



Airport Square, 815 – 1200 West 73rd Avenue, Vancouver, B.C., Canada V6P 6G5 ♦ 604-261-0285 ♦ FAX 604-261-9279
PROPERTY MANAGEMENT SERVICES

February 26, 2009

To All Owners
Strata Plan BCS 1559, The Taylor

Dear Owner(s):

At the Annual General Meeting held on Tuesday, February 10th, 2009, the Owners voted to approve the 2009 / 2010 Operating Budget, which reflects an increase in Strata Fees effective February 1st, 2009. A list of the new Strata Fees is attached.

Those Owners who pay by Pre-authorized Payment (PAP) need take no further action. We will adjust your PAP and take the one-time adjustment payment on April 1st, 2009, to cover the increase for February & March 2009. If you do not use the PAP plan, we urge you to take advantage of this payment method and we enclose the PAP application form and information.

If you pay your Strata Fees by cheque, you will need to send in payment for the retroactive increase to cover for February & March 2009. Also, please remember to provide a series of post-dated cheques for 2009 / 2010 (made payable to "Strata Plan BCS 1559"); ensure that your unit number is clearly marked on the front of each of your cheques and that the amounts are correct.

The Owners also approved several Majority Vote and 3/4 Vote Resolutions, resulting in amendments to the Strata Corporation's Rules and Bylaws (revised pages for your Rules and Bylaws will be forwarded shortly). For further information on this and other items of business conducted at the Annual General Meeting, please refer to the attached Minutes.

As it is imperative that we be able to contact you quickly in the event of an emergency, please complete the enclosed "Notification in Case of Emergency" form and return it to this office at your earliest convenience.

Yours truly,

THE WYNFORD GROUP
Managing Agents for
BCS 1559, The Taylor

Per:

Sherry McCuaig
Property Manager

Encls.

cc: Accounting

(AGM-OWN-09.1559)

STRATA PLAN BCS 1559 - THE TAYLOR
2009 / 2010 MONTHLY STRATA FEES and CRF CONTRIBUTIONS

Annual Operating Contributions	\$647,271	Total Aggregate	15,270
Annual CRF Contributions	66,227		
Total Annual Strata Fees	<u>\$713,498</u>		

Strata Lot	Unit Number	Unit Entitlement	Common Area %	Townhouse		Podium		Townhouse		Podium		Tower		2009 / 2010		One-time Adjustment for February & March 2009
				Monthly Operating Contributions (SL 1 - 19)	Monthly CRF Contributions (SL 1 - 19)	Monthly Operating Contributions (SL 20 - 52)	Monthly CRF Contributions (SL 20 - 52)	Monthly Operating Contributions (SL 53 - 251)	Monthly CRF Contributions (SL 53 - 251)	Monthly Operating Contributions (SL 20 - 52)	Monthly CRF Contributions (SL 20 - 52)	Monthly Operating Contributions (SL 53 - 251)	Monthly CRF Contributions (SL 53 - 251)	Shared Monthly CRF Contributions	Total Monthly Strata Fees	
1	TH 558	64	0.004191225	\$53.39	\$5.34									\$15.43	\$223.17	\$2.60
2	TH 51	64	0.004191225	53.39	5.34									15.43	223.17	2.60
3	TH 49	64	0.004191225	53.39	5.34									15.43	223.17	2.60
4	TH 47	64	0.004191225	53.39	5.34									15.43	223.17	2.60
5	TH 39	64	0.004191225	53.39	5.34									15.43	223.17	2.60
6	TH 37	64	0.004191225	53.39	5.34									15.43	223.17	2.60
7	TH 251	64	0.004191225	53.39	5.34									15.43	223.17	2.60
8	TH 253	64	0.004191225	53.39	5.34									15.43	223.17	2.60
9	TH 256	64	0.004191225	53.39	5.34									15.43	223.17	2.60
10	TH 15	68	0.004453176	56.72	5.67									16.39	237.10	2.74
11	TH 16	73	0.004780616	60.89	6.09									17.59	254.54	2.96
12	TH 17	73	0.004780616	60.89	6.09									17.59	254.54	2.96
13	TH 18	73	0.004780616	60.89	6.09									17.59	254.54	2.96
14	TH 19	73	0.004780616	60.89	6.09									17.59	254.54	2.96
15	TH 20	73	0.004780616	60.89	6.09									17.59	254.54	2.96
16	TH 21	73	0.004780616	60.89	6.09									17.59	254.54	2.96
17	TH 252	73	0.004780616	60.89	6.09									17.59	254.54	2.96
18	TH 255	73	0.004780616	60.89	6.09									17.59	254.54	2.96
19	TH 257	73	0.004780616	60.89	6.09									17.59	254.54	2.96
20	201	47	0.003077931			\$33.69	\$3.37							109.43	157.82	4.76
21	202	54	0.003536346			38.71	3.87							125.73	181.32	5.46
22	203	43	0.002815979			30.82	3.08							100.12	144.38	4.36
23	204	55	0.003601834			39.42	3.94							128.06	184.68	5.58
24	205	51	0.003339882			36.56	3.66							118.74	171.25	5.18
25	206	44	0.002881467			31.54	3.15							102.45	147.74	4.46
26	207	44	0.002881467			31.54	3.15							102.45	147.74	4.46
27	208	45	0.002946955			32.26	3.23							104.77	151.11	4.58
28	209	45	0.002946955			32.26	3.23							104.77	151.11	4.58
29	301	45	0.002946955			32.26	3.23							104.77	151.11	4.58
30	302	44	0.002881467			31.54	3.15							102.45	147.74	4.46
31	303	44	0.002881467			31.54	3.15							102.45	147.74	4.46
32	304	44	0.002881467			31.54	3.15							102.45	147.74	4.46
33	305	46	0.003012443			32.97	3.30							107.10	154.46	4.64
34	306	45	0.002946955			32.26	3.23							104.77	151.11	4.58
35	307	45	0.002946955			32.26	3.23							104.77	151.11	4.58
36	308	46	0.003012443			32.97	3.30							107.10	154.46	4.64
37	309	44	0.002881467			31.54	3.15							102.45	147.74	4.46
38	310	44	0.002881467			31.54	3.15							102.45	147.74	4.46

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STRATA PLAN BCS 1559 - THE TAYLOR
2009 / 2010 MONTHLY STRATA FEES and CRF CONTRIBUTIONS

Annual Operating Contributions	\$647,271	Total Aggregate	<u>15,270</u>	Operating	CRF	Total S/F	Total Aggregate
Annual CRF Contributions	66,227			Townhouse		\$14,325.00	1,301
Total Annual Strata Fees	<u>\$713,498</u>			Podium		1,293.00	1,303
				Tower		19,482.00	12,466
				Shared		44,164.00	n/a
				Total	\$66,241.00	\$713,647.00	15,270

Strata Lot	Unit Number	Unit Entitlement	Common Area %	Townhouse			Podium			Tower			2009 / 2010			One-time Adjustment for February & March 2009	
				Monthly Operating Contributions (SL 1 - 19)	Monthly CRF Contributions (SL 1 - 19)	Monthly Operating Contributions (SL 20 - 52)	Monthly Operating Contributions (SL 20 - 52)	Monthly CRF Contributions (SL 20 - 52)	Monthly Operating Contributions (SL 53 - 251)	Monthly CRF Contributions (SL 53 - 251)	Monthly Operating Contributions (SL 53 - 251)	Monthly CRF Contributions (SL 53 - 251)	Shared Monthly Contributions	Total Monthly Strata Fees			
39	311	45	0.002946955			32.26								151.11	10.85		4.58
40	312	45	0.002946955			32.26								151.11	10.85		4.58
41	401	45	0.002946955			32.26								151.11	10.85		4.58
42	402	45	0.002946955			32.26								151.11	10.85		4.58
43	403	44	0.002881467			31.54								147.74	10.60		4.46
44	404	44	0.002881467			31.54								147.74	10.60		4.46
45	405	46	0.003012443			32.97								154.46	11.09		4.64
46	406	45	0.002946955			32.26								151.11	10.85		4.58
47	407	45	0.002946955			32.26								151.11	10.85		4.58
48	408	46	0.003012443			32.97								154.46	11.09		4.64
49	409	44	0.002881467			31.54								147.74	10.60		4.46
50	410	44	0.002881467			31.54								147.74	10.60		4.46
51	411	45	0.002946955			32.26								151.11	10.85		4.58
52	412	45	0.002946955			32.26								151.11	10.85		4.58
53	501	53	0.003470858								\$69.02			123.40	12.77		9.12
54	502	73	0.004780616								95.07			169.97	17.59		12.60
55	503	50	0.003274394								65.12			116.42	12.05		8.66
56	504	74	0.004846103								96.37			172.29	17.84		12.78
57	505	46	0.003012443								59.91			107.10	11.09		7.94
58	506	53	0.003470858								69.02			123.40	12.77		9.12
59	507	82	0.005370007								106.79			190.92	19.76		14.12
60	508	48	0.003143418								62.51			111.76	11.57		8.28
61	509	54	0.003536346								70.33			125.73	13.01		9.32
62	510	54	0.003536346								70.33			125.73	13.01		9.32
63	511	54	0.003536346								70.33			125.73	13.01		9.32
64	601	53	0.003470858								69.02			123.40	12.77		9.12
65	602	74	0.004846103								96.37			172.29	17.84		12.78
66	603	50	0.003274394								65.12			116.42	12.05		8.66
67	604	74	0.004846103								96.37			172.29	17.84		12.78
68	605	53	0.003470858								69.02			123.40	12.77		9.12
69	606	53	0.003470858								69.02			123.40	12.77		9.12
70	607	82	0.005370007								106.79			190.92	19.76		14.12
71	608	48	0.003143418								62.51			111.76	11.57		8.28
72	609	54	0.003536346								70.33			125.73	13.01		9.32
73	610	54	0.003536346								70.33			125.73	13.01		9.32
74	611	54	0.003536346								70.33			125.73	13.01		9.32
75	701	53	0.003470858								69.02			123.40	12.77		9.12
76	702	74	0.004846103								96.37			172.29	17.84		12.78

STRATA PLAN BCS 1559 - THE TAYLOR
2009 / 2010 MONTHLY STRATA FEES and CRF CONTRIBUTIONS

Strata Lot	Unit Number	Unit Entitlement	Common Area %	Townhouse		Podium		Tower		Total S/F	Total Aggregate	2009 / 2010 Total Monthly Strata Fees	One-time Adjustment for February & March 2009
				Monthly Operating Contributions (SL 1 - 19)	Monthly CRF Contributions (SL 1 - 19)	Monthly Operating Contributions (SL 20 - 52)	Monthly CRF Contributions (SL 20 - 52)	Monthly Operating Contributions (SL 53 - 251)	Monthly CRF Contributions (SL 53 - 251)				
Annual Operating Contributions				\$647,271	\$15,270								
Annual CRF Contributions				66,227						\$14,325.00	1,301		
Total Annual Strata Fees				<u>\$713,498</u>						14,221.00	1,503		
77	703	50	0.003274394					65.12	6.51	116.42	12.05	200.10	8.66
78	704	74	0.004846103					96.37	9.64	172.29	17.84	296.14	12.78
79	705	53	0.003470858					69.02	6.90	123.40	12.77	212.09	9.12
80	706	53	0.003470858					69.02	6.90	123.40	12.77	212.09	9.12
81	707	82	0.005370007					106.79	10.68	190.92	19.76	328.15	14.12
82	708	48	0.003143418					62.51	6.25	111.76	11.57	192.09	8.28
83	709	54	0.003536346					70.33	7.03	125.73	13.01	216.10	9.32
84	710	54	0.003536346					70.33	7.03	125.73	13.01	216.10	9.32
85	711	54	0.003536346					70.33	7.03	125.73	13.01	216.10	9.32
86	801	53	0.003470858					69.02	6.90	123.40	12.77	212.09	9.12
87	802	74	0.004846103					96.37	9.64	172.29	17.84	296.14	12.78
88	803	50	0.003274394					65.12	6.51	116.42	12.05	200.10	8.66
89	804	73	0.004780616					95.07	9.51	169.97	17.59	292.14	12.60
90	805	53	0.003470858					69.02	6.90	123.40	12.77	212.09	9.12
91	806	53	0.003470858					69.02	6.90	123.40	12.77	212.09	9.12
92	807	82	0.005370007					106.79	10.68	190.92	19.76	328.15	14.12
93	808	48	0.003143418					62.51	6.25	111.76	11.57	192.09	8.28
94	809	54	0.003536346					70.33	7.03	125.73	13.01	216.10	9.32
95	810	54	0.003536346					70.33	7.03	125.73	13.01	216.10	9.32
96	811	54	0.003536346					70.33	7.03	125.73	13.01	216.10	9.32
97	901	53	0.003470858					69.02	6.90	123.40	12.77	212.09	9.12
98	902	73	0.004780616					95.07	9.51	169.97	17.59	292.14	12.60
99	903	50	0.003274394					65.12	6.51	116.42	12.05	200.10	8.66
100	904	73	0.004780616					95.07	9.51	169.97	17.59	292.14	12.60
101	905	53	0.003470858					69.02	6.90	123.40	12.77	212.09	9.12
102	906	53	0.003470858					69.02	6.90	123.40	12.77	212.09	9.12
103	907	82	0.005370007					106.79	10.68	190.92	19.76	328.15	14.12
104	908	48	0.003143418					62.51	6.25	111.76	11.57	192.09	8.28
105	909	54	0.003536346					70.33	7.03	125.73	13.01	216.10	9.32
106	910	54	0.003536346					70.33	7.03	125.73	13.01	216.10	9.32
107	911	54	0.003536346					70.33	7.03	125.73	13.01	216.10	9.32
108	1001	53	0.003470858					69.02	6.90	123.40	12.77	212.09	9.12
109	1002	74	0.004846103					96.37	9.64	172.29	17.84	296.14	12.78
110	1003	50	0.003274394					65.12	6.51	116.42	12.05	200.10	8.66
111	1004	73	0.004780616					95.07	9.51	169.97	17.59	292.14	12.60
112	1005	53	0.003470858					69.02	6.90	123.40	12.77	212.09	9.12
113	1006	54	0.003536346					70.33	7.03	125.73	13.01	216.10	9.32
114	1007	82	0.005370007					106.79	10.68	190.92	19.76	328.15	14.12

STRATA PLAN BCS 1559 - THE TAYLOR 2009 / 2010 MONTHLY STRATA FEES and CRF CONTRIBUTIONS

Strata Lol	Unit Number	Unit Entitlement	Common Area %	Townhouse		Podium		Podium		Townhouse		Townhouse		Total Aggregate	2009 / 2010		One-time Adjustment for February & March 2009
				Monthly Operating Contributions (SL 1 - 19)	Monthly CRF Contributions (SL 1 - 19)	Monthly Operating Contributions (SL 20 - 52)	Monthly CRF Contributions (SL 20 - 52)	Monthly Operating Contributions (SL 53 - 251)	Monthly CRF Contributions (SL 53 - 251)	Monthly Operating Contributions	Monthly CRF Contributions	Shared Monthly Operating Contributions	Shared Monthly CRF Contributions		Total Monthly Strata Fees		
				Annual Operating Contributions	\$647,271	Total Aggregate	<u>15,270</u>					Operating	CRF	Total S/F	Total Aggregate		
				Annual CRF Contributions	66,227									\$13,023.00	\$1,301		
				Total Annual Strata Fees	<u>\$713,498</u>									12,928.00	1,503		
														14,221.00			
														214,299.00	12,466		
														470,802.00	n/a		
														\$713,647.00	15,270		
115	1008	48	0.003143418														
116	1009	54	0.003536346														
117	1010	54	0.003536346														
118	1011	54	0.003536346														
119	1101	53	0.003470858														
120	1102	74	0.004846103														
121	1103	50	0.003274394														
122	1104	73	0.004780616														
123	1105	53	0.003470858														
124	1106	54	0.003536346														
125	1107	82	0.005370007														
126	1108	48	0.003143418														
127	1109	54	0.003536346														
128	1110	54	0.003536346														
129	1111	54	0.003536346														
130	1201	53	0.003470858														
131	1202	74	0.004846103														
132	1203	50	0.003274394														
133	1204	73	0.004780616														
134	1205	53	0.003470858														
135	1206	54	0.003536346														
136	1207	82	0.005370007														
137	1208	48	0.003143418														
138	1209	54	0.003536346														
139	1210	54	0.003536346														
140	1211	54	0.003536346														
141	1501	53	0.003470858														
142	1502	74	0.004846103														
143	1503	50	0.003274394														
144	1504	73	0.004780616														
145	1505	53	0.003470858														
146	1506	53	0.003470858														
147	1507	82	0.005370007														
148	1508	48	0.003143418														
149	1509	54	0.003536346														
150	1510	54	0.003536346														
151	1511	54	0.003536346														
152	1601	53	0.003470858														

STRATA PLAN BCS 1559 - THE TAYLOR
2009 / 2010 MONTHLY STRATA FEES and CRF CONTRIBUTIONS

Strata Lot	Unit Number	Unit Entitlement	Common Area %	Townhouse			Podium			Tower			2009 / 2010		
				Monthly Operating Contributions (SL 1 - 19)	Monthly CRF Contributions (SL 1 - 19)	Monthly Operating Contributions (SL 20 - 52)	Monthly Operating Contributions (SL 20 - 52)	Monthly CRF Contributions (SL 20 - 52)	Monthly Operating Contributions (SL 53 - 251)	Monthly CRF Contributions (SL 53 - 251)	Monthly Operating Contributions (SL 53 - 251)	Monthly CRF Contributions (SL 53 - 251)	Shared Monthly Operating Contributions	Shared Monthly CRF Contributions	Total Monthly Strata Fees
Annual Operating Contributions				\$647,271	Total Aggregate	15,270	Operating	CRF	Total S/F	Total Aggregate					
Annual CRF Contributions				66,227	Townhouse		\$13,023.00	\$1,302.00	\$14,325.00	1,301					
Total Annual Strata Fees				<u>\$713,498</u>	Podium		12,928.00	1,293.00	14,221.00	1,503					
					Tower		194,817.00	19,482.00	214,299.00	12,466					
					Shared		426,638.00	44,164.00	470,802.00	n/a					
					Total		<u>\$647,406.00</u>	<u>\$66,241.00</u>	<u>\$713,647.00</u>	<u>15,270</u>					
153	1602	73	0.004780616				95.07	9.51	169.97	17.59	292.14	12.60			
154	1603	50	0.003274394				65.12	6.51	116.42	12.05	200.10	8.66			
155	1604	73	0.004780616				95.07	9.51	169.97	17.59	292.14	12.60			
156	1605	53	0.003470858				69.02	6.90	123.40	12.77	212.09	9.12			
157	1606	53	0.003470858				69.02	6.90	123.40	12.77	212.09	9.12			
158	1607	74	0.004846103				96.37	9.64	172.29	17.84	296.14	12.78			
159	1608	49	0.003208906				63.81	6.38	114.09	11.81	196.09	8.44			
160	1609	74	0.004846103				96.37	9.64	172.29	17.84	296.14	12.78			
161	1610	53	0.003470858				69.02	6.90	123.40	12.77	212.09	9.12			
162	1701	53	0.003470858				69.02	6.90	123.40	12.77	212.09	9.12			
163	1702	74	0.004846103				96.37	9.64	172.29	17.84	296.14	12.78			
164	1703	50	0.003274394				65.12	6.51	116.42	12.05	200.10	8.66			
165	1704	73	0.004780616				95.07	9.51	169.97	17.59	292.14	12.60			
166	1705	53	0.003470858				69.02	6.90	123.40	12.77	212.09	9.12			
167	1706	53	0.003470858				69.02	6.90	123.40	12.77	212.09	9.12			
168	1707	75	0.004911591				97.67	9.77	174.62	18.08	300.14	12.94			
169	1708	49	0.003208906				63.81	6.38	114.09	11.81	196.09	8.44			
170	1709	74	0.004846103				96.37	9.64	172.29	17.84	296.14	12.78			
171	1710	53	0.003470858				69.02	6.90	123.40	12.77	212.09	9.12			
172	1801	53	0.003470858				69.02	6.90	123.40	12.77	212.09	9.12			
173	1802	74	0.004846103				96.37	9.64	172.29	17.84	296.14	12.78			
174	1803	50	0.003274394				65.12	6.51	116.42	12.05	200.10	8.66			
175	1804	73	0.004780616				95.07	9.51	169.97	17.59	292.14	12.60			
176	1805	53	0.003470858				69.02	6.90	123.40	12.77	212.09	9.12			
177	1806	53	0.003470858				69.02	6.90	123.40	12.77	212.09	9.12			
178	1807	75	0.004911591				97.67	9.77	174.62	18.08	300.14	12.94			
179	1808	49	0.003208906				63.81	6.38	114.09	11.81	196.09	8.44			
180	1809	74	0.004846103				96.37	9.64	172.29	17.84	296.14	12.78			
181	1810	53	0.003470858				69.02	6.90	123.40	12.77	212.09	9.12			
182	1901	53	0.003470858				69.02	6.90	123.40	12.77	212.09	9.12			
183	1902	74	0.004846103				96.37	9.64	172.29	17.84	296.14	12.78			
184	1903	50	0.003274394				65.12	6.51	116.42	12.05	200.10	8.66			
185	1904	73	0.004780616				95.07	9.51	169.97	17.59	292.14	12.60			
186	1905	53	0.003470858				69.02	6.90	123.40	12.77	212.09	9.12			
187	1906	53	0.003470858				69.02	6.90	123.40	12.77	212.09	9.12			
188	1907	75	0.004911591				97.67	9.77	174.62	18.08	300.14	12.94			
189	1908	49	0.003208906				63.81	6.38	114.09	11.81	196.09	8.44			
190	1909	74	0.004846103				96.37	9.64	172.29	17.84	296.14	12.78			

STRATA PLAN BCS 1559 - THE TAYLOR
2009 / 2010 MONTHLY STRATA FEES and CRF CONTRIBUTIONS

Strata Lot	Unit Number	Unit Entitlement	Common Area %	Townhouse		Podium		Townhouse		Podium		Tower		Total Aggregate		2009 / 2010		One-time Adjustment for February & March 2009
				Monthly Operating Contributions (SL 1 - 19)	Monthly CRF Contributions (SL 1 - 19)	Monthly Operating Contributions (SL 20 - 52)	Monthly CRF Contributions (SL 20 - 52)	Monthly Operating Contributions (SL 53 - 251)	Monthly CRF Contributions (SL 53 - 251)	Monthly Operating Contributions (SL 53 - 251)	Monthly CRF Contributions (SL 53 - 251)	Monthly Operating Contributions	Monthly CRF Contributions	Monthly Operating Contributions	Monthly CRF Contributions	Monthly Operating Contributions	Monthly CRF Contributions	
191	1910	53	0.003470858					69.02	6.90	123.40	12.77	212.09	9.12					
192	2001	53	0.003470858					69.02	6.90	123.40	12.77	212.09	9.12					
193	2002	73	0.004780616					95.07	9.51	169.97	17.59	292.14	12.60					
194	2003	50	0.003274394					65.12	6.51	116.42	12.05	200.10	8.66					
195	2004	73	0.004780616					95.07	9.51	169.97	17.59	292.14	12.60					
196	2005	53	0.003470858					69.02	6.90	123.40	12.77	212.09	9.12					
197	2006	53	0.003470858					69.02	6.90	123.40	12.77	212.09	9.12					
198	2007	80	0.005239031					104.19	10.42	186.26	19.28	320.15	13.80					
199	2008	81	0.005304519					105.49	10.55	188.59	19.52	324.15	13.98					
200	2009	53	0.003470858					69.02	6.90	123.40	12.77	212.09	9.12					
201	2101	53	0.003470858					69.02	6.90	123.40	12.77	212.09	9.12					
202	2102	74	0.004846103					96.37	9.64	172.29	17.84	296.14	12.78					
203	2103	50	0.003274394					65.12	6.51	116.42	12.05	200.10	8.66					
204	2104	73	0.004780616					95.07	9.51	169.97	17.59	292.14	12.60					
205	2105	53	0.003470858					69.02	6.90	123.40	12.77	212.09	9.12					
206	2106	53	0.003470858					69.02	6.90	123.40	12.77	212.09	9.12					
207	2107	81	0.005304519					105.49	10.55	188.59	19.52	324.15	13.98					
208	2108	80	0.005239031					104.19	10.42	186.26	19.28	320.15	13.80					
209	2109	53	0.003470858					69.02	6.90	123.40	12.77	212.09	9.12					
210	2201	53	0.003470858					69.02	6.90	123.40	12.77	212.09	9.12					
211	2202	73	0.004780616					95.07	9.51	169.97	17.59	292.14	12.60					
212	2203	50	0.003274394					65.12	6.51	116.42	12.05	200.10	8.66					
213	2204	73	0.004780616					95.07	9.51	169.97	17.59	292.14	12.60					
214	2205	53	0.003470858					69.02	6.90	123.40	12.77	212.09	9.12					
215	2206	53	0.003470858					69.02	6.90	123.40	12.77	212.09	9.12					
216	2207	80	0.005239031					104.19	10.42	186.26	19.28	320.15	13.80					
217	2208	81	0.005304519					105.49	10.55	188.59	19.52	324.15	13.98					
218	2209	53	0.003470858					69.02	6.90	123.40	12.77	212.09	9.12					
219	2301	53	0.003470858					69.02	6.90	123.40	12.77	212.09	9.12					
220	2302	73	0.004780616					95.07	9.51	169.97	17.59	292.14	12.60					
221	2303	50	0.003274394					65.12	6.51	116.42	12.05	200.10	8.66					
222	2304	73	0.004780616					95.07	9.51	169.97	17.59	292.14	12.60					
223	2305	53	0.003470858					69.02	6.90	123.40	12.77	212.09	9.12					
224	2306	53	0.003470858					69.02	6.90	123.40	12.77	212.09	9.12					
225	2307	81	0.005304519					105.49	10.55	188.59	19.52	324.15	13.98					
226	2308	81	0.005304519					105.49	10.55	188.59	19.52	324.15	13.98					
227	2309	53	0.003470858					69.02	6.90	123.40	12.77	212.09	9.12					
228	2401	102	0.006679764					132.84	13.28	237.49	24.58	408.19	17.60					
				Total				\$647,406.00	\$66,241.00	\$713,647.00	\$15,270							

STRATA PLAN BCS 1559 - THE TAYLOR
2009 / 2010 MONTHLY STRATA FEES and CRF CONTRIBUTIONS

Strata Lot	Unit Number	Unit Entitlement	Common Area %	Townhouse			Podium			Tower			Total Aggregate		2009 / 2010 Total Monthly Strata Fees	One-time Adjustment for February & March 2009			
				Monthly Operating Contributions (SL 1 - 19)	Monthly CRF Contributions (SL 1 - 19)	Monthly Operating Contributions (SL 20 - 52)	Monthly CRF Contributions (SL 20 - 52)	Monthly Operating Contributions (SL 53 - 251)	Monthly CRF Contributions (SL 53 - 251)	Monthly Operating Contributions	Monthly CRF Contributions	Operating Contributions	CRF Contributions	Shared Monthly CRF			Shared Monthly Operating Contributions		
Annual Operating Contributions				\$647,271	Total Aggregate	15,270											Total Aggregate		
Annual CRF Contributions				66,227											1,301				
Total Annual Strata Fees				<u>\$713,498</u>											1,503				
229	2402	73	0.004780616													292.14	12.60		
230	2403	53	0.003470858													212.09	9.12		
231	2404	83	0.005435494													332.15	14.32		
232	2405	83	0.005435494													332.15	14.32		
233	2501	102	0.006679764													408.19	17.60		
234	2502	73	0.004780616													292.14	12.60		
235	2503	53	0.003470858													212.09	9.12		
236	2504	83	0.005435494													332.15	14.32		
237	2505	83	0.005435494													332.15	14.32		
238	2601	102	0.006679764													408.19	17.60		
239	2602	73	0.004780616													292.14	12.60		
240	2603	54	0.003536346													216.10	9.32		
241	2604	83	0.005435494													332.15	14.32		
242	2605	83	0.005435494													332.15	14.32		
243	2701	102	0.006679764													408.19	17.60		
244	2702	73	0.004780616													292.14	12.60		
245	2703	53	0.003470858													212.09	9.12		
246	2704	83	0.005435494													332.15	14.32		
247	2705	83	0.005435494													332.15	14.32		
248	2801	93	0.006090373													372.17	16.02		
249	2802	88	0.005762934													352.16	15.18		
250	2803	82	0.005370007													328.15	14.12		
251	2804	93	0.006090373													372.17	16.02		
15,270				\$1,085.24	\$108.54	\$1,077.40	\$107.76	\$1,623.36	\$1,623.73	\$1,623.36	\$35,553.34	\$3,679.86	\$59,470.23	\$2,355.32					
Yearly (x 12)				\$13,022.88	\$1,302.48	\$12,928.80	\$1,293.12	\$19,480.32	\$19,481.676	\$19,480.32	\$426,640.08	\$44,158.32	\$713,642.76						

**MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN
BCS 1559 – THE TAYLOR, HELD ON TUESDAY, FEBRUARY 10th, 2009, AT 7:00 P.M.,
AT THE CHOI HALL AUDITORIUM, 28 WEST PENDER STREET, VANCOUVER, B.C.**

IMPORTANT INFORMATION Please have this translated	重要資料 請找人為你翻譯
RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire	これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。
INFORMACIÓN IMPORTANTE Busque alguien que le traduzca	알려드립니다 이것을 번역해 주십시오
CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ	सुग्री नटवारी विरय वरवे विसे वेले रिम द सुलेष वरवारि

In Attendance: Sixty-four Owners represented in person.
Eight Owners represented by Proxy.
Total seventy-two Owners represented and eligible to vote.

1. **CERTIFICATION OF PROXIES**

All Proxies were certified as correct. Of 251 Strata Lot Owners, 242 were eligible to vote; therefore, 81 were required for a Quorum. As there was not a Quorum present, the meeting start time was delayed by 15 minutes in accordance with the BCS 1559 Bylaws.

2. **CALL TO ORDER**

The Annual General Meeting was called to order at 7:15 p.m.

3. **ELECTION OF CHAIRPERSON**

An election of a Chairperson for the meeting was not necessary as Council President, Brian Kiener, was in attendance to chair the meeting.

4. **PROOF OF NOTICE OF MEETING**

The Annual General Meeting package was mailed to all Owners of record on or before January 20th, 2009, in accordance with the requirements of the *Strata Property Act*.

5. **APPROVAL OF AGENDA**

It was **MOVED / SECONDED** (#1204 / #2502) to approve the Agenda for the Annual General Meeting. **CARRIED UNANIMOUSLY.**

6. **APPROVAL OF PREVIOUS GENERAL MEETING MINUTES**

It was **MOVED / SECONDED** (#2007 / #1503) to approve the Minutes of the Annual General Meeting held on January 15th, 2008, as circulated. **CARRIED UNANIMOUSLY.**

7. **PRESIDENT'S REPORT**

The President provided the following report:

Hello, everyone and thanks for attending our fourth Annual General Meeting. A special welcome to all new Owners here at The Taylor. For those of you who have not met me personally, my name is Brian Kiener of Townhome 252. For the past three years I have been on Council and have been involved with my fellow Council members in tending the day-to-day managing of our building. I wanted to share some of the highlights of the past year and the undertaking of your Council, and Sherry McCuaig from The Wynford Group.

- Hiring a Caretaker, Roland Rojo, to replace Barel, former janitorial service. We had been very pleased with his skill set and work ethics. Roland, unfortunately, gave notice to take alternative employment last September and hours were reduced to two days per week. Ivan Chong was hired as a replacement last October but has now given notice to terminate his employment. The good news is that Roland will now be able to assume regular employment with us again soon. We look forward to working with him.
- FOB audit was conducted.
- Upgrades to security, including FOB entry to replace keyed locks in various entrances to the building. New DVR for Robert to enhance ability to screen and replay video in order to enforce Bylaws.
- Ongoing efforts were made with Pinnacle Developments to rectify all outstanding common area deficiencies and were give a deadline of last August to complete. Unfortunately, not all items were remedied. We, hence, met with our warranty provider and RDH Engineering who was hired previously to provide a comprehensive building envelope assessment. A very detailed list was provided to Travelers Guarantee to make a claim for uncompleted items.
- A decision was made to replace underground lighting, as the old system was posing a hazard, as the mercury vapour lighting was exploding periodically. This has been replaced with an energy efficient fluorescent system.
- The main motor to the elevators was replaced and, since, we have had very few incidents or problems with the daily operations.
- DMS Plumbing has been on site numerous times throughout the year dealing with hot water issues, and replacing failing valves and the recirculation pumps that provide hot water to the tower. The main problem appears to be sediment and particles entering the main lines due to the vast amount of construction in the area. This has also led to a budget shortfall for the year. We thank all Owners for their patience through these trying times.
- Water damage due to in-suite problems continues to have been an issue during the past year. Resident Manager, Robert Ganz, will be putting a checklist together of items that will prevent further incidents. The cost to all Owners would be significant in the future, if something were to happen due to escalating water deductible.
- There are many smaller items that I have not addressed; however, the list goes on and on.

Many thanks to Robert Ganz and the rest of our Council members this past year. Our objective was to have The Taylor building running like a well-oiled machine this past year. There is always room for improvement; however, much has been accomplished to achieve this goal. I would like to strongly encourage participation this coming year by all Owners to be involved, either as a Council member or by volunteering time towards various Committees. Building community within our neighbourhood is imperative and I encourage all to commit to making this a great place to call home. Thank you.

8. **APPROVAL OF MAJORITY VOTE RESOLUTIONS**

APPROVAL OF MAJORITY VOTE RESOLUTION #1

It was **MOVED / SECONDED** (#2007 / #1204) to approve Majority Vote Resolution #1, as follows:

WHEREAS the Owners, Strata Plan BCS 1559, The Taylor, wish to repeal the first sentence of Rule #4 (c) as it conflicts with the Strata Corporation Bylaws;

BE IT THEREFORE RESOLVED as a Majority Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to approve the first sentence of Rule #4 (c) be repealed, which currently reads as:

“All moves must take place between 9:00 a.m. and 5:00 p.m. Monday through Friday and 10:00 a.m. and 5:00 p.m. on Saturday, Sunday, and statutory holidays.”

The second sentence in Rule #4 (c) will remain the same, which reads as follows:

“Maximum booked moving times is 2 hours.”

The floor was opened for questions. The following points were noted:

- The move times listed in the Bylaws will still be in force.
- A 4:00 p.m. end time for moves on Saturdays seems restrictive.
- The moving Bylaws are enforced by the Resident Manager and other site staff.
- It is possible to restrict weekend moves; however, this will create significant hardship for residents who must move out at the end of the month if the end of the month falls on a weekend.
- There is a significant percentage of rented units in the tower.
- Moves cause inconvenience to residents as there are only two tower elevators.
- Open houses generally take place between 2:00 p.m. and 4:00 p.m. on weekends.
- Allowing moves to take place during this time may have a negative effect on property values.

It was **MOVED / SECONDED** (#2401 / #1609) to amend Majority Vote Resolution #1 to allow moves on Saturdays, Sundays and statutory holidays, between 10:00 a.m. and 2:00 p.m., only unless it is the end of a month.

The floor was opened for discussion on the proposed amendment. The following points were noted:

- The issues to be addressed by this Rule are: inconvenience to Residents, and elevator usage.
- It is important that the Rules match the Bylaws on this issue.
- Amending this Rule as suggested, would result in Rules that do not match the Bylaws.

The proposed amendment was retracted by the Owners of Units #2401 and #1609.

Owners then voted on the Resolution, as originally worded. **CARRIED (38 in favour, 34 opposed, 0 abstentions).**

APPROVAL OF MAJORITY VOTE RESOLUTION #2

It was **MOVED / SECONDED** (#1905 / #1204) to approve Majority Vote Resolution #2, as follows:

WHEREAS the Owners, Strata Plan BCS 1559, The Taylor, wish to revise Rule #4 (e) to make it consistent with the Strata Corporation Bylaws;

BE IT THEREFORE RESOLVED as a Majority Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to approve the following revision of Rule #4 (e) to now read as:

“Pay a moving damage deposit of \$200. Any refundable portion of the deposit will be returned within seven days of the date of the move.”

The floor was opened for questions. The following points were noted:

- This Resolution seeks to make the Rule regarding moving deposits consistent with the Bylaws.

There being no further questions, the vote was called. **CARRIED UNANIMOUSLY.**

APPROVAL OF MAJORITY VOTE RESOLUTION #3

It was **MOVED / SECONDED** (#1905 / TH 15) to approve Majority Vote Resolution #3, as follows:

WHEREAS Council passed a Rule at the January 8th, 2008 Council Meeting;

BE IT THEREFORE RESOLVED as a Majority Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to approve the following addition to Rule #6, Visitors Parking section, to read as:

“A minimum of \$1,000,000 liability insurance is required on vehicles not insured for the road.”

The floor was opened for questions. The following points were noted:

- This Resolution is designed to protect the Strata Corporation by requiring Owners to carry liability insurance on vehicles not insured for the road.
- Fire and theft insurance is not sufficient.
- The Strata Corporation is concerned with liability insurance, not storage insurance.

There being no further questions, the vote was called. **CARRIED (70 in favour, 2 opposed, 0 abstentions).**

APPROVAL OF MAJORITY VOTE RESOLUTION #4

It was **MOVED / SECONDED** (#2004 / TH 252) to approve Majority Vote Resolution #4, as follows:

WHEREAS Council passed a Rule at the April 10th, 2008 Council Meeting;

BE IT THEREFORE RESOLVED as a Majority Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to approve the following addition to Rule #10, to read as:

“Christmas lights are permitted on the exterior of an Owner’s unit only between November 1st and the last day of February each year.”

There being no questions, the vote was called. **CARRIED UNANIMOUSLY.**

9. REPORT ON INSURANCE

The report on the Strata Corporation’s insurance policy was attached to the Annual General Meeting package, as required by the *Strata Property Act*.

The floor was opened for questions. The following points were noted:

- The water damage deductible is \$25,000.
- The sewer back up deductible is \$50,000.
- Quotes for insurance premiums are obtained every two to three years.
- Property appraisals are done every year.
- The premium last year was approximately \$54,000. This year the premium is approximately \$60,000.

- Past issues involved Residents flushing kitty litter, mop heads and other items down the sewer pipes, which had created back ups.
- There have not been any recent claims for sewer back ups.
- It seems unlikely that the design of the sewer pipes can be changed. Council will look into this.
- Owners are encouraged to carry sufficient insurance. Owners with tenants in their units are encouraged to have their tenants buy insurance, as well.

10. APPROVAL OF THE 2009 / 2010 OPERATING BUDGET

It was **MOVED / SECONDED** (#2007 / #1201) to approve the proposed 2009 / 2010 Operating Budget.

The floor was opened for questions. The following points were noted:

- The increase in Strata Fees is 2% on average. The increase will be higher for some units and lower for others, depending on the property ratio calculation.
- The formula for the budget is from the original disclosure statement.
- The security budget category has been reduced to allow for 12 hours security five days per week and 16 hours security two days per week. Site staff will stagger their hours to ensure proper coverage.
- There are funds left in the 2008 / 2009 Operating Budget for security upgrades. Council is currently considering options.
- The window cleaning budget category allows for two cleanings per year.
- Changing of rooftop garden areas to rock gardens would be handled on a case-by-case basis, assuming the 3/4 Vote Resolution regarding this issue is approved.
- The cost of disposing of large items left in the garbage room is charged back to the individual Owners involved.
- The budget does not allow for a financial audit. However, the Real Estate Services Audit is done annually on all accounts held by The Wynford Group.

A **MOTION** was made to add \$3,500 to the budget for an audit (Unit #1201). There was no seconder to the Motion.

- It was suggested that annual audits are not required; however, an audit every three years or so would be desirable.
- No significant source of revenue has yet been identified relating to the 2010 Olympics. Discussions are ongoing.
- It was suggested that a television be installed in the fitness room and a fob reader be installed on the fitness room door. This will be discussed at a future Council meeting.
- The heating system for the building's common areas was discussed.
- A question arose regarding the possibility of making the rooftop area into an area useable by Residents. This would require the installation of a 40" guard rail, at a cost of possibly \$50,000. There are also liability issues to be considered.
- Questions arose regarding the contract with DMS Mechanical. It was explained that DMS has a good working relationship with site staff. They have extensive knowledge of the building and have been involved with the building since its construction.

There being no further questions, the vote was called on the budget. **CARRIED UNANIMOUSLY.**

11. APPROVAL OF 3/4 VOTE RESOLUTIONS

APPROVAL OF 3/4 VOTE RESOLUTION #1

It was **MOVED / SECONDED** (#1204 / TH 4) to approve 3/4 Vote Resolution #1, as follows:

WHEREAS the Owners, Strata Plan BCS 1559, The Taylor, wish to approve an expenditure up to \$20,000 from the expected year-end surplus (year ending January 31st, 2009) for common area upgrades, and transfer any remaining year-end operating surplus to the Contingency Reserve Fund. Should there be a deficit at year-end, it would be funded from the Contingency Reserve Fund. Should there be a surplus of less than \$20,000, the Strata Council may utilize said funds for common area upgrades;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to approve an expenditure up to \$20,000 from year-end operating surplus monies (year ending January 31st, 2009) for the purpose of common area upgrades and to transfer any remaining year-end operating surplus to the Contingency Reserve Fund, as and when cash flow permits. Should there be an operating surplus of less than \$20,000, the Strata Council may utilize said funds for common area upgrades. Should there be an operating deficit, said deficit would be funded from the Contingency Reserve Fund. The Strata Council shall have the authority to proceed with any or all of the following upgrades within the described budget:

- A new security camera to be installed at the garage ramp to monitor incoming and outgoing vehicles. Two additional cameras installed at the 550 Taylor Street lobby entrance (one inside the lobby pointed towards the doors and one installed in the gym pointing outward for a full body image of persons entering at the intercom panel).
- The purchase of an extra television monitor so that camera views can be monitored separately.
- A glass canopy to be fabricated and installed on the exterior of the Townhouse entry doors at 35 Keefer Place. Presently there is a problem with water ingress and a lack of shelter from elements.
- A glass canopy to be fabricated and installed above the entry door to Stairwell #4 from the Courtyard level. Again, there is a problem with water ingress that spills down into the stairwell creating a slipping hazard.
- Additional up-lighting to the front entry at the garden bed to emphasize the landscaping and structure and down-lights to brighten the entry stairs.
- Bike cage to be built in the visitor parking garage in the south west corner incorporating two existing stalls. Two large bike racks for securing bicycles could be placed inside to accommodate up to thirty bikes.
- Enhancing the main lobby at 550 Taylor Street by changing the paint color from pale yellow to a warmer tone. Adding a few pieces of artwork – possibly black and white historic prints / photos of the local area, matted and framed.
- Two large potted tropical plants to the lounge area.
- Gym: Purchase high-density, rubber, interlocking floor mats to place over existing carpet and under the exercise equipment. Also, have an opening window installed to allow for more ventilation. This would be a limited opening pop-out style window at ceiling height.
- Enhancements to the Inner Courtyard Level: The children's play area – original structure to remain intact with the exception of the domed plastic roof. Incorporate wooden elements (red cedar) to the posts and the existing canopy and replace them with a pergola style roof. Add bench seating for adults and an addition of large urns for vines and plantings. Budgeting \$3,000 maximum.

- Possible installation of two or three raised planter beds for communal gardening for Residents on existing grassed area.

Notes to Resolution: At the time of preparation of this Resolution, the expected year-end surplus was \$35,573 (based on the November 2008 Financial Statements). As the fiscal year-end is January 31st, 2009, there will be expenses for December 2008 and January 2009 to take into account, the totals of which are not yet known. Accordingly, this Resolution contains language to provide the Strata Council with direction whether the year ends with a surplus or a deficit.

The floor was opened for questions. The following points were noted:

- Painting is required in a number of areas outside the townhouses. Site staff will be doing the required painting work, wherever possible.
- Council hopes to install a bike cage in the garage to prevent storage of bicycles on balconies and Residents bringing bicycles in and out of elevators, which causes damage.
- Blinds for the gym have been ordered.
- An Owner volunteered to donate art for the lobby. This will be discussed further at a future Council meeting.

There being no further questions, the vote was called on 3/4 Vote Resolution #1. **CARRIED UNANIMOUSLY.**

APPROVAL OF 3/4 VOTE RESOLUTION #2

It was **MOVED / SECONDED** (#907 / #2007) to approve 3/4 Vote Resolution #2, as follows:

WHEREAS the Owners, Strata Plan BCS 1559, The Taylor, wish to approve a new Bylaw allowing the installation of hot tubs on balconies;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to approve the addition of Bylaw #3 (13) of Division 1, to read as follows:

“Hot tubs are permitted on balconies. If the installation or use of the hot tub creates a level of noise that is disturbing to the neighbours, the Strata Council may order removal of the hot tub at the owner's expense.

Owners who install hot tubs are responsible to:

- a) ensure that their balcony is designed to handle the weight of the hot tub they have chosen, prior to installation, and that the hot tub will not create noise that could be offensive to other residents;*
- b) carry appropriate insurance to address any liability issues that might arise as a result of the installation or use of their hot tub;*
- c) rectify, at his / her own expense, any issues that arise for the building and / or its residents that relate directly or indirectly to the installation and / or use of the hot tub; and*
- d) advise future owners of their strata lot that they will be responsible for any and all issues relating to the hot tub and the cost of rectifying same.”*

The floor was opened for questions. The following points were noted:

- Noise from motors of hot tubs is a concern to Residents.
- Structural issues can be addressed by engineers.

- There are concerns regarding water damage potential and insurance issues.
- There has already been a noise complaint received by Council regarding the hot tub that had been installed on the 24th floor.
- There are other buildings with hot tubs on balconies.
- It may be possible to limit approvals for hot tubs to larger balconies.
- It was suggested the Resolution limit the number of hot tubs and / or the size of balconies for which hot tubs could be approved.
- Bylaw #4, subsection 1, was read out regarding use of patios and balconies.

It was **MOVED / SECONDED** (#1609 / #2401) to amend 3/4 Vote Resolution #2 to require that each application for permission to have a hot tub be handled on an individual basis by Council.

The floor was opened for questions on the proposed amendment. The following points were noted:

- If Council approved a hot tub for one Owner, this would be setting a precedent.
- Hot tubs cannot fit on all of the balconies.
- For most balconies, the hot tubs would violate sound Bylaws.

One Owner left the meeting, bringing the number of votes to 71.

There being no further questions, the vote was called on the amendment. **DEFEATED (9 in favour, 61 opposed, 1 abstention).**

The vote was then called on the Resolution as originally drafted. **DEFEATED (7 in favour, 60 opposed, 4 abstentions).**

APPROVAL OF 3/4 VOTE RESOLUTION #3

It was **MOVED / SECONDED** (#2007 / TH 252) to approve 3/4 Vote Resolution #3, as follows:

WHEREAS the Owners, Strata Plan BCS 1559, The Taylor, wish to revise Bylaw #3 (12) of Division 1 to prohibit smoking on limited common property as well as common property;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to approve the revision of Bylaw #3 (12) of Division 1, to read as follows:

“Smoking on common property or limited common property is strictly prohibited. Consumption of alcohol on common property is strictly prohibited. Cigarette butts and other refuse must not be thrown or dropped from balconies, and must not be allowed to blow off balconies.”

The floor was opened for questions. The following points were noted:

- Since this Resolution includes limited common property, it includes balconies.
- There have been numerous complaints regarding smoke from people smoking cigarettes on their balconies, particularly in the summer time.
- There is also an issue with people tossing cigarette butts from their balconies.

There being no further questions, the vote was called. **CARRIED (57 in favour, 10 opposed, 4 abstentions)**

APPROVAL OF 3/4 VOTE RESOLUTION #4

It was **MOVED / SECONDED** (#2004 / #1603) to approve 3/4 Vote Resolution #4, as follows:

WHEREAS the Owners, Strata Plan BCS 1559, The Taylor, wish to approve a new Bylaw regarding door hardware;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to approve the addition of Bylaw #5 (4) of Division 1, to read as follows:

"Door hardware must be the same colour and a similar style to the original door hardware."

There being no questions, the vote was called. **CARRIED UNANIMOUSLY.**

APPROVAL OF 3/4 VOTE RESOLUTION #5

It was **MOVED / SECONDED** (#1905 / TH 252) to approve 3/4 Vote Resolution #5, as follows:

WHEREAS the Owners, Strata Plan BCS 1559, The Taylor, wish to approve a new Bylaw regarding in-suite renovations;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to approve the addition of Bylaw #5 (5) of Division 1, to read as follows:

"In-suite renovations are permitted from 8:00 a.m. to 7:00 p.m. on weekdays and from 10:00 a.m. to 7:00 p.m. on Saturdays, Sundays, and statutory holidays."

The floor was opened for questions. The following points were noted:

- It was suggested that renovation times should end at 5:00 p.m. on weekends and statutory holidays, instead of 7:00 p.m. as noted in the Resolution.

It was **MOVED / SECONDED** (#1204 / #1609) to amend 3/4 Vote Resolution #5 to read as follows:

"In-suite renovations are permitted from 8:00 a.m. to 7:00 p.m. on weekdays and from 10:00 a.m. to 5:00 p.m. on Saturdays, Sundays and statutory holidays."

There being no questions, the vote was called on the amendment. **CARRIED (69 in favour, 2 opposed, 0 abstentions).**

The vote was then called on 3/4 Vote Resolution #5, as amended. **CARRIED (70 in favour, 0 opposed, 1 abstention).**

APPROVAL OF 3/4 VOTE RESOLUTION #6

It was **MOVED / SECONDED** (#1603 / #2007) to approve 3/4 Vote Resolution #6, as follows:

WHEREAS the Owners, Strata Plan BCS 1559, The Taylor, wish to approve a new Bylaw making annual in-suite fire equipment inspections mandatory;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to approve the addition of Bylaw #7 (4) of Division 1, to read as follows:

"Annual in-suite fire control equipment inspections are mandatory. If the owner or resident does not provide access to their unit for the annual inspection, the strata council shall have the authority to post a 48-hour notice on the door, then have a locksmith open the door for the fire inspection. All associated costs will be charged to the account of the owner."

The floor was opened for questions. The following points were noted:

- Owners / Residents who are not able to be home for the in-suite fire inspections can leave their keys with the Resident Manager or a neighbour.
- Sufficient notice should be provided so that Owners know when the inspection will be taking place.

It was **MOVED / SECONDED** (#1609 / #1603) to amend 3/4 Vote Resolution #6 to add the following sentence:

“Owners / Residents will be notified of the date of the annual fire inspection a minimum of 30 days in advance.”

The vote was then called on the amendment. **CARRIED (70 in favour, 1 opposed, 0 abstentions).**

The vote was then called on 3/4 Vote Resolution #6, as amended. **CARRIED UNANIMOUSLY.**

APPROVAL OF 3/4 VOTE RESOLUTION #7

It was **MOVED / SECONDED** (#907 / #2007) to approve 3/4 Vote Resolution #2, as follows:

WHEREAS the Owners, Strata Plan BCS 1559, The Taylor, wish to approve a change to the look of the rooftop garden areas;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to approve replacing the plants and soil on the rooftop garden areas with rocks and potted plants, upon request by affected Owners, or when membrane repairs are required in the planters. Approval of this Resolution presumes that the City of Vancouver’s green space requirements will not be violated.

Notes to Resolution: Replacing the soil and plants on the rooftop garden areas with rocks and potted plants is expected to improve the look of the planters, reduce the requirement for maintenance by the landscaping contractors and extend the life of the planter membranes.

The floor was opened for questions. The following points were noted:

- Approval of this Resolution does not require that Owners change their rooftop garden areas to rock gardens.
- In the long run, it is expected to be less expensive to install a rock garden than to continually maintain a regular garden.
- An Owner suggested he may be able to obtain donated rocks for this purpose.

The vote was then called on 3/4 Vote Resolution #7. **CARRIED (69 in favour, 0 opposed, 2 abstentions).**

APPROVAL OF 3/4 VOTE RESOLUTION #8

It was **MOVED / SECONDED** (#1905 / #611) to approve 3/4 Vote Resolution #8, as follows:

WHEREAS the Owners, Strata Plan BCS 1559, The Taylor, wish to revise Bylaw #7 (4) of Division 7 of the Strata Corporation Bylaws regarding the allowable times for moves in and out of the building;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to approve Bylaw #7 (4) of Division 7 be repealed and replaced with the following:

“Moves must be scheduled and completed between the hours of 8:00 a.m. and 5:00 p.m.”

The floor was opened for questions. The following points were noted:

- It would be beneficial to Owners to limit moves on weekends and statutory holidays to 10:00 a.m. to 2:00 p.m. It is not feasible to do this when a weekend or statutory holiday falls at the end of the month.

It was **MOVED / SECONDED** (1609 / #2401) to amend 3/4 Vote Resolution #8 to read as follows:

“Moves must be scheduled and completed between the hours of 8:00 a.m. and 5:00 p.m. on weekdays and between 10:00 a.m. and 2:00 p.m. on weekends and statutory holidays, unless the weekend or statutory holiday falls on the last day of the month.”

The vote was called on the proposed amendment. **CARRIED (68 in favour 2 opposed, 1 abstention).**

The vote was then called on 3/4 Vote Resolution #8, as amended. **CARRIED (67 in favour, 1 opposed, 3 abstentions).**

APPROVAL OF 3/4 VOTE RESOLUTION #9

It was **MOVED / SECONDED** (#1007 / TH 15) to approve 3/4 Vote Resolution #9, as follows:

WHEREAS the Owners, Strata Plan BCS 1559, The Taylor, wish to repeal Bylaw #7 (6) of Division 7 of the Strata Corporation Bylaws as it is not applicable to The Taylor building;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to approve Bylaw #7 (6) of Division 7 be repealed in its entirety, which currently reads:

“All moves shall be conducted through the door between the two buildings, except for townhomes which require the use of their patio doors. For smaller vehicles – use the P1 loading bay rather than the main entrance door.”

It was noted that this is a housekeeping Resolution to remove a sentence from the Bylaws that does not apply to The Taylor building.

There being no questions, the vote was called. **CARRIED UNANIMOUSLY.**

APPROVAL OF 3/4 VOTE RESOLUTION #10

It was **MOVED / SECONDED** (#2007 / TH 252) to approve 3/4 Vote Resolution #10, as follows:

WHEREAS the Owners, Strata Plan BCS 1559, The Taylor, wish to add to Bylaw #6 (4) of Division 7 of the Strata Corporation Bylaws;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to approve the following addition to the existing Bylaw #6 (4) of Division 7, to read as:

“Vehicles without road insurance must have a minimum of \$1,000,000 liability insurance in force to park on the common property. Storage of vehicles with current liability insurance coverage is permitted only in designated / assigned parking stalls. Proof of liability insurance must be posted in a visible place on the vehicle. Personal information should be blacked out.”

Notes to Resolution: Bylaw #6 (4) of Division 7, currently reads: *"An owner, tenant or occupant must use parking stalls only for parking of licensed and insured motor vehicles, trailers, motorcycles or bicycles, and not for the parking of any other type of vehicle or storage of any other item, unless otherwise approved in writing by the council."*

This Resolution proposes to add to this language to clarify the requirements for vehicles not insured for the road.

There being no questions, the vote was called. **CARRIED UNANIMOUSLY.**

APPROVAL OF 3/4 VOTE RESOLUTION #11

It was **MOVED / SECONDED** (#1905 / TH 252) to approve 3/4 Vote Resolution #11, as follows:

WHEREAS the Owners, Strata Plan BCS 1559, The Taylor, wish to add a sentence to Bylaw #3 (5) of Division 1 of the Strata Corporation Bylaws;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to approve the following addition to the existing Bylaw #3 (5) of Division 1, to read as:

"Pets may not be left unattended on patios or balconies."

The floor was opened for questions. The following points were noted:

- This Resolution might be better applied to dogs only and not to use the word "pets" which would include cats.
- There is an issue of humaneness and proper treatment of the pets, as well as problems with pets urinating and defecating on balconies, which runs down to balconies below.
- An Owner suggested that Residents should be allowed to leave pets unattended on balconies, as long as a door is left open allowing the pet free access in and out of the unit.

It was **MOVED / SECONDED** (#1609 / TH 15) to amend the Bylaw change in 3/4 Vote Resolution #11 to read, as follows:

"Pets may not be left unattended on patios or balconies unless a door is left open allowing the pet(s) free access in and out of the unit."

The vote was called on the proposed amendment. **CARRIED UNANIMOUSLY.**

The vote was then called on 3/4 Vote Resolution #11, as amended. **CARRIED UNANIMOUSLY.**

12. ELECTION OF COUNCIL

The following Owners were nominated or volunteered to stand for election of the 2009 Strata Council:

Brian Kiener	TH 252
Jennifer Thomas	#1905
Jordan Parente	#1603
Rachel Wyles	#2005
Hamid Asna	#2702
Scott Miller	#1609
Neil Xue	#1201

There being no further nominations, the above Owners were declared elected by acclamation.

13. **NEW BUSINESS**

There was no new business.

14. **MEETING TERMINATION**

There being no further business, the meeting was terminated at 9:32 p.m.

Immediately following the Annual General Meeting, a short Council meeting was held to elect officers and set a date for the next Council meeting.

Election of officers was held, resulting as follows:

President: Jordan Parente
Vice-President: Jennifer Thomas
Treasurer: Scott Miller

The next Council meeting was scheduled for **Tuesday, March 3rd, 2009.**

NOTE: PLEASE MAKE YOUR CHEQUES PAYABLE TO "STRATA PLAN BCS 1559" AND ENSURE THAT YOUR UNIT NUMBER IS CLEARLY MARKED ON THE FACE OF EACH OF YOUR CHEQUES.

Do you have a question regarding the payment of your account?
If so, please call 604-261-0285 and ask for the Accounts Receivable Department.

ATTENTION

Please keep these Minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either Minutes or Bylaws will be at the Owner's expense and not at the expense of the Strata Corporation.

THE WYNFORD GROUP OFFICE HOURS ARE MONDAY TO FRIDAY, 9:00 A.M. TO 5:00 P.M. FOR AFTER HOUR EMERGENCIES ONLY, PLEASE CALL 604-261-0285, THEN PRESS "1" TO BE CONNECTED TO THE ANSWERING SERVICE.

APPROVED _____
BY _____
COUNCIL: _____

DATE: _____