

March 9, 2009

Dear Mrs. Sikorra:

Thank you for your email of March 8, 2009. It is always great to hear from the owners of LMS1866. This is in response to the comments in your email.

The first part regarding Mr. Morgan and Commercial owners:

- The day the owners received the minutes of the first strata meeting I received several telephone calls from owners. In all the calls people expressed support and gratitude for the efforts that Mr. Lum and myself have shown. They are pleased that the word of law has been observed and we finally have a legally elected executive, plus other things were explained to them during our conversations.

The next point I would like to touch on is the assertion that the mailing list for LMS1866 was provided to me by Mr. Gamache:

- Mr. Adams was asked for the list by myself and refused to provide it to me, as required by the Strata Act of British Columbia, so, as I explained to Mr. Adams, the list is available from the Land Title Office. Mr. Adams wished for me to have my staff retrieve it from that office at the Residential owners' expense.

The next point you make is that some inaccurate and confusing statements have been made to Residential owners.

- Please specify what statements you are referring to as I do not understand your statement.

I appreciate your compliment on my being bright and financially secure.

- This has come with many years of practical business experience and the School of Hard Knocks.
- However, I do not understand your part about, and I quote, "what you are trying to prove is anyone's guess". If you would expand on this statement, I would then know what you are talking about.
- And, may I say that you are obviously financially secure or else you would not have spoken so eloquently at your Residential AGM in opposition to the Residential owners of our Strata Corporation receiving **many hundreds of thousands of dollars in free heat** that was offered to you by Mr. Lum. I hope all of your fellow owners share in your zeal to continue to pay higher and higher steam bills instead of enjoying a massive subsidy.

Regarding your comments about the Residential owners approving my Presidency:

- all I can say to that is I was legally elected at a legal council meeting for electing the executive. It should be noted that the two delegates from the Residential Section wandered away in the middle of the meeting, before the election took place.
- As for "kicking Facilitech", that company is self-destructing completely on its own. Are you aware that Facilitech has been summoned to a Disciplinary Hearing at the Real Council of British Columbia on June 3-4, 2009, to answer two complaints, one filed by our strata corporation and another filed by another strata corporation unrelated to us?

Your question about, which I think you were trying to ask, whether having both the President and Vice-President from the Commercial Section of our Strata Corporation is a conflict of interest:

- The answer is no, not at all, because there are still two members of council from the Residential Section.
- You must realize that the Commercial Section owners received the same letter and minutes as yourself.

Your statement about police investigations puzzles me because:

- As you are aware, Sgt. McConnell of the Vancouver Police Department is conducting investigations regarding the unauthorized removal, and without legal authority, of our water meter, as well as the two assaults upon myself by a senior member of your Residential executive.
- We are not conducting these investigations ourselves, so I do not understand your "opinion" as you call it.

To answer your final two questions:

- I appreciate your pointing out to me that the letter has not be posted on our website as I do not have a lot of spare time to visit our site myself. This will be remedied immediately.
- As to why Mr. Lum's name is missing from my extremely short note to our owners: it is that I was in a very great hurry and never thought to include it. I am sure everyone knows that he is the Vice-President because it is in the minutes.

As President of the Strata Corporation, it is my policy to make sure all owners of LMS1866 are kept informed with accurate information so we will be posting our open discussion on our website for all owners to view and comment on.

Please Note – I hope this response has enabled you to understand more of what has been going on within our Strata Corporation. Thank you for your interest and support.

Regards,



John Davies
 President LMS1866
 President LMS1866 Commercial