

June 30, 2011

The Owners
Strata Plan LMS 2833
Trinity Place

Re: Make Up Air Unit Replacement

Dear Owners:

As you may or may not be aware, during the winter months the heat exchanger in the Strata Corporation's make up air unit failed. While failures of this component do occur, heat exchangers can usually be replaced. Unfortunately, the manufacturer of this make up air unit has discontinued this model and replacement heat exchangers are not available. The Strata Council has had two separate contractors attempt to source replacement parts with no success. As a result of this the Strata Corporation will have to replace the make up air unit.

The Strata Council has received multiple proposals and is recommending that the ownership authorize Honeywell Building Solutions proceed with replacement of the make up air unit at a cost of \$29,500.80 (taxes included).

Given the upcoming costs associated with repairs to the exterior of the building, the Strata Council is also recommending that the ownership authorize this expense to be paid with monies from the contingency reserve fund (Resolution A). However, they have also given owners the option of funding it by way of a special levy (Resolution B).

Should you require further information please do not hesitate to contact a member of your Strata Council or the Strata Manager. We look forward to seeing you at the Annual General Meeting.

Sincerely yours

LMS 2833 Strata Council
Trinity Place

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attachments