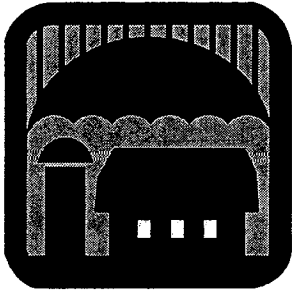




# VANCOUVER CONDOMINIUM SERVICES LTD.

400 - 1281 W. GEORGIA STREET, VANCOUVER, B.C. V6E 3J7



## **IMPORTANT BULLETIN STRATA PLAN LMS-3432 THE PARK IMPORTANT UPDATE**

### **INSURANCE RENEWAL *DECEMBER 31, 2009***

A legal opinion has been received from Dolden Wallace Folick on the duties and responsibilities of the strata corporation and strata council in respect of property insurance (see attached). The council and VCS will review the legal opinion and will take action as required.

Following review of the insurance quotes received, the council has approved the insurance renewal for Strata Plan LMS-3432 with BFL Canada who were the only insurance provider able to obtain a water damage deductible for the building, at a much higher rate than the previous year. Coverage has been secured with all risks; water damage, sewer back up deductibles increased to \$500,000 which means that owners are NOT insured for the first \$500,000 of ANY water loss claim, all risks and sewer back up claims.

**Owners are highly encouraged to purchase a unit owner's insurance policy that includes adequate liability insurance and special coverage for bylaw assessments.**

Strata Agent: Bunny Porteous  
Strata Plan LMS-3432  
January 21, 2010

LMS-3432/Notices/Insurance Renewal

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