00	1,300.00	100.00
<b>TOTAL LONG TERM AND OTHER LIABILITY</b>	<b>\$ 87,964.97</b>	<b>87,864.97</b>	<b>100.00</b>
<b>CONTINGENCY RESERVE FUND</b>			
CRF - General	436,235.91	424,440.18	11,795.73
CRF Loan - Insurance	16,225.82	24,338.73	(8,112.91)
<b>TOTAL CONTINGENCY RESERVE FUND</b>	<b>\$ 452,461.73</b>	<b>448,778.91</b>	<b>3,682.82</b>
<b>OTHER EQUITY</b>			
Equity In Caretaker Suite	78,835.03	78,835.03	0.00
<b>TOTAL OTHER EQUITY</b>	<b>\$ 78,835.03</b>	<b>78,835.03</b>	<b>0.00</b>
<b>OPERATING FUND</b>			
Operating Surplus/(Deficit) Current Year	31,264.38	4,225.95	27,038.43
Operating Surplus/(Deficit) Prior Years	115,508.46	115,508.46	0.00

Balance Sheet  
Venus, The (Ims3963)  
July 31, 2011

Wednesday, August 3, 2011

	July 2011	June 2011	Change
Prior Year Operating Surplus - Adjustment	(3,848.60)	(3,848.60)	0.00
<b>TOTAL OPERATING SURPLUS/(DEFICIT)</b>	<b>\$ 142,924.24</b>	<b>115,885.81</b>	<b>27,038.43</b>
<b>SPECIAL LEVY</b>			
Spec. Levy - Hallways	4,335.98	4,331.68	4.30
Spec. Levy - Entry System	13,592.24	33,761.37	(20,169.13)
Spec. Levy - Parkade	126,698.48	126,572.77	125.71
<b>TOTAL SPECIAL LEVY</b>	<b>\$ 144,626.70</b>	<b>164,665.82</b>	<b>(20,039.12)</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 967,912.54</b>	<b>964,008.60</b>	<b>3,903.94</b>



Esthel Issa, Strata Manager

Aug 4, 2011

Date

**The Venus (Ims3963)**  
**Proposed Budget Funds Summary**

	July 31, 2011 Year To Date Actual	Sept 30, 2011 Estimated Year End	2010-2011 Annual Budget	2011-2012 Proposed Budget
<b>TOTAL OWNER CONTRIBUTION</b>	<b>879,423</b>	<b>1,055,305</b>	<b>1,055,305</b>	<b>1,132,204</b>
<b>Operating Fund</b>				
Opening Balance	111,660	111,660	111,660	71,487
Owner's Contribution	846,923	1,016,305	1,016,305	1,093,204
Other Income	72,215	71,225	61,750	57,100
Total Operating Expenses	(887,874)	(1,127,702)	(1,078,055)	(1,150,304)
<b>Ending Balance</b>	<b>142,924</b>	<b>71,487</b>	<b>111,660</b>	<b>71,487</b>
<b>Contingency Reserve Fund</b>				
Opening Balance	423,825	423,825	423,825	459,395
Owner's Contribution	32,500	39,000	39,000	39,000
Interest Income	3,486	4,352		5,651
Expenditure	(7,782)	(7,782)	-	-
<b>Ending Balance</b>	<b>452,029</b>	<b>459,395</b>	<b>462,825</b>	<b>504,046</b>
<b>Hallway Carpets &amp; Painting SA</b>				
Opening Balance	80,725	80,725	-	-
Owner's Contribution	-	-	-	-
Interest	60	69		
Expenditure	(76,453)	(80,794)	-	-
<b>Ending Balance</b>	<b>4,332</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Electronic Access Control SA</b>				
Opening Balance	113,470	113,470	-	-
Owner's Contribution	-	-	-	-
Interest Income	551	611		
Expenditure	(80,259)	(114,081)		
<b>Ending Balance</b>	<b>33,761</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Parkade Membrane SA</b>				
Opening Balance	125,453	125,453	-	126,824
Owner's Contribution	-	-	-	-
Interest Income	1,120	1,371		1,497
<b>Ending Balance</b>	<b>126,573</b>	<b>126,824</b>	<b>-</b>	<b>128,321</b>

**The Venus (LMS3963)**  
**Proposed Budget**  
**October 01, 2011 to September 30, 2012**

<b>Account</b>	<b>Account Name</b>	<b>Year To Date July 31,2011</b>	<b>Estimated Year End Sept.30,2011</b>	<b>Annual Budget 2010-2011</b>	<b>New Budget 2011-2012</b>
<b>RECEIPTS / REVENUE</b>					
5035-0000	Bylaw Penalties	900.00	1,000.00	600.00	600.00
5265-0000	Guest Suite	19,895.00	20,000.00	23,000.00	20,000.00
5285-0000	Interest Income	2,170.27	2,000.00	350.00	350.00
5290-0000	Fobs/Keys/Remotes	10,005.00	9,750.00	0.00	0.00
5300-0000	Late Payment Interest	464.01	700.00	800.00	500.00
5310-0000	Late Payment Penalty	1,650.00	1,850.00	2,000.00	1,500.00
5385-0000	Moveln/Out Fee	13,200.00	12,000.00	10,000.00	10,000.00
5410-0000	Other Income	1,165.41	924.95	1,500.00	650.00
5425-0000	Parking Income	17,765.00	17,000.00	17,500.00	17,500.00
5500-0000	Owners' Contributions	879,423.00	1,055,305.00	1,055,305.00	1,132,203.94
5740-0000	Strata Unit Rental	5,000.00	6,000.00	6,000.00	6,000.00
<b>TOTAL RECEIPTS / REVENUE</b>		<b>\$ 951,637.69</b>	<b>\$ 1,126,529.95</b>	<b>\$ 1,117,055.00</b>	<b>\$ 1,189,303.94</b>
<b>EXPENSES &amp; RESERVES</b>					
<b>ADMINISTRATIVE EXPENSES</b>					
6004-0000	Statutory Review of Trust Accounts	560.00	560.00	525.00	560.00
6008-0000	Additional Services	2,419.20	2,508.00	550.00	1,125.00
6018-0000	Appraisal	0.00	0.00	700.00	700.00
6028-0000	Bank Charges	230.00	276.00	280.00	280.00
6068-0000	Miscellaneous	148.40	250.00	500.00	500.00
6078-0000	Insurance Deductibles / Claims	0.00	0.00	37,500.00	37,500.00
6080-0000	Insurance Premium	82,381.18	98,608.00	90,000.00	103,540.00
6088-0000	Legal Fees	0.00	0.00	1,500.00	1,500.00
6098-0000	Management Fees	53,250.00	63,900.00	63,900.00	65,816.94
6112-0000	Office Expense	406.30	500.00	1,000.00	750.00
6128-0000	Postage/Copies/Office Exp.	6,041.88	7,450.00	10,000.00	7,500.00
6146-0000	Telephone	1,374.35	1,750.00	1,800.00	1,800.00
<b>TOTAL ADMINISTRATIVE EXPEN</b>		<b>146,811.31</b>	<b>175,802.00</b>	<b>208,255.00</b>	<b>221,571.94</b>
<b>EMPLOYEE EXPENSES</b>					
6202-0000	Benefits Employee / Caretaker	3,623.12	4,000.00	5,000.00	5,000.00
6210-0000	EI/ CPP Employer Share	4,021.58	4,500.00	3,500.00	4,500.00
6232-0000	Wages Asst. Caretaker	10,987.13	12,000.00	15,000.00	15,000.00
6248-0000	Wages Caretaker	55,387.15	63,100.00	64,000.00	64,000.00
6258-0000	Workers' Compensation	494.00	494.00	800.00	500.00
<b>TOTAL EMPLOYEE EXPENSES</b>		<b>74,512.98</b>	<b>84,094.00</b>	<b>88,300.00</b>	<b>89,000.00</b>
<b>UTILITIES</b>					
6308-0000	Electricity	52,954.93	63,100.00	60,000.00	65,000.00
6316-0000	Gas	128,741.88	158,305.00	170,000.00	170,000.00
6336-0000	Water & Sewer	45,979.10	53,480.00	45,000.00	54,600.00
<b>TOTAL UTILITIES</b>		<b>227,675.91</b>	<b>274,885.00</b>	<b>275,000.00</b>	<b>289,600.00</b>
<b>CONTRACT / BLDG EXPENSES</b>					
7002-0000	Alarm Monitoring	2,164.80	2,300.00	2,500.00	2,500.00
7048-0000	Elevator & License	37,397.80	44,135.00	39,000.00	45,000.00
7054-0000	Emergency Generator	7,356.63	2,250.00	2,000.00	2,250.00
7069-0000	Fire Protection	11,372.02	11,372.02	10,000.00	10,000.00
7076-0000	Garage Door	0.00	500.00	1,000.00	1,000.00
7080-0000	Garbage Collection	21,344.54	24,450.00	20,000.00	25,000.00

**The Venus (LMS3963)**  
**Proposed Budget**  
**October 01, 2011 to September 30, 2012**

<b>Account</b>	<b>Account Name</b>	<b>Year To Date</b>	<b>Estimated Year End</b>	<b>Annual Budget</b>	<b>New Budget</b>
7100-0000	Landscaping	16,042.88	19,000.00	20,000.00	20,000.00
7126-0000	Mechanical	4,628.96	7,000.00	5,000.00	7,000.00
7182-0000	Security	142,811.15	175,000.00	175,000.00	185,760.00
<b>TOTAL CONTRACT / BLDG EXP</b>		<b>243,118.78</b>	<b>286,007.02</b>	<b>274,500.00</b>	<b>298,510.00</b>
<b>REPAIRS &amp; MAINTENANCE EXPENSES</b>					
7524-0000	Bldg. Envelope Maint.	65,983.79	125,000.00	46,000.00	25,000.00
7550-0000	Carpet Cleaning	0.00	2,500.00	3,800.00	3,472.00
7588-0000	Dryer Vent Clean/Maintenance	0.00	0.00	0.00	15,000.00
7600-0000	Electrical Vault Clean & Maint.	0.00	0.00	0.00	6,000.00
7601-0000	Elevator	1,594.07	1,750.00	20,000.00	10,000.00
7610-0000	Emergency Generator	0.00	1,000.00	1,000.00	2,500.00
7648-0000	Fire Protection	5,899.36	8,500.00	9,000.00	9,000.00
7656-0000	Garage Door	1,898.57	1,200.00	3,000.00	3,000.00
7660-0000	Repairs & Maintenance	28,409.77	45,000.00	50,000.00	49,500.00
7702-0000	Irrigation	460.32	460.32	1,000.00	750.00
7706-0000	Lamp Replacement	2,087.67	2,500.00	3,300.00	3,000.00
7738-0000	Mechanical	25,034.76	35,000.00	35,000.00	35,000.00
7770-0000	Plumbing	27,426.72	30,000.00	10,000.00	40,000.00
7826-0000	Security	2,755.55	3,000.00	3,000.00	3,000.00
7848-0000	Snow Removal	0.00	0.00	500.00	500.00
7882-0000	Supplies	5,671.58	6,750.00	3,200.00	5,000.00
7890-0000	Tools/Equipment	572.15	404.15	1,000.00	1,000.00
7912-0000	Window Cleaning	0.00	9,500.00	15,000.00	10,000.00
<b>TOTAL REPAIRS &amp; MAINTENAN</b>		<b>167,794.31</b>	<b>272,564.47</b>	<b>204,800.00</b>	<b>221,722.00</b>
<b>STRATA OWNED UNIT EXPENSES</b>					
8302-0000	1st Mortgage	6,971.90	8,400.00	8,400.00	8,400.00
8316-0000	Maintenance Fees	2,805.90	3,650.00	4,000.00	4,000.00
8326-0000	Property Taxes	0.00	1,500.00	1,500.00	1,500.00
<b>TOTAL STRATA OWNED UNIT E</b>		<b>9,777.80</b>	<b>13,550.00</b>	<b>13,900.00</b>	<b>13,900.00</b>
<b>RECREATION FACILITIES EXPENSES</b>					
8528-0000	Pool / Spa Chemicals	5,380.27	5,800.00	5,800.00	6,000.00
8540-0000	Recreational/Pro Facility	12,802.45	15,000.00	7,500.00	10,000.00
<b>TOTAL RECREATION FACILITIE</b>		<b>18,182.72</b>	<b>20,800.00</b>	<b>13,300.00</b>	<b>16,000.00</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>887,873.81</b>	<b>1,127,702.49</b>	<b>1,078,055.00</b>	<b>1,150,303.94</b>
<b>CRF &amp; OTHER BUDGETED RESERVE FUNDS</b>					
8920-0000	Contingency Reserve Fund	32,500.00	39,000.00	39,000.00	39,000.00
<b>TOTAL RESERVE FUNDS</b>		<b>32,500.00</b>	<b>39,000.00</b>	<b>39,000.00</b>	<b>39,000.00</b>
<b>TOTAL EXPENSES &amp; RESERVES</b>		<b>920,373.81</b>	<b>1,166,702.49</b>	<b>1,117,055.00</b>	<b>1,189,303.94</b>
<b>SURPLUS / (DEFICIT)</b>		<b>31,263.88</b>	<b>(40,172.54)</b>	<b>-</b>	<b>-</b>

**2011-2012 BUDGET NOTES DETAILS**  
**THE VENUS– STRATA PLAN LMS3963**  
**FISCAL YEAR – OCTOBER 1, 2011 to SEPTEMBER 30, 2012**

Please find attached the **Budget Proposal** for the 2011-2012 fiscal year. The following **Budget Notes** explain how the proposed budget was constructed.

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

**RECEIPTS/REVENUE**

**5035 BYLAW PENALTIES**

Income generated from the receipt of bylaw penalties (\$200 per occurrence)

**5265 GUEST SUITES**

Income generated from the renting of the guest units – currently renting at \$70.00 per night.

**5285 INTEREST INCOME**

Money accrued through interest earned on the corporation's trust account at the HSBC. HSBC is now paying 0.38%.

**5300 LATE PAYMENT INTEREST**

This account captures late interests from owners who are delinquent in their payment of strata fees (rate is 10% annum).

**5310 LATE PAYMENT PENALTY**

This account captures late payment penalties assessed to owners who are delinquent in their payment of strata fees.

**5385 MOVE-IN/OUT FEE**

As stipulated by Bylaw 35(3), a non-refundable moving fee of \$200.00 will be levied on an owner upon him/ her occupying a strata lot to defray the costs to the Strata Corporation, which include installation of elevator pads, the costs of removing furniture & electronics abandoned by owners & tenants, and wear and tear on common property.

**5410 OTHER INCOME**

Rental income (quarterly) from Novus for satellite.

**5425 PARKING INCOME**

Income generated from the rental of strata owned parking stalls (current monthly rent \$100.00).

**5500 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. Council is proposing a 7.3 % increase in strata fees for the 2011-2012 fiscal year.

**ADMINISTRATIVE EXPENSES**

**6004 STATUTORY REVIEW OF BOOKS**

This is a requirement of the Real Estate Council of British Columbia to cover the costs to review trust accounts of buildings managed by a management company.

**6008 ADDITIONAL SERVICES**

This budget line item is allocated for payroll service and annual tax-filing as per Canada Revenue Agency (CRA) requirements. The Strata Corporation started using Baywest to update past-years tax-filing in the 2010-2011 fiscal year, and to file required reports annually thereafter..

**6018 APPRAISAL**

This budget line item is allocated for the cost of having an appraisal company to perform a re-appraisal of the building every 3 years to determine the updated CRN (Cost of Replacement New) of the Strata Corporation. The budget provision for 2011-2012 reflects the cost of the appraisal report. The next update will be required in FY2014-2015.

**6028 BANK CHARGES**

This budget line item is allocated for monthly bank charges and fees associated with the Strata Corporation's Operating Fund at the HSBC. The bank currently charges the Strata Corporation \$23 per month.

**6068 MISCELLANEOUS**

This budget line item is allocated for the expenses that fall outside of the other administrative categories. In the 2010-2011 fiscal year, this line item was used mainly for the cost of chair rental for the general meeting.

**6078 INSURANCE DEDUCTIBLES/ CLAIMS**

This budget line item is allocated as an allowance to cover the payment of insurance claim deductibles that involve common property damage. The water loss deductible is now \$25,000.

**6080 INSURANCE PREMIUM**

The Strata Corporation's policy premium with Coastal Insurance increased in October 2010 from \$83,360 to \$97,355. The proposed 2011-2012 insurance budget provisions reflect an anticipated increase of approximately 5% under the new policy (October 1, 2011).

**6088 LEGAL FEES**

This budget line item is allocated for any expenses that may arise with respect to legal services, such as the filing of documents at the Land Title Office, and/ or counsel hired by the Strata Corporation.

**6098 MANAGEMENT FEES**

Baywest Management has proposed an increase of 3% for the 2011-2012 fiscal year (approximately 48 cents/unit/month).

**6112 OFFICE EXPENSE**

This budget line is to cover for miscellaneous items (supplies) bought for the resident manager's office.

**6128 POSTAGE/COPIES/OFFICE EXP.**

This budget line item covers the photocopy costs of notices, meeting notice packages, minutes, financial statements, bylaws and correspondence, as routinely distributed to or requested by Council members, resident Owners and non-resident Owners. Substantial savings are being realized with minutes being available for pick-up by resident owners at the lobby of the building. The allocation for the next fiscal year has been decreased to reflect the use of email as opposed to regular mail for most communication and the decrease of number of copies of meeting minutes being distributed at the building.

**6146 TELEPHONE**

This budget line item is allocated as provisions for the office phone for the Resident Manager (app. \$60.00 a month), and the Venus mobile phone (app. \$85.00 a month) and office phone

**EMPLOYEE EXPENSES**

**6210 EI/ CPP EMPLOYER SHARE**

This budget line item is allocated to cover the Strata Corporation's share of Employment Insurance and Canada Pension Plan.

**6232 WAGES ASS. CARETAKER**

This budget line item covers for the cost of hiring weekend relief (Uniclean System) cleaning of the common areas.

**6256 WAGES – SITE MANAGER**

This budget line item covers the annual salary paid to the Resident Managers.

**6258 WORKERS' COMPENSATION**

This budget line item is allocated for Worksafe BC (WCB) coverage for employees and/ or volunteers working for the Strata Corporation.

**UTILITIES**

**6308 ELECTRICITY**

The budgeted amount for this year is based on the projected utilization until year-end, plus an allowance for possible rate or use increase.

**6316 GAS**

This budget line item covers the cost of natural gas to supply the building's equipment and unit fireplaces. The budgeted amount is based on the projected 2010-2011 year-end total, plus an allowance for possible rate or use increase.

**6336 WATER & SEWER**

This budget line item covers the quarterly utility bills received from the City of Vancouver for water consumption and sewerage. A proposed rate increase for the 2011-2012 fiscal year is reflected in the budget.

**CONTRACT / BLDG EXPENSES**

**7002 ALARM MONITORING**

This line item is allocated for the fire alarm monitoring of the building provided by Wolverine Security & Communications and a dedicated Telus phone line. The bills are invoiced to the Strata Corporation on a quarterly basis.

**7048 ELEVATOR & LICENSE**

This line item is for the monthly maintenance of the building's three elevators provided by Fujitec Elevator, the dedicated phone line supplied by Telus for the emergency phone, and the annual fees charged by the BC Safety Authority for the safety permit of each elevator and the Load test fee.

**7054 EMERGENCY GENERATOR**

This line item is allocated for the monthly testing and yearly maintenance/inspection of the equipment by Cummins Western Canada.

**7069 FIRE PROTECTION**

This budget line item is allocated for the annual fire inspection of all of the common areas and in-suite fire safety equipment in the building performed by Mircom, as well as for the annual fire-line charge from the City of Vancouver for supplying water to the building's standpipe connection.

**7076 GARAGE DOOR**

This budget line item is allocated for the regular preventative maintenance for the garage doors of the building. Provisions have been allocated for such maintenance to be carried out by Over Head Door.

**7080 GARBAGE COLLECTION**

This budget line item covers the regular garbage & cardboard collection provided by Waste Management Services and Smithrite Disposal. Also included is the City of Vancouver fee for the recycling pick up as well as the disposal of any items not picked up by the regular contractor due to improper dumping from time to time.

The provisions allocated for the 2011-2012 fiscal year reflect potential increases to landfill disposal fees for waste by Metro Vancouver (last increased. January 1, 2011).

**7100 LANDSCAPING**

This budget line item covers lawn & garden maintenance services provided at the building by Paraspace Landscaping Services.

**7126 MECHANICAL**

This budget line item is allocated to the quarterly preventative maintenance services for the HVAC & mechanical equipment of the building and the license fee for the boiler/pressure vessel operating system.

**7182 SECURITY**

This budget line item is allocated for the concierge services at the building provided by the security staff from CMI. This budget line item also includes the monthly mobile phone for the concierge.

**REPAIRS & MAINTENANCE EXPENSES**

**7536 BUILDING EXTERIOR**

This line item is allocated for the exterior maintenance of the building and window replacement as required during the course of the fiscal year. The allocation for this year has been decreased as council is proposing a special levy to accelerate window replacement.

**7550 CARPET CLEANING**

This budget line item is allocated for cleaning the common areas carpet of the building, which was last carried out in August 2011. The current contract with Service Master is for 4 cleanings a year.

**7588 DRYER VENT CLEAN/ MAINTENANCE**

This budget line item covers the cleaning of the dryer vents of the building. The dryer vents of the building were cleaned from the exterior and interior in late 2010 and should be done again this fall.

**7601 ELEVATOR**

This budget line item is allocated for after-hours emergency services for the elevators, as well as miscellaneous repairs or upgrades for the elevators over the course of the fiscal year.

**7610 EMERGENCY GENERATOR**

This budget line item is for repairs and the periodic refueling of the emergency generator in the building. There are extra provisions allocated for this line item in anticipation of fuel cost increases.

**7648 FIRE PROTECTION**

This budget line item is allocated to cover the costs of repairs to the fire prevention equipment and alarm systems identified during the annual fire inspection, and throughout the course of the fiscal year.

**7656 GARAGE DOOR**

This budget line item is allocated to cover the costs of repairs to the garage door as required, and as diagnosed after maintenance visits by Overhead Door.

**7660 REPAIRS & MAINTENANCE**

This budget line covers regular repairs and maintenance items that pertain to the common areas of the building. As the building is aging, extra provisions have been allocated in the 2011-2012 fiscal year to ensure there are adequate funds in the operating budget for the building.

**7702 IRRIGATION**

This budget line item is allocated for the winterization, spring start-up, as well as any repairs required for the irrigation system and sprinklers of the building carried out by University Sprinklers.

**7738 MECHANICAL**

This budget line item covers for all cost to repair the mechanical components of the Venus

**7770 PLUMBING REPAIRS**

This budget line item covers to all cost to repair plumbing issues .

**7826 SECURITY**

This budget line item is allocated for repairs to the common areas locks and access control system of the building as required during the course of the fiscal year.

**7848 SNOW REMOVAL**

This budget line item covers for the purchase of salt/melt and snow removal services.

**7882 SUPPLIES**

This budget line item is allocated for the purchase of building supplies and other items as required.

**7890 TOOL/EQUIPMENT**

This budget line item covers for the cost of repairs or replacement of vacuum cleaners and other small equipment owned by the strata and for the acquisition of small tools /equipment as needed .

**7912 WINDOW CLEANING**

This budget line item is allocated for the exterior cleaning of inaccessible windows, carried out once a year.

**STRATA OWNED UNIT EXPENSES**

**8302 MORTGAGE**

The monthly mortgage payment on the Resident Manager's suite.

**8316 MAINTENANCE FEES**

Monthly fee for the strata owned unit.

**8326 PROPERTY TAXES**

This budget line item covers for the property taxes for the strata owned unit.

**RECREATION FACILITIES EXPENSES**

**8528 POOL/SPA CHEMICALS**

This budget line item covers the purchase of chemicals for the pool and spa.

**8540 RECREATIONAL/PRO FACILITY**

This is line item covers for the repairs and maintenance that are required for the exercise equipment in the recreation room, the change rooms and the pool/sauna and for the potential costs of ensuring the hot tub and pool are in compliance with new regulations from Vancouver Coastal Health.

**CRF & OTHER BUDGETED RESERVE FUNDS**

**8920 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 CRF.

The estimated amount in the CRF as at September 30, 2011 will be approximately \$450,000. As the building ages, the probability of incurring significant repair or upgrade costs increases. Council is proposing a contribution of \$39,000 to the CRF consistent with recent years. The budgeted contribution works out to approximately 3.3% of the total budgeted expenses.

**The Venus (LMS 3963)**  
**Proposed New Strata Fee**  
**For the Year October 01, 2011 to September 30, 2012**

Unit#	SL#	Unit Entitlement	Old Strata Fee	Operating Portion	CRF Portion	Proposed Increase	New Strata Fee
0301	1	614	\$ 255.23	\$ 264.39	\$ 9.43	\$ 18.60	\$ 273.83
0302	2	795	\$ 330.47	\$ 342.34	\$ 12.21	\$ 24.08	\$ 354.55
0303	3	675	\$ 280.59	\$ 290.66	\$ 10.37	\$ 20.44	\$ 301.03
0304	4	814	\$ 338.37	\$ 350.52	\$ 12.50	\$ 24.65	\$ 363.02
0305	5	610	\$ 253.57	\$ 262.67	\$ 9.37	\$ 18.47	\$ 272.04
0306	6	427	\$ 177.50	\$ 183.87	\$ 6.56	\$ 12.93	\$ 190.43
0307	7	926	\$ 384.92	\$ 398.75	\$ 14.23	\$ 28.05	\$ 412.97
0308	8	662	\$ 275.18	\$ 285.06	\$ 10.17	\$ 20.05	\$ 295.23
0309	9	898	\$ 373.28	\$ 386.69	\$ 13.80	\$ 27.20	\$ 400.48
0310	10	419	\$ 174.17	\$ 180.43	\$ 6.44	\$ 12.69	\$ 186.86
0401	11	614	\$ 255.23	\$ 264.39	\$ 9.43	\$ 18.60	\$ 273.83
0402	12	797	\$ 331.30	\$ 343.20	\$ 12.24	\$ 24.14	\$ 355.44
0403	13	675	\$ 280.59	\$ 290.66	\$ 10.37	\$ 20.44	\$ 301.03
0404	14	815	\$ 338.78	\$ 350.95	\$ 12.52	\$ 24.69	\$ 363.47
0405	15	609	\$ 253.15	\$ 262.24	\$ 9.36	\$ 18.45	\$ 271.60
0406	16	427	\$ 177.50	\$ 183.87	\$ 6.56	\$ 12.93	\$ 190.43
0407	17	926	\$ 384.92	\$ 398.75	\$ 14.23	\$ 28.05	\$ 412.97
0408	18	673	\$ 279.75	\$ 289.80	\$ 10.34	\$ 20.39	\$ 300.14
0409	19	898	\$ 373.28	\$ 386.69	\$ 13.80	\$ 27.20	\$ 400.48
0410	20	419	\$ 174.17	\$ 180.43	\$ 6.44	\$ 12.69	\$ 186.86
0501	21	614	\$ 255.23	\$ 264.39	\$ 9.43	\$ 18.60	\$ 273.83
0502	22	797	\$ 331.30	\$ 343.20	\$ 12.24	\$ 24.14	\$ 355.44
0503	23	675	\$ 280.59	\$ 290.66	\$ 10.37	\$ 20.44	\$ 301.03
0504	24	816	\$ 339.20	\$ 351.38	\$ 12.54	\$ 24.71	\$ 363.91
0505	25	609	\$ 253.15	\$ 262.24	\$ 9.36	\$ 18.45	\$ 271.60
0506	26	427	\$ 177.50	\$ 183.87	\$ 6.56	\$ 12.93	\$ 190.43
0507	27	926	\$ 384.92	\$ 398.75	\$ 14.23	\$ 28.05	\$ 412.97
0508	28	671	\$ 278.92	\$ 288.94	\$ 10.31	\$ 20.33	\$ 299.25
0509	29	898	\$ 373.28	\$ 386.69	\$ 13.80	\$ 27.20	\$ 400.48
0510	30	419	\$ 174.17	\$ 180.43	\$ 6.44	\$ 12.69	\$ 186.86
0601	31	615	\$ 255.64	\$ 264.83	\$ 9.45	\$ 18.63	\$ 274.27
0602	32	797	\$ 331.30	\$ 343.20	\$ 12.24	\$ 24.14	\$ 355.44
0603	33	675	\$ 280.59	\$ 290.66	\$ 10.37	\$ 20.44	\$ 301.03
0604	34	816	\$ 339.20	\$ 351.38	\$ 12.54	\$ 24.71	\$ 363.91
0605	35	609	\$ 253.15	\$ 262.24	\$ 9.36	\$ 18.45	\$ 271.60
0606	36	427	\$ 177.50	\$ 183.87	\$ 6.56	\$ 12.93	\$ 190.43
0607	37	926	\$ 384.92	\$ 398.75	\$ 14.23	\$ 28.05	\$ 412.97
0608	38	672	\$ 279.34	\$ 289.37	\$ 10.32	\$ 20.35	\$ 299.69
0609	39	898	\$ 373.28	\$ 386.69	\$ 13.80	\$ 27.20	\$ 400.48
0610	40	419	\$ 174.17	\$ 180.43	\$ 6.44	\$ 12.69	\$ 186.86
0701	41	615	\$ 255.64	\$ 264.83	\$ 9.45	\$ 18.63	\$ 274.27
0702	42	797	\$ 331.30	\$ 343.20	\$ 12.24	\$ 24.14	\$ 355.44
0703	43	675	\$ 280.59	\$ 290.66	\$ 10.37	\$ 20.44	\$ 301.03
0704	44	816	\$ 339.20	\$ 351.38	\$ 12.54	\$ 24.71	\$ 363.91
0705	45	609	\$ 253.15	\$ 262.24	\$ 9.36	\$ 18.45	\$ 271.60
0706	46	427	\$ 177.50	\$ 183.87	\$ 6.56	\$ 12.93	\$ 190.43
0707	47	926	\$ 384.92	\$ 398.75	\$ 14.23	\$ 28.05	\$ 412.97

**The Venus (LMS 3963)**  
**Proposed New Strata Fee**  
**For the Year October 01, 2011 to September 30, 2012**

Unit#	SL#	Unit Entitlement	Old Strata Fee	Operating Portion	CRF Portion	Proposed Increase	New Strata Fee
0708	48	674	\$ 280.17	\$ 290.23	\$ 10.35	\$ 20.42	\$ 300.59
0709	49	898	\$ 373.28	\$ 386.69	\$ 13.80	\$ 27.20	\$ 400.48
0710	50	419	\$ 174.17	\$ 180.43	\$ 6.44	\$ 12.69	\$ 186.86
0801	51	612	\$ 254.40	\$ 263.53	\$ 9.40	\$ 18.53	\$ 272.93
0802	52	795	\$ 330.47	\$ 342.34	\$ 12.21	\$ 24.08	\$ 354.55
0803	53	676	\$ 281.00	\$ 291.09	\$ 10.38	\$ 20.48	\$ 301.48
0804	54	816	\$ 339.20	\$ 351.38	\$ 12.54	\$ 24.71	\$ 363.91
0805	55	609	\$ 253.15	\$ 262.24	\$ 9.36	\$ 18.45	\$ 271.60
0806	56	427	\$ 177.50	\$ 183.87	\$ 6.56	\$ 12.93	\$ 190.43
0807	57	926	\$ 384.92	\$ 398.75	\$ 14.23	\$ 28.05	\$ 412.97
0808	58	674	\$ 280.17	\$ 290.23	\$ 10.35	\$ 20.42	\$ 300.59
0809	59	898	\$ 373.28	\$ 386.69	\$ 13.80	\$ 27.20	\$ 400.48
0810	60	419	\$ 174.17	\$ 180.43	\$ 6.44	\$ 12.69	\$ 186.86
0901	61	612	\$ 254.40	\$ 263.53	\$ 9.40	\$ 18.53	\$ 272.93
0902	62	795	\$ 330.47	\$ 342.34	\$ 12.21	\$ 24.08	\$ 354.55
0903	63	675	\$ 280.59	\$ 290.66	\$ 10.37	\$ 20.44	\$ 301.03
0904	64	816	\$ 339.20	\$ 351.38	\$ 12.54	\$ 24.71	\$ 363.91
0905	65	609	\$ 253.15	\$ 262.24	\$ 9.36	\$ 18.45	\$ 271.60
0906	66	427	\$ 177.50	\$ 183.87	\$ 6.56	\$ 12.93	\$ 190.43
0907	67	926	\$ 384.92	\$ 398.75	\$ 14.23	\$ 28.05	\$ 412.97
0908	68	674	\$ 280.17	\$ 290.23	\$ 10.35	\$ 20.42	\$ 300.59
0909	69	898	\$ 373.28	\$ 386.69	\$ 13.80	\$ 27.20	\$ 400.48
0910	70	419	\$ 174.17	\$ 180.43	\$ 6.44	\$ 12.69	\$ 186.86
1001	71	612	\$ 254.40	\$ 263.53	\$ 9.40	\$ 18.53	\$ 272.93
1002	72	795	\$ 330.47	\$ 342.34	\$ 12.21	\$ 24.08	\$ 354.55
1003	73	675	\$ 280.59	\$ 290.66	\$ 10.37	\$ 20.44	\$ 301.03
1004	74	816	\$ 339.20	\$ 351.38	\$ 12.54	\$ 24.71	\$ 363.91
1005	75	609	\$ 253.15	\$ 262.24	\$ 9.36	\$ 18.45	\$ 271.60
1006	76	427	\$ 177.50	\$ 183.87	\$ 6.56	\$ 12.93	\$ 190.43
1007	77	926	\$ 384.92	\$ 398.75	\$ 14.23	\$ 28.05	\$ 412.97
1008	78	674	\$ 280.17	\$ 290.23	\$ 10.35	\$ 20.42	\$ 300.59
1009	79	898	\$ 373.28	\$ 386.69	\$ 13.80	\$ 27.20	\$ 400.48
1010	80	419	\$ 174.17	\$ 180.43	\$ 6.44	\$ 12.69	\$ 186.86
1101	81	612	\$ 254.40	\$ 263.53	\$ 9.40	\$ 18.53	\$ 272.93
1102	82	795	\$ 330.47	\$ 342.34	\$ 12.21	\$ 24.08	\$ 354.55
1103	83	676	\$ 281.00	\$ 291.09	\$ 10.38	\$ 20.48	\$ 301.48
1104	84	816	\$ 339.20	\$ 351.38	\$ 12.54	\$ 24.71	\$ 363.91
1105	85	609	\$ 253.15	\$ 262.24	\$ 9.36	\$ 18.45	\$ 271.60
1106	86	427	\$ 177.50	\$ 183.87	\$ 6.56	\$ 12.93	\$ 190.43
1107	87	926	\$ 384.92	\$ 398.75	\$ 14.23	\$ 28.05	\$ 412.97
1108	88	673	\$ 279.75	\$ 289.80	\$ 10.34	\$ 20.39	\$ 300.14
1109	89	898	\$ 373.28	\$ 386.69	\$ 13.80	\$ 27.20	\$ 400.48
1110	90	419	\$ 174.17	\$ 180.43	\$ 6.44	\$ 12.69	\$ 186.86
1201	91	612	\$ 254.40	\$ 263.53	\$ 9.40	\$ 18.53	\$ 272.93
1202	92	795	\$ 330.47	\$ 342.34	\$ 12.21	\$ 24.08	\$ 354.55
1203	93	676	\$ 281.00	\$ 291.09	\$ 10.38	\$ 20.48	\$ 301.48
1204	94	816	\$ 339.20	\$ 351.38	\$ 12.54	\$ 24.71	\$ 363.91

**The Venus (LMS 3963)**  
**Proposed New Strata Fee**  
**For the Year October 01, 2011 to September 30, 2012**

Unit#	SL#	Unit Entitlement	Old Strata Fee	Operating Portion	CRF Portion	Proposed Increase	New Strata Fee
1205	95	609	\$ 253.15	\$ 262.24	\$ 9.36	\$ 18.45	\$ 271.60
1206	96	427	\$ 177.50	\$ 183.87	\$ 6.56	\$ 12.93	\$ 190.43
1207	97	926	\$ 384.92	\$ 398.75	\$ 14.23	\$ 28.05	\$ 412.97
1208	98	673	\$ 279.75	\$ 289.80	\$ 10.34	\$ 20.39	\$ 300.14
1209	99	898	\$ 373.28	\$ 386.69	\$ 13.80	\$ 27.20	\$ 400.48
1210	100	419	\$ 174.17	\$ 180.43	\$ 6.44	\$ 12.69	\$ 186.86
1501	101	612	\$ 254.40	\$ 263.53	\$ 9.40	\$ 18.53	\$ 272.93
1502	102	795	\$ 330.47	\$ 342.34	\$ 12.21	\$ 24.08	\$ 354.55
1503	103	675	\$ 280.59	\$ 290.66	\$ 10.37	\$ 20.44	\$ 301.03
1504	104	816	\$ 339.20	\$ 351.38	\$ 12.54	\$ 24.71	\$ 363.91
1505	105	609	\$ 253.15	\$ 262.24	\$ 9.36	\$ 18.45	\$ 271.60
1506	106	427	\$ 177.50	\$ 183.87	\$ 6.56	\$ 12.93	\$ 190.43
1507	107	926	\$ 384.92	\$ 398.75	\$ 14.23	\$ 28.05	\$ 412.97
1508	108	673	\$ 279.75	\$ 289.80	\$ 10.34	\$ 20.39	\$ 300.14
1509	109	898	\$ 373.28	\$ 386.69	\$ 13.80	\$ 27.20	\$ 400.48
1510	110	419	\$ 174.17	\$ 180.43	\$ 6.44	\$ 12.69	\$ 186.86
1601	111	612	\$ 254.40	\$ 263.53	\$ 9.40	\$ 18.53	\$ 272.93
1602	112	795	\$ 330.47	\$ 342.34	\$ 12.21	\$ 24.08	\$ 354.55
1603	113	675	\$ 280.59	\$ 290.66	\$ 10.37	\$ 20.44	\$ 301.03
1604	114	816	\$ 339.20	\$ 351.38	\$ 12.54	\$ 24.71	\$ 363.91
1605	115	609	\$ 253.15	\$ 262.24	\$ 9.36	\$ 18.45	\$ 271.60
1606	116	427	\$ 177.50	\$ 183.87	\$ 6.56	\$ 12.93	\$ 190.43
1607	117	926	\$ 384.92	\$ 398.75	\$ 14.23	\$ 28.05	\$ 412.97
1608	118	676	\$ 281.00	\$ 291.09	\$ 10.38	\$ 20.48	\$ 301.48
1609	119	934	\$ 388.25	\$ 402.19	\$ 14.35	\$ 28.29	\$ 416.54
1610	120	434	\$ 180.41	\$ 186.88	\$ 6.67	\$ 13.14	\$ 193.55
1701	121	622	\$ 258.55	\$ 267.84	\$ 9.56	\$ 18.84	\$ 277.39
1702	122	808	\$ 335.87	\$ 347.93	\$ 12.41	\$ 24.48	\$ 360.35
1703	123	675	\$ 280.59	\$ 290.66	\$ 10.37	\$ 20.44	\$ 301.03
1704	124	816	\$ 339.20	\$ 351.38	\$ 12.54	\$ 24.71	\$ 363.91
1705	125	609	\$ 253.15	\$ 262.24	\$ 9.36	\$ 18.45	\$ 271.60
1706	126	427	\$ 177.50	\$ 183.87	\$ 6.56	\$ 12.93	\$ 190.43
1707	127	926	\$ 384.92	\$ 398.75	\$ 14.23	\$ 28.05	\$ 412.97
1708	128	675	\$ 280.59	\$ 290.66	\$ 10.37	\$ 20.44	\$ 301.03
1709	129	898	\$ 373.28	\$ 386.69	\$ 13.80	\$ 27.20	\$ 400.48
1710	130	419	\$ 174.17	\$ 180.43	\$ 6.44	\$ 12.69	\$ 186.86
1801	131	612	\$ 254.40	\$ 263.53	\$ 9.40	\$ 18.53	\$ 272.93
1802	132	795	\$ 330.47	\$ 342.34	\$ 12.21	\$ 24.08	\$ 354.55
1803	133	675	\$ 280.59	\$ 290.66	\$ 10.37	\$ 20.44	\$ 301.03
1804	134	816	\$ 339.20	\$ 351.38	\$ 12.54	\$ 24.71	\$ 363.91
1805	135	609	\$ 253.15	\$ 262.24	\$ 9.36	\$ 18.45	\$ 271.60
1806	136	427	\$ 177.50	\$ 183.87	\$ 6.56	\$ 12.93	\$ 190.43
1807	137	926	\$ 384.92	\$ 398.75	\$ 14.23	\$ 28.05	\$ 412.97
1808	138	674	\$ 280.17	\$ 290.23	\$ 10.35	\$ 20.42	\$ 300.59
1809	139	928	\$ 385.75	\$ 399.61	\$ 14.26	\$ 28.11	\$ 413.86
1810	140	438	\$ 182.07	\$ 188.61	\$ 6.73	\$ 13.27	\$ 195.34
1901	141	615	\$ 255.64	\$ 264.83	\$ 9.45	\$ 18.63	\$ 274.27

**The Venus (LMS 3963)**  
**Proposed New Strata Fee**  
**For the Year October 01, 2011 to September 30, 2012**

Unit#	SL#	Unit Entitlement	Old Strata Fee	Operating Portion	CRF Portion	Proposed Increase	New Strata Fee
1902	142	794	\$ 330.05	\$ 341.90	\$ 12.20	\$ 24.05	\$ 354.10
1903	143	675	\$ 280.59	\$ 290.66	\$ 10.37	\$ 20.44	\$ 301.03
1904	144	816	\$ 339.20	\$ 351.38	\$ 12.54	\$ 24.71	\$ 363.91
1905	145	609	\$ 253.15	\$ 262.24	\$ 9.36	\$ 18.45	\$ 271.60
1906	146	427	\$ 177.50	\$ 183.87	\$ 6.56	\$ 12.93	\$ 190.43
1907	147	926	\$ 384.92	\$ 398.75	\$ 14.23	\$ 28.05	\$ 412.97
1908	148	675	\$ 280.59	\$ 290.66	\$ 10.37	\$ 20.44	\$ 301.03
1909	149	931	\$ 387.00	\$ 400.90	\$ 14.30	\$ 28.20	\$ 415.20
1910	150	435	\$ 180.82	\$ 187.32	\$ 6.68	\$ 13.18	\$ 194.00
2001	151	622	\$ 258.55	\$ 267.84	\$ 9.56	\$ 18.84	\$ 277.39
2002	152	813	\$ 337.95	\$ 350.09	\$ 12.49	\$ 24.63	\$ 362.58
2003	153	677	\$ 281.42	\$ 291.52	\$ 10.40	\$ 20.50	\$ 301.92
2004	154	816	\$ 339.20	\$ 351.38	\$ 12.54	\$ 24.71	\$ 363.91
2005	155	609	\$ 253.15	\$ 262.24	\$ 9.36	\$ 18.45	\$ 271.60
2006	156	427	\$ 177.50	\$ 183.87	\$ 6.56	\$ 12.93	\$ 190.43
2007	157	926	\$ 384.92	\$ 398.75	\$ 14.23	\$ 28.05	\$ 412.97
2008	158	681	\$ 283.08	\$ 293.25	\$ 10.46	\$ 20.63	\$ 303.71
2009	159	931	\$ 387.00	\$ 400.90	\$ 14.30	\$ 28.20	\$ 415.20
2010	160	435	\$ 180.82	\$ 187.32	\$ 6.68	\$ 13.18	\$ 194.00
2101	161	614	\$ 255.23	\$ 264.39	\$ 9.43	\$ 18.60	\$ 273.83
2102	162	795	\$ 330.47	\$ 342.34	\$ 12.21	\$ 24.08	\$ 354.55
2103	163	676	\$ 281.00	\$ 291.09	\$ 10.38	\$ 20.48	\$ 301.48
2104	164	816	\$ 339.20	\$ 351.38	\$ 12.54	\$ 24.71	\$ 363.91
2105	165	609	\$ 253.15	\$ 262.24	\$ 9.36	\$ 18.45	\$ 271.60
2106	166	427	\$ 177.50	\$ 183.87	\$ 6.56	\$ 12.93	\$ 190.43
2107	167	926	\$ 384.92	\$ 398.75	\$ 14.23	\$ 28.05	\$ 412.97
2108	168	681	\$ 283.08	\$ 293.25	\$ 10.46	\$ 20.63	\$ 303.71
2109	169	899	\$ 373.70	\$ 387.12	\$ 13.81	\$ 27.23	\$ 400.93
2110	170	419	\$ 174.17	\$ 180.43	\$ 6.44	\$ 12.69	\$ 186.86
2201	171	612	\$ 254.40	\$ 263.53	\$ 9.40	\$ 18.53	\$ 272.93
2202	172	797	\$ 331.30	\$ 343.20	\$ 12.24	\$ 24.14	\$ 355.44
2203	173	677	\$ 281.42	\$ 291.52	\$ 10.40	\$ 20.50	\$ 301.92
2204	174	816	\$ 339.20	\$ 351.38	\$ 12.54	\$ 24.71	\$ 363.91
2205	175	609	\$ 253.15	\$ 262.24	\$ 9.36	\$ 18.45	\$ 271.60
2206	176	427	\$ 177.50	\$ 183.87	\$ 6.56	\$ 12.93	\$ 190.43
2207	177	926	\$ 384.92	\$ 398.75	\$ 14.23	\$ 28.05	\$ 412.97
2208	178	679	\$ 282.25	\$ 292.38	\$ 10.43	\$ 20.57	\$ 302.82
2209	179	936	\$ 389.08	\$ 403.05	\$ 14.38	\$ 28.35	\$ 417.43
2210	180	437	\$ 181.65	\$ 188.18	\$ 6.71	\$ 13.24	\$ 194.89
2301	181	614	\$ 255.23	\$ 264.39	\$ 9.43	\$ 18.60	\$ 273.83
2302	182	795	\$ 330.47	\$ 342.34	\$ 12.21	\$ 24.08	\$ 354.55
2303	183	677	\$ 281.42	\$ 291.52	\$ 10.40	\$ 20.50	\$ 301.92
2304	184	816	\$ 339.20	\$ 351.38	\$ 12.54	\$ 24.71	\$ 363.91
2305	185	609	\$ 253.15	\$ 262.24	\$ 9.36	\$ 18.45	\$ 271.60
2306	186	427	\$ 177.50	\$ 183.87	\$ 6.56	\$ 12.93	\$ 190.43
2307	187	926	\$ 384.92	\$ 398.75	\$ 14.23	\$ 28.05	\$ 412.97
2308	188	678	\$ 281.83	\$ 291.95	\$ 10.42	\$ 20.54	\$ 302.37

**The Venus (LMS 3963)**  
**Proposed New Strata Fee**  
**For the Year October 01, 2011 to September 30, 2012**

Unit#	SL#	Unit Entitlement	Old Strata Fee	Operating Portion	CRF Portion	Proposed Increase	New Strata Fee
2309	189	904	\$ 375.78	\$ 389.27	\$ 13.89	\$ 27.38	\$ 403.16
2310	190	418	\$ 173.76	\$ 180.00	\$ 6.42	\$ 12.66	\$ 186.42
2401	191	614	\$ 255.23	\$ 264.39	\$ 9.43	\$ 18.60	\$ 273.83
2402	192	795	\$ 330.47	\$ 342.34	\$ 12.21	\$ 24.08	\$ 354.55
2403	193	677	\$ 281.42	\$ 291.52	\$ 10.40	\$ 20.50	\$ 301.92
2404	194	816	\$ 339.20	\$ 351.38	\$ 12.54	\$ 24.71	\$ 363.91
2405	195	609	\$ 253.15	\$ 262.24	\$ 9.36	\$ 18.45	\$ 271.60
2406	196	427	\$ 177.50	\$ 183.87	\$ 6.56	\$ 12.93	\$ 190.43
2407	197	926	\$ 384.92	\$ 398.75	\$ 14.23	\$ 28.05	\$ 412.97
2408	198	684	\$ 284.33	\$ 294.54	\$ 10.51	\$ 20.71	\$ 305.04
2409	199	930	\$ 386.58	\$ 400.47	\$ 14.29	\$ 28.17	\$ 414.75
2410	200	434	\$ 180.41	\$ 186.88	\$ 6.67	\$ 13.14	\$ 193.55
2501	201	614	\$ 255.23	\$ 264.39	\$ 9.43	\$ 18.60	\$ 273.83
2502	202	795	\$ 330.47	\$ 342.34	\$ 12.21	\$ 24.08	\$ 354.55
2503	203	678	\$ 281.83	\$ 291.95	\$ 10.42	\$ 20.54	\$ 302.37
2504	204	816	\$ 339.20	\$ 351.38	\$ 12.54	\$ 24.71	\$ 363.91
2505	205	607	\$ 252.32	\$ 261.38	\$ 9.32	\$ 18.39	\$ 270.71
2506	206	429	\$ 178.33	\$ 184.73	\$ 6.59	\$ 12.99	\$ 191.32
2507	207	926	\$ 384.92	\$ 398.75	\$ 14.23	\$ 28.05	\$ 412.97
2508	208	682	\$ 283.50	\$ 293.68	\$ 10.48	\$ 20.65	\$ 304.15
2509	209	899	\$ 373.70	\$ 387.12	\$ 13.81	\$ 27.23	\$ 400.93
2510	210	419	\$ 174.17	\$ 180.43	\$ 6.44	\$ 12.69	\$ 186.86
2601	211	614	\$ 255.23	\$ 264.39	\$ 9.43	\$ 18.60	\$ 273.83
2602	212	795	\$ 330.47	\$ 342.34	\$ 12.21	\$ 24.08	\$ 354.55
2603	213	675	\$ 280.59	\$ 290.66	\$ 10.37	\$ 20.44	\$ 301.03
2604	214	816	\$ 339.20	\$ 351.38	\$ 12.54	\$ 24.71	\$ 363.91
2605	215	608	\$ 252.73	\$ 261.81	\$ 9.34	\$ 18.42	\$ 271.15
2606	216	428	\$ 177.91	\$ 184.30	\$ 6.57	\$ 12.97	\$ 190.88
2607	217	926	\$ 384.92	\$ 398.75	\$ 14.23	\$ 28.05	\$ 412.97
2608	218	675	\$ 280.59	\$ 290.66	\$ 10.37	\$ 20.44	\$ 301.03
2609	219	899	\$ 373.70	\$ 387.12	\$ 13.81	\$ 27.23	\$ 400.93
2610	220	417	\$ 173.34	\$ 179.56	\$ 6.41	\$ 12.63	\$ 185.97
2701	221	612	\$ 254.40	\$ 263.53	\$ 9.40	\$ 18.53	\$ 272.93
2702	222	795	\$ 330.47	\$ 342.34	\$ 12.21	\$ 24.08	\$ 354.55
2703	223	676	\$ 281.00	\$ 291.09	\$ 10.38	\$ 20.48	\$ 301.48
2704	224	816	\$ 339.20	\$ 351.38	\$ 12.54	\$ 24.71	\$ 363.91
2705	225	608	\$ 252.73	\$ 261.81	\$ 9.34	\$ 18.42	\$ 271.15
2706	226	552	\$ 229.46	\$ 237.70	\$ 8.48	\$ 16.72	\$ 246.18
2707	227	887	\$ 368.71	\$ 381.95	\$ 13.63	\$ 26.87	\$ 395.58
2708	228	879	\$ 365.38	\$ 378.51	\$ 13.50	\$ 26.63	\$ 392.01
2709	229	595	\$ 247.33	\$ 256.21	\$ 9.14	\$ 18.02	\$ 265.35
2801	230	614	\$ 255.23	\$ 264.39	\$ 9.43	\$ 18.60	\$ 273.83
2802	231	802	\$ 333.38	\$ 345.35	\$ 12.32	\$ 24.29	\$ 357.67
2803	232	673	\$ 279.75	\$ 289.80	\$ 10.34	\$ 20.39	\$ 300.14
2804	233	817	\$ 339.61	\$ 351.81	\$ 12.55	\$ 24.75	\$ 364.36
2805	234	607	\$ 252.32	\$ 261.38	\$ 9.32	\$ 18.39	\$ 270.71
2806	235	552	\$ 229.46	\$ 237.70	\$ 8.48	\$ 16.72	\$ 246.18

**The Venus (LMS 3963)**  
**Proposed New Strata Fee**  
**For the Year October 01, 2011 to September 30, 2012**

Unit#	SL#	Unit Entitlement	Old Strata Fee	Operating Portion	CRF Portion	Proposed Increase	New Strata Fee
2807	236	886	\$ 368.29	\$ 381.52	\$ 13.61	\$ 26.84	\$ 395.13
2808	237	878	\$ 364.97	\$ 378.08	\$ 13.49	\$ 26.59	\$ 391.56
2809	238	589	\$ 244.84	\$ 253.63	\$ 9.05	\$ 17.84	\$ 262.68
2901	239	614	\$ 255.23	\$ 264.39	\$ 9.43	\$ 18.60	\$ 273.83
2902	240	795	\$ 330.47	\$ 342.34	\$ 12.21	\$ 24.08	\$ 354.55
2903	241	676	\$ 281.00	\$ 291.09	\$ 10.38	\$ 20.48	\$ 301.48
2904	242	816	\$ 339.20	\$ 351.38	\$ 12.54	\$ 24.71	\$ 363.91
2905	243	608	\$ 252.73	\$ 261.81	\$ 9.34	\$ 18.42	\$ 271.15
2906	244	550	\$ 228.63	\$ 236.84	\$ 8.45	\$ 16.65	\$ 245.28
2907	245	889	\$ 369.54	\$ 382.81	\$ 13.66	\$ 26.93	\$ 396.47
2908	246	878	\$ 364.97	\$ 378.08	\$ 13.49	\$ 26.59	\$ 391.56
2909	247	590	\$ 245.25	\$ 254.06	\$ 9.06	\$ 17.87	\$ 263.12
3001	248	614	\$ 255.23	\$ 264.39	\$ 9.43	\$ 18.60	\$ 273.83
3002	249	795	\$ 330.47	\$ 342.34	\$ 12.21	\$ 24.08	\$ 354.55
3003	250	676	\$ 281.00	\$ 291.09	\$ 10.38	\$ 20.48	\$ 301.48
3004	251	816	\$ 339.20	\$ 351.38	\$ 12.54	\$ 24.71	\$ 363.91
3005	252	609	\$ 253.15	\$ 262.24	\$ 9.36	\$ 18.45	\$ 271.60
3006	253	551	\$ 229.04	\$ 237.27	\$ 8.46	\$ 16.69	\$ 245.73
3007	254	889	\$ 369.54	\$ 382.81	\$ 13.66	\$ 26.93	\$ 396.47
3008	255	878	\$ 364.97	\$ 378.08	\$ 13.49	\$ 26.59	\$ 391.56
3009	256	590	\$ 245.25	\$ 254.06	\$ 9.06	\$ 17.87	\$ 263.12
3101	257	612	\$ 254.40	\$ 263.53	\$ 9.40	\$ 18.53	\$ 272.93
3102	258	795	\$ 330.47	\$ 342.34	\$ 12.21	\$ 24.08	\$ 354.55
3103	259	679	\$ 282.25	\$ 292.38	\$ 10.43	\$ 20.57	\$ 302.82
3104	260	819	\$ 340.44	\$ 352.67	\$ 12.58	\$ 24.81	\$ 365.25
3105	261	604	\$ 251.07	\$ 260.09	\$ 9.28	\$ 18.30	\$ 269.37
3106	262	551	\$ 229.04	\$ 237.27	\$ 8.46	\$ 16.69	\$ 245.73
3107	263	889	\$ 369.54	\$ 382.81	\$ 13.66	\$ 26.93	\$ 396.47
3108	264	878	\$ 364.97	\$ 378.08	\$ 13.49	\$ 26.59	\$ 391.56
3109	265	590	\$ 245.25	\$ 254.06	\$ 9.06	\$ 17.87	\$ 263.12
3201	266	612	\$ 254.40	\$ 263.53	\$ 9.40	\$ 18.53	\$ 272.93
3202	267	795	\$ 330.47	\$ 342.34	\$ 12.21	\$ 24.08	\$ 354.55
3203	268	677	\$ 281.42	\$ 291.52	\$ 10.40	\$ 20.50	\$ 301.92
3204	269	818	\$ 340.03	\$ 352.24	\$ 12.57	\$ 24.78	\$ 364.81
3205	270	608	\$ 252.73	\$ 261.81	\$ 9.34	\$ 18.42	\$ 271.15
3206	271	550	\$ 228.63	\$ 236.84	\$ 8.45	\$ 16.65	\$ 245.28
3207	272	878	\$ 364.97	\$ 378.08	\$ 13.49	\$ 26.59	\$ 391.56
3208	273	878	\$ 364.97	\$ 378.08	\$ 13.49	\$ 26.59	\$ 391.56
3209	274	589	\$ 244.84	\$ 253.63	\$ 9.05	\$ 17.84	\$ 262.68
3301	275	623	\$ 258.97	\$ 268.27	\$ 9.57	\$ 18.87	\$ 277.84
3302	276	808	\$ 335.87	\$ 347.93	\$ 12.41	\$ 24.48	\$ 360.35
3303	277	673	\$ 279.75	\$ 289.80	\$ 10.34	\$ 20.39	\$ 300.14
3304	278	816	\$ 339.20	\$ 351.38	\$ 12.54	\$ 24.71	\$ 363.91
3305	279	608	\$ 252.73	\$ 261.81	\$ 9.34	\$ 18.42	\$ 271.15
3306	280	553	\$ 229.87	\$ 238.13	\$ 8.50	\$ 16.75	\$ 246.62
3307	281	887	\$ 368.71	\$ 381.95	\$ 13.63	\$ 26.87	\$ 395.58
3308	282	882	\$ 366.63	\$ 379.80	\$ 13.55	\$ 26.72	\$ 393.35

**The Venus (LMS 3963)**  
**Proposed New Strata Fee**  
**For the Year October 01, 2011 to September 30, 2012**

<b>Unit#</b>	<b>SL#</b>	<b>Unit Entitlement</b>	<b>Old Strata Fee</b>	<b>Operating Portion</b>	<b>CRF Portion</b>	<b>Proposed Increase</b>	<b>New Strata Fee</b>
3309	283	588	\$ 244.42	\$ 253.20	\$ 9.03	\$ 17.81	\$ 262.23
3401	284/285/286	2,647	\$ 1,100.31	\$ 1,139.83	\$ 40.66	\$ 80.18	\$ 1,180.49
3402	287/288	2,409	\$ 1,001.38	\$ 1,037.34	\$ 37.01	\$ 72.97	\$ 1,074.35
3501	289/290/291	2,653	\$ 1,102.80	\$ 1,142.41	\$ 40.76	\$ 80.36	\$ 1,183.16
3502	292/293	2,396	\$ 995.97	\$ 1,031.74	\$ 36.81	\$ 72.58	\$ 1,068.55
3601	294	1,013	\$ 421.09	\$ 436.21	\$ 15.56	\$ 30.68	\$ 451.77
3602	395	1,366	\$ 567.82	\$ 588.21	\$ 20.98	\$ 41.38	\$ 609.20
3603	296	1,078	\$ 448.11	\$ 464.20	\$ 16.56	\$ 32.65	\$ 480.76
3604	297	941	\$ 391.16	\$ 405.20	\$ 14.46	\$ 28.50	\$ 419.66
3605	298	974	\$ 404.87	\$ 419.41	\$ 14.96	\$ 33.34	\$ 434.38
		<b>211561</b>	<b>\$ 87,942.33</b>	<b>\$ 91,100.33</b>	<b>\$ 3,250.00</b>	<b>\$ 6,411.83</b>	<b>\$ 94,350.33</b>

**THE VENUS LMS 3963****¾ VOTE "A" –MOVING FEE**

Be it resolved, as a three-quarter (3/4) vote of the Owners of Strata Plan LMS 3963, The Venus, that Section 35 (3) of the Bylaws of the Strata Corporation be amended by replacing it with the following"

(3) An owner, or tenant, or occupant will be assessed a moving fee of \$200.00 upon occupying or vacating a strata lot to cover the administrative costs and wear and tear on the strata corporation common facilities.

**Rationale**

The strata corporation incurs significant costs on each change of occupancy of a unit. These costs include, but are not limited to:

- administrative costs associated with updating occupancy and financial records, updating electronic access control and enterphone data
- installing and removing elevator pads and opening and closing loading gates, before and after the move,
- minor repairs, including patching and painting of minor damage to walls, doors, door sills and doorways;
- wear and tear on elevators and common hallways requiring, e.g., more frequent cleaning,
- costs associated with temporary storage and ultimate disposal of abandoned furniture, electronics and other items not suitable for normal refuse collection.

**¾ VOTE "B" – PARKADE**

At the 2009 Annual General Meeting, Owners approved, by ¾ Vote, a one-time Special Levy for "**renewing the driving lane portion of the parkade membrane at the Venus**", payable 1 May 2010. It was anticipated that a second Special Levy would be required to complete renewal of the individual parking stalls. After detailed study and based on the recommendations of a specialist building envelope maintenance consultant, it has been concluded that it would be cost effective to complete a more focussed program of repairing cracks in the concrete and localized resealing of breaches in the parkade membrane.

It is therefore proposed that the wording of the Special Levy approved 8 October 2009 be AMENDED as follows:

Be it resolved, as a three-quarter (¾) vote of the Owners of Strata Plan LMS3963, The Venus, that the amount of \$126,000 (one hundred twenty-six thousand dollars) be raised as a one-time Special Levy to the Owners for the purpose of **repairing and resealing concrete cracks in the ceiling and walls of the parkade and patching and resealing the parkade membrane at The Venus**. This Special Levy is to be charged upon the Owners in proportion to their unit entitlement of their respective strata lots. (See attached Special Levy Fee Schedule) This Special Levy is due and payable immediately upon passage of this ¾ Vote Resolution by the Owners of record and payments shall be considered part of the common expenses of the Strata Corporation. For convenience only, owners may make payments of this Special Levy on May 1, 2010. Costs include labour, materials, taxes and Baywest administration charges. A \$50 per

month penalty will be levied against any late payment of an instalment. Any left over money from this project will be kept in a separate fund for future remodelling. [Proposed changes highlighted.]

### **Rationale**

This resolution is to better make use of the funds already collected for the parkade membrane repairs. The previous wording was too restrictive, but the intent at the time was to raise funds for repairs to the membrane as a whole – not the driving lane only

### **¾ VOTE “C” WINDOW REPLACEMENT**

Be it resolved, as a three-quarter (¾) vote of the Owners of Strata Plan LMS3963 The Venus, that the amount of \$65,000 (sixty-five thousand dollars) be raised as a one-time Special Levy to the Owners for the purpose of replacing faulty windows at The Venus. This Special Levy is to be charged upon the Owners in proportion to their unit entitlement of their respective strata lots. (See attached Special Levy Fee Schedule “C”) This Special Levy is due and payable immediately upon passage of this ¾ Vote Resolution by the Owners of record. Payments shall be considered part of the common expenses of the Strata Corporation. Costs include labour, materials, taxes and Baywest administration charges. For convenience only, Owners may make payment of this Special Levy on October 31, 2011. A \$50 per month penalty will be levied against any late payment of an instalment. Any left over money from this project will be kept in a separate fund for future remodelling and building improvements. Priority for replacement will be given to those units already on the waiting list.

### **Rationale:**

To date, replacement of faulty windows has been funded through the Venus annual operating and maintenance budget. However, the number of replacements that can be replaced each year has been limited by available maintenance funds, resulting in a growing backlog of windows to be replaced. An accelerated program to replace windows will address this backlog and may result in lower costs overall.

### **¾ VOTE “D” VENUS AMENITIES IMPROVEMENTS**

Be it resolved, as a three-quarter (¾) vote of the Owners of Strata Plan LMS3963 The Venus, that the amount of \$60,000 (sixty thousand dollars) be raised as a one-time Special Levy to the Owners for the purpose of improving the Venus recreational and social amenities, specifically:

- (1) Renovating the washrooms, shower and locker facilities serving the gym and pools;
- (2) Replacing furniture and supplementing recreational equipment in Party Room and Media Room;
- (3) Upgrading plumbing, furniture and equipment in guest suites;
- (4) Resurfacing and resealing floor and improving storage in Ball Room;
- (5) Replacing furniture in Business center; and
- (6) Equipping secure bicycle storage area on Level P2

This Special Levy is to be charged upon the Owners in proportion to their unit entitlement of their respective strata lots. (See attached Special Levy Fee Schedule “D”) This Special Levy is due and payable immediately upon passage of this ¾ Vote Resolution by the Owners of record.

Payments shall be considered part of the common expenses of the Strata Corporation. For convenience only, Owners may make payment for this Special Levy on November 30, 2011. Costs include labour, materials, taxes and Baywest administration charges. A \$50 per month penalty will be levied against any late payment of an instalment. Any left over money from this project will be kept in a separate fund for future remodelling and building improvements.

**Rationale:**

Recreational and social facilities provided for the use of Venus owners and residents require periodic upgrading or replacement. Notably:

- (1) The shower room serving the gym and swimming pool requires substantial renovation.
- (2) Recreational facilities and equipment are experiencing normal wear and tear and some furniture items are worn or damaged.
- (3) Rental of guest suites continues to be a major revenue source for the strata but improvements to plumbing (installing heavy duty hotel-standard fittings and fixtures), replacement of televisions, and provision of mini-refrigerators is indicated.
- (4) The parquet floor in the Ballroom has water damage and sections of the parquet floor have loosened;
- (5) Upgrades are needed to make the Business Center more functional; and
- (6) Venus By-Laws prohibit keeping bicycles on balconies or patios; requiring that they be stored within the owner's storage locker or such other area as may be prescribed by the council. All bicycles must enter or exit the building by way of the vehicle entry to the parking garage or the P2 lobby only. Transporting bicycles on Venus elevators is inconvenient for both the owner and other Venus residents, and adds to cleaning costs. Council proposes to convert part of the area formerly used as a garbage room on P2 opposite the elevators to be the prescribed storage area for bicycles and to install bicycle racks to provide secure and convenient storage.

**Proposed Special Levy Schedules "C" and "D"**  
**Window Replacement "C" and Amenities Improvements "D"**

		<b>Unit</b>	<b>WINDOW</b>	<b>AMENITIES</b>
<b>Unit</b>	<b>SL#</b>	<b>Entitlement</b>	<b>REPLACEMENT "C"</b>	<b>IMPROVEMENTS "D"</b>
0301	1	614	\$188.65	\$174.13
0302	2	795	\$244.26	\$225.47
0303	3	675	\$207.39	\$191.43
0304	4	814	\$250.09	\$230.86
0305	5	610	\$187.42	\$173.00
0306	6	427	\$131.19	\$121.10
0307	7	926	\$284.50	\$262.62
0308	8	662	\$203.39	\$187.75
0309	9	898	\$275.90	\$254.68
0310	10	419	\$128.73	\$118.83
0401	11	614	\$188.65	\$174.13
0402	12	797	\$244.87	\$226.03
0403	13	675	\$207.39	\$191.43
0404	14	815	\$250.40	\$231.14
0405	15	609	\$187.11	\$172.72
0406	16	427	\$131.19	\$121.10
0407	17	926	\$284.50	\$262.62
0408	18	673	\$206.77	\$190.87
0409	19	898	\$275.90	\$254.68
0410	20	419	\$128.73	\$118.83
0501	21	614	\$188.65	\$174.13
0502	22	797	\$244.87	\$226.03
0503	23	675	\$207.39	\$191.43
0504	24	816	\$250.71	\$231.42
0505	25	609	\$187.11	\$172.72
0506	26	427	\$131.19	\$121.10
0507	27	926	\$284.50	\$262.62
0508	28	671	\$206.16	\$190.30
0509	29	898	\$275.90	\$254.68
0510	30	419	\$128.73	\$118.83
0601	31	615	\$188.95	\$174.42
0602	32	797	\$244.87	\$226.03
0603	33	675	\$207.39	\$191.43
0604	34	816	\$250.71	\$231.42
0605	35	609	\$187.11	\$172.72
0606	36	427	\$131.19	\$121.10
0607	37	926	\$284.50	\$262.62
0608	38	672	\$206.47	\$190.58
0609	39	898	\$275.90	\$254.68
0610	40	419	\$128.73	\$118.83
0701	41	615	\$188.95	\$174.42
0702	42	797	\$244.87	\$226.03
0703	43	675	\$207.39	\$191.43
0704	44	816	\$250.71	\$231.42
0705	45	609	\$187.11	\$172.72
0706	46	427	\$131.19	\$121.10
0707	47	926	\$284.50	\$262.62

**Proposed Special Levy Schedules "C" and "D"**  
**Window Replacement "C" and Amenities Improvements "D"**

		Unit	WINDOW	AMENITIES
Unit	SL#	Entitlement	REPLACEMENT "C"	IMPROVEMENTS "D"
0708	48	674	\$207.08	\$191.15
0709	49	898	\$275.90	\$254.68
0710	50	419	\$128.73	\$118.83
0801	51	612	\$188.03	\$173.57
0802	52	795	\$244.26	\$225.47
0803	53	676	\$207.69	\$191.72
0804	54	816	\$250.71	\$231.42
0805	55	609	\$187.11	\$172.72
0806	56	427	\$131.19	\$121.10
0807	57	926	\$284.50	\$262.62
0808	58	674	\$207.08	\$191.15
0809	59	898	\$275.90	\$254.68
0810	60	419	\$128.73	\$118.83
0901	61	612	\$188.03	\$173.57
0902	62	795	\$244.26	\$225.47
0903	63	675	\$207.39	\$191.43
0904	64	816	\$250.71	\$231.42
0905	65	609	\$187.11	\$172.72
0906	66	427	\$131.19	\$121.10
0907	67	926	\$284.50	\$262.62
0908	68	674	\$207.08	\$191.15
0909	69	898	\$275.90	\$254.68
0910	70	419	\$128.73	\$118.83
1001	71	612	\$188.03	\$173.57
1002	72	795	\$244.26	\$225.47
1003	73	675	\$207.39	\$191.43
1004	74	816	\$250.71	\$231.42
1005	75	609	\$187.11	\$172.72
1006	76	427	\$131.19	\$121.10
1007	77	926	\$284.50	\$262.62
1008	78	674	\$207.08	\$191.15
1009	79	898	\$275.90	\$254.68
1010	80	419	\$128.73	\$118.83
1101	81	612	\$188.03	\$173.57
1102	82	795	\$244.26	\$225.47
1103	83	676	\$207.69	\$191.72
1104	84	816	\$250.71	\$231.42
1105	85	609	\$187.11	\$172.72
1106	86	427	\$131.19	\$121.10
1107	87	926	\$284.50	\$262.62
1108	88	673	\$206.77	\$190.87
1109	89	898	\$275.90	\$254.68
1110	90	419	\$128.73	\$118.83
1201	91	612	\$188.03	\$173.57
1202	92	795	\$244.26	\$225.47
1203	93	676	\$207.69	\$191.72
1204	94	816	\$250.71	\$231.42

**Proposed Special Levy Schedules "C" and "D"**  
**Window Replacement "C" and Amenities Improvements "D"**

		<b>Unit</b>	<b>WINDOW</b>	<b>AMENITIES</b>
<b>Unit</b>	<b>SL#</b>	<b>Entitlement</b>	<b>REPLACEMENT "C"</b>	<b>IMPROVEMENTS "D"</b>
1205	95	609	\$187.11	\$172.72
1206	96	427	\$131.19	\$121.10
1207	97	926	\$284.50	\$262.62
1208	98	673	\$206.77	\$190.87
1209	99	898	\$275.90	\$254.68
1210	100	419	\$128.73	\$118.83
1501	101	612	\$188.03	\$173.57
1502	102	795	\$244.26	\$225.47
1503	103	675	\$207.39	\$191.43
1504	104	816	\$250.71	\$231.42
1505	105	609	\$187.11	\$172.72
1506	106	427	\$131.19	\$121.10
1507	107	926	\$284.50	\$262.62
1508	108	673	\$206.77	\$190.87
1509	109	898	\$275.90	\$254.68
1510	110	419	\$128.73	\$118.83
1601	111	612	\$188.03	\$173.57
1602	112	795	\$244.26	\$225.47
1603	113	675	\$207.39	\$191.43
1604	114	816	\$250.71	\$231.42
1605	115	609	\$187.11	\$172.72
1606	116	427	\$131.19	\$121.10
1607	117	926	\$284.50	\$262.62
1608	118	676	\$207.69	\$191.72
1609	119	934	\$286.96	\$264.89
1610	120	434	\$133.34	\$123.09
1701	121	622	\$191.10	\$176.40
1702	122	808	\$248.25	\$229.15
1703	123	675	\$207.39	\$191.43
1704	124	816	\$250.71	\$231.42
1705	125	609	\$187.11	\$172.72
1706	126	427	\$131.19	\$121.10
1707	127	926	\$284.50	\$262.62
1708	128	675	\$207.39	\$191.43
1709	129	898	\$275.90	\$254.68
1710	130	419	\$128.73	\$118.83
1801	131	612	\$188.03	\$173.57
1802	132	795	\$244.26	\$225.47
1803	133	675	\$207.39	\$191.43
1804	134	816	\$250.71	\$231.42
1805	135	609	\$187.11	\$172.72
1806	136	427	\$131.19	\$121.10
1807	137	926	\$284.50	\$262.62
1808	138	674	\$207.08	\$191.15
1809	139	928	\$285.12	\$263.19
1810	140	438	\$134.57	\$124.22
1901	141	615	\$188.95	\$174.42

**Proposed Special Levy Schedules "C" and "D"**  
**Window Replacement "C" and Amenities Improvements "D"**

		<b>Unit</b>	<b>WINDOW</b>	<b>AMENITIES</b>
<b>Unit</b>	<b>SL#</b>	<b>Entitlement</b>	<b>REPLACEMENT "C"</b>	<b>IMPROVEMENTS "D"</b>
1902	142	794	\$243.95	\$225.18
1903	143	675	\$207.39	\$191.43
1904	144	816	\$250.71	\$231.42
1905	145	609	\$187.11	\$172.72
1906	146	427	\$131.19	\$121.10
1907	147	926	\$284.50	\$262.62
1908	148	675	\$207.39	\$191.43
1909	149	931	\$286.04	\$264.04
1910	150	435	\$133.65	\$123.37
2001	151	622	\$191.10	\$176.40
2002	152	813	\$249.79	\$230.57
2003	153	677	\$208.00	\$192.00
2004	154	816	\$250.71	\$231.42
2005	155	609	\$187.11	\$172.72
2006	156	427	\$131.19	\$121.10
2007	157	926	\$284.50	\$262.62
2008	158	681	\$209.23	\$193.14
2009	159	931	\$286.04	\$264.04
2010	160	435	\$133.65	\$123.37
2101	161	614	\$188.65	\$174.13
2102	162	795	\$244.26	\$225.47
2103	163	676	\$207.69	\$191.72
2104	164	816	\$250.71	\$231.42
2105	165	609	\$187.11	\$172.72
2106	166	427	\$131.19	\$121.10
2107	167	926	\$284.50	\$262.62
2108	168	681	\$209.23	\$193.14
2109	169	899	\$276.21	\$254.96
2110	170	419	\$128.73	\$118.83
2201	171	612	\$188.03	\$173.57
2202	172	797	\$244.87	\$226.03
2203	173	677	\$208.00	\$192.00
2204	174	816	\$250.71	\$231.42
2205	175	609	\$187.11	\$172.72
2206	176	427	\$131.19	\$121.10
2207	177	926	\$284.50	\$262.62
2208	178	679	\$208.62	\$192.57
2209	179	936	\$287.58	\$265.46
2210	180	437	\$134.26	\$123.94
2301	181	614	\$188.65	\$174.13
2302	182	795	\$244.26	\$225.47
2303	183	677	\$208.00	\$192.00
2304	184	816	\$250.71	\$231.42
2305	185	609	\$187.11	\$172.72
2306	186	427	\$131.19	\$121.10
2307	187	926	\$284.50	\$262.62
2308	188	678	\$208.31	\$192.28

**Proposed Special Levy Schedules "C" and "D"**  
**Window Replacement "C" and Amenities Improvements "D"**

Unit	SL#	Unit	WINDOW	AMENITIES
		Entitlement	REPLACEMENT "C"	IMPROVEMENTS "D"
2309	189	904	\$277.74	\$256.38
2310	190	418	\$128.43	\$118.55
2401	191	614	\$188.65	\$174.13
2402	192	795	\$244.26	\$225.47
2403	193	677	\$208.00	\$192.00
2404	194	816	\$250.71	\$231.42
2405	195	609	\$187.11	\$172.72
2406	196	427	\$131.19	\$121.10
2407	197	926	\$284.50	\$262.62
2408	198	684	\$210.15	\$193.99
2409	199	930	\$285.73	\$263.75
2410	200	434	\$133.34	\$123.09
2501	201	614	\$188.65	\$174.13
2502	202	795	\$244.26	\$225.47
2503	203	678	\$208.31	\$192.28
2504	204	816	\$250.71	\$231.42
2505	205	607	\$186.49	\$172.15
2506	206	429	\$131.81	\$121.67
2507	207	926	\$284.50	\$262.62
2508	208	682	\$209.54	\$193.42
2509	209	899	\$276.21	\$254.96
2510	210	419	\$128.73	\$118.83
2601	211	614	\$188.65	\$174.13
2602	212	795	\$244.26	\$225.47
2603	213	675	\$207.39	\$191.43
2604	214	816	\$250.71	\$231.42
2605	215	608	\$186.80	\$172.43
2606	216	428	\$131.50	\$121.38
2607	217	926	\$284.50	\$262.62
2608	218	675	\$207.39	\$191.43
2609	219	899	\$276.21	\$254.96
2610	220	417	\$128.12	\$118.26
2701	221	612	\$188.03	\$173.57
2702	222	795	\$244.26	\$225.47
2703	223	676	\$207.69	\$191.72
2704	224	816	\$250.71	\$231.42
2705	225	608	\$186.80	\$172.43
2706	226	552	\$169.60	\$156.55
2707	227	887	\$272.52	\$251.56
2708	228	879	\$270.06	\$249.29
2709	229	595	\$182.81	\$168.75
2801	230	614	\$188.65	\$174.13
2802	231	802	\$246.41	\$227.45
2803	232	673	\$206.77	\$190.87
2804	233	817	\$251.02	\$231.71
2805	234	607	\$186.49	\$172.15
2806	235	552	\$169.60	\$156.55

**Proposed Special Levy Schedules "C" and "D"**  
**Window Replacement "C" and Amenities Improvements "D"**

Unit	SL#	Unit	WINDOW	AMENITIES
		Entitlement	REPLACEMENT "C"	IMPROVEMENTS "D"
2807	236	886	\$272.21	\$251.28
2808	237	878	\$269.76	\$249.01
2809	238	589	\$180.96	\$167.04
2901	239	614	\$188.65	\$174.13
2902	240	795	\$244.26	\$225.47
2903	241	676	\$207.69	\$191.72
2904	242	816	\$250.71	\$231.42
2905	243	608	\$186.80	\$172.43
2906	244	550	\$168.98	\$155.98
2907	245	889	\$273.14	\$252.13
2908	246	878	\$269.76	\$249.01
2909	247	590	\$181.27	\$167.33
3001	248	614	\$188.65	\$174.13
3002	249	795	\$244.26	\$225.47
3003	250	676	\$207.69	\$191.72
3004	251	816	\$250.71	\$231.42
3005	252	609	\$187.11	\$172.72
3006	253	551	\$169.29	\$156.27
3007	254	889	\$273.14	\$252.13
3008	255	878	\$269.76	\$249.01
3009	256	590	\$181.27	\$167.33
3101	257	612	\$188.03	\$173.57
3102	258	795	\$244.26	\$225.47
3103	259	679	\$208.62	\$192.57
3104	260	819	\$251.63	\$232.27
3105	261	604	\$185.57	\$171.30
3106	262	551	\$169.29	\$156.27
3107	263	889	\$273.14	\$252.13
3108	264	878	\$269.76	\$249.01
3109	265	590	\$181.27	\$167.33
3201	266	612	\$188.03	\$173.57
3202	267	795	\$244.26	\$225.47
3203	268	677	\$208.00	\$192.00
3204	269	818	\$251.32	\$231.99
3205	270	608	\$186.80	\$172.43
3206	271	550	\$168.98	\$155.98
3207	272	878	\$269.76	\$249.01
3208	273	878	\$269.76	\$249.01
3209	274	589	\$180.96	\$167.04
3301	275	623	\$191.41	\$176.69
3302	276	808	\$248.25	\$229.15
3303	277	673	\$206.77	\$190.87
3304	278	816	\$250.71	\$231.42
3305	279	608	\$186.80	\$172.43
3306	280	553	\$169.90	\$156.83
3307	281	887	\$272.52	\$251.56
3308	282	882	\$270.99	\$250.14

**Proposed Special Levy Schedules "C" and "D"**  
**Window Replacement "C" and Amenities Improvements "D"**

		<b>Unit</b>	<b>WINDOW</b>	<b>AMENITIES</b>
<b>Unit</b>	<b>SL#</b>	<b>Entitlement</b>	<b>REPLACEMENT "C"</b>	<b>IMPROVEMENTS "D"</b>
3309	283	588	\$180.66	\$166.76
3401	284/285/286	2,647	\$813.26	\$750.71
3402	287/288	2,409	\$740.14	\$683.21
3501	289/290/291	2,653	\$815.11	\$752.41
3502	292/293	2,396	\$736.15	\$679.52
3601	294	1,013	\$311.23	\$287.29
3602	395	1,366	\$419.69	\$387.41
3603	296	1,078	\$331.20	\$305.73
3604	297	941	\$289.11	\$266.87
3605	298	974	\$299.25	\$276.23
		<b>211,561</b>	<b>\$64,999.98</b>	<b>60,000.09</b>

## GENERAL DISCUSSION

### BUILDING ENVELOPE IMPROVEMENTS AND EXTERNAL PAINTING

The exterior walls of the Venus are clad with a mixture of materials including window / curtain walls, metal panels and limestone. A consultant engaged by the Venus has reported that, in general, materials on the exterior of the building are showing signs of their age, and some renewals work should be carried out at this time in order to enhance the long term performance of the exterior materials and systems.

The consultant noted there were areas where gaps are present at the transition between the metal panels and where the rubber splines at the base of the metal panels had shrunk or were loose. The gaps should be treated in order to limit the entry of water in these locations. While the areas of exposed concrete around the building are small, paint over the concrete appeared faded and worn in the roof top locations. The metal panels of the cladding system are coated with an aesthetic color coating but the panels appeared faded with signs of chalking in most locations. The consultant pointed out cost advantages to addressing paint problems before they become more severe: paint that has deteriorated to the point of exposing the substrate can substantially increase the amount of surface preparation required before recoating. As labour is generally the largest portion of painting costs, allowing the substrate to deteriorate can be very costly.

As well as ensuring the integrity of the building envelope, it is expected that exterior improvements and painting will improve the appearance of the Venus, enhancing property values. However, the estimated cost of comprehensively renewing and repainting the Venus exterior is substantial.

The incoming council, with input from owners, will need to consider how best to address these issues, including consideration of a Special Levy in FY2012--2013.

**ANNUAL GENERAL MEETING  
PROXY FORM**

**THE OWNERS OF THE VENUS  
STRATA PLAN LMS 3963  
THURSDAY, SEPTEMBER 29, 2011**

I, (WE) \_\_\_\_\_  
being the registered Owner(s) of Strata Lot \_\_\_\_\_, Unit # \_\_\_\_\_ at **THE VENUS LMS 3963** 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  
**THURSDAY, SEPTEMBER 29, 2011**, and at any adjournment thereof.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2011

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

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