



May 22, 2014

To the Owners of *Vanier Court*  
**STRATA PLAN VR 255**  
1355 Harwood Street  
Vancouver, BC V6E 3W3

Dear Owner(s):

**RE: SPECIAL GENERAL MEETING**

As the Managing Agent, we are pleased to attach formal notice of the Special General Meeting of the Owners of Strata Plan VR 255 to be held on **Wednesday, June 11, 2014, at 7:00 p.m.** in the **Recreation Room of 1355 Harwood Street, Vancouver, BC.** Registration will begin at 6:45 p.m., and we respectfully request your early attendance in order that the meeting may commence on time.

At this Special General Meeting, the Ownership will be presented with two (2)  $\frac{3}{4}$  Vote Resolutions.

Included in this package are the details of the above, an agenda and a proxy form.

Should you be unable to attend, a proxy form has been included for an alternative representative to attend and vote on your behalf. Please be advised that a proxy holder need not be a registered owner, but must be appointed by the registered owner.

**Please note that pursuant to Section 112 of the Strata Property Act, where the Strata Corporation is eligible to register a lien on the title of a strata lot for delinquency in their financial obligations to the Strata Corporation, the Owner of the strata lot may be restricted from voting.**

We therefore request that you review the attached information and should you have any questions, please contact any member of the Strata Council. We look forward to meeting with you on **Wednesday, June 11, 2014.**

Yours truly,  
**PACIFIC QUORUM PROPERTIES INC.**  
As Agents for VR 255 – *Vanier Court*

Calin Ambrus  
Property Manager

Enclosure: Appendix A – Bylaw Amendments

**PLEASE BRING THIS PACKAGE TO THE MEETING**

May 22, 2014

To: **The Owners, Strata Plan VR 255 – Vanier Court**

From: **PACIFIC QUORUM PROPERTIES INC.**  
430-1200 West 73<sup>rd</sup> Avenue  
Vancouver, BC V6P 6G5

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**PLEASE TAKE NOTICE THAT** a Special General Meeting of Strata Plan VR 255 will be held:

Date & Time: **Wednesday, June 11, 2014**  
7 p.m. - Registration 6:45 p.m.

Location: **Recreation Room**  
1355 Harwood Street  
Vancouver, BC

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**An owner may be restricted from voting if the Strata Corporation is entitled to register a lien on the Owner's strata lot. Cheques will not be accepted at the meeting unless certified. Owners may be represented by proxies – a blank proxy is attached for your convenience. A spouse who is not registered on title MUST have a proxy authorization to vote.**

An Agenda for the meeting, along with some explanatory notes concerning voting procedures are enclosed herewith. Please read this material carefully prior to the meeting and bring it along with you to the meeting for reference.

1. **PURPOSE:** The purpose of this meeting is to present the Ownership with two (2)  $\frac{3}{4}$  Vote Resolutions.
  2. **QUORUM:** In order to conduct business at the General Meeting, representation of at least one-third of all strata lots must be present in person or by proxy. Subject to the corporation's bylaws, failure to reach a quorum may result in the adjournment of the meeting and another meeting being held.
  3. **VOTING:** Except in cases where, by or under the Strata Property Act, a unanimous resolution is required, an owner may not be entitled to vote at any General Meeting if the Strata Corporation is entitled to register a lien on the owner's strata lot. A voting card will be issued to eligible strata lots. To pass a  $\frac{3}{4}$  vote resolution, 75 percent of those who vote, must vote in favour.
  4. **PROXY:** An instrument appointing a proxy shall be in writing under the hand of the appointee or his attorney, and may be either general or for a particular meeting. A proxy holder need not be an owner.
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# **A G E N D A**

## **STRATA PLAN – VR 255** *Vanier Court*

### **SPECIAL GENERAL MEETING** **June 11, 2014**

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1. Call to Order
2. Certification of proxies and corporate representatives and issuing a voting card for each strata lot represented in person or by proxy at the meeting.
3. Determine that there is a Quorum
4. Election of Chairperson, if required
5. Presentation to the meeting of “*proof of notice of meeting*” or “*waiver of notice*”.
6. Approve the Agenda
7. Approve the Minutes of the Annual General Meeting held on February 26, 2014 and business arising there from.
8.  $\frac{3}{4}$  Vote Resolution #1 – Bylaw Amendment
9.  $\frac{3}{4}$  Vote Resolution #2 – To Approve the Funding of the 5<sup>th</sup> Floor Deck Replacements from the CRF not to exceed \$10,000.00
10. New Business – Depreciation Report Discussion
11. Conclude the meeting

**¾ VOTE RESOLUTION #1 – BYLAW AMENDMENT**

**BE IT RESOLVED** by a ¾ vote resolution of The Owners, Strata Plan VR255 that, with the exception of that bylaw 2(c) registered on June 12, 1989, setting out an occupancy age restriction, the other existing Bylaws of the Strata Corporation registered in the Land Titles Office be repealed and that the Bylaws attached hereto as Appendix “A” be adopted by the Strata Corporation.

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**¾ VOTE RESOLUTION #2 – FUNDING OF THE 5<sup>TH</sup> FLOOR DECK REPLACEMENTS FROM THE CRF**

**BE IT RESOLVED** by a ¾ vote resolution of The Owners, Strata Plan VR255 that that an amount not to exceed **Ten Thousand Dollars (\$10,000.00)** be approved to be withdrawn from the Contingency Reserve Fund for the purpose of replacement of the 5<sup>th</sup> floor decks.

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**Strata Property Act  
 Form A  
 PROXY APPOINTMENT**

RE: STRATA LOT #\_\_\_\_\_, UNIT #\_\_\_\_\_ OF STRATA PLAN VR 255.

I/We, the owner(s) of the strata lot described above, hereby appoint \_\_\_\_\_ as my/our proxy to vote as he/she sees fit on my/our behalf at the Special General Meeting of The Owners, Strata Plan VR 255 to be held on **Wednesday, June 11, 2014**, with the exception of Resolutions #1 and #2.

I/We wish to be recorded as voting on the items of business outlined in the Agenda as follows:

	In Favour	Against	At Proxy's Discretion	Abstain
<b>1. ¾ Vote Resolution #1 – Bylaw Amendment</b>				
<b>2. ¾ Vote Resolution #2 – To Approve Funding of the 5<sup>th</sup> Floor Decks Replacement from the CRF</b>				

I/We wish our proxy to vote on any amendments on Resolutions #1 and #2 at their discretion.

\_\_\_\_\_  
 Owner's Signature

\_\_\_\_\_  
 Co-Owner's Signature (if applicable)

\_\_\_\_\_  
 Print Name

\_\_\_\_\_  
 Print Name

**DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014**