

**NOTICE  
Of**

**SPECIAL  
GENERAL MEETING  
Of**

**THE VENUS**

**STRATA PLAN LMS 3963**

**Thursday, June 11, 2009**

**May 12, 2009**

**NOTICE OF THE SPECIAL GENERAL MEETING**

**TO: ALL OWNERS- THE VENUS - STRATA PLAN LMS 3963**

**DATE: THURSDAY, JUNE 11, 2009**

**TIME: 6:30 PM - 7:00 PM: REGISTRATION**  
**7:00 PM: CALL TO ORDER**

**PLACE: THE BALLROOM**  
**1239 WEST GEORGIA, VANCOUVER, B.C.**

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Please be advised of the upcoming Special General Meeting of Strata Plan LMS 3963. The purpose of the meeting is to vote on raising \$100,000, as a special levy, for the purpose of remodelling the front and back lobbies at The Venus. .

To be able to proceed with the meeting, a quorum of 1/3 of all owners entitled to vote must be represented at the meeting either in person or by proxy. The proxy must be signed by the registered owner on title. To be able to proceed with the meeting, a quorum of 1/3 of all owners entitled to vote must be represented at the meeting either in person or by proxy. You are not allowed to vote if the strata corporation is entitled to file a lien against your strata lot. Any outstanding amount on your account must be resolved before the meeting date.

Please review the attached information prior to attending the Special General Meeting and remember to bring this package of information with you to the meeting.

We look forward to receiving your input on **Thursday, June 11, 2009**, and invite you to contact the Strata Manager between now and the meeting date should you require additional information.

Yours truly,  
On Behalf of Owners of Strata Plan LMS 3963  
**BAYWEST MANAGEMENT CORP**



Leo Buonassisi  
Strata Manager  
Tel: 604-714-1522  
Fax: 604-592-3686  
Email: lbuonassisi@baywest.ca

Att.

## THE VENUS STRATA COUNCIL



May 8, 2009

Dear Owners of the Venus,

At the Annual General Meeting of the Venus last November, when the current strata council was elected, the owners were quite determined and vocal that many of the common areas of our building were in great need of updating and improvement. That night, the new council organized the removal of the old green sofas from the lobby as a start! That was easy, but the next steps have taken rather longer.

In January, we sent out a questionnaire to find what improvements owners wanted and how much they were prepared to spend on refurbishing the building. The results of the survey indicated the first priority should be to fix up the lobbies by replacing the worn limestone floors and repainting the walls. The second priority was to update the hallways with new carpets and paint. The responses showed there was a range in the amount of money owners were willing to pay in a special assessment this year. Some were prepared to invest as much as the equivalent of a year's fees, but the majority indicated up to two months of fees would be an acceptable levy. And yes, a very small minority did not want anything done and those few owners were not in favour of a special assessment.

The council has considered all this information; we have proceeded carefully. We are fairly confident that we are able to raise sufficient funds to ensure the first priority of having new floors and freshly painted lobbies. We have obtained at least three quotations for painting and tiling the lobby floors. As well as the prices quoted, the council looked at the references for each of the contractors. We were happy to find that a company, which has already done several smaller jobs at the Venus, came in with the lowest quote for painting. When we checked out the tiling quotations, we found again, one company provided the most thorough work description and best price for the installation of porcelain tiles. They too have excellent references. By the way, porcelain tile, rather than granite, has consistently been recommended as the most appropriate for use in apartment lobbies.

In determining the total cost, we built into the final figure approximately 15% more than the actual quotations in case there are any contingencies which arise. We are aware there are often extras such as the need to move electrical wiring, or extra cleaning expenses, or possible breakages of such items as the glass covering the wall: the list goes on. There will be no modifications of the lobby except for the removal of the old concierge's desk near the mail boxes. It is never used and serves no purpose. We understand it was replaced by the current desk soon after the building was opened.

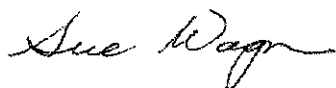
We would like to get the work done as soon as possible and are hopeful it can be completed during the summer. There will be a few days of inconvenience to residents when the floors are being removed and new tiles are laid. It will be messy, and dirty, and dusty. Tiles have to be left to set for a period of time; grout has to be cured and cannot be walked on. Fortunately we have two lobbies and we will face those minor inconveniences as creatively as we can. When the front lobby is closed off, we may have to find alternative methods of mail delivery, for example. When the back lobby is being worked on, it will mean no deliveries can be made and no moving in/out permitted. **Of course all this information will be communicated to you when we are aware of the details AND, if the motions outlined in this package are passed.**

You may have questions about the need for a special assessment. Do check the Minutes of the AGM available on the website, [www.venusongeorgia.com](http://www.venusongeorgia.com). to see that this year's budget for Repairs and Maintenance was reduced by \$39,000 when the majority voted against the previous council's recommendation to discontinue paying into the Contingency Reserve Fund (CRF). We have continued to pay into the C.R.F. in accordance with the motion and do not disagree in any way with this. However, the \$39,000 came from our Repairs and Maintenance account. It is currently quite depleted because not only was the total budget for this item reduced, but we have had, and will have, major expenses this year: replacing the door openers in the elevators, ensuring that the back driveway is resealed in accordance with the specifications; painting the exterior, and continuing to replace the windows where the seals have broken. For those who are concerned about the caulking of the two sides of the building, that is included in a different account and the money is available.

We will attempt to answer all your questions at the Special General Meeting. Please mark the date (June 11) on your calendar and plan to attend. If you are unable to be present at the meeting, do please arrange for your vote to count by using a proxy. If you have questions before the SGM, leave a message in the strata mailbox and I will attempt to answer you.

I look forward to seeing you at the meeting.

Sincerely,

A handwritten signature in cursive script that reads "Sue Wagner".

Sue Wagner

President

**SPECIAL GENERAL MEETING  
THURSDAY, JUNE 11, 2009**

**THE VENUS – LMS 3963**

**AGENDA**

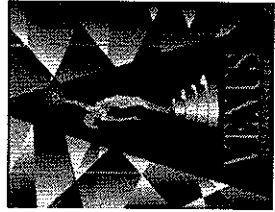
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1. REGISTRATION: 6:30 PM TO 7:00 PM
2. CALL TO ORDER: 7:00 PM
3. CALLING THE ROLL & CERTIFICATION OF PROXIES
4. PROOF OF NOTICE OF MEETING
5. CONSIDERATION OF 3 / 4 VOTE "A" – LOBBY REMODELLING

Be it resolved, as a three-quarter (3/4) vote of the Owners of Strata Plan LMS 3963, The Venus, that the amount of \$100,000 (one hundred thousand dollars) be raised as a one-time Special Levy to the Owners for the purpose of remodeling the front and back lobbies 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 July 1, 2009 and August 1, 2009 in 2 equal installments. Costs include labour, materials, taxes and Baywest administration charges. Any left over money from this project will be kept in a separate fund for future remodeling.

**Please note that if passed, these Special Levy payments cannot be taken automatically from your bank account. Payment must be made by cheque only and mailed directly to the Baywest office.**

6. ADJOURNMENT



**THE VENUS - STRATA PLAN LMS 3963 (1239 WEST GEORGIA STREET)**

**MAIN & P2 LOBBY PAINTING AND TILING PROJECT**

This budget is based on actual quotes received from general contractors.

**LOBBY PAINTING:**

Main: Paint front lobby walls, ceiling, door frames (2 coats).  
 P2: Paint P2 lobby walls, ceiling, door frames (2 coats).  
 Includes wall preparation, sanding, filling  
 Contingency

**BUDGET**

**OPTION A**  
 Main & P2 Lobby painting walls, ceiling, doors, frames. **\$ 10,000**

**OPTION B**

Main & P2 Lobby floor tiling **\$ 90,000**

**Floor Renovations Total (incl.GST)**

**\$ 10,000** Option A

**LOBBY FLOORS:**

Demolition  
 Porcelain Tiles  
 Wall base areas  
 Clean / polish and seal  
 Contingency

**OPTION A + B**

A) Main & P2 Lobby painting walls, ceiling, doors, frames. **\$ 100,000**  
 B) Main & P2 Lobby floor tiling

**Lobby Renovations Total (incl.GST)**

**\$ 90,000** Option B

Unused portion of funds will be carried forward into the 2009/10 fiscal year budget for Building Improvement projects.

**VENUS - STRATA PLAN LMS 3963**

**SPECIAL LEVY**

**SGM JUNE 11, 2009**

**PAYMENT SCHEDULE**

<b>UNIT</b>	<b>S/L</b>	<b>UNIT ENTITLEMENT</b>	<b>SPECIAL LEVY PORTION DUE JULY 1, 2009</b>	<b>SPECIAL LEVY PORTION DUE AUG. 1, 2009</b>
301	1	614	\$145.11	\$145.11
302	2	795	\$187.89	\$187.89
303	3	675	\$159.53	\$159.53
304	4	814	\$192.38	\$192.38
305	5	610	\$144.17	\$144.17
306	6	427	\$100.92	\$100.92
307	7	926	\$218.85	\$218.85
308	8	662	\$156.46	\$156.46
309	9	898	\$212.23	\$212.23
310	10	419	\$99.03	\$99.03
401	11	614	\$145.11	\$145.11
402	12	797	\$188.36	\$188.36
403	13	675	\$159.53	\$159.53
404	14	815	\$192.62	\$192.62
405	15	609	\$143.93	\$143.93
406	16	427	\$100.92	\$100.92
407	17	926	\$218.85	\$218.85
408	18	673	\$159.06	\$159.06
409	19	898	\$212.23	\$212.23
410	20	419	\$99.03	\$99.03
501	21	614	\$145.11	\$145.11
502	22	797	\$188.36	\$188.36
503	23	675	\$159.53	\$159.53
504	24	816	\$192.85	\$192.85
505	25	609	\$143.93	\$143.93
506	26	427	\$100.92	\$100.92
507	27	926	\$218.85	\$218.85
508	28	671	\$158.58	\$158.58
509	29	898	\$212.23	\$212.23
510	30	419	\$99.03	\$99.03
601	31	615	\$145.35	\$145.35
602	32	797	\$188.36	\$188.36
603	33	675	\$159.53	\$159.53
604	34	816	\$192.85	\$192.85
605	35	609	\$143.93	\$143.93
606	36	427	\$100.92	\$100.92
607	37	926	\$218.85	\$218.85
608	38	672	\$158.82	\$158.82
609	39	898	\$212.23	\$212.23
610	40	419	\$99.03	\$99.03
701	41	615	\$145.35	\$145.35
702	42	797	\$188.36	\$188.36
703	43	675	\$159.53	\$159.53
704	44	816	\$192.85	\$192.85
705	45	609	\$143.93	\$143.93
706	46	427	\$100.92	\$100.92
707	47	926	\$218.85	\$218.85
708	48	674	\$159.29	\$159.29
709	49	898	\$212.23	\$212.23
710	50	419	\$99.03	\$99.03

**VENUS - STRATA PLAN LMS 3963**

**SPECIAL LEVY**

**SGM JUNE 11, 2009**

**PAYMENT SCHEDULE**

<b>UNIT</b>	<b>S/L</b>	<b>UNIT ENTITLEMENT</b>	<b>SPECIAL LEVY PORTION DUE JULY 1, 2009</b>	<b>SPECIAL LEVY PORTION DUE AUG. 1, 2009</b>
801	51	612	\$144.64	\$144.64
802	52	795	\$187.89	\$187.89
803	53	676	\$159.76	\$159.76
804	54	816	\$192.85	\$192.85
805	55	609	\$143.93	\$143.93
806	56	427	\$100.92	\$100.92
807	57	926	\$218.85	\$218.85
808	58	674	\$159.29	\$159.29
809	59	898	\$212.23	\$212.23
810	60	419	\$99.03	\$99.03
901	61	612	\$144.64	\$144.64
902	62	795	\$187.89	\$187.89
903	63	675	\$159.53	\$159.53
904	64	816	\$192.85	\$192.85
905	65	609	\$143.93	\$143.93
906	66	427	\$100.92	\$100.92
907	67	926	\$218.85	\$218.85
908	68	674	\$159.29	\$159.29
909	69	898	\$212.23	\$212.23
910	70	419	\$99.03	\$99.03
1001	71	612	\$144.64	\$144.64
1002	72	795	\$187.89	\$187.89
1003	73	675	\$159.53	\$159.53
1004	74	816	\$192.85	\$192.85
1005	75	609	\$143.93	\$143.93
1006	76	427	\$100.92	\$100.92
1007	77	926	\$218.85	\$218.85
1008	78	674	\$159.29	\$159.29
1009	79	898	\$212.23	\$212.23
1010	80	419	\$99.03	\$99.03
1101	81	612	\$144.64	\$144.64
1102	82	795	\$187.89	\$187.89
1103	83	676	\$159.76	\$159.76
1104	84	816	\$192.85	\$192.85
1105	85	609	\$143.93	\$143.93
1106	86	427	\$100.92	\$100.92
1107	87	926	\$218.85	\$218.85
1108	88	673	\$159.06	\$159.06
1109	89	898	\$212.23	\$212.23
1110	90	419	\$99.03	\$99.03
1201	91	612	\$144.64	\$144.64
1202	92	795	\$187.89	\$187.89
1203	93	676	\$159.76	\$159.76
1204	94	816	\$192.85	\$192.85
1205	95	609	\$143.93	\$143.93
1206	96	427	\$100.92	\$100.92
1207	97	926	\$218.85	\$218.85
1208	98	673	\$159.06	\$159.06
1209	99	898	\$212.23	\$212.23
1210	100	419	\$99.03	\$99.03
1501	101	612	\$144.64	\$144.64

**VENUS - STRATA PLAN LMS 3963**

**SPECIAL LEVY**

**SGM JUNE 11, 2009**

**PAYMENT SCHEDULE**

<b>UNIT</b>	<b>S/L</b>	<b>UNIT ENTITLEMENT</b>	<b>SPECIAL LEVY PORTION DUE JULY 1, 2009</b>	<b>SPECIAL LEVY PORTION DUE AUG. 1, 2009</b>
1502	102	795	\$187.89	\$187.89
1503	103	675	\$159.53	\$159.53
1504	104	816	\$192.85	\$192.85
1505	105	609	\$143.93	\$143.93
1506	106	427	\$100.92	\$100.92
1507	107	926	\$218.85	\$218.85
1508	108	673	\$159.06	\$159.06
1509	109	898	\$212.23	\$212.23
1510	110	419	\$99.03	\$99.03
1601	111	612	\$144.64	\$144.64
1602	112	795	\$187.89	\$187.89
1603	113	675	\$159.53	\$159.53
1604	114	816	\$192.85	\$192.85
1605	115	609	\$143.93	\$143.93
1606	116	427	\$100.92	\$100.92
1607	117	926	\$218.85	\$218.85
1608	118	676	\$159.76	\$159.76
1609	119	934	\$220.74	\$220.74
1610	120	434	\$102.57	\$102.57
1701	121	622	\$147.00	\$147.00
1702	122	808	\$190.96	\$190.96
1703	123	675	\$159.53	\$159.53
1704	124	816	\$192.85	\$192.85
1705	125	609	\$143.93	\$143.93
1706	126	427	\$100.92	\$100.92
1707	127	926	\$218.85	\$218.85
1708	128	675	\$159.53	\$159.53
1709	129	898	\$212.23	\$212.23
1710	130	419	\$99.03	\$99.03
1801	131	612	\$144.64	\$144.64
1802	132	795	\$187.89	\$187.89
1803	133	675	\$159.53	\$159.53
1804	134	816	\$192.85	\$192.85
1805	135	609	\$143.93	\$143.93
1806	136	427	\$100.92	\$100.92
1807	137	926	\$218.85	\$218.85
1808	138	674	\$159.29	\$159.29
1809	139	928	\$219.32	\$219.32
1810	140	438	\$103.52	\$103.52
1901	141	615	\$145.35	\$145.35
1902	142	794	\$187.65	\$187.65
1903	143	675	\$159.53	\$159.53
1904	144	816	\$192.85	\$192.85
1905	145	609	\$143.93	\$143.93
1906	146	427	\$100.92	\$100.92
1907	147	926	\$218.85	\$218.85
1908	148	675	\$159.53	\$159.53
1909	149	931	\$220.03	\$220.03
1910	150	435	\$102.81	\$102.81
2001	151	622	\$147.00	\$147.00
2002	152	813	\$192.14	\$192.14

**VENUS - STRATA PLAN LMS 3963**

**SPECIAL LEVY**

**SGM JUNE 11, 2009**

**PAYMENT SCHEDULE**

UNIT	S/L	UNIT ENTITLEMENT	SPECIAL LEVY	SPECIAL LEVY
			PORTION	PORTION
			DUE JULY 1, 2009	DUE AUG. 1, 2009
2003	153	677	\$160.00	\$160.00
2004	154	816	\$192.85	\$192.85
2005	155	609	\$143.93	\$143.93
2006	156	427	\$100.92	\$100.92
2007	157	926	\$218.85	\$218.85
2008	158	681	\$160.95	\$160.95
2009	159	931	\$220.03	\$220.03
2010	160	435	\$102.81	\$102.81
2101	161	614	\$145.11	\$145.11
2102	162	795	\$187.89	\$187.89
2103	163	676	\$159.76	\$159.76
2104	164	816	\$192.85	\$192.85
2105	165	609	\$143.93	\$143.93
2106	166	427	\$100.92	\$100.92
2107	167	926	\$218.85	\$218.85
2108	168	681	\$160.95	\$160.95
2109	169	899	\$212.47	\$212.47
2110	170	419	\$99.03	\$99.03
2201	171	612	\$144.64	\$144.64
2202	172	797	\$188.36	\$188.36
2203	173	677	\$160.00	\$160.00
2204	174	816	\$192.85	\$192.85
2205	175	609	\$143.93	\$143.93
2206	176	427	\$100.92	\$100.92
2207	177	926	\$218.85	\$218.85
2208	178	679	\$160.47	\$160.47
2209	179	936	\$221.21	\$221.21
2210	180	437	\$103.28	\$103.28
2301	181	614	\$145.11	\$145.11
2302	182	795	\$187.89	\$187.89
2303	183	677	\$160.00	\$160.00
2304	184	816	\$192.85	\$192.85
2305	185	609	\$143.93	\$143.93
2306	186	427	\$100.92	\$100.92
2307	187	926	\$218.85	\$218.85
2308	188	678	\$160.24	\$160.24
2309	189	904	\$213.65	\$213.65
2310	190	418	\$98.79	\$98.79
2401	191	614	\$145.11	\$145.11
2402	192	795	\$187.89	\$187.89
2403	193	677	\$160.00	\$160.00
2404	194	816	\$192.85	\$192.85
2405	195	609	\$143.93	\$143.93
2406	196	427	\$100.92	\$100.92
2407	197	926	\$218.85	\$218.85
2408	198	684	\$161.66	\$161.66
2409	199	930	\$219.79	\$219.79
2410	200	434	\$102.57	\$102.57
2501	201	614	\$145.11	\$145.11
2502	202	795	\$187.89	\$187.89
2503	203	678	\$160.24	\$160.24

**VENUS - STRATA PLAN LMS 3963**

**SPECIAL LEVY**

**SGM JUNE 11, 2009**

**PAYMENT SCHEDULE**

<b>UNIT</b>	<b>S/L</b>	<b>UNIT ENTITLEMENT</b>	<b>SPECIAL LEVY PORTION DUE JULY 1, 2009</b>	<b>SPECIAL LEVY PORTION DUE AUG. 1, 2009</b>
2504	204	816	\$192.85	\$192.85
2505	205	607	\$143.46	\$143.46
2506	206	429	\$101.39	\$101.39
2507	207	926	\$218.85	\$218.85
2508	208	682	\$161.18	\$161.18
2509	209	899	\$212.47	\$212.47
2510	210	419	\$99.03	\$99.03
2601	211	614	\$145.11	\$145.11
2602	212	795	\$187.89	\$187.89
2603	213	675	\$159.53	\$159.53
2604	214	816	\$192.85	\$192.85
2605	215	608	\$143.69	\$143.69
2606	216	428	\$101.15	\$101.15
2607	217	926	\$218.85	\$218.85
2608	218	675	\$159.53	\$159.53
2609	219	899	\$212.47	\$212.47
2610	220	417	\$98.55	\$98.55
2701	221	612	\$144.64	\$144.64
2702	222	795	\$187.89	\$187.89
2703	223	676	\$159.76	\$159.76
2704	224	816	\$192.85	\$192.85
2705	225	608	\$143.69	\$143.69
2706	226	552	\$130.46	\$130.46
2707	227	887	\$209.63	\$209.63
2708	228	879	\$207.74	\$207.74
2709	229	595	\$140.62	\$140.62
2801	230	614	\$145.11	\$145.11
2802	231	802	\$189.54	\$189.54
2803	232	673	\$159.06	\$159.06
2804	233	817	\$193.09	\$193.09
2805	234	607	\$143.46	\$143.46
2806	235	552	\$130.46	\$130.46
2807	236	886	\$209.40	\$209.40
2808	237	878	\$207.51	\$207.51
2809	238	589	\$139.20	\$139.20
2901	239	614	\$145.11	\$145.11
2902	240	795	\$187.89	\$187.89
2903	241	676	\$159.76	\$159.76
2904	242	816	\$192.85	\$192.85
2905	243	608	\$143.69	\$143.69
2906	244	550	\$129.99	\$129.99
2907	245	889	\$210.10	\$210.10
2908	246	878	\$207.51	\$207.51
2909	247	590	\$139.44	\$139.44
3001	248	614	\$145.11	\$145.11
3002	249	795	\$187.89	\$187.89
3003	250	676	\$159.76	\$159.76
3004	251	816	\$192.85	\$192.85
3005	252	609	\$143.93	\$143.93
3006	253	551	\$130.22	\$130.22
3007	254	889	\$210.10	\$210.10

**VENUS - STRATA PLAN LMS 3963**

**SPECIAL LEVY**

**SGM JUNE 11, 2009**

**PAYMENT SCHEDULE**

UNIT	S/L	UNIT ENTITLEMENT	SPECIAL LEVY PORTION DUE JULY 1, 2009	SPECIAL LEVY PORTION DUE AUG. 1, 2009
3008	255	878	\$207.51	\$207.51
3009	256	590	\$139.44	\$139.44
3101	257	612	\$144.64	\$144.64
3102	258	795	\$187.89	\$187.89
3103	259	679	\$160.47	\$160.47
3104	260	819	\$193.56	\$193.56
3105	261	604	\$142.75	\$142.75
3106	262	551	\$130.22	\$130.22
3107	263	889	\$210.10	\$210.10
3108	264	878	\$207.51	\$207.51
3109	265	590	\$139.44	\$139.44
3201	266	612	\$144.64	\$144.64
3202	267	795	\$187.89	\$187.89
3203	268	677	\$160.00	\$160.00
3204	269	818	\$193.32	\$193.32
3205	270	608	\$143.69	\$143.69
3206	271	550	\$129.99	\$129.99
3207	272	878	\$207.51	\$207.51
3208	273	878	\$207.51	\$207.51
3209	274	589	\$139.20	\$139.20
3301	275	623	\$147.24	\$147.24
3302	276	808	\$190.96	\$190.96
3303	277	673	\$159.06	\$159.06
3304	278	816	\$192.85	\$192.85
3305	279	608	\$143.69	\$143.69
3306	280	553	\$130.70	\$130.70
3307	281	887	\$209.63	\$209.63
3308	282	882	\$208.45	\$208.45
3309	283	588	\$138.97	\$138.97
3401	284	766	\$181.04	\$181.04
3401	285	1211	\$286.21	\$286.21
3401	286	670	\$158.35	\$158.35
3402	287	1235	\$291.88	\$291.88
3402	288	1174	\$277.46	\$277.46
3501	289	775	\$183.16	\$183.16
3501	290	1208	\$285.50	\$285.50
3501	291	670	\$158.35	\$158.35
3502	292	1232	\$291.17	\$291.17
3502	293	1164	\$275.10	\$275.10
3601	294	1013	\$239.41	\$239.41
3602	295	1366	\$322.84	\$322.84
3603	296	1078	\$254.77	\$254.77
3604	297	941	\$222.39	\$222.39
3605	298	974	\$230.19	\$230.19
<b>TOTAL</b>		211561	\$50,000.00	\$50,000.00

**Strata Property Act**  
**FORM A**  
**PROXY APPOINTMENT**

Re: Strata Lot \_\_\_\_\_ of Strata Plan LMS 3963 and/or  
Civic address \_\_\_\_\_ of  
Strata Plan LMS 3963.

I/We, \_\_\_\_\_, the owner(s) of the strata  
lot described above, appoint \_\_\_\_\_  
to act as my/our proxy at the special general meeting to be held on  
**Thursday, June 11, 2009.**

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Owner

NOTE: The new Strata Property Act does not permit employees of the strata corporation or property managers to hold proxies on behalf of owners.