

The Owners, Strata Corporation LMS1866 (Commercial Section)

PO Box F, 288-970 Burrard Street, Vancouver, BC, Canada V6Z 2R4

Tel: 778-282-8800 info@theelectra.net

Date: August 20, 2007

To: The Owners, Strata Corporation LMS1866 (Commercial Section)

Re: **In-house management and owners records update**

We are pleased to announce that Facilitatech Property Management has been terminated as our property manager as of August 31st 2007. As of today Facilitatech has begun to work with us on the transition to the new management team.

Commencing September 1st 2007 the Commercial Section of LMS 1866 will be managed in-house. This will, among other things, give us complete control and security over all aspects of this section of the building. All Maintenance, Hydro and other fees will be processed in-house. We have established new accounts for bill payments, Contingency Reserve Fund and PAP (Pre-Authorized Payments from owners). Payments will no longer be processed by Facilitatech so please request that any outstanding cheques be returned to you. Also, if you are paying by PAP, a new form (included) must be filled out and returned with a void cheque to the above address.

We are very happy to announce our new in-house administrator and accountant:

Ms. Anna Moldovan
Email: anna@theelectra.net
Tel: 778-282-8800
Room: 288 (2nd floor, left and left off the elevator)
Office hours: 9:00 am to 5:30 pm (30 minute lunch)

When you have a chance please do visit her and say "HI", introduce yourself to her so she can put a face to your Strata Lot numbers.

Our new web site is www.theelectra.net. Starting September 2007 the monthly council meeting minutes will be posted on this website. You can read and print the minutes online.

Council is asking for your support in making in-house management a success. Please feel free to contact any of the council members if you have questions or suggestions. Below are your current council members and their contact info:

John Davies, President	john@theelectra.net	604-657-1640
Tony Lum, Vice President	tony@theelectra.net	778-883-1782
Mark Bentz, Treasurer	mark@theelectra.net	
Raymond Eng, Director	raymond@theelectra.net	

Thank you for your support at this important time for LMS1866 Commercial "THE ELECTRA"



John Davies, President Commercial Council
Vice-President, Electra Strata Council