

NOTICE AND AGENDA

ANNUAL GENERAL MEETING

STRATA PLAN #77

VILLA DEL MAR RESORT

To: All Members of the Proprietors Strata Plan No. 77 (Villa del Mar Resort)

Please be advised that the date for the 2018 Annual General Meeting of the Strata Corporation ("AGM") is scheduled for Tuesday June 26, 2018 at 11:00 am at the Villa del Mar Resort premises.

A quorum is required to transact business at the AGM which can be met if one half of the persons entitled to vote are present at the meeting in person or in proxy. Any owner who is not able to attend in person should issue a proxy to another owner or some other person to attend in his or her stead. Please see the attached proxy form which should be completed and returned by fax or email. If you do not have a specific proxy in mind, please feel free to nominate Lynco Williams or Anne Culligan.

This meeting is the AGM of the Strata Corporation and only Strata Corporation business will be discussed during the meeting. However, following the meeting, a forum will be held for informal discussions on other aspects of the resort and property operations. For those that cannot attend the meeting, please forward any queries you may have to Lynco Williams at lynco@yourvilladelmar.com. Agenda is set out below.

PRELIMINARY AGENDA

1. Establish quorum – proxies
2. Review and Ratification of Strata Financial Statements (Jan 1, 2017 through Dec 31, 2017)
3. Summary of Activity for the Year
4. Review and Ratification of Strata Financial Budget (Jan 1, 2018 through Dec 31, 2018)
5. Renewal of the Strata Management Agreement dated July 1, 2008.
6. Meeting Closed

As always, should you have any questions regarding the above, please contact me directly.

Your truly,

For and on behalf of Strata Plan #77