To Lemmy Glagan

from M Glo

Martello Property Services Inc.

# MINUTES OF THE ANNUAL GENERAL MEETING
# STRATA CORPORATION BCS 1399
# THE BENTLEY

**HELD:** Monday, October 30, 2006 at 7:30 PM
Best Western Chateau Granville, 1100 Granville Street, Vancouver, BC

**PRESENT:** Owners of Strata Corporation BCS 1399 as per the registration sheet
Don Dingman, –Martello Property Services Inc.
Steve Maddess – Martello Property Services
Linnea Bell - Martello Property Services Inc.

**CALL TO ORDER AND INTRODUCTION:**

Meeting was called to order at 7:35 pm by acting Council President, Chris Nicholson.

Mr. Nicholson then introduced the other members of Strata Council and representatives from Martello Property Services, and welcomed all Owners to the second Annual General Meeting of Strata Corporation BCS – 1399 The Bentley.

**REGISTRATION AND CERTIFICATION OF PROXIES AND ISSUING OF VOTING AND BALLOT CARDS:**

Don Dingman of Martello Property Services Inc. confirmed that fifty-one (51) Owners were present either in person or represented by proxy, which constituted the meeting quorum and the meeting could proceed. It was also confirmed that all Owners who were eligible to vote had been issued voting and ballot cards at the registration desk.

**FILING PROOF OF NOTICE OF MEETING MAILED OCTOBER 12th, 2006:**
**- ERRORS AND OMISSIONS**

It was noted that there was an error in the Proposed Operating Budget regarding janitorial supplies. Amount should read $1920.

It was moved, seconded and **CARRIED UNANIMOUSLY** to approve filing proof of Notice of Meeting mailed October 12th, 2006 as amended.

**ADOPTION OF MINTUES OF OCTOBER 12TH, 2005 ANNUAL GENERAL MEETING:**

It was moved, seconded with one abstention, to adopt the minutes of the October 12th, 2005 Annual General Meeting as previously mailed to all Owners.

**APPROVAL OF ANNUAL OPERATING BUDGET FOR FISCAL YEAR NOVEMBER 1, 2006 – OCTOBER 31, 2007:**
It was moved, seconded to approve the proposed Operating Budget as presented. Floor was then opened for discussion and amendments. It was noted that there was a typographical error in the Janitorial Supplies. The amount should read $1920 instead of $19,200. It was moved, seconded to amend the janitorial supplies budget amount to $1920. There was a general discussion regarding the proposed Operating Budget, and a particularly lengthy discussion regarding security. Following discussion, it was moved, seconded and **CARRIED UNANIMOUSLY** to approve part-time security in the new budget, in the amount of $30,000. There being no further discussion, it was moved, seconded and **CARRIED** with one abstention to approve the Annual Operating Budget for the fiscal period November 1, 2006 to October 31, 2007 as amended. A copy of the revised Operating Budget and maintenance fees is attached.

**MAINTENANCE FEES (copy of Maintenance Fee Schedule attached):**

**Owners were reminded that maintenance fees are payable on the first day of each month. New maintenance fees commence November 1, 2006.**

Owners were advised they have either one of two (2) options in payment of maintenance fees:

**POST DATED CHEQUES - MAINTENANCE FEE PAYMENTS**

Owners may submit 12 (twelve) post-dated cheques for the maintenance fees up to October 31, 2007, made payable to Strata Corporation BCS 1399 – The Bentley, and forwarded to the offices of Martello Property Services Inc. at Suite 200 -808 West Hastings Street, Vancouver, BC V6C 2X4.

**PRE-AUTHORIZED DEBIT OF MAINTENANCE FEES**

**PLEASE NOTE IF YOU ARE ALREADY ON THE AUTOMATIC WITHDRAWAL SYSTEM YOU WILL NOT NEED TO RESUBMIT ANOTHER PRE-AUTHORIZATION FORM.**

***Please note if you are not already on the automatic withdrawal system and wish to use the automatic withdrawal system, you will need to contact Linnea Bell, Strata Administrator at Martello Property Services Inc. (604-681-6544) prior to November 15, 2006 in order to be set up for the December 1, 2006 debit.***

**Please note:**
**Those owners not already on the automatic withdrawal system wishing to take advantage of the automatic withdrawal system will need to forward a cheque for November's maintenance fees as the automatic withdrawal will not take effect until DECEMBER 1, 2006.**

**RATIFYING OF PARKING RULES:**

Council noted that the parking rules contained in the notice of meeting needed to be revised to reflect the recently adopted parking rules. Following discussion, it was moved, seconded and **CARRIED UNANIMOUSLY** to adopt the current revised parking rules.

**RATIFYING OF COMMON AREA AMENITIES ROOMS AND JACUZZI SPA RULES:**

It was moved, seconded and **CARRIED UNANIMOUSLY** to ratify the Common Area amenities rooms and Jacuzzi spa rules as contained in the notice of meeting.

**VOTING ON BYLAW RESOLUTIONS:**

1. Rescinding of Bylaws 31 and 32.
   It was moved, seconded and **CARRIED** with one abstention to rescind Bylaws 31 and 32.

2. Amending of Bylaw 33
   It was moved, seconded and **CARRIED UNANIMOUSLY** to adopt amendment to Bylaw 33 as presented.

3. Voting to Adopt Rental Restriction Bylaws 42 (1) through 42(7)
   It was moved, seconded to adopt rental restriction Bylaws 42(1) through 42(7) as presented.The floor was then opened for discussion. It was noted that Owners who had originally purchased were exempt from the rental restriction Bylaws until such time as the Strata Lot is sold. The new Owner would then be subject to any rental restriction Bylaw that has passed. There was a lengthy discussion of the pros and cons regarding the rental restriction Bylaws. Question was then called on the motion, and a vote requested by Meeting Chair, with eight (8) Owners in favour, fourty-two (42) against and two (2) abstentions, with the motion being **DEFEATED**.

4. Voting to Adopt Bylaw 27(8)
   It was moved, seconded to adopt Bylaw 27(8) as presented. The floor was then opened for discussion. Several Owners noted concerns regarding lowering of the quorum requirements. There being no further discussion, question was called and a vote requested by Meeting Chair, with eleven (11) Owners in

favour, fourty-one (41) against and one (1) abstention, with the motion to adopt Bylaw 27(8) as presented being **DEFEATED.**

**RATIFYING OF MANAGEMENT CONTRACT:**

It was moved, seconded to ratify a management contract with Martello Property Services. Floor was then opened for discussion. Council noted that they had circulated a memo to all Owners regarding this matter, and following discussion, a vote was requested on motion, with six (6) Owners in favour, fourty-four (44) opposed and three (3) abstentions, with the motion being **DEFEATED**.

**Owners were advised by Martello Property Services that their contract would end four weeks from the date of the meeting, effective November 30th, 2006. Owners were also advised that their automatic withdrawal authorization forms would be automatically cancelled effective November 30th.**

**REVIEW OF INSURANCE COVERAGES:**

Don Dingman of Martello Property Services Inc. reviewed the various current insurance coverages of the Strata Corporation noting that the Strata Corporation's insurance has earthquake, water, sewer back-up, flood, glass breakage, officers and directors errors and omissions, as well as liability coverages.

**OWNERS WERE ADVISED THAT THE STRATA CORPORATION INSURANCE POLICY DOES NOT COVER THE OWNERS' PERSONAL BELONGINGS OR NON-FIXED APPLIANCES (i.e. free standing ranges, washers and dryers, refrigerators, microwaves, etc.). IT WAS ALSO NOTED THAT IF OWNERS UNDERTAKE ANY BETTERMENTS OR IMPROVEMENTS TO THEIR STRATA LOTS THE ARE REQUIRED TO FIRST OBTAIN PERMISSION FROM THE STRATA COUNCIL AND ENSURE THAT THE BETTERMENTS AND IMPROVEMENTS ARE COVERED UNDER THEIR INDIVIDUAL INSURANCE POLICY.**

**ELECTION OF STRATA COUNCIL:**

Owners were advised that in accordance with the requirements of the Strata Property Act, the existing Council must resign; however, they were eligible for re-election, The floor was then open for nominations and volunteers for Strata Council. The following Owners were nominated or volunteered to serve on Council:

| | | |
|---|---|---|
| Colin McBride #1205 | Connie Goy #307 | Maryam Nasary #1508 |
| Nadia Carvalho #1701 | Todd Lingle #1103 | Mr.Norland #803 |
| June Wyse #902 | | |

There being no further nominations, it was moved, seconded and **CARRIED UNANIMOUSLY** to close nominations for Strata Council. The above owners were then **declared elected** as the new Strata Council for the upcoming year.

**NEW BUSINESS:**

It was noted that there was no new business brought forward at this time.

**CONCLUSION:**

There being no further business, it was moved to conclude the meeting at 10:00 pm on motion from Chris Nicholson.

Don Dingman, Property Manager
**Martello Property Services Inc.**

# STRATA CORPORATION BCS-1399 THE BENTLEY
## APPROVED OPERATING BUDGET
## NOVEMBER 1, 2006 - OCTOBER 31, 2007

| | Aug 31/06 | Estimate Year October 31/06 | Current Budget | Approved Budget |
|---|---|---|---|---|
| **Revenue:** | | | | |
| Strata Fees | $ 291,900.00 | $ 349,801.10 | $ 349,801.10 | $ 439,978.00 |
| Fines & Keys | $ 874.00 | $ 700.00 | $ - | $ - |
| Miscellaneous | $ 5,460.00 | $ 7,500.00 | $ - | $ - |
| Interest | $ 940.00 | $ 360.00 | $ - | $ - |
| Direct Recovery | $ 855.00 | $ 1,533.00 | $ - | $ - |
| Caretaker Suite | $ 2,733.00 | $ 3,237.00 | $ - | $ - |
| Funding from Developer | $ 1,998.00 | $ 5,326.00 | $ - | $ - |
| **Total Revenue** | $ 304,361.00 | $ 368,457.10 | $ 349,801.10 | $ 439,978.00 |
| | | | | |
| **Disbursements:** | | | | |
| Alarm Monitoring | $ 1,290.00 | $ 2,396.00 | $ 2,400.00 | $ 2,400.00 |
| Building Envelope Maintenance | $ - | | | |
| - Touchup Painting & Caulking | $ - | $ 1,200.00 | $ 1,200.00 | $ 1,200.00 |
| - Building Inspection Report | $ - | $ 4,000.00 | $ 3,000.00 | $ 3,000.00 |
| - Roof & Balcony Maintenance | $ - | $ 480.00 | $ 1,600.00 | $ 1,600.00 |
| Insurance Deductible | $ 1,000.00 | $ 1,000.00 | $ - | |
| Cleaning and Janitorial | $ 13,629.00 | $ 16,170.00 | $ 12,000.00 | $ 15,000.00 |
| Electricity | $ 34,028.00 | $ 39,800.00 | $ 32,400.00 | $ 40,000.00 |
| Elevator Maintenance | $ 2,438.00 | $ 3,150.00 | $ 12,000.00 | $ 12,000.00 |
| Enterphone | | $ 1,000.00 | $ 1,200.00 | $ 1,200.00 |
| Fire Equipment Maintenance | $ - | $ 3,890.00 | $ 5,400.00 | $ 5,400.00 |
| Garbage/Recycling | $ 11,267.00 | $ 13,600.00 | $ 12,000.00 | $ 13,800.00 |
| Gas | $ 42,169.00 | $ 47,900.00 | $ 48,000.00 | $ 48,000.00 |
| Insurance | $ 21,228.00 | $ 23,570.00 | $ 26,400.00 | $ 34,600.00 |
| Landscape Maintenance | $ 3,514.00 | $ 4,210.00 | $ 14,400.00 | $ 7,200.00 |
| Professional Fees/Appraisal | | $ 1,900.00 | $ 240.00 | $ 1,140.00 |
| Management Fees | $ 24,228.00 | $ 29,120.00 | $ 30,000.00 | $ 32,400.00 |
| Mechanical Equipment Maintenance | $ 4,717.00 | $ 5,200.00 | $ 3,400.00 | $ 5,400.00 |
| Postage & Photocopying | $ 3,667.00 | $ 4,580.00 | $ 3,000.00 | $ 4,800.00 |
| Sundry | $ 96.00 | $ 960.00 | $ 1,200.00 | $ 1,200.00 |
| WCB | $ 343.00 | $ 410.00 | $ - | $ 480.00 |
| Recreation Facilities/Amenities | $ 1,284.00 | $ 2,200.00 | $ 6,000.00 | $ 6,000.00 |
| Repairs & Maintenance | $ 13,384.00 | $ 15,000.00 | $ 12,600.00 | $ 15,000.00 |
| Janitorial Supplies | $ 2,365.00 | $ 2,650.00 | $ 1,920.00 | $ 1,920.00 |
| Security System Lease | $ 2,515.00 | $ 6,822.00 | $ 4,140.00 | $ 27,320.00 |
| Water & Sewer | $ 14,064.00 | $ 18,000.00 | $ 18,600.00 | $ 21,000.00 |
| Window Cleaning | $ 3,016.00 | $ 3,016.00 | $ 3,600.00 | $ 3,600.00 |
| Bank Services | $ 192.00 | $ 260.00 | $ - | $ 300.00 |
| Part-time Security | | $ 4,900.00 | $ - | $ 30,000.00 |
| Direct Recovery | $ 958.00 | $ 958.00 | $ - | $ - |
| | $ 201,592.00 | $ 275,381.00 | $ 258,700.00 | $ 335,960.00 |
| | | | | |
| **Resident Manager Suite** | | | | |
| Strata Fees | $ 1,394.00 | $ 1,673.00 | $ 1,569.00 | $ 1,950.00 |
| Mortgage (including GST, PTT & Legal) | $ 8,850.00 | $ 10,620.00 | $ 10,620.00 | $ 10,620.00 |
| Property Taxes | $ 872.00 | $ 1,090.00 | $ 1,512.00 | $ 1,620.00 |
| | $ 11,116.00 | $ 13,383.00 | $ 13,701.00 | $ 14,190.00 |
| | | | | |
| **Resident Manager** | | | | |
| Telephone & Pager | $ 3,161.00 | $ 3,585.00 | $ 1,200.00 | $ 3,600.00 |
| Wages & Benefits | $ 44,574.00 | $ 52,970.00 | $ 50,400.00 | $ 52,350.00 |
| Rent Recovery | $ (5,000.00) | $ (6,000.00) | $ (6,000.00) | $ (6,000.00) |
| | $ 42,735.00 | $ 50,555.00 | $ 45,600.00 | $ 49,950.00 |
| | | | | |
| **Total Operating Expenses** | $ 255,443.00 | $ 339,319.00 | $ 318,001.00 | $ 399,910.00 |
| Contingency Reserve (10%) | $ 26,500.00 | $ 31,800.10 | $ 31,800.10 | $ 39,998.00 |
| **Total Operating Budget** | $ 281,943.00 | $ 371,119.10 | $ 349,801.10 | $ 439,978.00 |
| Operating Surplus/(Deficit) | $ 22,418.00 | $ (2,662.00) | | |

The Approved Operating Budget Represents an approximate 26% increase in current maintenance fees

# THE BENTLEY
## STRATA CORPORATION BCS 1399
## APPROVED MAINTENANCE FEE SCHEDULE
**(November 1, 2006 - October 31, 2007)**

| | | |
|---|---|---|
| ***Total Operating Expenses*** | ***$ 439,978.00*** | ***$399,980.00*** |
| ***Contingency Reserve Fund*** | ***$ 39,998.00*** | |

| Unit No. | S/L | Unit Entit (SQ.M) | Maintenance Fee | 10% CRF Contr. | Total Maintenance Fee |
|---|---|---|---|---|---|
| TH1 | 1 | 109 | $369.75 | $36.97 | $406.72 |
| TH2 | 2 | 116 | $393.49 | $39.35 | $432.84 |
| TH3 | 3 | 116 | $393.49 | $39.35 | $432.84 |
| TH4 | 4 | 116 | $393.49 | $39.35 | $432.84 |
| 301 | 5 | 47 | $159.43 | $15.94 | $175.37 |
| 302 | 6 | 56 | $189.96 | $19.00 | $208.96 |
| 303 | 7 | 81 | $274.77 | $27.48 | $302.25 |
| 305 | 8 | 73 | $247.63 | $24.76 | $272.39 |
| 306 | 9 | 48 | $162.83 | $16.28 | $179.11 |
| 307 | 10 | 56 | $189.96 | $19.00 | $208.96 |
| 308 | 11 | 47 | $159.43 | $15.94 | $175.37 |
| 401 | 12 | 47 | $159.43 | $15.94 | $175.37 |
| 402 | 13 | 56 | $189.96 | $19.00 | $208.96 |
| 403 | 14 | 81 | $274.77 | $27.48 | $302.25 |
| 405 | 15 | 73 | $247.63 | $24.76 | $272.39 |
| 406 | 16 | 81 | $274.77 | $27.48 | $302.25 |
| 407 | 17 | 56 | $189.96 | $19.00 | $208.96 |
| 408 | 18 | 47 | $159.43 | $15.94 | $175.37 |
| 501 | 19 | 47 | $159.43 | $15.94 | $175.37 |
| 502 | 20 | 56 | $189.96 | $19.00 | $208.96 |
| 503 | 21 | 81 | $274.77 | $27.48 | $302.25 |
| 505 | 22 | 73 | $247.63 | $24.76 | $272.39 |
| 506 | 23 | 81 | $274.77 | $27.48 | $302.25 |
| 507 | 24 | 56 | $189.96 | $19.00 | $208.96 |
| 508 | 25 | 47 | $159.43 | $15.94 | $175.37 |
| 601 | 26 | 47 | $159.43 | $15.94 | $175.37 |
| 602 | 27 | 56 | $189.96 | $19.00 | $208.96 |
| 603 | 28 | 81 | $274.77 | $27.48 | $302.25 |
| 605 | 29 | 73 | $247.63 | $24.76 | $272.39 |
| 606 | 30 | 81 | $274.77 | $27.48 | $302.25 |
| 607 | 31 | 56 | $189.96 | $19.00 | $208.96 |
| 608 | 32 | 47 | $159.43 | $15.94 | $175.37 |
| 701 | 33 | 47 | $159.43 | $15.94 | $175.37 |
| 702 | 34 | 56 | $189.96 | $19.00 | $208.96 |
| 703 | 35 | 81 | $274.77 | $27.48 | $302.25 |
| 705 | 36 | 73 | $247.63 | $24.76 | $272.39 |
| 706 | 37 | 81 | $274.77 | $27.48 | $302.25 |
| 707 | 38 | 56 | $189.96 | $19.00 | $208.96 |
| 708 | 39 | 47 | $159.43 | $15.94 | $175.37 |
| 801 | 40 | 47 | $159.43 | $15.94 | $175.37 |
| 802 | 41 | 56 | $189.96 | $19.00 | $208.96 |

| Unit No. | S/L | Unit Entit (SQ.M) | Maintenance Fee | 10% CRF Contr. | Total Maintenance Fee |
|---|---|---|---|---|---|
| 803 | 42 | 81 | $274.77 | $27.48 | $302.25 |
| 805 | 43 | 73 | $247.63 | $24.76 | $272.39 |
| 806 | 44 | 81 | $274.77 | $27.48 | $302.25 |
| 807 | 45 | 56 | $189.96 | $19.00 | $208.96 |
| 808 | 46 | 47 | $159.43 | $15.94 | $175.37 |
| 901 | 47 | 47 | $159.43 | $15.94 | $175.37 |
| 902 | 48 | 56 | $189.96 | $19.00 | $208.96 |
| 903 | 49 | 81 | $274.77 | $27.48 | $302.25 |
| 905 | 50 | 73 | $247.63 | $24.76 | $272.39 |
| 906 | 51 | 81 | $274.77 | $27.48 | $302.25 |
| 907 | 52 | 56 | $189.96 | $19.00 | $208.96 |
| 908 | 53 | 47 | $159.43 | $15.94 | $175.37 |
| 1001 | 54 | 47 | $159.43 | $15.94 | $175.37 |
| 1002 | 55 | 56 | $189.96 | $19.00 | $208.96 |
| 1003 | 56 | 81 | $274.77 | $27.48 | $302.25 |
| 1005 | 57 | 73 | $247.63 | $24.76 | $272.39 |
| 1006 | 58 | 81 | $274.77 | $27.48 | $302.25 |
| 1007 | 59 | 56 | $189.96 | $19.00 | $208.96 |
| 1008 | 60 | 47 | $159.43 | $15.94 | $175.37 |
| 1101 | 61 | 47 | $159.43 | $15.94 | $175.37 |
| 1102 | 62 | 56 | $189.96 | $19.00 | $208.96 |
| 1103 | 63 | 81 | $274.77 | $27.48 | $302.25 |
| 1105 | 64 | 73 | $247.63 | $24.76 | $272.39 |
| 1106 | 65 | 81 | $274.77 | $27.48 | $302.25 |
| 1107 | 66 | 56 | $189.96 | $19.00 | $208.96 |
| 1108 | 67 | 47 | $159.43 | $15.94 | $175.37 |
| 1201 | 68 | 47 | $159.43 | $15.94 | $175.37 |
| 1202 | 69 | 56 | $189.96 | $19.00 | $208.96 |
| 1203 | 70 | 81 | $274.77 | $27.48 | $302.25 |
| 1205 | 71 | 73 | $247.63 | $24.76 | $272.39 |
| 1206 | 72 | 81 | $274.77 | $27.48 | $302.25 |
| 1207 | 73 | 56 | $189.96 | $19.00 | $208.96 |
| 1208 | 74 | 47 | $159.43 | $15.94 | $175.37 |
| 1401 | 75 | 47 | $159.43 | $15.94 | $175.37 |
| 1402 | 76 | 56 | $189.96 | $19.00 | $208.96 |
| 1403 | 77 | 81 | $274.77 | $27.48 | $302.25 |
| 1405 | 78 | 73 | $247.63 | $24.76 | $272.39 |
| 1406 | 79 | 81 | $274.77 | $27.48 | $302.25 |
| 1407 | 80 | 56 | $189.96 | $19.00 | $208.96 |
| 1408 | 81 | 47 | $159.43 | $15.94 | $175.37 |
| 1501 | 82 | 47 | $159.43 | $15.94 | $175.37 |
| 1502 | 83 | 56 | $189.96 | $19.00 | $208.96 |
| 1503 | 84 | 81 | $274.77 | $27.48 | $302.25 |
| 1505 | 85 | 73 | $247.63 | $24.76 | $272.39 |
| 1506 | 86 | 81 | $274.77 | $27.48 | $302.25 |
| 1507 | 87 | 56 | $189.96 | $19.00 | $208.96 |
| 1508 | 88 | 47 | $159.43 | $15.94 | $175.37 |

| Unit No. | S/L | Unit Entit (SQ.M) | Maintenance Fee | 10% CRF Contr. | Total Maintenance Fee |
|---|---|---|---|---|---|
| 1601 | 89 | 47 | $159.43 | $15.94 | $175.37 |
| 1602 | 90 | 56 | $189.96 | $19.00 | $208.96 |
| 1603 | 91 | 81 | $274.77 | $27.48 | $302.25 |
| 1605 | 92 | 73 | $247.63 | $24.76 | $272.39 |
| 1606 | 93 | 81 | $274.77 | $27.48 | $302.25 |
| 1607 | 94 | 56 | $189.96 | $19.00 | $208.96 |
| 1608 | 95 | 47 | $159.43 | $15.94 | $175.37 |
| 1701 | 96 | 47 | $159.43 | $15.94 | $175.37 |
| 1702 | 97 | 56 | $189.96 | $19.00 | $208.96 |
| 1703 | 98 | 81 | $274.77 | $27.48 | $302.25 |
| 1705 | 99 | 73 | $247.63 | $24.76 | $272.39 |
| 1706 | 100 | 81 | $274.77 | $27.48 | $302.25 |
| 1707 | 101 | 56 | $189.96 | $19.00 | $208.96 |
| 1708 | 102 | 47 | $159.43 | $15.94 | $175.37 |
| 1801 | 103 | 47 | $159.43 | $15.94 | $175.37 |
| 1802 | 104 | 56 | $189.96 | $19.00 | $208.96 |
| 1803 | 105 | 81 | $274.77 | $27.48 | $302.25 |
| 1805 | 106 | 73 | $247.63 | $24.76 | $272.39 |
| 1806 | 107 | 81 | $274.77 | $27.48 | $302.25 |
| 1807 | 108 | 56 | $189.96 | $19.00 | $208.96 |
| 1808 | 109 | 47 | $159.43 | $15.94 | $175.37 |
| 1901 | 110 | 47 | $159.43 | $15.94 | $175.37 |
| 1902 | 111 | 56 | $189.96 | $19.00 | $208.96 |
| 1903 | 112 | 81 | $274.77 | $27.48 | $302.25 |
| 1905 | 113 | 73 | $247.63 | $24.76 | $272.39 |
| 1906 | 114 | 81 | $274.77 | $27.48 | $302.25 |
| 1907 | 115 | 56 | $189.96 | $19.00 | $208.96 |
| 1908 | 116 | 47 | $159.43 | $15.94 | $175.37 |
| 2001 | 117 | 47 | $159.43 | $15.94 | $175.37 |
| 2002 | 118 | 56 | $189.96 | $19.00 | $208.96 |
| 2003 | 119 | 81 | $274.77 | $27.48 | $302.25 |
| 2005 | 120 | 73 | $247.63 | $24.76 | $272.39 |
| 2006 | 121 | 81 | $274.77 | $27.48 | $302.25 |
| 2007 | 122 | 56 | $189.96 | $19.00 | $208.96 |
| 2008 | 123 | 47 | $159.43 | $15.94 | $175.37 |
| 2101 | 124 | 47 | $159.43 | $15.94 | $175.37 |
| 2102 | 125 | 56 | $189.96 | $19.00 | $208.96 |
| 2103 | 126 | 81 | $274.77 | $27.48 | $302.25 |
| 2105 | 127 | 73 | $247.63 | $24.76 | $272.39 |
| 2106 | 128 | 81 | $274.77 | $27.48 | $302.25 |
| 2107 | 129 | 56 | $189.96 | $19.00 | $208.96 |
| 2108 | 130 | 47 | $159.43 | $15.94 | $175.37 |
| 2201 | 131 | 47 | $159.43 | $15.94 | $175.37 |
| 2202 | 132 | 56 | $189.96 | $19.00 | $208.96 |
| 2203 | 133 | 81 | $274.77 | $27.48 | $302.25 |
| 2205 | 134 | 73 | $247.63 | $24.76 | $272.39 |

| Unit No. | S/L | Unit Entit (SQ.M) | Maintenance Fee | 10% CRF Contr. | Total Maintenance Fee |
|---|---|---|---|---|---|
| 2206 | 135 | 81 | $274.77 | $27.48 | $302.25 |
| 2207 | 136 | 56 | $189.96 | $19.00 | $208.96 |
| 2208 | 137 | 47 | $159.43 | $15.94 | $175.37 |
| 2301 | 138 | 47 | $159.43 | $15.94 | $175.37 |
| 2302 | 139 | 56 | $189.96 | $19.00 | $208.96 |
| 2303 | 140 | 81 | $274.77 | $27.48 | $302.25 |
| 2305 | 141 | 73 | $247.63 | $24.76 | $272.39 |
| 2306 | 142 | 81 | $274.77 | $27.48 | $302.25 |
| 2307 | 143 | 56 | $189.96 | $19.00 | $208.96 |
| 2308 | 144 | 47 | $159.43 | $15.94 | $175.37 |
| 2401 | 145 | 87 | $295.12 | $29.51 | $324.63 |
| 2402 | 146 | 99 | $335.83 | $33.58 | $369.41 |
| 2403 | 147 | 97 | $329.04 | $32.90 | $361.94 |
| 2404 | 148 | 87 | $295.12 | $29.51 | $324.63 |
| 2501 | 149 | 103 | $349.40 | $34.94 | $384.34 |
| 2502 | 150 | 109 | $369.75 | $36.97 | $406.72 |
| | Total: | 9826 | $33,331.54 | $3,333.23 | $36,664.77 |

# MINUTES
# OF THE COUNCIL MEETING
# THE OWNERS STRATA PLAN BCS 1399
# THE BENTLEY

Held on Wednesday, January 10, 2007
Within the Lounge
1001 Homer Street, Vancouver, B.C.

| | | |
|---|---|---|
| **COUNCIL IN ATTENDANCE:** | June Wyse | (President) |
| | Connie Coy | (Vice President) |
| | Colin McBride | (Treasurer) |
| | Todd Lingle | Maintenance |
| | Nolan Peterson | |
| | Maryann Nazary | |
| **REGRETS:** | Nadia Carvalho | |
| **SENIOR PROPERTY MANAGER:** | Fern Barker | Crosby Property Management Ltd. |

The meeting was called to order at 7:00 p.m. by the Property Manager.

**GUEST:** Christopher Nicholson

## APPROVAL OF COUNCIL MEETING MINUTES

The Minutes of the Council Meeting held August 23rd and September 20, 2006 were approved as previously distributed.

## APPROVAL OF FINANCIAL STATEMENTS

The financial statements for November and December 2006 were deferred as Crosby Property Management had not received all information from Martello Properties as yet. Outstanding was the final transfer of funds and closing of the December statements by Martello Properties. Crosby Property Management's Controller is continuing to pursue the receipt of the final accounting documents.

## REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

## REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

**Minutes of the Council Meeting**
**The Owners Strata Plan BCS 552**
**Held on Wednesday, January 10, 2007**

## CARETAKER BUSINESS

Discussion ensued with regard to:

- The duties, time on site and weekend emergency response from the relief caretakers
- The duties and responsibility of the Resident Manager
- Follow up by the Resident Manager on work outstanding around the strata
- Enforcement of rules and bylaws by the Resident Manager
- Cost of Resident Manager cell phone through Rogers
- Replacement of benefits by Resident Manager with transfer to Crosby Property Management

The Property Manager will be meet with the both the Resident Manager and the weekend relief managers to review these and other such issues.

## NEW COUNCIL POSITIONS

The newly elected Strata Council members met on November 15th to elect the executive Council positions (which are recorded above) and to review the change over procedures from Martello Property Services to Crosby Property Management Ltd.

## BUSINESS ARISING FROM PREVIOUS MINUTES

1. **Violation of Pet Bylaw**
   Concluded.
2. **Signage in Parkade**
   Fall project to review additional signage in parkade areas.
3. **Visitor Parking Passes**
   The Resident Manager advises that 90% of the Strata Lots have picked up their passes. Towing in visitor parking has been taking place, however it appears that there are a couple residents/visitors still miss using the visitor parking area/pass.
4. **Gargoyle Security**
   The guard was once again found in the lounge when they have been engaged to patrol the building and grounds. It was agreed that quotes from Shineguard and Polo be obtained and the company replaced as soon as possible.
5. **Ground Light Fixtures**
   Several of the exterior lights along Nelson and Homer have been damaged and require replacement with a more suitable and sturdy light fixture. The Property Manager will obtain a quotation.
6. **New Light Fixture in Lounge**
   The fixture has still not been replaced and the Property Manager will follow up with the Resident Manager.
7. **Annual Fire Safety Inspection**
   Work was ordered by Martello Property Services and has been completed.
8. **Insurance Claim**
   It appears that the insurance claim as a result of the dryer fire has not yet been signed off. The Property Manager will follow up on closing this claim.

**Minutes of the Council Meeting**
**The Owners Strata Plan BCS 552**
**Held on Wednesday, January 10, 2007**

## CORRESPONDENCE

Correspondence received and sent by Crosby Property Management was attached to the agenda. Issues addressed related to noise, moving fees and comments with regard to the condition of the building, elevator issues and enforcement of rules/bylaws and a charge back for damages caused by a resident.

## DEFICIENCIES

The 15th month warranty report had been missed as it was due in July 2006. However, ongoing correspondence to the Developer and Richmond Elevator had taken place during this time and some warranty work is still ongoing by Polygon. Polygon Customer Service, Richmond Elevator representative and council had as well, met on site to discuss the ongoing elevator problems and it was hoped that this meeting would have been beneficial in getting these problems rectified. Other issues such as door closures, adjustments etc., were being addressed. Follow up to determine if a landscaping, HVAC and irrigation deficiency report had been completed will be done as well.

## NEW BUSINESS

1. **Parkade Exhaust Fan Grate-Laneway**
   The grate was run over by a moving van from "2 Small Men" from Alberta and the owner of the company has advised that they will pay for damages. A quotation is forthcoming for both replacement of the grate as well as posts being installed in the sidewalk area to reduce further damage to the grate. The Strata Council suggested that if possible, (as the City may not approve the installation of posts along the laneway) that the grate be replaced with a heavy duty grate such as used on the ferries, which the Property Manager will investigate.
2. **Security**
   It was agreed to proceed with the following security related upgrades/changes:
   - Additional security camera installations as well as the moving of another camera
   - Proceed with the lock upgrades to the storage lockers.
   - Restricted access with use of a key fob to P1
   - Remove access to visitor parking by use of the parkade entrance enterphone

   These changes will take place over the next couple of months to ensure residents are notified well in advance.
3. **Block Watch**
   One of the Council members (Nadia) had contacted the local VPD to obtain information on block watch in the building. They were advised that the police would be very happy to conduct a walk around with Council as well as hold a security related meeting in the building, if owners were interested. This was received well by Council members and arrangements to put something in place will be done over the coming months.

**Any on site owner interested in being involved in the block watch committee are asked to please contact the Property Manager with their name and phone number. Volunteers are needed.**

**Minutes of the Council Meeting**
**The Owners Strata Plan BCS 552**
**Held on Wednesday, January 10, 2007**

4. **Landscaping Quotes**
Quotations for landscaping will be obtained as Palaina Gardening had given notice of termination.

5. **Maintenance**
Follow discussion on the need to maintain the common areas the following was agreed:
- Monthly painting/repairs to P2 hallway will take place
- Parking level vestibules to be painted with good quality cleanable paint
- Cost to paint suite halls to be obtained and worked into budget over time
- Pressure washing of parkade and common areas to take place in spring
- Signs on gate to be changed to face the right way
- Line to be painted on driveway where residents/visitors are to stop and wait for gate to close completely before proceeding
- Stop sign to be installed on wall adjacent to gate
- Carpet Cleaning will be done in fall
- Window cleaning set up for spring with separate cost for new building clean to be billed to Polygon
- Different company be engaged to conduct the above notes work than those used previously

6. **Other**
- Residents will be asked to remove items from parking stalls as per rules, otherwise the items will be removed at cost to the residents.
- The vehicle in the parkade which is uninsured will be towed immediately.
- Moves are to be better monitored and recorded, with moving fees assessed each and every time. As well moving fees are to be paid in advance of moves and forwarded to Crosby Property Management. Form Ks will be followed up on more aggressively with the Resident Manager contacting Crosby to ensure that the Form K has been received prior to any move taking place.

7. **Building Envelope**
Discussion took place with regard to cost vs budgeted amounts and engineering report vs building maintenance company report for the 2nd year warranty review. It was agreed to obtain a quotation from both an engineering firm as well as a respected/qualified building envelope maintenance company.

8. **Suggests for Future Discussion**
Bylaw and Rules Review, Welcome Package, Long term maintenance planning.

There being no further business the meeting adjourned at 10pm.

Council meetings are scheduled for:
February 28th, March 21st, April 18th, May 16, 2007 at 7:00 pm in the meeting room.

Fern Barker, Senior Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900 (24 Hours), www.crosbypm.com

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

**EXHIBIT "D"**

**THE BENTLEY**

*Strata Property Act*
FORM J
RENTAL DISCLOSURE STATEMENT
(Section 139)

Re: Strata Plan _____ *[the registration number of the strata plan]*, being a Strata Plan of Strata Lots 1 to 150 inclusive of the property legal described as PID 025-530-861 Lot 1 Block 85 District Lot 541 Group 1 New Westminster District Plan BCP2363 (the "Lands").

1. The development described above includes 150 residential strata lots.

2. The residential strata lots described below are rented out by the owner Developer as of the date of this statement and the owner Developer intends to rent out each strata lot until the date set out opposite its description.

*[Describe all strata lots rented out by owner Developer as of the date of this statement.]*

| Description of Strata Lot [strata lot number as shown on strata plan] | Date Rental Period expires [month, day, year] |
|---|---|
| NIL | NIL |
| | |

3. In addition to the number of residential strata lots rented out by the owner Developer as of the date of this statement, the owner Developer reserves the right to rent out a further 150 residential strata lots, as described below, until the date set out opposite each strata lot's description.

*[Describe all strata lots intended to be rented out by owner Developer.]*

| Description of Strata Lot [strata lot number as shown on strata plan] | Date Rental Period expires [month, day, year] |
|---|---|
| Strata Lot 1 | Unlimited – No expiry |
| Strata Lot 2 | Unlimited – No expiry |
| Strata Lot 3 | Unlimited – No expiry |
| Strata Lot 4 | Unlimited – No expiry |
| Strata Lot 5 | Unlimited – No expiry |
| Strata Lot 6 | Unlimited – No expiry |
| Strata Lot 7 | Unlimited – No expiry |
| Strata Lot 8 | Unlimited – No expiry |
| Strata Lot 9 | Unlimited – No expiry |
| Strata Lot 10 | Unlimited – No expiry |
| Strata Lot 11 | Unlimited – No expiry |

**EXHIBIT "D" (Contined)**

**THE BENTLEY**
Strata Property Act
FORM J - RENTAL DISCLOSURE STATEMENT
(Section 139)

| | |
|---|---|
| Strata Lot 12 | Unlimited – No expiry |
| Strata Lot 13 | Unlimited – No expiry |
| Strata Lot 14 | Unlimited – No expiry |
| Strata Lot 15 | Unlimited – No expiry |
| Strata Lot 16 | Unlimited – No expiry |
| Strata Lot 17 | Unlimited – No expiry |
| Strata Lot 18 | Unlimited – No expiry |
| Strata Lot 19 | Unlimited – No expiry |
| Strata Lot 20 | Unlimited – No expiry |
| Strata Lot 21 | Unlimited – No expiry |
| Strata Lot 22 | Unlimited – No expiry |
| Strata Lot 23 | Unlimited – No expiry |
| Strata Lot 24 | Unlimited – No expiry |
| Strata Lot 25 | Unlimited – No expiry |
| Strata Lot 26 | Unlimited – No expiry |
| Strata Lot 27 | Unlimited – No expiry |
| Strata Lot 28 | Unlimited – No expiry |
| Strata Lot 29 | Unlimited – No expiry |
| Strata Lot 30 | Unlimited – No expiry |
| Strata Lot 31 | Unlimited – No expiry |
| Strata Lot 32 | Unlimited – No expiry |
| Strata Lot 33 | Unlimited – No expiry |
| Strata Lot 34 | Unlimited – No expiry |
| Strata Lot 35 | Unlimited – No expiry |
| Strata Lot 36 | Unlimited – No expiry |
| Strata Lot 37 | Unlimited – No expiry |
| Strata Lot 38 | Unlimited – No expiry |
| Strata Lot 39 | Unlimited – No expiry |
| Strata Lot 40 | Unlimited – No expiry |
| Strata Lot 41 | Unlimited – No expiry |
| Strata Lot 42 | Unlimited – No expiry |
| Strata Lot 43 | Unlimited – No expiry |
| Strata Lot 44 | Unlimited – No expiry |
| Strata Lot 45 | Unlimited – No expiry |
| Strata Lot 46 | Unlimited – No expiry |
| Strata Lot 47 | Unlimited – No expiry |
| Strata Lot 48 | Unlimited – No expiry |
| Strata Lot 49 | Unlimited – No expiry |
| Strata Lot 50 | Unlimited – No expiry |
| Strata Lot 51 | Unlimited – No expiry |

**EXHIBIT "D" (Continued)**

**THE BENTLEY**
Strata Property Act
FORM J - RENTAL DISCLOSURE STATEMENT
(Section 139)

| | |
|---|---|
| Strata Lot 52 | Unlimited – No expiry |
| Strata Lot 53 | Unlimited – No expiry |
| Strata Lot 54 | Unlimited – No expiry |
| Strata Lot 55 | Unlimited – No expiry |
| Strata Lot 56 | Unlimited – No expiry |
| Strata Lot 57 | Unlimited – No expiry |
| Strata Lot 58 | Unlimited – No expiry |
| Strata Lot 59 | Unlimited – No expiry |
| Strata Lot 60 | Unlimited – No expiry |
| Strata Lot 61 | Unlimited – No expiry |
| Strata Lot 62 | Unlimited – No expiry |
| Strata Lot 63 | Unlimited – No expiry |
| Strata Lot 64 | Unlimited – No expiry |
| Strata Lot 65 | Unlimited – No expiry |
| Strata Lot 66 | Unlimited – No expiry |
| Strata Lot 67 | Unlimited – No expiry |
| Strata Lot 68 | Unlimited – No expiry |
| Strata Lot 69 | Unlimited – No expiry |
| Strata Lot 70 | Unlimited – No expiry |
| Strata Lot 71 | Unlimited – No expiry |
| Strata Lot 72 | Unlimited – No expiry |
| Strata Lot 73 | Unlimited – No expiry |
| Strata Lot 74 | Unlimited – No expiry |
| Strata Lot 75 | Unlimited – No expiry |
| Strata Lot 76 | Unlimited – No expiry |
| Strata Lot 77 | Unlimited – No expiry |
| Strata Lot 78 | Unlimited – No expiry |
| Strata Lot 79 | Unlimited – No expiry |
| Strata Lot 80 | Unlimited – No expiry |
| Strata Lot 81 | Unlimited – No expiry |
| Strata Lot 82 | Unlimited – No expiry |
| Strata Lot 83 | Unlimited – No expiry |
| Strata Lot 84 | Unlimited – No expiry |
| Strata Lot 85 | Unlimited – No expiry |
| Strata Lot 86 | Unlimited – No expiry |
| Strata Lot 87 | Unlimited – No expiry |
| Strata Lot 88 | Unlimited – No expiry |
| Strata Lot 89 | Unlimited – No expiry |
| Strata Lot 90 | Unlimited – No expiry |
| Strata Lot 91 | Unlimited – No expiry |
| Strata Lot 92 | Unlimited – No expiry |
| Strata Lot 93 | Unlimited – No expiry |

**EXHIBIT "D" (Continued)**

**THE BENTLEY**
Strata Property Act
FORM J - RENTAL DISCLOSURE STATEMENT
(Section 139)

| | |
|---|---|
| Strata Lot 94 | Unlimited – No expiry |
| Strata Lot 95 | Unlimited – No expiry |
| Strata Lot 96 | Unlimited – No expiry |
| Strata Lot 97 | Unlimited – No expiry |
| Strata Lot 98 | Unlimited – No expiry |
| Strata Lot 99 | Unlimited – No expiry |
| Strata Lot 100 | Unlimited – No expiry |
| Strata Lot 101 | Unlimited – No expiry |
| Strata Lot 102 | Unlimited – No expiry |
| Strata Lot 103 | Unlimited – No expiry |
| Strata Lot 104 | Unlimited – No expiry |
| Strata Lot 105 | Unlimited – No expiry |
| Strata Lot 106 | Unlimited – No expiry |
| Strata Lot 107 | Unlimited – No expiry |
| Strata Lot 108 | Unlimited – No expiry |
| Strata Lot 109 | Unlimited – No expiry |
| Strata Lot 110 | Unlimited – No expiry |
| Strata Lot 111 | Unlimited – No expiry |
| Strata Lot 112 | Unlimited – No expiry |
| Strata Lot 113 | Unlimited – No expiry |
| Strata Lot 114 | Unlimited – No expiry |
| Strata Lot 115 | Unlimited – No expiry |
| Strata Lot 116 | Unlimited – No expiry |
| Strata Lot 117 | Unlimited – No expiry |
| Strata Lot 118 | Unlimited – No expiry |
| Strata Lot 119 | Unlimited – No expiry |
| Strata Lot 120 | Unlimited – No expiry |
| Strata Lot 121 | Unlimited – No expiry |
| Strata Lot 122 | Unlimited – No expiry |
| Strata Lot 123 | Unlimited – No expiry |
| Strata Lot 124 | Unlimited – No expiry |
| Strata Lot 125 | Unlimited – No expiry |
| Strata Lot 126 | Unlimited – No expiry |
| Strata Lot 127 | Unlimited – No expiry |
| Strata Lot 128 | Unlimited – No expiry |
| Strata Lot 129 | Unlimited – No expiry |
| Strata Lot 130 | Unlimited – No expiry |
| Strata Lot 131 | Unlimited – No expiry |
| Strata Lot 132 | Unlimited – No expiry |
| Strata Lot 133 | Unlimited – No expiry |
| Strata Lot 134 | Unlimited – No expiry |
| Strata Lot 135 | Unlimited – No expiry |
| Strata Lot 136 | Unlimited – No expiry |
| Strata Lot 137 | Unlimited – No expiry |

**THE BENTLEY**
Strata Property Act
FORM J - RENTAL DISCLOSURE STATEMENT
(Section 139)

| | |
|---|---|
| Strata Lot 138 | Unlimited – No expiry |
| Strata Lot 139 | Unlimited – No expiry |
| Strata Lot 140 | Unlimited – No expiry |
| Strata Lot 141 | Unlimited – No expiry |
| Strata Lot 142 | Unlimited – No expiry |
| Strata Lot 143 | Unlimited – No expiry |
| Strata Lot 144 | Unlimited – No expiry |
| Strata Lot 145 | Unlimited – No expiry |
| Strata Lot 146 | Unlimited – No expiry |
| Strata Lot 147 | Unlimited – No expiry |
| Strata Lot 148 | Unlimited – No expiry |
| Strata Lot 149 | Unlimited – No expiry |
| Strata Lot 150 | Unlimited – No expiry |

4. There is no bylaw of the Strata Corporation that restricts the rental of strata lots.

Dated this _____ day of _____, _____.

Per:_____
Signature of Owner Developer
Polygon Bentley Tower Ltd.

## STRATA CORPORATION BCS 1399 - THE BENTLEY
## FIRST ANNUAL APPROVED OPERATING BUDGET

| | | | |
|---|---|---|---|
| Alarm Monitoring | | | $2,400.00 |
| Building Envelope Maintenance | | | |
| - Building Inspection Report | | $3,000.00 | |
| - Touchup Painting & Caulking | | $1,200.00 | |
| - Roof Maintenance | | $1,600.00 | |
| | | | $5,800.00 |
| Cleaning & Janitorial | | | $12,000.00 |
| Electricity | | | $32,400.00 |
| Elevator Maintenance[2] | | | $12,000.00 |
| Enterphone | | | $1,200.00 |
| Fire Equipment Maintenance | | | $5,400.00 |
| Garbage/Recycling[3] | | | $12,000.00 |
| Gas | | | $48,000.00 |
| Insurance/Appraisal | | | $26,400.00 |
| Landscape Maintenance | | | $14,400.00 |
| Legal Fees | | | $240.00 |
| Mangagement Fees | | | $30,000.00 |
| Mechanical Equipment Maintenance | | | $5,400.00 |
| Postage & Photocopying | | | $3,000.00 |
| Sundry | | | $1,200.00 |
| Recreation Facilities/Amenities | | | $6,000.00 |
| Repairs & Maintenance | | | $12,600.00 |
| Janitorial Supplies | | | $1,920.00 |
| Security System Lease[1] | | | $4,140.00 |
| Water & Sewer | | | $18,600.00 |
| Window Cleaning | | | $3,600.00 |
| | | | |
| Resident Manager Suite | | | |
| Strata Fees | $1,569.00 | | |
| Mortgage[4] (including GST, PTT & Legal) | $10,620.00 | | |
| Property Taxes | $1,512.00 | | |
| | | | $13,701.00 |
| Resident Manager | | | |
| Telephone & Pager | $1,200.00 | | |
| Wages & Benefits[5] | $50,400.00 | | |
| Rent Recovery | ($6,000.00) | | |
| | | | $45,600.00 |
| Total Operating Expenses | | | $318,001.00 |
| Contingency Reserve (10%) | | | $31,800.10 |
| Total Operating Budget[6] | | | $349,801.10 |

Note 1: Each Strata lot's monthly contribution to the Contingency Reserve Fund is calculated as follows:

$$\frac{\text{Unit Entitlement of Strata Lot}}{\text{Total Unit Entitlement of all Strata Lots}} \times \text{Contingency Reserve Fund Contribution}$$

$$\frac{\text{Unit Entitlement of Strata Lot}}{\$12} \times \text{Contingency Reserve Fund Contribution}$$

Note 2: This project budget was prepared in July 2003 and has not been adjusted for inflation or unforeseen increase in gas, electricity, water and sewer rates.

[1]The enterphone & security system is leased for a period of 66 months of which the first 12 months are paid by Polygon. The budget includes 3 months of monthly lease payments.

[2]The elevator installation ocntract will include maintenance for up to 12 months after installation.

[3]The monthly lease of the garbage compactor included.

[4]The Resident Manager's suite will be purchased at a price of $176,900 inclusive of GST.

[5]The mortgage is based on 75% of thePurchase Price at a 6.3% interest rate amortized over 25 years.

[6]It is anticipated that the Developer will contribute 10% of the common expenses set out in the interim operating budget to the Contingency Reserve Fund.