

**NOTICE OF  
SPECIAL GENERAL MEETING**

**CYPRESS POINT ABC  
STRATA PLAN NW 2050  
WEDNESDAY, APRIL 6, 2011**

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

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

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

**Notice of Meeting Package dated March 10, 2011**

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

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

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

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

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

A person who is an employee of the Strata Corporation, including a person providing Strata Management Services, may NOT hold a Proxy. **The Administrator cannot act as a proxy. ANY OF THE STRATA COUNCIL MEMBERS MAY ACT AS YOUR PROXY.**

You may drop off your Proxy to the Office or fax it to 604 279-1553 by no later than 4:00PM April 6, 2011.

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

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## AGENDA

- 1) Call to Order
- 2) Certification of Proxies
- 3) Notice of Quorum
- 4) Proof of Notice of Meeting or Waiver of Notice
- 5) Introduction of Head Table; Tony Gioventu of CHOA and Barry Kinakin of RJC will be in attendance
- 6) **Special Resolutions**
  - A. Presentation and Approval to remediate the north sides of Buildings A & C which will complete the work on these elevations.
  - B. Presentation and Approval to remediate the north side of Building A  
OR
  - C. Presentation and Approval to remediate the north side of Building C
  - D. Presentation and Approval to renovate the lounge kitchen area as per the design plans presented.
  - E. Presentation and Approval to disconnect and remove the satellite dish by December 31, 2011.
- 7) Adjournment

## APPENDIX A

### Regarding Resolutions A, B, and C

RJC amended their tender documents and retendered the remediation work as the original bids came in well over the amount budgeted.

The Strata Council also reviewed the overall conditions of the buildings and felt it would be more prudent to proceed with remediation of entire wall systems rather than 'cherry picking' individual areas, which is a much more costly approach.

For that reason, RJC were asked to provide a quote to remediate the entire north wall of Building A & C as both areas are showing signs of water ingress. The following numbers reflect the increased cost (\$166,000.00) we will be faced with if we do not proceed with completing all of the work required at one time.

Resolution A - Complete north wall of A & C	\$475,000.00
Resolution B - Complete north wall of A only	\$328,000.00
Resolution C - complete north wall of C only	<u>\$313,000.00</u>
Total of Resolutions B & C	\$641,000.00

We hope you read through the documents very carefully and if not able to attend, that you submit your proxy so that your vote will count. We understand that once approved the work will commence immediately and hopefully be completed by the end of August 2011 at the latest.

Strata Council NW2050

**SPECIAL RESOLUTION "A"**

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

**Whereas**, the Strata Council would like to remediate the North elevations of Buildings A and C, the following is a Resolution duly passed by the Strata Corporation 'The Owners, Strata Plan NW2050, on the \_\_\_\_\_day of \_\_\_\_\_, 2011.

\*\*\*\*\*

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

The Owners of Strata Plan NW2050 approve the remediation of the north elevations of Buildings A & C in the amount of \$475,000.00 minus \$370,000.00 that has already been raised leaving a balance of \$105,000.00 to be raised by a special levy of the owners due no later than May 31, 2011. (any surplus to be deposited into the Exterior Building Fund)

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2011 in the presence of:

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

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

**SPECIAL RESOLUTION "B"**

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

**Whereas**, the Strata Council would like to remediation the north side of Building A the following is a Resolution duly passed by the Strata Corporation, "The Owners, Strata Plan NW2050", on the \_\_\_\_ day of \_\_\_\_\_, 2011.

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

The Owners of Strata Plan NW2050 approve the remediation of the north side of Building A in the amount \$328,000.00 to be funded from the money already raised - only if Resolution C is defeated. (any surplus to be deposited into the Exterior Building Fund).

The Common Seal of the Strata Corporation, the Owners, Strata Plan NW2050,  
Was hereunto affixed this \_\_\_\_\_ day of 2011 in the presence of:

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

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

**SPECIAL RESOLUTION "C"**

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

**Whereas**, the Strata Council would like to remediate the North elevation of Building C, the following is a Resolution duly passed by the Strata Corporation 'The Owners, Strata Plan NW2050, on the \_\_\_\_\_ day of \_\_\_\_\_, 2011.

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

The Owners of Strata Plan NW2050 approve the remediation of the north elevation of Building C in the amount of \$313,000.00 to be funded from the money already raised - only if Resolution B is defeated. (any surplus to be deposited into the Exterior Building Fund).

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2011 in the presence of:

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

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

**SPECIAL RESOLUTION "D"**

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

**Whereas**, the Strata Council would like to renovate the lounge kitchen area, the following is a Resolution duly passed by the Strata Corporation, "The Owners, Strata Plan NW2050", on the \_\_\_\_ day of \_\_\_\_\_, 2011.

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

The Owners of Strata Plan NW2050 approve the renovation of the lounge kitchen area in the amount of \$9,100.00. Funds are available in the Shared Facility Budget to complete this project and will be shared among the Shared Facility partners.

The Common Seal of the Strata Corporation, the Owners, Strata Plan NW2050,  
Was hereunto affixed this \_\_\_\_\_ day of 2011 in the presence of:

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

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



**SPECIAL RESOLUTION "E"**

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

**Whereas**, the Strata Council would like approval to disconnect and remove the satellite dish by December 31, 2011, the following is a Resolution duly passed by the Strata Corporation 'The Owners, Strata Plan NW2050, on the \_\_\_\_\_-\_\_\_\_ day of \_\_\_\_\_, 2011.

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

The Owners of Strata Plan NW2050 approve the removal of the satellite dish and all related equipment be removed by December 31, 2011 and all related costs charged to the Shared Facilities Budget and shared among the Shared Facility partners.

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2011 in the presence of:

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

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

## **INSTRUCTION FOR COMPLETING A PROXY**

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

### **CO-OWNERS**

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

### **PROXIES MAY BE:**

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

**COMPLETED PROXIES SHOULD BE RECEIVED NO LATER THAN 4: 00 P.M. BY MAIL/FAX ON AND NO LATER THAN 7:00 P.M. IN PERSON AT THE MEETING ON April 6, 2011.**

## PROXY APPOINTMENT

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

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

I/We hereby appoint \_\_\_\_\_ as my/our proxy to vote on my/our behalf at the Special General Meeting of the Owners of Strata Plan NW2050 to be held on April 6, 2011

ITEM	IN FAVOR	AGAINST	AT PROXY'S DISCRETION
Special Resolution A			
Special Resolution B			
Special Resolution C			
Special Resolution D			
Special Resolution E			

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

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

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2011.

April 6, 2011 Special Levy  
Remediation of Bldgs A C  
North Wall

Special Levy #1	105,000.00	Total Aggregate	9022
Special Levy #2	0.00		
Total Special Assessment	<u>105,000.00</u>		

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2011 Special Levy Contributions	2011 Monthly CRF Contributions	Total Special Levy
2	101-7511	83	0.009199734	965.97	0.00	965.97
3	102-7511	95	0.010529816	1,105.63	0.00	1,105.63
4	103-7511	82	0.009088894	954.33	0.00	954.33
1	104-7511	97	0.010751496	1,128.91	0.00	1,128.91
5	105-7511	73	0.008091332	849.59	0.00	849.59
11	106-7511	85	0.009421414	989.25	0.00	989.25
6	107-7511	83	0.009199734	965.97	0.00	965.97
10	108-7511	85	0.009421414	989.25	0.00	989.25
9	109-7511	88	0.009753935	1,024.16	0.00	1,024.16
8	110-7511	84	0.009310574	977.61	0.00	977.61
7	111-7511	90	0.009975615	1,047.44	0.00	1,047.44
40	112-7531	90	0.009975615	1,047.44	0.00	1,047.44
39	113-7531	63	0.006982931	733.21	0.00	733.21
38	114-7531	88	0.009753935	1,024.16	0.00	1,024.16
37	115-7531	84	0.009310574	977.61	0.00	977.61
41	116-7531	84	0.009310574	977.61	0.00	977.61
36	117-7531	84	0.009310574	977.61	0.00	977.61
42	118-7531	73	0.008091332	849.59	0.00	849.59
35	119-7531	90	0.009975615	1,047.44	0.00	1,047.44
43	120-7531	82	0.009088894	954.33	0.00	954.33
34	121-7531	84	0.009310574	977.61	0.00	977.61
44	122-7531	109	0.012081578	1,268.57	0.00	1,268.57
33	123-7531	63	0.006982931	733.21	0.00	733.21
32	124-7531	88	0.009753935	1,024.16	0.00	1,024.16
31	125-7531	64	0.007093771	744.85	0.00	744.85
30	126-7531	90	0.009975615	1,047.44	0.00	1,047.44
84	129-7651	87	0.009643095	1,012.52	0.00	1,012.52
83	130-7651	83	0.009199734	965.97	0.00	965.97
82	131-7651	92	0.010197295	1,070.72	0.00	1,070.72
81	132-7651	71	0.007869652	826.31	0.00	826.31
85	133-7651	106	0.011749058	1,233.65	0.00	1,233.65
80	134-7651	86	0.009532254	1,000.89	0.00	1,000.89
86	135-7651	82	0.009088894	954.33	0.00	954.33
79	136-7651	84	0.009310574	977.61	0.00	977.61
78	137-7651	88	0.009753935	1,024.16	0.00	1,024.16
77	138-7651	85	0.009421414	989.25	0.00	989.25
76	139-7651	90	0.009975615	1,047.44	0.00	1,047.44
13	201-7511	83	0.009199734	965.97	0.00	965.97
14	202-7511	95	0.010529816	1,105.63	0.00	1,105.63
15	203-7511	82	0.009088894	954.33	0.00	954.33
12	204-7511	97	0.010751496	1,128.91	0.00	1,128.91
16	205-7511	73	0.008091332	849.59	0.00	849.59
22	206-7511	85	0.009421414	989.25	0.00	989.25
17	207-7511	84	0.009310574	977.61	0.00	977.61

April 6, 2011 Special Levy

Remediation of Bldgs A C

North Wall

21	208-7511	85	0.009421414	989.25	0.00	989.25
20	209-7511	88	0.009753935	1,024.16	0.00	1,024.16
19	210-7511	84	0.009310574	977.61	0.00	977.61
18	211-7511	90	0.009975615	1,047.44	0.00	1,047.44
57	212-7531	90	0.009975615	1,047.44	0.00	1,047.44
56	213-7531	63	0.006982931	733.21	0.00	733.21
55	214-7531	88	0.009753935	1,024.16	0.00	1,024.16
54	215-7531	84	0.009310574	977.61	0.00	977.61
58	216-7531	85	0.009421414	989.25	0.00	989.25
53	217-7531	86	0.009532254	1,000.89	0.00	1,000.89
59	218-7531	73	0.008091332	849.59	0.00	849.59
52	219-7531	90	0.009975615	1,047.44	0.00	1,047.44
60	220-7531	82	0.009088894	954.33	0.00	954.33
51	221-7531	84	0.009310574	977.61	0.00	977.61
50	222-7531	88	0.009753935	1,024.16	0.00	1,024.16
49	223-7531	62	0.00687209	721.57	0.00	721.57
61	224-7531	115	0.012746619	1,338.40	0.00	1,338.40
48	225-7531	63	0.006982931	733.21	0.00	733.21
47	226-7531	88	0.009753935	1,024.16	0.00	1,024.16
46	227-7531	64	0.007093771	744.85	0.00	744.85
45	228-7531	90	0.009975615	1,047.44	0.00	1,047.44
95	229-7651	87	0.009643095	1,012.52	0.00	1,012.52
94	230-7651	83	0.009199734	965.97	0.00	965.97
93	231-7651	92	0.010197295	1,070.72	0.00	1,070.72
92	232-7651	71	0.007869652	826.31	0.00	826.31
96	233-7651	107	0.011859898	1,245.29	0.00	1,245.29
91	234-7651	86	0.009532254	1,000.89	0.00	1,000.89
97	235-7651	84	0.009310574	977.61	0.00	977.61
90	236-7651	84	0.009310574	977.61	0.00	977.61
89	237-7651	88	0.009753935	1,024.16	0.00	1,024.16
88	238-7651	85	0.009421414	989.25	0.00	989.25
87	239-7651	90	0.009975615	1,047.44	0.00	1,047.44
24	301-7511	86	0.009532254	1,000.89	0.00	1,000.89
23	302-7511	97	0.010751496	1,128.91	0.00	1,128.91
25	303-7511	73	0.008091332	849.59	0.00	849.59
29	304-7511	85	0.009421414	989.25	0.00	989.25
26	305-7511	84	0.009310574	977.61	0.00	977.61
28	306-7511	85	0.009421414	989.25	0.00	989.25
27	307-7511	85	0.009421414	989.25	0.00	989.25
71	312-7531	98	0.010862337	1,140.55	0.00	1,140.55
70	313-7531	88	0.009753935	1,024.16	0.00	1,024.16
69	314-7531	84	0.009310574	977.61	0.00	977.61
72	315-7531	85	0.009421414	989.25	0.00	989.25
68	316-7531	86	0.009532254	1,000.89	0.00	1,000.89
73	317-7531	73	0.008091332	849.59	0.00	849.59
67	318-7531	90	0.009975615	1,047.44	0.00	1,047.44
74	319-7531	82	0.009088894	954.33	0.00	954.33
66	320-7531	84	0.009310574	977.61	0.00	977.61
65	321-7531	88	0.009753935	1,024.16	0.00	1,024.16
64	322-7531	62	0.00687209	721.57	0.00	721.57
75	323-7531	109	0.012081578	1,268.57	0.00	1,268.57
63	324-7531	90	0.009975615	1,047.44	0.00	1,047.44

April 6, 2011 Special Levy

Remediation of Bldgs A C

North Wall

62	325-7531	93	0.010308136	1,082.35	0.00	1,082.35
104	329-7651	84	0.009310574	977.61	0.00	977.61
103	330-7651	92	0.010197295	1,070.72	0.00	1,070.72
102	331-7651	71	0.007869652	826.31	0.00	826.31
105	332-7651	107	0.011859898	1,245.29	0.00	1,245.29
101	333-7651	86	0.009532254	1,000.89	0.00	1,000.89
106	334-7651	84	0.009310574	977.61	0.00	977.61
100	335-7651	84	0.009310574	977.61	0.00	977.61
99	336-7651	88	0.009753935	1,024.16	0.00	1,024.16
98	337-7651	86	0.009532254	1,000.89	0.00	1,000.89
9022			100%	105,000.00	0.00	105,000.00