

**MINUTES
ANNUAL GENERAL MEETING
THE OWNERS STRATA PLAN BCS 879
SINCLAIR AT NEWPORT VILLAGE**

***Held on Monday, June 12, 2017
Within Inlet Theatre, 100 Newport Drive
Port Moody, BC***

The meeting was called to order at 7:03 p.m. by Mr. Trevor Newton, Council President.

FirstService Residential BC Ltd. was represented by Emil Filip, Strata Manager.

QUORUM STATUS

Subject to the Bylaws, a quorum for a general meeting is eligible voters holding 1/3 of the Strata Corporation's votes, present in person or by proxy. As the Strata Corporation currently consists of 136 eligible voters, 46 represents quorum in this instance. At the commencement of the meeting there were 55 eligible voters in attendance and 17 represented by proxy for a total of 72 votes represented. The quorum requirements had been achieved and the meeting proceeded. Later, 3 more voters joined the meeting for a total of 75 eligible voters.

PROOF OF NOTICE

It was noted that the Notice of Meeting, dated May 23, 2017, complied with the notice requirements of the *Strata Property Act* and that the most recently approved financial statements had been received.

APPROVAL OF AGENDA

It was moved and seconded to approve the Agenda with some minor formatting amendments. **CARRIED.**

APPROVAL OF GENERAL MEETING MINUTES

It was moved and seconded to approve the Minutes of the Annual General Meeting held June 13, 2016 as previously circulated. **CARRIED.**

PRESIDENT'S REPORT

Mr. Trevor Newton delivered the annual President Report. The Report was accepted as presented. The Council President acknowledged and thanked the entire Council for all their hard work, and specifically thanked Ms. Jean Donaldson for her contribution as the Strata's esteemed Landscaper.

INSURANCE REPORT

At this point in the meeting, the Chairperson took the opportunity to advise those in attendance of the following information regarding strata lot ownership and other matters concerning the Strata Corporation.

Strata Corporation Insurance

Please refer to the Insurance Summary included with your Notice of Meeting, which outlines the insured perils, the limits of coverage and the applicable deductibles. Please note the water damage deductible for the Strata Corporation is \$15,000.

Section 149 of the *Strata Property Act* requires the Strata Corporation to have adequate full replacement value insurance for the common property, common assets, buildings shown on the Strata Plan and fixtures built or installed on a strata lot. Your Strata Corporation's insurance policy is currently held with BFL Canada and is insured for a replacement value of \$54,000,000.00 based on information received from the Appraisal.

The Chairperson reminded all Owners to obtain their own insurance coverage for **personal property contents** as well as **third party liability coverage**. Individual homeowner or Tenant insurance coverage is strongly recommended. Owners should also obtain additional coverage if they make any major improvements within their strata lots, such as upgrading of appliances, fixtures, floor coverings, hardwood floors, etc. (subject to approval as outlined in the Strata Corporation Bylaws). **Displacement coverage** would also assist Owners or Tenants who would have to move out of their suites during a major loss, and **loss of rental coverage** is recommended for those individuals who rent out their units for investment purposes.

Non-resident Owners should be sure that their Tenants clearly understand that in the event of a fire, flood or some other incident, if a resident's possessions are damaged, that resident must make a claim for compensation to his/her own insurance. Personal belongings are NOT covered by the building insurance policy.

Strata Corporation Insurance Coverage

The Strata Corporation's policy typically "insures against all risks of direct physical loss or damage to the property insured", subject to exclusions and applicable deductible.

Insured property is the building as it was delivered by the developer at the time of completion of construction. Insured property includes the fixed structure, permanently installed original fittings and fixtures, mechanical equipment and machinery, fire suppression systems and common assets.

The Strata Corporation's policy notably does NOT provide coverage for loss or damage to:

- Strata lot Owner's and/or Tenant's personal property,
- Strata lot Owner's betterments and/or improvements to strata lot,
- Strata lot Owner's and/or Tenant's additional living expenses,
- Strata lot Owner's rental income loss.

Strata Lot Owner and/or Tenant Insurance Coverage Recommendation

It is recommended that all strata lot Owners and/or Tenants acquire the applicable coverage:

- Personal property, such as furniture, clothing and similar personal property in the strata lot or designated storage space in the building, subject to a deductible.
- Strata lot betterments and/or improvements completed at a strata lot Owner's expense, such as upgraded flooring, millwork, fixtures, etc.
- Additional living expenses incurred by a resident as a result of the insured premises being uninhabitable as a direct result of an insured loss or damage.
- Loss of rental income incurred by a strata lot Owner as a result of the insured premises being uninhabitable by the tenant as a result of an insured loss or damage.
- Strata Corporation's deductible chargeback (e.g. water, fire) incurred in the event of a claim that originated from within an Owner's strata lot.

****Example****

In a rental situation there are three separate parties therefore there should be three separate insurance policies (Strata Corporation Policy, Owner's Policy and Tenant's Policy).

LOBBY RENEWAL PRESENTATION

Mr. John Arnold, the Treasurer, delivered a very detailed presentation on all the research, planning, and budgeting work involved over the past fiscal year in this project. It was suggested that funding be secured from the Contingency Reserve Fund. There were questions from the floor regarding the project, then the meeting continued.

BUDGET APPROVAL

Mr. John Arnold, the Treasurer, provided a detailed report on the financial condition of the Strata Corporation, and explained the reasons for the changes in the proposed budget and the small increase in the strata fees.

It was then moved and seconded to bring the proposed operating budget(s) to the floor for discussion.

After some discussion, the vote was called. The results were as follows:

70 IN FAVOUR, 5 OPPOSED, 0 ABSTAINED. **CARRIED.**

Owners please note: Strata fees have increased, retroactive to June 1, 2017.

PAYMENT OPTIONS (MONTHLY STRATA FEES ONLY):

1. **Owners Currently On Pre-Authorized Payment (PAD):** There is no action required from these Owners as any new strata fees and/or retroactive fees adjustments (if any) will be automatically adjusted.
2. **Owners Who Pay By Post-Dated Cheques:** Please send in 12 post-dated cheques payable to Strata Plan BCS 879, as well as any retroactive payment if necessary, as per the attached fee schedule.

3. **Owners Who Pay By E-Banking:** Owners will have to re-submit the strata fee amount for future months, as well as any retroactive payment if necessary, as per the attached fee schedule.

The new strata fees become effective June 1st 2017, please ensure you have made any necessary changes. If you have any questions regarding your account, please contact the Accounts Receivable Department at 604.684.5329.

**CONSIDERATION OF 3/4 VOTE RESOLUTION "A"
BYLAW AMENDMENT
INSURANCE AND INDEMNITY**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "A" reads as follows:

WHEREAS The Owners, Strata Plan BCS 879, Sinclair, pursuant to Division 2 of Part 7 of the *Strata Property Act*, S.B.C. 1998, may amend the Bylaws of their Strata Corporation;

AND WHEREAS The Owners, Strata Plan BCS 879, Sinclair, wish to amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a 3/4 vote of the Owners, Strata BCS 879, Sinclair, in person or by proxy at this General Meeting, that Bylaws 39.3, 39.4, 39.5 and 39.6 be added to the existing Strata Corporation Bylaws to read as follows:

Insurance and indemnity

- 39.3 An owner is deemed to be responsible for any loss of damage caused to the common property, limited common property, common assets or to any strata lot, and/or personal injury or death, where the cause of such loss or damage originated within the owner's strata lot and the loss or damage is not covered and paid by any insurance policy.
- 39.4 An owner is also deemed to be responsible for any loss or damage to the common property, limited common property, common assets or to any strata lot, and/or personal injury or death, where the cause of such loss or damage is the result of an act, omission, negligence or carelessness of the owner, and/or owner's tenants, co-occupants, family members, employees, agents, contractors, guests or invitees and the loss or damage is not covered and paid by any insurance policy.
- 39.5 If any loss or damage deemed to be the responsibility of an owner under bylaw 39.3 and/or 39.4 results in a claim against any insurance policy held by the Strata Corporation, that owner shall save harmless and indemnify, and is strictly liable to reimburse the Strata Corporation for the full amount of any insurance deductible, any portion of insurance coverage declined and/or any amount by which the loss or damage exceeds the insurance coverage.
- 39.6 If any loss or damage deemed to be the responsibility of an owner under bylaw 39.3 and/or 39.4 does not exceed the insurance deductible for an insurance policy held by the Strata Corporation, that owner is strictly liable and shall fully indemnify and save harmless the Strata Corporation and any owners affected by the loss or damage.

By adding Bylaws under Section 39, all Bylaws are hereby re-numbered sequentially.

After some discussion, the vote was called. The results were as follows:

72 IN FAVOUR, 3 OPPOSED, 0 ABSTAINED. **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "B"
WAIVER OF DEPRECIATION REPORT**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "B" reads as follows:

WHEREAS The Owners, Strata Plan BCS 879, Sinclair, wish to waive the requirement for a Depreciation Report otherwise required under Section 94 of the *Strata Property Act* for one year;

BE IT RESOLVED by a 3/4 vote resolution of The Owners, Strata Plan BCS 879, Sinclair, in person or by proxy at this General Meeting that, in accordance with Section 94(3) (a) of the *Strata Property Act* the requirement to obtain a Depreciation Report is hereby waived until the next Annual General Meeting.

After some discussion, the vote was called. The results were as follows:

74 IN FAVOUR, 1 OPPOSED, 0 ABSTAINED. **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "C"
DEPRECIATION REPORT
(IN CASE RESOLUTION "B" FAILS)**

Since Resolution "B" was carried, there was no further need to vote on Resolution "C".

**CONSIDERATION OF 3/4 VOTE RESOLUTION "D"
APPROVAL OF C.R.F. FUNDING
FOR PROJECT TO UPGRADE THE LOBBY (\$265,000)**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "D" reads as follows:

BE IT RESOLVED by a 3/4 vote that the Owners, Strata Plan BCS 879, in person or by proxy at this General Meeting, hereby approve the interior upgrades work presented for the Lobby and related areas at a total estimated cost of up to \$265,000 (including a 15% contingency reserve). The entire project will be funded from the Contingency Reserve Fund.

After lengthy discussion, the vote was called. The results were as follows:

33 IN FAVOUR, 40 OPPOSED, 2 ABSTAINED. **DEFEATED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "E"
BYLAW AMENDMENT - RENTALS**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "E" reads as follows:

WHEREAS The Owners, Strata Plan BCS 879, Sinclair, pursuant to Division 2 of Part 7 of the *Strata Property Act*, S.B.C. 1998, may amend the Bylaws of their Strata Corporation;

AND WHEREAS The Owners, Strata Plan BCS 879, Sinclair, wish to amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a 3/4 vote of the Owners, Strata BCS 879, Sinclair, in person or by proxy at this General Meeting, that Bylaw 50.3 be added to the existing Strata Corporation Bylaws to read as follows:

50.3 Airbnb Short Term Accommodations.

An owner, tenant or occupant must not rent less than all of a strata lot. A strata lot must not be used for short-term accommodation purposes, such as a bed-and-breakfast, lodging house, hotel, home exchange, motel, time share or vacation rental. Without limiting the generality of the foregoing, a resident must not grant a license for the use of all or part of a strata lot. For the purpose of this bylaw, "short term accommodation" means less than six (6) months.

After some discussion, the vote was called. The results were as follows:

74 IN FAVOUR, 1 OPPOSED, 0 ABSTAINED. **CARRIED.**

ELECTION OF COUNCIL

Under the current Bylaws, Council members serve for a two-year term. Unless otherwise specified, those persons elected to the Council at this meeting will hold office until the Annual General Meeting in 2019.

Cliff Matthews, Anthony Neville and Ted Slinger were nominated for a two-year term. Their term will expire in June 2019.

The term of the other continuing Council members will expire at the Annual General Meeting of 2018.

The Strata Council for 2017-2018 consists of the following members:

- Trevor Newton
- Petra Kintzinger
- Ted Slinger
- Tony Neville
- John Arnold
- Cliff Matthews
- Soheil Sabet

GENERAL DISCUSSION

A number of items were raised for discussion by the Owners, such as:

- Noise in Gym – Council to continue monitoring and addressing any report as needed;
- Power washing – Scrubbing was suggested instead of pressure washing for the parkade, but it was noted that scrubbing is less efficient;

- Security – since the building has entered the cable contract with Telus, Owners can no longer see the security camera at the enterphone; unfortunately, since this is a technical issue with Telus, the only way to correct this matter would be to return to Shaw Cable; Council will be looking into this issue and report back;
- Pet size – following a question from an Owner, Council confirmed there were no size restrictions for dogs;
- Garbage room – a hand sanitizer and paper towel dispenser were requested and will be installed shortly.

In the end, Owners thank Council for their efforts and offered a round of applause to the Council members.

TERMINATION OF MEETING

There being no further business, it was moved to terminate the meeting at 9:27 p.m. **CARRIED.**

FirstService Residential BC Ltd.



Emil Filip
Strata Manager
Per the Owners
Strata Plan BCS 879

EF/kw

Email: emil.filip@fsresidential.com
Direct Line: 604.689.6937
General: 604.683.8900 (24 hours emergencies)
Customer Care Centre: 1.855.273.1967 (24 hours non-emergency)

www.fsresidential.com

Please keep a copy of these minutes for future reference, which will be required at the time of sale. A charge, as per the *Strata Property Act*, will be assessed for replacement copies.

FSRConnect™

FirstService Residential provides a complimentary website for each of its strata clients. The website gives residents and owners secured log-in and access to:

- ✓ *Account balance & history*
- ✓ *Meeting minutes*
- ✓ *Building notices & announcements*
- ✓ *Other strata documents such as engineering report, depreciation report, homeowner's manual, etc.*
- ✓ *Owner's profile update*
- ✓ *Bylaws and rules*
- ✓ *Insurance summary of coverage*
- ✓ *Event calendars*

It also allows your Strata Manager to send you emergency alerts via the contact numbers as indicated in your registered profile.

To sign up, please visit the following site to complete the **FSRConnect** Registration form:

<https://www.fsresidential.com/british-columbia/homeowners/forms/fsrconnect-information-collection-form>

FIRSTSERVICE OFFERS CONVENIENCE!

1. *Pre-Authorized Debit Payment (PAD)*

For Owners who wish to enroll in our PAD for the 1st time, a copy of our PAD Agreement can be downloaded from our website at www.fsresidential.com under the "Forms" section.

2. *Online/Telephone Banking*

FirstService offers convenience! Our office has established electronic banking relationships with the major chartered banks and all participating credit unions in BC (i.e. Vancity, Coast Capital Savings, etc.) to make it easier for you to remit your Strata fees, special levies, etc.

I'M INTERESTED, HOW DO I DO THIS?

1. Go to bill payment option and set up "**FirstService Residential (Strata)**" as a vendor.
2. You will be required to provide your FirstService personally assigned unique reference number (without dashes or spaces). This number can be found in your FirstService correspondence.
3. Enter your payment amount and payment date. You should also be able to set this up as a recurring payment every month.

WHEN SHOULD I MAKE MY PAYMENTS?

It takes 1 to 3 business days for us to receive your payment depending on your financial institution. Please note it is the customer's responsibility to ensure that payments are received by FirstService Residential by the due date to avoid any late payment fines.

BCS879-SINCLAIR@NEWPORTVILLAGE

Approved Budget

Jun 01, 2017 to May 31, 2018

INCOME

FEES

Operating Fund Contribution	568,995
Contingency Fund Contribution	28,450

TOTAL FEES 597,445

Interest Income	300
Key	500
Move In / Move Out Fee	1,000
Parking	1,500
Prior Year Surplus / (Deficit)	15,000

TOTAL INCOME 615,745

EXPENSES

OPERATING EXPENSES

Administration	7,000
Alarm Monitoring	4,000
Building Envelope Investigation / Maintenance	26,000
Caretaker Wages & Benefits	50,000
Carpet Cleaning	2,000
Cleaning and Janitorial Supplies	1,800
Electricity	65,000
Elevator Maintenance	25,600
Garbage Removal	13,000
Gas	74,000
Insurance	85,000
Insurance Deductible	15,000
Legal Fees	2,000
Landscape - Maintenance	42,000
Management Fees	35,600
Recreation Facilities / Amenity - Furniture / Equipment	5,000
Repair and Maintenance	135,000
Telephone and Pager	2,900

TOTAL OPERATING EXPENSES 590,900

Reserve - Contingency Fund	28,450
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TOTAL EXPENSES 619,350

CURRENT YEAR SURPLUS / (DEFICIT) (3,605)

Operating Surplus (Deficit) Balance Forward	3,605
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ENDING OPERATING SURPLUS / (DEFICIT) 0

BCS879-SINCLAIR@NEWPORTVILLAGE

Approved Strata Fee Schedule

Jun 01, 2017 to May 31, 2018

<u>Strata Lot #</u>	<u>Unit Address</u>	<u>Unit Entitlement</u>	<u>Monthly Strata Fees</u>
1	#101 - 235 Guildford Way	115	\$406.56
2	#102 - 235 Guildford Way	87	307.57
3	#201 - 235 Guildford Way	116	410.09
4	#202 - 235 Guildford Way	89	314.64
5	#203 - 235 Guildford Way	100	353.53
6	#204 - 235 Guildford Way	81	286.36
7	#205 - 235 Guildford Way	100	353.53
8	#206 - 235 Guildford Way	89	314.64
9	#207 - 235 Guildford Way	116	410.09
10	#301 - 235 Guildford Way	116	410.09
11	#302 - 235 Guildford Way	89	314.64
12	#303 - 235 Guildford Way	100	353.53
13	#304 - 235 Guildford Way	82	289.89
14	#305 - 235 Guildford Way	100	353.53
15	#306 - 235 Guildford Way	89	314.64
16	#307 - 235 Guildford Way	116	410.09
17	#401 - 235 Guildford Way	116	410.09
18	#402 - 235 Guildford Way	89	314.64
19	#403 - 235 Guildford Way	100	353.53
20	#404 - 235 Guildford Way	82	289.89
21	#405 - 235 Guildford Way	100	353.53
22	#406 - 235 Guildford Way	89	314.64
23	#407 - 235 Guildford Way	116	410.09
24	#501 - 235 Guildford Way	116	410.09
25	#502 - 235 Guildford Way	89	314.64
26	#503 - 235 Guildford Way	100	353.53
27	#504 - 235 Guildford Way	82	289.89
28	#505 - 235 Guildford Way	100	353.53
29	#506 - 235 Guildford Way	89	314.64
30	#507 - 235 Guildford Way	116	410.09
31	#601 - 235 Guildford Way	116	410.09
32	#602 - 235 Guildford Way	89	314.64
33	#603 - 235 Guildford Way	102	360.60
34	#604 - 235 Guildford Way	82	289.89
35	#605 - 235 Guildford Way	102	360.60
36	#606 - 235 Guildford Way	89	314.64
37	#607 - 235 Guildford Way	116	410.09
38	#701 - 235 Guildford Way	116	410.09
39	#702 - 235 Guildford Way	89	314.64
40	#703 - 235 Guildford Way	102	360.60
41	#704 - 235 Guildford Way	82	289.89
42	#705 - 235 Guildford Way	103	364.13
43	#706 - 235 Guildford Way	89	314.64
44	#707 - 235 Guildford Way	116	410.09
45	#801 - 235 Guildford Way	116	410.09
46	#802 - 235 Guildford Way	89	314.64
47	#803 - 235 Guildford Way	102	360.60
48	#804 - 235 Guildford Way	81	286.36
49	#805 - 235 Guildford Way	103	364.13

BCS879-SINCLAIR@NEWPORTVILLAGE

Approved Strata Fee Schedule

Jun 01, 2017 to May 31, 2018

<u>Strata Lot #</u>	<u>Unit Address</u>	<u>Unit Entitlement</u>	<u>Monthly Strata Fees</u>
50	#806 - 235 Guildford Way	\$89.00	\$314.64
51	#807 - 235 Guildford Way	116	410.09
52	#901 - 235 Guildford Way	116	410.09
53	#902 - 235 Guildford Way	89	314.64
54	#903 - 235 Guildford Way	102	360.60
55	#904 - 235 Guildford Way	81	286.36
56	#905 - 235 Guildford Way	103	364.13
57	#906 - 235 Guildford Way	89	314.64
58	#907 - 235 Guildford Way	116	410.09
59	#1001 - 235 Guildford Way	116	410.09
60	#1002 - 235 Guildford Way	89	314.64
61	#1003 - 235 Guildford Way	102	360.60
62	#1004 - 235 Guildford Way	81	286.36
63	#1005 - 235 Guildford Way	103	364.13
64	#1006 - 235 Guildford Way	89	314.64
65	#1007 - 235 Guildford Way	116	410.09
66	#1101 - 235 Guildford Way	116	410.09
67	#1102 - 235 Guildford Way	89	314.64
68	#1103 - 235 Guildford Way	102	360.60
69	#1104 - 235 Guildford Way	81	286.36
70	#1105 - 235 Guildford Way	103	364.13
71	#1106 - 235 Guildford Way	89	314.64
72	#1107 - 235 Guildford Way	116	410.09
73	#1201 - 235 Guildford Way	116	410.09
74	#1202 - 235 Guildford Way	89	314.64
75	#1203 - 235 Guildford Way	102	360.60
76	#1204 - 235 Guildford Way	81	286.36
77	#1205 - 235 Guildford Way	102	360.60
78	#1206 - 235 Guildford Way	89	314.64
79	#1207 - 235 Guildford Way	116	410.09
80	#1301 - 235 Guildford Way	116	410.09
81	#1302 - 235 Guildford Way	89	314.64
82	#1303 - 235 Guildford Way	102	360.60
83	#1304 - 235 Guildford Way	81	286.36
84	#1305 - 235 Guildford Way	102	360.60
85	#1306 - 235 Guildford Way	89	314.64
86	#1307 - 235 Guildford Way	116	410.09
87	#1401 - 235 Guildford Way	116	410.09
88	#1402 - 235 Guildford Way	89	314.64
89	#1403 - 235 Guildford Way	102	360.60
90	#1404 - 235 Guildford Way	81	286.36
91	#1405 - 235 Guildford Way	103	364.13
92	#1406 - 235 Guildford Way	89	314.64
93	#1407 - 235 Guildford Way	116	410.09
94	#1501 - 235 Guildford Way	116	410.09
95	#1502 - 235 Guildford Way	89	314.64
96	#1503 - 235 Guildford Way	102	360.60
97	#1504 - 235 Guildford Way	81	286.36
98	#1505 - 235 Guildford Way	103	364.13
99	#1506 - 235 Guildford Way	89	314.64

BCS879-SINCLAIR@NEWPORTVILLAGE

Approved Strata Fee Schedule

Jun 01, 2017 to May 31, 2018

<u>Strata Lot #</u>	<u>Unit Address</u>	<u>Unit Entitlement</u>	<u>Monthly Strata Fees</u>
100	#1507 - 235 Guildford Way	\$116.00	\$410.09
101	#1601 - 235 Guildford Way	116	410.09
102	#1602 - 235 Guildford Way	89	314.64
103	#1603 - 235 Guildford Way	102	360.60
104	#1604 - 235 Guildford Way	81	286.36
105	#1605 - 235 Guildford Way	102	360.60
106	#1606 - 235 Guildford Way	89	314.64
107	#1607 - 235 Guildford Way	116	410.09
108	#1701 - 235 Guildford Way	116	410.09
109	#1702 - 235 Guildford Way	89	314.64
110	#1703 - 235 Guildford Way	102	360.60
111	#1704 - 235 Guildford Way	82	289.89
112	#1705 - 235 Guildford Way	102	360.60
113	#1706 - 235 Guildford Way	89	314.64
114	#1707 - 235 Guildford Way	116	410.09
115	#1801 - 235 Guildford Way	116	410.09
116	#1802 - 235 Guildford Way	89	314.64
117	#1803 - 235 Guildford Way	102	360.60
118	#1804 - 235 Guildford Way	81	286.36
119	#1805 - 235 Guildford Way	103	364.13
120	#1806 - 235 Guildford Way	89	314.64
121	#1807 - 235 Guildford Way	116	410.09
122	#1901 - 235 Guildford Way	116	410.09
123	#1902 - 235 Guildford Way	89	314.64
124	#1903 - 235 Guildford Way	102	360.60
125	#1904 - 235 Guildford Way	81	286.36
126	#1905 - 235 Guildford Way	103	364.13
127	#1906 - 235 Guildford Way	89	314.64
128	#1907 - 235 Guildford Way	116	410.09
129	#2001 - 235 Guildford Way	170	600.99
130	#2002 - 235 Guildford Way	144	509.08
131	#2003 - 235 Guildford Way	144	509.08
132	#2101 - 235 Guildford Way	171	604.53
133	#2102 - 235 Guildford Way	143	505.54
134	#2103 - 235 Guildford Way	143	505.54
135	#2201 - 235 Guildford Way	171	604.53
136	#2202 - 235 Guildford Way	143	505.54
137	#2203 - 235 Guildford Way	143	505.54

Total =

14,083

\$49,787.25

Total Annual Strata Fees (X 12 months) =

\$597,447.00

Note:

The monthly strata fee includes a 5.00% contribution to the Contingency Reserve Fund.