CROSSROADS MANAGEMENT
STRATA MANAGER
JESSE TRAIN

NOTICE OF SPECIAL GENERAL MEETING



WEDNESDAY	DECEMBER	2nd	2026

IN PERSON AT RENEW CHURCH

CrossRoads Management Ltd.

November 13, 2026

NOTICE OF THE SPECIAL GENERAL MEETING

TO:	**OWNERS – CHELSEA GARDENS - LMS 1416**
DATE:	**WEDNESDAY, DECEMBER 2, 2026**
TIME:	**6:00 P.M. REGISTRATION - 6:30 P.M. CALL TO ORDER**
PLACE:	**IN PERSON AT RENEW CHURCH, 7328 – 144TH STREET, SURREY**

Dear Owners;

At the request of the Strata Council, we are pleased to inform you of the Special General Meeting of the Owners of LMS 1416 – Chelsea Gardens.

Enclosed are an agenda that includes a resolution for a spending resolution that requires a special levy towards the condo roof project as well as a proxy form.

To be able to proceed with the meeting a quorum of one third of all Owners entitled to vote must be present in person or by proxy. We look forward to seeing you (in person or by proxy) on Wednesday, December 2, 2026 at 6:00 PM for registration and a 6:30 PM call to order. The location is the Renew Church located at 7328 – 144th Street, Surrey.

Space at the Church is limited so it is preferred that, when attending in-person, only one member of a household be present.

Yours truly,

CROSSROADS MANAGEMENT LTD. On behalf of the Owners of Chelsea Gardens
Jesse Train
Strata Manager

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CHELSEA GARDENS LMS 1416
SPECIAL GENERAL MEETING AGENDA

NOTICE DATE: November 13, 2026

THE OWNERS, CHELSEA GARDENS - LMS 1416 – Wednesday, December 2, 2026

1. **REGISTRATION 6:00 P.M.**
2. **CALL TO ORDER 6:30 P.M.**
3. **CERTIFICATION OF PROXIES**
4. **DETERMINATION OF QUORUM**
5. **PROOF OF NOTICE/WAIVER OF NOTICE**
6. **3/4 VOTE RESOLUTIONS (SEE ATTACHED)**
7. **TERMINATION OF MEETING**

SPENDING RESOLUTIONS REQUIRING APPROVAL OF 75% OR MORE

3 / 4 VOTE "A" – Condo and Clubhouse (east) Roof Replacement

Notes on the resolution:

Project Justification

In the latest depreciation report, dated March 4, 2026, JRS Engineering noted that the condo roofs are in poor condition (see component #23). This assessment is consistent with the results of annual inspection reports prepared by Phoenix Roofing Consultants (Phoenix) who have recommended replacement of the condo roofs since 2023.

The condo roofs are original, having been installed in 1995 to 1997. The two major components of the condo roofs are the low-slope SBS torch-on membrane and the steep-slope corrugated metal roof panels. Generally, the low-slope membrane roofs have an expected service life of 25 years. The condo low-slope roofs are now five plus years beyond their expected service lives. While the steep-slope metal roofs have some service life remaining it is more cost effective to replace those at this time instead of a separate project several years from now. It is also more cost effective to replace all three of the condo roofs at the same time rather than over a period of several years.

The clubhouse roof is of a similar age and configuration. The clubhouse west side roof was replaced in 2023 after multiple repairs were made to remediate leaks. It is considered more cost effective to include the east side roof replacement in this project rather than tendering for a smaller project sometime in the near future.

Condo Roof Preventive Maintenance Program

Council initiated a preventive maintenance program for the condo roofs commencing in December, 2023, as a result of leaks reported in one of the buildings. Since then Phoenix has performed three annual inspections. To date the inspection reports have identified 300 defects, evenly distributed across the three condo buildings. The defects have been addressed by a roofing repair contractor.

Project Tender

Council engaged Phoenix to prepare the specifications for the roof replacement and to manage the tendering process. The specifications were reviewed by the Capital Works Committee who provided feedback to Phoenix. The on-site viewing for contractors was held on October 6, 2026. A total of six contractors were preselected by Phoenix as having the necessary experience and capacity to perform the work. The contractors had until October 23, 2026 to submit their bids.

Phoenix will manage the project and also inspect the contractor's work. Phoenix represented Chelsea Gardens on the townhouse roof project and we were very satisfied with the services provided at that time.

Tender Results

Phoenix received six responses to the tender call. The bids (excluding GST) ranged from $1,575,200 to $2,441,260. The lowest bidder was disqualified as they omitted part of the scope of work. Consequently, it is recommended that the Condo/Clubhouse roof replacement project be awarded to Mack Kirk, at a bid price of $1,799,500. Mack Kirk are the preferred contractor based on the quality of their bid and their experience with projects of similar scope. Mack Kirk were selected previously to replace the townhouse roofs. Council and owners were very satisfied with the work completed by Mack Kirk at that time.

The Condo/Clubhouse roof project is expected to commence in the spring next year and be completed in four months, depending on the weather.

Estimated Project Cost

The total estimated cost of the project including project management and contingency is $2,199,141 as outlined in the following table.

Contractor price	$ 1,799,500
Project management and site inspections (6%)	107,970
Crossroads Management Fee	7,000
Contingency (10%)	179,950
	$ 2,094,420
GST	104,721
Total project cost	$ 2,199,141

Financing Options

As was the case with the Townhouse roof replacement project, we have several options to fund this project which include:

1) Contingency Reserve Fund (CRF) - Projected to be $3.1 million end of February, 2027,
2) Combination of CRF and:
   (a) Bank Loan, or
   (b) Special Levy

While we have sufficient funds in the CRF for 100% internal funding of this project doing so would seriously deplete the reserve fund. We need to build and maintain a reserve for the other major projects identified in the depreciation report. In that report JRS Engineering projected the cost of major repairs and replacements over the next 30 years to be about $66.2 million.

The prudent course of action is not to use all available funds to pay for the Condo/Clubhouse roofing project. Consequently, Council is recommending a special levy to fund

50% of the cost as was the case for the townhouse roof replacement project. The remainder will come from the CRF.

At the time of the townhouse roof replacement a bank loan was not considered a viable option due to certain legal and financial considerations. Stratas are not permitted to mortgage common property or assign individual units as security. The security is the cashflow from future strata fees consisting of principal and interest over periods usually ranging from five to ten years. In addition, lenders charge higher interest rates on Strata loans compared to the rate that a private borrower would pay on their own home mortgage. A bank loan is considered a common expense, the repayment of which, is shared by all strata lots. We cannot have a bank loan **and** a special levy. These conditions still apply today.

Special Levy

The cost of the special levy is outlined in the following tables. The first shows the total allocation between the CRF and the special levy. The levy is allocated 31.5% to condos and 68.5% to townhouses based on the unit entitlements in the strata plan. The second shows the range of costs depending on unit entitlement. Due to the relatively short timeframe of the project owners will be expected to pay the levy in a single lump sum.

Source of Funding	
Total project cost	$ 2,199,141.00
CRF Contribution	1,099,570.50
Special Levy	$ 1,099,570.50
Condos – 31.5%, Townhouses – 68.5%	

Levy per Unit		
	Low	High
Condos	$ 1,430	$ 3,014
Townhouses	2,925	3,623

STRATA PLAN LMS 1416 – CHELSEA GARDENS

3/4 VOTE RESOLUTION

CONDOMINIUM AND CLUBHOUSE ROOF REPLACEMENT PROJECT

Authorization of Special Levy and Contingency Reserve Fund Expenditure

WHEREAS:

A. The Strata Corporation is responsible for the repair, maintenance and replacement of the common property roofing systems serving the three condominium buildings and the clubhouse;

B. The roofing systems have reached or exceeded their expected service lives, and professional assessments, including the March 4, 2026 Depreciation Report prepared by JRS Engineering and annual inspections undertaken by Phoenix Roof Consultants, have recommended replacement;

C. The Strata Council has engaged Phoenix Roof Consultants to prepare the roofing replacement specifications, administer the tender process, provide project management services and undertake inspections during construction;

D. Following a competitive tender process, the Strata Council recommends awarding the roofing replacement contract to Mack Kirk at a contract price of $1,799,500 excluding GST;

E. The total estimated cost of the project, including construction, professional consulting, project management, additional strata management administration, contingency and applicable GST, is **$2,199,141**; and

F. The Strata Council recommends funding the project through a combination of an expenditure from the Contingency Reserve Fund and a Special Levy, with each funding source contributing approximately 50% of the total project cost.

BE IT RESOLVED BY A 3/4 VOTE of the Owners of Strata Plan LMS 1416, pursuant to Sections 96, 108 and other applicable provisions of the *Strata Property Act*, as follows:

1. Approval of Roof Replacement Project

The Owners hereby authorize the Strata Corporation to proceed with the replacement of the roofing systems serving the three condominium buildings and the east side of the clubhouse, including all associated work, materials, professional consulting, project management, inspections, permits and related expenditures necessary to complete the project.

The total authorized project expenditure shall not exceed **$2,199,141 inclusive of applicable GST**, unless further expenditure is authorized in accordance with the *Strata Property Act*.

The Strata Council is authorized to enter into the necessary contracts and agreements to undertake and complete the project, including awarding the roofing replacement contract to Mack Kirk in the amount of $1,799,500 plus applicable GST, subject to the approved project budget.

2. Approved Project Budget

The total estimated project cost is allocated as follows:

Description	Amount
Roofing contractor – Mack Kirk	$1,799,500
Professional project management and inspections – Phoenix Roof Consultants	107,970
Project contingency allowance (10% of roofing contract)	179,950
Crossroads Management Ltd. – Special Project Administration Allowance	7,000
Subtotal	**$2,094,420**
GST (5%)	104,721
TOTAL PROJECT COST	**$2,199,141**

The project budget includes a contingency allowance to address unforeseen conditions, necessary changes to the scope of work and other project-related expenditures.

All expenditures shall remain subject to the total approved project budget and the oversight of the Strata Council.

3. Authorization to Expend Funds from the Contingency Reserve Fund

The Owners hereby authorize the Strata Corporation to expend up to **$1,099,570.50 from the Contingency Reserve Fund (CRF)** toward the approved condominium and clubhouse roof replacement project.

The authorized CRF expenditure shall be restricted to costs directly associated with the approved project, including construction, professional consulting, project management, inspections, approved special project administration, change orders and other authorized project-related expenditures.

4. Approval of Special Levy and Payment Arrangements

The Owners hereby approve a **Special Levy in the total amount of $1,099,570.50** representing approximately 50% of the total estimated project cost.

The Special Levy shall be assessed against all strata lots in accordance with their respective unit entitlements, pursuant to Section 108 of the *Strata Property Act*.

Based on the unit entitlement allocation, approximately 31.5% of the Special Levy will be assessed to condominium strata lots and approximately 68.5% to townhouse strata lots.

Each strata lot's individual Special Levy contribution shall be calculated based on its unit entitlement and identified in **Schedule A – Special Levy Allocation**, attached to and forming part of this resolution.

This Special Levy will be due and payable upon passage of this resolution but, for the financial convenience of the owners, payment must be made by April 1, 2027 or immediately from the current owner upon the sale of a strata lot to a new owner.

Any Special Levy contributions remaining unpaid after **April 1, 2027** shall be considered overdue and may be subject to interest and collection procedures in accordance with the *Strata Property Act* and the bylaws of the Strata Corporation.

The responsibility for payment of the Special Levy in the event of a sale or transfer of a strata lot shall be determined in accordance with Section 109 of the *Strata Property Act*.

The Special Levy shall be used exclusively for the condominium and clubhouse roof replacement project and its associated authorized expenditures.

5. Order of Project Funding and Payment of Expenses

The Owners hereby direct that **all project expenditures shall first be paid from Special Levy funds collected**, to the extent such funds are available.

Once the collected Special Levy funds have been utilized, the remaining authorized project expenditures shall be paid from the Contingency Reserve Fund, up to the maximum CRF expenditure approved under this resolution.

The Strata Corporation shall maintain appropriate accounting records identifying the Special Levy contributions, CRF expenditures and all payments made toward the project.

The Strata Council shall oversee the administration of the project funding and ensure that expenditures remain within the authorized project budget.

6. Treatment of Unexpended Project Funds

Upon completion of the roof replacement project and payment of all associated costs, including final invoices, approved change orders, consulting fees, project management expenses, additional authorized management fees and other project-related expenditures, a final accounting shall be prepared.

Any portion of the authorized CRF contribution that has not been expended shall remain in the Contingency Reserve Fund.

It is the intention of the Strata Corporation to utilize the Special Levy funds collected before drawing upon the CRF contribution, thereby minimizing the possibility of unexpended Special Levy funds.

Any unexpended Special Levy funds shall be dealt with in accordance with Section 108(5) and (6) of the *Strata Property Act*, including any applicable statutory refund requirements.

Where permitted by the *Strata Property Act*, remaining Special Levy funds shall be transferred to the Contingency Reserve Fund rather than refunded to individual Owners.

7. Professional Consulting and Project Management Fees

The Owners acknowledge and approve that the project budget includes professional consulting, project management and inspection fees associated with the administration, oversight and completion of the roof replacement project.

These services shall include those provided by Phoenix Roof Consultants and any other qualified professionals retained by the Strata Corporation in connection with the approved project.

Such expenditures shall be paid from the authorized project funding and shall remain subject to the overall project expenditure limit.

8. Additional Management Fees – Crossroads Management Ltd.

The Owners hereby authorize a **Special Project Administration Allowance of up to $7,000 plus applicable GST**, for Crossroads Management Ltd. to provide additional administrative and management services directly associated with the implementation and completion of the condominium and clubhouse roof replacement project.

This allowance is intended to compensate Crossroads Management Ltd. for additional work that falls outside the regular duties and obligations established under the existing Strata Management Agreement.

Such additional services may include, but are not limited to:

a) **Special Levy Implementation and Collection:** Establishing the Special Levy assessments, coordinating individual owner charges, preparing payment notices, monitoring collections, reconciling levy payments and related administration.

b) **Special Levy Administration and Arrears:** Additional correspondence with Owners regarding levy payments, monitoring outstanding balances, issuing payment reminders and coordinating collection efforts for unpaid levies, including necessary follow-up with legal counsel.

c) **Contract Administration:** Additional administrative coordination relating to roofing contracts, consultant agreements, project documentation, contractor invoices, payment authorizations and related correspondence.

d) **Additional Meetings:** Preparing for and attending additional Council meetings, contractor meetings, consultant meetings, Special General Meetings or other project-related meetings beyond those contemplated under the regular management agreement.

e) **Additional Project Coordination:** Extraordinary administrative work and communications required to assist the Strata Council and roofing consultants throughout the project, including coordination of owner notices, project updates, unforeseen issues and other matters arising during construction.

f) **Other Special Project Services:** Additional work directly associated with the condominium and clubhouse roofing project that falls outside the regular duties of Crossroads Management Ltd. under the existing Strata Management Agreement.

The $7,000 allowance is a maximum authorized budget and shall not constitute an automatic fee or lump-sum payment to Crossroads Management Ltd.

All additional services charged against this allowance shall require the prior approval of the Strata Council, including approval of the applicable fees or rates, before such charges are incurred or invoiced to the Strata Corporation.

No additional fees shall be payable for services already included within the regular duties and compensation provided under the existing Strata Management Agreement.

Only services actually performed and approved by Council shall be charged against this allowance.

Any unused portion of the allowance shall remain within the approved project funding and shall be dealt with as part of the final project accounting in accordance with Section 6 of this resolution.

All approved additional management fees shall be treated as project-related expenditures and shall remain subject to the overall authorized project expenditure limit of $2,199,141.

9. Authority of Strata Council

The Strata Council is hereby authorized and directed to take all reasonable and necessary steps to implement this resolution, including:

a) Entering into and administering the necessary contracts for the approved roofing replacement work;

b) Retaining and coordinating professional consultants, contractors and other required service providers;

c) Approving necessary project expenditures and change orders within the authorized project budget;

d) Administering, assessing and collecting the approved Special Levy;

e) Authorizing expenditures from the Contingency Reserve Fund in accordance with this resolution;

f) Approving additional special project management services and fees where appropriate, subject to the approved allowance;

g) Coordinating the project schedule, owner communications and related administrative requirements; and

h) Completing the final project accounting and disposition of any remaining project funds in accordance with this resolution and the *Strata Property Act*.

10. Funding Summary

The total project expenditure of **$2,199,141** shall be funded as follows:

Source of Funding	Amount
Contingency Reserve Fund	$ 1,099,570.50
Special Levy	1,099,570.50
TOTAL AUTHORIZED FUNDING	**$ 2,199,141.00**

The Special Levy shall be assessed to all strata lots in accordance with their respective unit entitlements, as detailed in Schedule A.

END OF RESOLUTION

CHELSEA GARDENS

LEVY FEE SCHEDULE

CONDO/CLUBHOUSE RE-ROOFING

TOWNHOMES - 13888 70 AVENUE

UNIT	S/L	FACTOR	U/E	TOTAL LEVY
101	25	0.003919	1439	$2,951.84
102	26	0.004799	1762	$3,614.42
103	24	0.004799	1762	$3,614.42
104	23	0.003919	1439	$2,951.84
105	284	0.003884	1426	$2,925.18
106	285	0.004382	1609	$3,300.57
107	287	0.004442	1631	$3,345.70
108	286	0.003957	1453	$2,980.56
109	289	0.004387	1611	$3,304.67
110	288	0.003884	1426	$2,925.18
111	290	0.003892	1429	$2,931.33
112	291	0.004379	1608	$3,298.51
113	293	0.004379	1608	$3,298.51
114	292	0.003892	1429	$2,931.33
115	312	0.00393	1443	$2,960.05
116	313	0.004804	1764	$3,618.52
117	315	0.004436	1629	$3,341.59
118	314	0.003963	1455	$2,984.66
119	317	0.004796	1761	$3,612.37
120	316	0.00393	1443	$2,960.05
121	294	0.00393	1443	$2,960.05
122	295	0.004793	1760	$3,610.31
123	296	0.00396	1454	$2,982.61
124	297	0.004436	1629	$3,341.59
125	299	0.004799	1762	$3,614.42
126	298	0.00393	1443	$2,960.05
127	318	0.00393	1443	$2,960.05
128	319	0.004804	1764	$3,618.52
129	321	0.004434	1628	$3,339.54
130	320	0.003963	1455	$2,984.66
131	323	0.004799	1762	$3,614.42
132	322	0.00393	1443	$2,960.05
133	300	0.00393	1443	$2,960.05
134	301	0.004793	1760	$3,610.31
135	302	0.00396	1454	$2,982.61
136	303	0.004439	1630	$3,343.64
137	305	0.004801	1763	$3,616.47
138	304	0.00393	1443	$2,960.05
139	306	0.003884	1426	$2,925.18

UNIT	S/L	FACTOR	U/E	TOTAL LEVY
140	307	0.004385	1610	$3,302.62
141	309	0.004439	1630	$3,343.64
142	308	0.00396	1454	$2,982.61
143	311	0.004393	1613	$3,308.77
144	310	0.003884	1426	$2,925.18
145	388	0.003892	1429	$2,931.33
146	389	0.004379	1608	$3,298.51
147	391	0.004379	1608	$3,298.51
148	390	0.003892	1429	$2,931.33
149	392	0.003892	1429	$2,931.33
150	393	0.004379	1608	$3,298.51
151	395	0.004379	1608	$3,298.51
152	394	0.003892	1429	$2,931.33
153	48	0.00393	1443	$2,960.05
154	49	0.004801	1763	$3,616.47
155	47	0.004439	1630	$3,343.64
156	46	0.003957	1453	$2,980.56
157	45	0.004793	1760	$3,610.31
158	44	0.00393	1443	$2,960.05
159	282	0.00393	1443	$2,960.05
160	283	0.004801	1763	$3,616.47
161	281	0.004804	1764	$3,618.52
162	280	0.003933	1444	$2,962.10
163	42	0.003884	1426	$2,925.18
164	43	0.004393	1613	$3,308.77
165	40	0.003957	1453	$2,980.56
166	41	0.004442	1631	$3,345.70
167	39	0.004393	1613	$3,308.77
168	38	0.003884	1426	$2,925.18
169	50	0.00393	1443	$2,960.05
170	51	0.004801	1763	$3,616.47
171	52	0.003957	1453	$2,980.56
172	53	0.004439	1630	$3,343.64
173	55	0.004793	1760	$3,610.31
174	54	0.003933	1444	$2,962.10
175	56	0.00393	1443	$2,960.05
176	57	0.004801	1763	$3,616.47
177	59	0.004801	1763	$3,616.47
178	58	0.00393	1443	$2,960.05

CHELSEA GARDENS

LEVY FEE SCHEDULE

CONDO/CLUBHOUSE RE-ROOFING

TOWNHOMES - 13888 70 AVENUE

UNIT	S/L	FACTOR	U/E	TOTAL LEVY
179	36	0.00393	1443	$2,960.05
180	37	0.004801	1763	$3,616.47
181	35	0.004801	1763	$3,616.47
182	34	0.00393	1443	$2,960.05
183	32	0.00393	1443	$2,960.05
184	33	0.004801	1763	$3,616.47
185	31	0.004439	1630	$3,343.64
186	30	0.003957	1453	$2,980.56
187	29	0.004793	1760	$3,610.31
188	28	0.00393	1443	$2,960.05
189	60	0.003892	1429	$2,931.33
190	61	0.004379	1608	$3,298.51
191	63	0.004379	1608	$3,298.51
192	62	0.003892	1429	$2,931.33
193	64	0.00393	1443	$2,960.05
194	65	0.004801	1763	$3,616.47
195	67	0.004801	1763	$3,616.47
196	66	0.00393	1443	$2,960.05
197	21	0.003878	1424	$2,921.07
198	22	0.004366	1603	$3,288.26
199	20	0.004428	1626	$3,335.44
200	19	0.004039	1483	$3,042.10
201	18	0.004788	1758	$3,606.21
202	17	0.003919	1439	$2,951.84
203	11	0.003919	1439	$2,951.84
204	12	0.004788	1758	$3,606.21
205	13	0.004036	1482	$3,040.05
206	14	0.004404	1617	$3,316.98
207	16	0.004796	1761	$3,612.37
208	15	0.003919	1439	$2,951.84
209	100	0.00393	1443	$2,960.05
210	101	0.004801	1763	$3,616.47
211	103	0.004801	1763	$3,616.47
212	102	0.00393	1443	$2,960.05
213	104	0.003892	1429	$2,931.33
214	105	0.004379	1608	$3,298.51
215	107	0.004379	1608	$3,298.51
216	106	0.003892	1429	$2,931.33
217	132	0.00393	1443	$2,960.05

UNIT	S/L	FACTOR	U/E	TOTAL LEVY
218	133	0.004801	1763	$3,616.47
219	131	0.004439	1630	$3,343.64
220	130	0.003957	1453	$2,980.56
221	129	0.004793	1760	$3,610.31
222	128	0.00393	1443	$2,960.05
223	126	0.00393	1443	$2,960.05
224	127	0.004801	1763	$3,616.47
225	125	0.004801	1763	$3,616.47
226	124	0.00393	1443	$2,960.05
227	108	0.00393	1443	$2,960.05
228	109	0.004804	1764	$3,618.52
229	111	0.004804	1764	$3,618.52
230	110	0.00393	1443	$2,960.05
231	112	0.00393	1443	$2,960.05
232	113	0.004796	1761	$3,612.37
233	114	0.003957	1453	$2,980.56
234	115	0.004439	1630	$3,343.64
235	117	0.004804	1764	$3,618.52
236	116	0.00393	1443	$2,960.05
237	122	0.003884	1426	$2,925.18
238	123	0.004393	1613	$3,308.77
239	120	0.003957	1453	$2,980.56
240	121	0.004442	1631	$3,345.70
241	119	0.004393	1613	$3,308.77
242	118	0.003884	1426	$2,925.18
243	278	0.003878	1424	$2,921.07
244	279	0.004404	1617	$3,316.98
245	276	0.003957	1453	$2,980.56
246	277	0.004442	1631	$3,345.70
247	275	0.004393	1613	$3,308.77
248	274	0.003783	1389	$2,849.28
249	272	0.00393	1443	$2,960.05
250	273	0.004801	1763	$3,616.47
251	271	0.004801	1763	$3,616.47
252	270	0.003933	1444	$2,962.10
253	268	0.00393	1443	$2,960.05
254	269	0.00482	1770	$3,630.83
255	267	0.004445	1632	$3,347.75
256	266	0.003954	1452	$2,978.51

CHELSEA GARDENS

LEVY FEE SCHEDULE

CONDO/CLUBHOUSE RE-ROOFING

TOWNHOMES - 13888 70 AVENUE

UNIT	S/L	FACTOR	U/E	TOTAL LEVY
257	265	0.004793	1760	$3,610.31
258	264	0.00393	1443	$2,960.05
259	262	0.00393	1443	$2,960.05
260	263	0.004804	1764	$3,618.52
261	261	0.004801	1763	$3,616.47
262	260	0.00393	1443	$2,960.05
263	240	0.003935	1445	$2,964.15
264	241	0.00481	1766	$3,622.62
265	239	0.00481	1766	$3,622.62
266	238	0.003935	1445	$2,964.15
267	242	0.003881	1425	$2,923.12
268	243	0.004396	1614	$3,310.82
269	245	0.004442	1631	$3,345.70
270	244	0.003957	1453	$2,980.56
271	247	0.004387	1611	$3,304.67
272	246	0.003878	1424	$2,921.07
273	236	0.00393	1443	$2,960.05
274	237	0.004801	1763	$3,616.47
275	235	0.004439	1630	$3,343.64
276	234	0.003957	1453	$2,980.56
277	233	0.004793	1760	$3,610.31
278	232	0.003927	1442	$2,958.00
279	248	0.00393	1443	$2,960.05
280	249	0.004796	1761	$3,612.37
281	250	0.003957	1453	$2,980.56
282	251	0.004439	1630	$3,343.64
283	253	0.004804	1764	$3,618.52
284	252	0.00393	1443	$2,960.05
285	230	0.00393	1443	$2,960.05
286	231	0.004804	1764	$3,618.52
287	229	0.004439	1630	$3,343.64
288	228	0.003957	1453	$2,980.56
289	227	0.004796	1761	$3,612.37
290	226	0.00393	1443	$2,960.05
291	254	0.00393	1443	$2,960.05
292	255	0.004796	1761	$3,612.37
293	256	0.003957	1453	$2,980.56
294	257	0.004439	1630	$3,343.64
295	259	0.004804	1764	$3,618.52

UNIT	S/L	FACTOR	U/E	TOTAL LEVY
296	258	0.00393	1443	$2,960.05
297	150	0.00393	1443	$2,960.05
298	151	0.004801	1763	$3,616.47
299	149	0.004439	1630	$3,343.64
300	148	0.003957	1453	$2,980.56
301	147	0.004793	1760	$3,610.31
302	146	0.00393	1443	$2,960.05
303	152	0.003892	1429	$2,931.33
304	153	0.004379	1608	$3,298.51
305	155	0.004379	1608	$3,298.51
306	154	0.003892	1429	$2,931.33
307	144	0.00393	1443	$2,960.05
308	145	0.004804	1764	$3,618.52
309	143	0.004439	1630	$3,343.64
310	142	0.003957	1453	$2,980.56
311	141	0.004796	1761	$3,612.37
312	140	0.00393	1443	$2,960.05
313	156	0.003884	1426	$2,925.18
314	157	0.004396	1614	$3,310.82
315	159	0.004442	1631	$3,345.70
316	158	0.003957	1453	$2,980.56
317	161	0.004393	1613	$3,308.77
318	160	0.003884	1426	$2,925.18
319	5	0.003927	1442	$2,958.00
320	6	0.004807	1765	$3,620.57
321	4	0.004439	1630	$3,343.64
322	3	0.003957	1453	$2,980.56
323	2	0.004799	1762	$3,614.42
324	1	0.003927	1442	$2,958.00
325	9	0.003919	1439	$2,951.84
326	10	0.004799	1762	$3,614.42
327	8	0.004799	1762	$3,614.42
328	7	0.003919	1439	$2,951.84
329	138	0.00393	1443	$2,960.05
330	139	0.004801	1763	$3,616.47
331	137	0.004439	1630	$3,343.64
332	136	0.003957	1453	$2,980.56
333	135	0.004793	1760	$3,610.31
334	134	0.00393	1443	$2,960.05

TOTAL U/E: 367,182 TOTAL LEVY: $753,206.00

SPECIAL GENERAL MEETING PROXY FORM

THE OWNERS OF THE CHELSEA GARDENS – LMS 1416

I, (WE) _____

of _____

in the Province of British Columbia, being the registered Owner(s) of Unit _____, at ***CHELSEA GARDENS, LMS 1416,*** hereby appoint:

_____

_____

_____

_____

_____

Or I wish to name: _____ as my proxy holder

as my (our) proxy for me (us) and on my (our) behalf at the Special General Meeting of the Owners to be held on ***Wednesday, December 2, 2026*** and at any adjournment thereof.

SIGNED THIS_____ DAY OF _____ 2026

_____

(***OWNERS SIGNATURE ON ABOVE LINE***)

COMPLETE THIS PROXY

AND FORWARD TO A NAMED COUNCIL MEMBER OR PERSON OF YOUR CHOICE. EMPLOYEES, INCLUDING THE STRATA MANAGERS, ARE NOT PERMITTED TO VOTE PROXIES. PROXIES MUST BE SIGNED BY THE OWNER GRANTING THE PROXY IN ORDER TO BE VALID.