

**NOTICE OF
SPECIAL GENERAL MEETING**

**CYPRESS POINT ABC
STRATA PLAN NW 2050
MARCH 3, 2010**

**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 January 28, 2010

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 March 3, 2010

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

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
- 6) **Special Resolutions**
 - A. Presentation and Approval to remediate balcony stack 110/ 210/ 307 located on the North side of Building A in lieu of balcony stack 130/ 230/ 329 located on the North side of Building C.
 - B. Presentation and Approval to remediate bay window stack 110/ 210/ 307 located on the North side of Building A.
- 7) Adjournment

Cover Sheet for Resolutions A & B

History:

Resolution A

RJC conducted a moisture test and determined that moisture was coming into the bay area from the windows and corner joints and running down the inside of the bay. As well, the vapour barrier inside the bay window has not been sealed to the concrete floor slab, allowing cold air to come directly into the suite.

The adjacent balcony area was identified by RJC as being in poor condition. A high moisture content and mould was found on the side wall adjacent to the bay window area.

The Strata Council would like to cancel the approved remediation of the balcony stack located on the North side of Building C (130/ 230/ 329) and ask that the owners approve the remediation of the balcony stack located on the North side of Building A instead (110/ 210/ 307). The remediation of the wall system on the North side of Building C will still be completed - the suggested change only involves the balcony stack and the cost remains the same.

Resolution B

The Strata Council would like to add the remediation of the bay window area on the North side of Building A (110/ 210/ 307) to the work already approved. This would mean that the bay window area and the balcony stack, which are side by side, and are both experiencing failure, would be remediated at one time. This resolution would cost \$85,000.00 to complete of which \$35,000.00 would come from the contingency fund. The \$50,000.00 balance would be paid by a Special Levy of the owners in three equal payments commencing March 15, 2010 and ending May 15, 2010.

SPECIAL RESOLUTION "A"

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

Whereas, the Strata Council would like to cancel the remediation of Balcony stack 130/ 230/ 329 located on the North Wall of Building C and move this portion of the remediation work to include Balcony stack 110/ 210/ 307, at no extra cost, the following is a Resolution duly passed by the Strata Corporation 'The Owners, Strata Plan NW2050, on the _____ day of _____, 2010.

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

The Owners of Strata Plan NW2050, cancel the remediation of the balcony stack from the North Wall of Building C and add the remediation of the balcony stack from the North Wall of Building A, at no extra cost, as outlined in the cover sheet for Resolution A & B. .

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2010 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 add the remediation of the bay window area on the North side of Building A (110/ 210/ 307) to the work already approved, the following is a Resolution duly passed by the Strata Corporation, "The Owners, Strata Plan NW2050", on the ____ day of _____, 2010.

.....

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

The Owners of Strata Plan NW2050 approve the Bay window area on the North side of Building A at a total cost of \$85,000.00; \$35,000 to be paid by the CRF and \$50,000.00 to be paid by special levy in three equal payments starting March 15, 2010. (for example: A \$459.99 levy divided by 3 months of equal payments is \$153.33 per month)

The Common Seal of the Strata Corporation, the Owners, Strata Plan NW2050,
Was hereunto affixed this _____ day of 2010 in the presence of:

Strata Council Member

Strata Council Member

Special Levy #1	50,000.00	Total Aggregate	9022
Special Levy #2	0.00		
Total Special Assessment	50,000.00		

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2010 Special Levy Contributions	2010 Monthly CRF Contributions	Total Special Levy
2	101-7511	83	0.009199734	459.99	0.00	459.99
3	102-7511	95	0.010529816	526.49	0.00	526.49
4	103-7511	82	0.009088894	454.44	0.00	454.44
1	104-7511	97	0.010751496	537.57	0.00	537.57
5	105-7511	73	0.008091332	404.57	0.00	404.57
11	106-7511	85	0.009421414	471.07	0.00	471.07
6	107-7511	83	0.009199734	459.99	0.00	459.99
10	108-7511	85	0.009421414	471.07	0.00	471.07
9	109-7511	88	0.009753935	487.70	0.00	487.70
8	110-7511	84	0.009310574	465.53	0.00	465.53
7	111-7511	90	0.009975615	498.78	0.00	498.78
40	112-7531	90	0.009975615	498.78	0.00	498.78
39	113-7531	63	0.006982931	349.15	0.00	349.15
38	114-7531	88	0.009753935	487.70	0.00	487.70
37	115-7531	84	0.009310574	465.53	0.00	465.53
41	116-7531	84	0.009310574	465.53	0.00	465.53
36	117-7531	84	0.009310574	465.53	0.00	465.53
42	118-7531	73	0.008091332	404.57	0.00	404.57
35	119-7531	90	0.009975615	498.78	0.00	498.78
43	120-7531	82	0.009088894	454.44	0.00	454.44
34	121-7531	84	0.009310574	465.53	0.00	465.53
44	122-7531	109	0.012081578	604.08	0.00	604.08
33	123-7531	63	0.006982931	349.15	0.00	349.15
32	124-7531	88	0.009753935	487.70	0.00	487.70
31	125-7531	64	0.007093771	354.69	0.00	354.69
30	126-7531	90	0.009975615	498.78	0.00	498.78
84	129-7651	87	0.009643095	482.15	0.00	482.15
83	130-7651	83	0.009199734	459.99	0.00	459.99
82	131-7651	92	0.010197295	509.86	0.00	509.86
81	132-7651	71	0.007869652	393.48	0.00	393.48
85	133-7651	106	0.011749058	587.45	0.00	587.45

80	134-7651	86	0.009532254	476.61	0.00	476.61
86	135-7651	82	0.009088894	454.44	0.00	454.44
79	136-7651	84	0.009310574	465.53	0.00	465.53
78	137-7651	88	0.009753935	487.70	0.00	487.70
77	138-7651	85	0.009421414	471.07	0.00	471.07
76	139-7651	90	0.009975615	498.78	0.00	498.78
13	201-7511	83	0.009199734	459.99	0.00	459.99
14	202-7511	95	0.010529816	526.49	0.00	526.49
15	203-7511	82	0.009088894	454.44	0.00	454.44
12	204-7511	97	0.010751496	537.57	0.00	537.57
16	205-7511	73	0.008091332	404.57	0.00	404.57
22	206-7511	85	0.009421414	471.07	0.00	471.07
17	207-7511	84	0.009310574	465.53	0.00	465.53
21	208-7511	85	0.009421414	471.07	0.00	471.07
20	209-7511	88	0.009753935	487.70	0.00	487.70
19	210-7511	84	0.009310574	465.53	0.00	465.53
18	211-7511	90	0.009975615	498.78	0.00	498.78
57	212-7531	90	0.009975615	498.78	0.00	498.78
56	213-7531	63	0.006982931	349.15	0.00	349.15
55	214-7531	88	0.009753935	487.70	0.00	487.70
54	215-7531	84	0.009310574	465.53	0.00	465.53
58	216-7531	85	0.009421414	471.07	0.00	471.07
53	217-7531	86	0.009532254	476.61	0.00	476.61
59	218-7531	73	0.008091332	404.57	0.00	404.57
52	219-7531	90	0.009975615	498.78	0.00	498.78
60	220-7531	82	0.009088894	454.44	0.00	454.44
51	221-7531	84	0.009310574	465.53	0.00	465.53
50	222-7531	88	0.009753935	487.70	0.00	487.70
49	223-7531	62	0.00687209	343.60	0.00	343.60
61	224-7531	115	0.012746619	637.33	0.00	637.33
48	225-7531	63	0.006982931	349.15	0.00	349.15
47	226-7531	88	0.009753935	487.70	0.00	487.70
46	227-7531	64	0.007093771	354.69	0.00	354.69
45	228-7531	90	0.009975615	498.78	0.00	498.78
95	229-7651	87	0.009643095	482.15	0.00	482.15
94	230-7651	83	0.009199734	459.99	0.00	459.99
93	231-7651	92	0.010197295	509.86	0.00	509.86
92	232-7651	71	0.007869652	393.48	0.00	393.48
96	233-7651	107	0.011859898	592.99	0.00	592.99
91	234-7651	86	0.009532254	476.61	0.00	476.61
97	235-7651	84	0.009310574	465.53	0.00	465.53

90	236-7651	84	0.009310574	465.53	0.00	465.53
89	237-7651	88	0.009753935	487.70	0.00	487.70
88	238-7651	85	0.009421414	471.07	0.00	471.07
87	239-7651	90	0.009975615	498.78	0.00	498.78
24	301-7511	86	0.009532254	476.61	0.00	476.61
23	302-7511	97	0.010751496	537.57	0.00	537.57
25	303-7511	73	0.008091332	404.57	0.00	404.57
29	304-7511	85	0.009421414	471.07	0.00	471.07
26	305-7511	84	0.009310574	465.53	0.00	465.53
28	306-7511	85	0.009421414	471.07	0.00	471.07
27	307-7511	85	0.009421414	471.07	0.00	471.07
71	312-7531	98	0.010862337	543.12	0.00	543.12
70	313-7531	88	0.009753935	487.70	0.00	487.70
69	314-7531	84	0.009310574	465.53	0.00	465.53
72	315-7531	85	0.009421414	471.07	0.00	471.07
68	316-7531	86	0.009532254	476.61	0.00	476.61
73	317-7531	73	0.008091332	404.57	0.00	404.57
67	318-7531	90	0.009975615	498.78	0.00	498.78
74	319-7531	82	0.009088894	454.44	0.00	454.44
66	320-7531	84	0.009310574	465.53	0.00	465.53
65	321-7531	88	0.009753935	487.70	0.00	487.70
64	322-7531	62	0.00687209	343.60	0.00	343.60
75	323-7531	109	0.012081578	604.08	0.00	604.08
63	324-7531	90	0.009975615	498.78	0.00	498.78
62	325-7531	93	0.010308136	515.41	0.00	515.41
104	329-7651	84	0.009310574	465.53	0.00	465.53
103	330-7651	92	0.010197295	509.86	0.00	509.86
102	331-7651	71	0.007869652	393.48	0.00	393.48
105	332-7651	107	0.011859898	592.99	0.00	592.99
101	333-7651	86	0.009532254	476.61	0.00	476.61
106	334-7651	84	0.009310574	465.53	0.00	465.53
100	335-7651	84	0.009310574	465.53	0.00	465.53
99	336-7651	88	0.009753935	487.70	0.00	487.70
98	337-7651	86	0.009532254	476.61	0.00	476.61
9022		100%	50,000.00	0.00	50,000.00	

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 March 3, 2010.

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 March 3, 2010.

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

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 _____ 2010.