

Notice of Annual General Meeting

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

Date: **Thursday September 6, 2007**
Time: **7:00pm**
Place: Royal Canadian Legion – Pro Patria Branch
411 Gorge Road East (Entrance on Dunedin)
Room: Auditorium

MEETING AGENDA

- Registration of owners, certification of proxies, issuing of voting cards
 - Meeting called to order
 - Approving/disposing of previous minutes
 - Minutes from the August 24, 2006 Annual General Meeting
 - Old Business and Reports from council/committees
 - Building maintenance and repairs
 - Annual inspection
 - Considering the Accounts
 - Budget vs. Actual Report for 2006/2007
 - Approving Budget for 2007/2008
 - New Business
 - Question and answer
 - Electing a Strata Council
 - Adjournment
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All owners are strongly urged to attend this meeting. Owners that are unable to attend are asked to give their proxy to another person who will be attending the meeting, so quorum can be attained. Please contact Roger Taylor at (250) 383-9061 or Tracy James at (250) 598-9833, if you have any questions about proxies.

In order to vote at the meeting, an owner must be paid-up in strata fees and any other monies owed to the Strata Corporation, at the time of the meeting. Please contact Baywood Property Management at (250) 592-5852 no later August 31, 2007 to confirm the status of your strata account.

Attachments to be included with mail-out to owners:

- 2006/2007 Financial statements
- 2006/2007 Statement of change in reserves
- 2007/2008 Proposed budget and strata fees
- Replacement Reserve Timeline
- Proxy

PROXY

I/We

being the registered owner(s) of

Unit No. _____

q 545 Manchester q 520 Dunedin

of Strata Plan VIS 2720

hereby appoint

as my/our proxy to vote for me/us on my/our behalf

at the

Annual General Meeting

to be held on the

6th day of **September, 2007**

and any adjournment.

Signed this _____ day of _____, 2007

Signature (owner 1)

Signature (owner 2), if applicable

Signature (owner 3), if applicable

Signature (owner 4), if applicable

Strata 2720 Budget

	Budgeted 2006/2007	Actual 2006/2007	Proposed 2007/2008
INCOME			
Assessments	\$ 184,452.00	\$ 184,435.00	\$ 184,452.00
Envelope assessment	126,087.00	126,087.00	126,087.00
Parking	4,400.00	3,875.00	3,900.00
Bicycle hanger rent	300.00	339.00	340.00
Storage locker	720.00	520.00	520.00
Interest income – Cont Reserve Fund	3,000.00	3,000.00	3,500.00
Interest income - Envelope Reserve Fund	30,000.00	28,480.00	42,000.00
Late payment interest		52.00	
Fines		550.00	
TOTAL INCOME	\$ 348,959.00	\$ 347,338.00	\$ 360,799.00
EXPENSES			
Administration	\$ 2,500.00	\$ 3,778.00	\$ 3,900.00
Insurance	29,060.00	30,078.00	25,024.00
Management fees	10,914.00	10,914.00	10,914.00
Janitor	13,000.00	13,026.00	14,000.00
Landscape Maint.	16,000.00	13,217.00	16,000.00
Elevator	7,000.00	7,078.00	7,200.00
Repairs & Maintenance	23,000.00	21,829.00	27,500.00
Trash / recycling	10,000.00	9,836.00	12,500.00
Electricity	19,000.00	15,431.00	17,000.00
Gas	26,000.00	23,467.00	27,000.00
Water	25,000.00	24,918.00	26,000.00
TOTAL EXPENSES	\$ 181,474.00	\$ 173,572.00	\$ 187,038.00
Transfer to Envelope Reserve	\$ 126,087.00	\$ 126,087.00	\$ 126,087.00
Transfer to Contingency/Reserve Fund	10,000.00	10,000.00	10,000.00
Interest Transfer to Cont.Reserve Fund	3,000.00	2,547.00	3,500.00
Interest Transfer to Building Envelope	30,000.00	28,933.00	42,000.00
TOTAL EXPENSES AND RESERVE TRANSFERS	\$ 350,561.00	\$ 341,139.00	\$ 368,625.00
NET INCOME(LOSS) Before Retained Earnings	-\$ 1,602.00	\$ 6,199.00	-\$ 7,826.00
Retained Earnings	1,602.00	1,627.00	7,826.00
NET SURPLUS (LOSS)	\$ -	\$ 7,826.00	\$ -