

**MINUTES  
STRATA COUNCIL MEETING  
THE OWNERS STRATA PLAN LMS 712  
888 BEACH**

*Held on Tuesday, April 25, 2017 at 4:30 p.m.  
in the Meeting Room  
1501 Howe Street, Vancouver, BC*

<b>COUNCIL IN ATTENDANCE:</b>	Mike Gallagher	President
	Jeff Sodowsky	Vice-President
	Bev Andrews	Treasurer
	Pat Dairon	Secretary
	Marilou Appleby	
	Andrew De Benedictis	
	Kitty Morgan	
<b>BUILDING MANAGER:</b>	Shannon Brown	
<b>STRATA MANAGER:</b>	Bunny Porteous	FirstService Residential

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The meeting was called to order at 4:30 p.m.

**BUILDING MANAGER REPORT**

**RDH ENGINEERING**

- Inspected leaking patio doors for TH05 and TH03
- Inspected worsening membrane failure on deck of 18<sup>th</sup> floor, Ocean Tower – replacement of membrane is currently in process

**NIKLS "ONE CALL" PROPERTY SERVICES**

- Repaired damaged lock on storage locker door P2
- Repaired damaged lock on P2 elevator lobby in Ocean Tower

**COLUMBIA SEAL**

- IGU measurement have been completed
- Replaced cracked window in 3001
- Completed concierge desk window installation

**MILANI PLUMBING**

- Inspected leak on P1 in Ocean Tower – water shutdown and repair to be scheduled

**JRV SECURE SYSTEMS**

- Completed camera and hardware installation for all 6 elevators

**PARA SPACE LANDSCAPING**

- Ongoing spring over seeding, pruning and maintenance work

### **CROSS CARPENTRY**

- Drywall repair from RDH investigation
- Drywall repair to access holes cut open for elevator camera cabling
- Quarterly maintenance painting completed

### **BYLAW ISSUES**

- At the request of an owner, council provided an exemption for stat holiday move out and allowed it to be scheduled for July 1<sup>st</sup>.

### **MISCELLANEOUS BUILDING ISSUES**

- Thyssen Krupp has completed out the final deficiencies to the elevators
- Allstar has begun the spring window cleaning
- Additional perimeter/outdoor security was brought in for 4/20 held at Sunset Beach

### **VANCO FIRE**

- Vanco Fire replaced faulty smoke detectors in 1208 and 504

### **APPROVAL OF STRATA COUNCIL MEETING MINUTES**

It was moved, seconded and carried to approve the Minutes of the Strata Council Meeting held March 28, 2017 with the following amendment:

#### **ELECTION OF OFFICERS**

Jeff Sodowsky                  Vice President

### **FINANCIAL REPORT**

1. **Monthly Statement:** It was moved, seconded and carried to approve the financial statement for March 2017.

Any owner wishing a copy of the strata corporation's monthly financial statement should contact Vancouver Condominium Services Ltd. during regular business hours, 9:00 a.m. to 4:30 p.m., Monday to Friday or go to the strata's website [www.888beachvancouver.com](http://www.888beachvancouver.com) The Owners' Only section of the website can be accessed as follows:

User I.D.	owners
Password	\$B15Sea8

2. **Arrears:** The Council would like to thank all Owners who have submitted their first installment for the special levy or have added their levy payments onto their Strata fee automatic payments. There are currently 43 Owners who have yet to submit payment for the special levy (Exterior Maintenance Project) that was passed at the AGM on March 2, 2017. Owner who do not submit payment by May 20<sup>th</sup> will be assessed a monthly late fine of \$100 plus interest until payment is received in full.

**Owners with accounting inquiries regarding the special levy should contact FirstService Residential account department at 604.684.5329 or email: [ar.bc@fsresidential.com](mailto:ar.bc@fsresidential.com).**

**IMPORTANT**

**SPECIAL LEVY:** A special levy was passed at the March 2, 2017 AGM to proceed with the Exterior Maintenance Project. See attached levy schedule. Payment was due on March 2, 2017. This levy will NOT be added to PAD, pre-authorized debit, unless you complete the attached form. If you pay by cheque, please post-date the cheque made payable to Strata Plan LMS 712.

As a matter of financial convenience only, the owners may pay this special levy over a period of nine (9) months, such payments to be made in equal amounts on the first of each month, commencing on April 1, 2017 and ending on December 1, 2017. Notwithstanding the foregoing, this special levy is not considered as an “installment” levy as contemplated by Section 108(3)(e) of the *Strata Property Act*, and Section 109 of the *Strata Property Act* therefore does not apply.

**If you are currently on our Pre-Authorized Debit (PAD) plan for strata fee payment and want to add your levy payment, you MUST STILL complete the attached Special Levy Payment PAD form and submit to our office BEFORE May 20<sup>th</sup> for payment to be withdrawn on the 1<sup>st</sup> of the following month for the second and future payments.**

**If you have not provided the “Add Levy to PAD” form to FirstService Residential accounting department., please contact the accounting department at 604.684.5329 or email [ar.bc@fsresidential.com](mailto:ar.bc@fsresidential.com) to assist you with your outstanding payment (April).**

**Alternatively, you could issue a cheque to our office or go on-line to pay for your portion of the special levy to avoid the risk of being fined.**

**If you have any questions on your account, please contact the Accounts Receivable Department at 604.684.5329. Thank you for your immediate attention.**

3. **FSRConnect™ Website:** Owners are highly encouraged to register with FirstService Residential *Connect* Program ([www.fsresidential.com](http://www.fsresidential.com)) where Owners are able to obtain minutes, reports, maintenance notices and Owner’s statements. This is beneficial for Owners who are away for extended periods of time to check their accounts and to prevent late fines, interest and liens against their Strata lot.

Owners on **FSRConnect™** will automatically receive monthly Council meeting minutes, AGM/SGM Notices, building notices.

4. **Invoices:**

COMPANY	AMOUNT	DESCRIPTION
Allstar Window	\$11,550.00	2016 Building cleaning
Allstar Window	\$6,200.00	2016 Window cleaning
BC Site Service	\$4,494.26	Nine locking notice cabinets
Cross Carpentry	\$1,349.25	Repair ceiling tile in mailroom Beach Tower
Exer-Tech	\$930.27	Gym room maintenance
JRV Secure Systems	\$566.16	Elevator maintenance
Milani Plumbing	\$2,041.53	Unit 1701 leak
Milani Plumbing	\$3,543.75	Preventative maintenance services
Milani Plumbing	\$1,376.36	TH 4 and TH 2 – no hot water
Milani Plumbing	\$1,575.00	Repair duct inducer for MUA Garden Tower
Milani Plumbing	\$786.45	Boiler pump
Milani Plumbing	\$1,974.00	Boiler repair P2 mechanical room

RDH Building Science	\$752.06	Consulting services for period ending January 31, 2017
RDH Building Science	\$3,188.06	Consulting services for period ending January 31, 2017
RDH Building Science	\$4,501.57	Consulting services for period ending February 28, 2017 (miscellaneous extra work)
TEK Roofing Ltd.	\$3,610.95	Maintenance and repair.
Vanco Fire Protection	\$1,122.45	After hours' emergency call out re P1 sprinkler system

## **REPORT ON LITIGATION**

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

## **COMMITTEES**

1. **Landscaping:** Para Space continues with the spring maintenance around the complex. The landscaping committee is in discussion with Para Space regarding options for ground cover on Howe Street City sidewalk area to replace the grass that does not do well in the winter muddy conditions or in the summer dry conditions.
2. **Elevator:**
  - (a) **Security Cameras:** JRV Security has completed the installation of the security cameras within the elevators. A new monitor will be installed at the Concierge desk for the additional cameras.
  - (b) **Lighting:** ThyssenKrupp has been contacted to rectify the lighting issues within some of the elevators.
  - (c) **Outstanding Invoices:** ThyssenKrupp has agreed to \$34,681 in credits for the incorrect Ritz panels, damaged mats, cancelled notice boards and wrong wiring installed. The Council would like to thank the Treasurer, Bev Andrews, for her diligence on negotiating with ThyssenKrupp.
3. **Bike Storage:** No report this month.
4. **Fitness Centre:** No report this month.

## **BUSINESS ARISING**

1. **Structural Maintenance/RDH:**
  - (a) **2017 Repairs and Projects:** RDH is proceeding to obtain tendered bids for the following scope of work:
    - EIFS Beach Tower – Due to difficulty obtaining bids for the EIFS work, RDH has recommended a negotiated cost for the work. Council agreed with RDH.
    - Decks at THs 2, 3 and 4
    - Patio planter at TH 7
    - IGU replacements

- Townhouse curved window sealant reviews  
Unit 1802 – Deck Membrane – The Council approved RDH Engineering to proceed with the replacement of the deck membrane on the north-east deck of unit 1802 to prevent further water damages into the unit below. The work has begun with an estimated cost of \$45,000 and a 4 – 6 week timeframe for completion.
- Units 2083, 2502 and TH18 miscellaneous repairs.

Bids should be available for the special levy work for Council's review at the next meeting.

2. **Mechanical:**

- (a) **Milani/Annual Drain Augering:** The Building Manager will follow up with Milani Plumbing to camera one of the rooftop drains to determine if the drains are clear or if augering is required.
- (b) **Milani Plumbing:** Milani Plumbing was approved to replace one of the heat exchangers at the cost of \$6,507.
- (c) **Sink and Toilet Supply Lines:** Please see the attached notice and form with respect to suite maintenance, specifically:
  - Leaking toilet seals
  - Water supply lines
  - Laundry hoses.

3. **Security/Lighting:**

- (a) **Keyscan Control System:** JRV Security will follow up with the supplier of the keyscan system to determine if the quote received in October is still valid. The Council approved the estimated cost of \$3,500 to replace the seven failing communication boards on the key scan system.

4. **Bylaw Violations:**

- (a) A Bylaw violation letter was sent to an Owner whose tenant has brought in a second dog to the unit. Please note, the Strata Corporation Bylaws state:

5.3 *A resident must not keep a pet on a strata lot other than one or more of the following:*

  - (a) *a reasonable number of fish or other small aquarium animals;*
  - (b) *up to 2 small caged mammals;*
  - (c) *up to 2 caged birds;*
  - (d) *one dog or two cats.*

Following no response, the Council agreed to fine the Owner and may continue to fine every seven days until the second dog has been removed. The Owner has filed an eviction notice with the tenant.

- (b) A Bylaw violation letter was sent to a Resident following several complaints of the smell of cigarette smoke emanating from the unit into the common area hallway.

A reminder to all Owners that 888 Beach is now a “Non Smoking” building following the 3/4 vote resolution Smoke Bylaw amendment approved at the AGM.

*42.1 A resident or visitor must not smoke on limited common property (including balconies, patios and/or decks), common property or in a Strata lot.*

5. **Unit Keys:** There is approximately 25 Owners who have yet to submit unit keys to the Building Manager in the case of an emergency.

The Strata Council highly encourages Residents to leave a copy of their Unit key with the Building Manager (will be kept in a secure lock box) in the case of an emergency, and for annual maintenance (fire safety equipment inspections, dryer vent cleaning, etc.). Residents will be left a note or be contacted if the Building Manager or Concierge required access in the case of an emergency. The Building Manager or Concierge will access the Unit for annual maintenance unless they hear otherwise from the Owner / Resident. Should a flood occur, it is important for the Building Manager, and / or Concierge to access Units in a timely manner to locate the leak, and attempt to mitigate water damages to the Unit and neighbouring Units. Waiting for a locksmith or an emergency contact to respond can increase the water damages in Units, which could affect the Strata Corporation’s and the Owner’s insurance water damage deductible and annual premiums costs.

6. **Window Cleaning:**

Please be advised that Allstar Window Washing will be on site starting the washing of all exterior inaccessible windows including the outside face of the balcony railing glass, interior and exterior of the lobby, and the top side of the canopies.

Beach Tower: Tuesday, April 18 – Friday, April 28

Garden Tower: Monday, May 1 – Friday, May 5

Ocean Tower: Monday, May 15 – Friday, May 19

Townhouses: Wednesday, May 17 – Friday, May 19

***PLEASE ENSURE THAT SCREENS ARE REMOVED AND THAT THE WINDOWS TO BE WASHED ARE CLOSED DURING THIS TIME. FOR PRIVACY, PLEASE CLOSE YOUR BALCONIES.***

***PLEASE REPORT DEFICIENCIES WITHIN 7 DAYS OF COMPLETION TO THE BUILDING MANAGER.***

7. **Junk Removal:**

The Strata is holding Junk Removal Days on Saturday, May 27, 2017, and Sunday, May 28, 2017, where the Owners can complete cleaning of the cupboards, furniture, etc. Residents may dispose of the following “**ACCEPTABLE ITEMS ONLY**”:

- General household items
- Small appliances
- Furniture
- Paint cans (max. 5 per unit)

**Renovation/Construction debris i.e. drywall is not acceptable.**

**Residents are permitted to drop off their unwanted items (acceptable items only) in the area blocked off in P1 parking stalls 25 & 26, Howe St Gate Entrance, 1501 Howe St building's interior visitor parking area on Saturday, May 27, 2017, and Sunday, May 28, 2017. Items will be removed on Monday, May 29, 2017.**

**This is a ONE TIME OFFER.** Residents are reminded that the garbage room is for garbage and recycling only, not unwanted items.

Residents are required to dispose of their own unwanted items. Residents noted disposing unwanted items in the garbage room will be charged for the cost of removal.

8. ***Pool Re-Plaster:*** The Building Manager reviewed two quotes to re-plaster the swimming pool and has agreed with the scope of work from Imperial Paddock. The Council approved the quote in the amount of \$14,900 to complete the following work:

- Drain pool through existing system;
- Remove required amount of existing plaster from under tile and around fittings;
- Acid wash swimming pool interior;
- Supply and install 40 linear feet of 2X2 blue Bullnose non-skid tiles at stair edges;
- Apply bonding/coating at pool interior below tile;
- Apply new white plaster pool interior below tile line;
- Supply and install relief valve and new approved main drain covers and grout ring.

The Building Manager will obtain a quote to re-paint the pool room with the painting and re-plastering work to be completed in the fall. Residents will be notified of the pool closure.

9. ***Gas Fireplace Cleaning:*** Sure Fire Gas Services will schedule the mandatory fireplace gas services in all units during the month of October. At that time, technicians will show Owners how to turn on and off the pilot lights. Owners are highly encouraged to turn off their pilot lights during the summer months, although you may not be using the fireplace, the fireplace will continue to exert heat unless the pilot light is turned off. Turning off the pilot light is also a cost savings measure for the Strata Corporation as the pilot light uses gas when it is on.

### **CORRESPONDENCE**

1. An Owner provided the Council with the City of Vancouver's notice posted in the roundabout on Howe Street to install a Mobi bike station. Owners should direct their concerns to [info@mobibikes.ca](mailto:info@mobibikes.ca) which is posted in the notice in the roundabout. Council would like to thank the Owner for the information.
2. An Owner is looking into purchasing an electric vehicle and has requested the Council look into the possibility of installing electric car charging stations in the visitor parking stall. The Council will research the cost to install.
3. The Building Manager has followed up with an Owner's concerns regarding the noise and duration of a renovation in the building.

**NEW BUSINESS**

***Bylaw Renovations Reminder:***

**7. Approvals before altering or renovating a strata lot, common property or limited common property**

7.1 An owner must obtain the written approval of the strata corporation before making or authorizing an alteration or renovation to a strata lot, common property or limited common property that involves any of the following:

- (a) the structure of the building including bearing walls within a strata lot;
- (b) the exterior of the building;
- (c) patios, chimneys, stairs, balconies, cladding, vent covers or other things attached to the exterior of a building;
- (d) doors, windows or skylights on the exterior of a building, or that front on the common property;
- (e) fences, railings or similar structures that enclose a patio, balcony or yard;
- (f) common property located within the boundaries of a strata lot;
- (g) those parts of the strata lot which the strata corporation must insure under section 149 of the Act;
- (h) electrical, plumbing, piping, heating, ventilation, gas and other services;
- (i) installation of any hard surface floor in the interior of a strata lot;
- (j) installation of interior window coverings or shades, or window or door screens;
- (k) installation of radio, television or satellite dishes;
- (l) installation of balcony guards or screens;
- (m) planting anything on common or limited common property;
- (n) installation of floor coverings on patios, balconies or decks.

*For the purposes of bylaw 7.1 "hard surface floor" includes, not exhaustively, tile, marble granite, slate, hardwood or hardwood laminate.*

7.2 An owner must ensure that a hard surface floor or carpeting is installed with an acoustic underlayment membrane suitable for the flooring material and which meets or exceeds the acoustic impact standards adopted from time to time by the strata council and set out in the rules.

7.3 An owner may apply to the strata council for an exemption from bylaw 7.2 on the basis that the hard surface floor or carpeted area will be above an area not affected by sound transmission or is part of the owner's strata lot.

7.4 An owner, as part of its application to the strata corporation for permission to alter a strata lot, common property or limited common property, must:

- (a) submit a completed Request For Approval Of Alterations form;
- (b) provide a time schedule for the proposed alterations;
- (c) prior to commencement of any work, obtain the consent of the owners by written approval of the strata corporation as required pursuant to bylaw 7.1;



- (d) *in the case of an application for approval to install hard surface floors or carpeting, submit with the application a written copy of the manufacturer's specifications and acoustic impact ratings for the proposed acoustic underlayment or carpet underpad.*

7.5 *The strata corporation must not unreasonably withhold its approval under bylaw 7.1, to alter a strata lot but may require as a condition of its approval to alter a strata lot, common property or limited common property, that the owner agree, in writing, to certain terms and conditions, including, not exhaustively, the following:*

- (a) *that alterations be commenced within 90 days of the granting of consent or such time as council may direct and in accordance with the design and plans approved by the strata council or its duly authorized representative;*
- (b) *that alterations be completed within the proposed schedule referred to in bylaw 7.4(b), failing which the owner must reapply for approval of the alteration;*
- (c) *that all contractors provide certificates of commercial general liability insurance of at least \$1,000,000;*
- (d) *that the standards of work and materials used in the alteration are not less than the existing;*
- (e) *prior to commencing the alterations, that the owner apply for all applicable permits, licences and approvals from the appropriate governmental authorities and provide copies to the strata council when the alteration has been completed;*
- (f) *that the owner ensure that all electrical, plumbing, piping, heating, ventilation or gas and other services and flooring will be completed by certified tradesmen;*
- (g) *that the owner retain, at the owner's expense, an architect, professional engineer, or other consultant to ascertain that the proposed alterations to electrical, plumbing, piping, heating, ventilation or gas systems are feasible and appropriate to the building;*
- (h) *where it is determined that the proposed alteration is feasible and appropriate, that the owner retain such architect, engineer or consultant to design and supervise construction of the alteration;*
- (i) *that the owner agree all work and materials necessary for the alteration are at the sole expense of the owner;*
- (j) *that the owner provide "as built" drawings of the alteration within 2 weeks from completion of the alterations;*
- (k) *that the owner from time to time of the strata lot receiving the benefit of an alteration to a strata lot, common property or limited common property, must, for so long as he or she remains an owner, be responsible for all present and future maintenance, repairs and replacements, increases in insurance, and any damage suffered or cost incurred by the strata corporation as a result, directly or indirectly, of the alterations to the strata lot common property or limited common property;*
- (l) *that the owner and any subsequent owner on title who receives the benefit of such alteration, must, with respect only to claims or demands arising during the time that they shall have been owner, indemnify and hold*

*harmless the strata corporation, its council members, employees and agents from any and all claims and demands whatsoever arising out of or in any manner attributable to the alteration. Any costs or expenses incurred by the strata corporation as the result of such claim or demand will be the responsibility of the owner from time to time of the strata lot who has benefited from the alteration and the said costs or expenses incurred must be charged to that owner and shall be added to and become part of the strata fees of that owner for the month next following the date upon which the cost or expenses are incurred, but not necessarily paid by the strata corporation, and shall become due and payable on the due date of payment of monthly strata fees;*

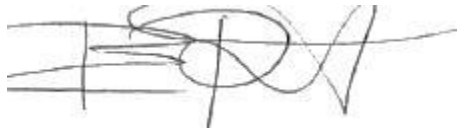
- (m) *that the owner grant access to the building manager to enter the strata lot from time to time for the purpose of inspecting the work.*
- 7.6 *An owner who has altered a strata lot, common property or limited common property prior to the passage of these bylaws, or any subsequent owner on title who receives the benefit of such alteration shall be subject to their content and intent to the extent that any damages suffered or costs incurred by the strata corporation as a result, directly or indirectly, of the alteration, must be borne by the owner who has benefited from the alteration.*
- 7.7 *An owner who, subsequent to the passage of bylaws 7.1 to 7.3 inclusive, alters a strata lot, common property or limited common property without adhering strictly to these bylaws, must restore, on the council's request and at the owner's sole expense, the strata lot, the common property, limited common property or common assets, as the case may be, to its condition prior to the alteration. If the owner refuses or neglects to restore the alteration to its original condition, the strata corporation may conduct the restoration, at the expense of the owner who altered the strata lot, the common property or limited common property. The cost of such alteration shall be added to and become part of the strata fees of that owner for the month next following the date on which the cost was incurred and will become due and payable on the due date of payment of monthly strata fees.*
- 7.8 *After a request by the strata corporation, an owner who refuses or neglects to restore all or part of an alteration to its original condition in accordance with bylaw 7.7, shall be subject to a fine of up to \$200, and where a contravention continues without interruption for more than 14 consecutive days, a fine may be imposed every 7 days.*
- 7.9 *A resident must not alter his strata lot in any manner which, in the opinion of the strata council, will alter the exterior appearance of the building.*
- 7.10 *Bylaw 5(3) of the Schedule of Bylaws to the Act does not apply to the strata corporation.*
- 7.11 *Where a resident contravenes or permits another person to contravene bylaws 7.1, 7.2, 7.3, 7.7, 7.8 or 7.9 the owner of the strata lot shall be subject to a fine of up to \$200.*

### **TERMINATION OF MEETING**

There being no further business, the meeting was terminated at 5:50 p.m.

**Next meeting:** Tuesday, May 30, 2017 4:30 p.m.

**FirstService Residential BC Ltd.**



Bunny Porteous  
Senior Strata Manager  
*Per the Owners*  
Strata Plan LMS 712

BP/ys

**Email:** info.bc@fsresidential.com  
**General:** 604.683.8900 (24 hours emergencies)

**Customer Care Centre:** 1.855.273.1967 (24 hours non-emergency)

[www.fsresidential.com](http://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**
- ✓ **Other strata documents such as engineering report, depreciation report, homeowner's manual, etc.**
- ✓ **Owner's profile update**
- ✓ **Bylaws and rules**
- ✓ **Insurance summary of coverage**

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>

**STRATA PLAN LMS-712  
Special Levy Fee Schedule**

03-Mar-17  
YEAR END: DECEMBER 31

**PASSED ON:** MARCH 02, 2017  
**RE:** Exterior Maintenance  
**PAYMENT PLAN:** Payable over 9 months, commencing April 1, 2017

UNIT	S.L.	U/E	TOTAL LEVY \$2,300,000.00	MONTHLY DUE
301	18	1217	\$8,815.48	\$979.50
302	19	1172	\$8,489.52	\$943.28
303	20	1161	\$8,409.84	\$934.43
401	34	1502	\$10,879.91	\$1,208.88
402	35	1503	\$10,887.15	\$1,209.68
403	36	962	\$6,968.36	\$774.26
404	37	1053	\$7,627.53	\$847.50
405	38	1571	\$11,379.72	\$1,264.41
406	42	714	\$5,171.94	\$574.66
407	41	683	\$4,947.39	\$549.71
408	39	942	\$6,823.49	\$758.17
409	40	1024	\$7,417.46	\$824.16
501	43	1505	\$10,901.64	\$1,211.29
502	44	1503	\$10,887.15	\$1,209.68
503	45	1055	\$7,642.01	\$849.11
504	46	1055	\$7,642.01	\$849.11
505	56	1173	\$8,496.76	\$944.08
506	57	1173	\$8,496.76	\$944.08
507	58	903	\$6,540.98	\$726.78
508	52	942	\$6,823.49	\$758.17
509	53	1026	\$7,431.95	\$825.77
510	54	680	\$4,925.66	\$547.30
511	55	713	\$5,164.70	\$573.86
512	51	896	\$6,490.28	\$721.14
513	50	896	\$6,490.28	\$721.14
514	49	896	\$6,490.28	\$721.14
515	48	945	\$6,845.22	\$760.58
516	47	1075	\$7,786.89	\$865.21
601	59	1505	\$10,901.64	\$1,211.29
602	60	1503	\$10,887.15	\$1,209.68
603	61	1053	\$7,627.53	\$847.50
604	62	1055	\$7,642.01	\$849.11
605	72	1173	\$8,496.76	\$944.08
606	73	1173	\$8,496.76	\$944.08
607	74	904	\$6,548.23	\$727.58
608	68	943	\$6,830.73	\$758.97
609	69	1024	\$7,417.46	\$824.16
610	70	684	\$4,954.63	\$550.51
611	71	716	\$5,186.43	\$576.27
612	67	896	\$6,490.28	\$721.14
613	66	896	\$6,490.28	\$721.14
614	65	896	\$6,490.28	\$721.14
615	64	945	\$6,845.22	\$760.58
616	63	1073	\$7,772.40	\$863.60
701	75	1505	\$10,901.64	\$1,211.29
702	76	1503	\$10,887.15	\$1,209.68
703	77	1055	\$7,642.01	\$849.11
704	78	1055	\$7,642.01	\$849.11
705	84	1173	\$8,496.76	\$944.08
706	85	1173	\$8,496.76	\$944.08

STRATA PLAN LMS-712  
Special Levy Fee Schedule

03-Mar-17  
 YEAR END: DECEMBER 31

PASSED ON: MARCH 02, 2017  
 RE: Exterior Maintenance  
 PAYMENT PLAN: Payable over 9 months, commencing April 1, 2017

UNIT	S.L.	U/E	TOTAL LEVY \$2,300,000.00	MONTHLY DUE
707	86	1126	\$8,156.31	\$906.26
708	81	972	\$7,040.79	\$782.31
709	82	992	\$7,185.67	\$798.41
710	83	1125	\$8,149.07	\$905.45
711	80	1200	\$8,692.34	\$965.82
712	79	1016	\$7,359.51	\$817.72
801	87	1505	\$10,901.64	\$1,211.29
802	88	1503	\$10,887.15	\$1,209.68
803	89	1055	\$7,642.01	\$849.11
804	90	1055	\$7,642.01	\$849.11
805	95	1173	\$8,496.76	\$944.08
806	96	1173	\$8,496.76	\$944.08
807	97	1126	\$8,156.31	\$906.26
808	92	972	\$7,040.79	\$782.31
809	93	992	\$7,185.67	\$798.41
810	94	1126	\$8,156.31	\$906.26
811	91	2802	\$20,296.61	\$2,255.18
901	98	1505	\$10,901.64	\$1,211.29
902	99	1503	\$10,887.15	\$1,209.68
903	100	1055	\$7,642.01	\$849.11
904	101	1055	\$7,642.01	\$849.11
905	105	1173	\$8,496.76	\$944.08
906	106	1173	\$8,496.76	\$944.08
907	107	1126	\$8,156.31	\$906.26
908	102	972	\$7,040.79	\$782.31
909	103	990	\$7,171.18	\$796.80
910	104	1126	\$8,156.31	\$906.26
1001	108	1505	\$10,901.64	\$1,211.29
1002	109	1503	\$10,887.15	\$1,209.68
1003	110	1055	\$7,642.01	\$849.11
1004	111	1055	\$7,642.01	\$849.11
1005	115	1173	\$8,496.76	\$944.08
1006	116	1173	\$8,496.76	\$944.08
1007	117	1126	\$8,156.31	\$906.26
1008	112	972	\$7,040.79	\$782.31
1009	113	990	\$7,171.18	\$796.80
1010	114	1126	\$8,156.31	\$906.26
1101	118	1505	\$10,901.64	\$1,211.29
1102	119	1503	\$10,887.15	\$1,209.68
1103	120	1055	\$7,642.01	\$849.11
1104	121	1055	\$7,642.01	\$849.11
1105	125	1173	\$8,496.76	\$944.08
1106	126	1173	\$8,496.76	\$944.08
1107	127	1126	\$8,156.31	\$906.26
1108	122	972	\$7,040.79	\$782.31
1109	123	990	\$7,171.18	\$796.80
1110	124	1126	\$8,156.31	\$906.26
1201	128	1505	\$10,901.64	\$1,211.29
1202	129	1503	\$10,887.15	\$1,209.68
1203	130	1055	\$7,642.01	\$849.11

**STRATA PLAN LMS-712**  
**Special Levy Fee Schedule**

03-Mar-17  
 YEAR END: DECEMBER 31

PASSED ON: MARCH 02, 2017  
 RE: Exterior Maintenance  
 PAYMENT PLAN: Payable over 9 months, commencing April 1, 2017

UNIT	S.L.	U/E	TOTAL LEVY \$2,300,000.00	MONTHLY DUE
1204	131	1055	\$7,642.01	\$849.11
1205	135	1173	\$8,496.76	\$944.08
1206	136	1173	\$8,496.76	\$944.08
1207	137	1126	\$8,156.31	\$906.26
1208	132	972	\$7,040.79	\$782.31
1209	133	990	\$7,171.18	\$796.80
1210	134	1126	\$8,156.31	\$906.26
1301	138	1505	\$10,901.64	\$1,211.29
1302	139	1503	\$10,887.15	\$1,209.68
1303	140	1055	\$7,642.01	\$849.11
1304	141	1055	\$7,642.01	\$849.11
1305	145	1173	\$8,496.76	\$944.08
1306	146	1173	\$8,496.76	\$944.08
1307	147	1126	\$8,156.31	\$906.26
1308	142	972	\$7,040.79	\$782.31
1309	143	990	\$7,171.18	\$796.80
1310	144	1126	\$8,156.31	\$906.26
1401	148	1505	\$10,901.64	\$1,211.29
1402	149	1503	\$10,887.15	\$1,209.68
1403	150	1055	\$7,642.01	\$849.11
1404	151	1055	\$7,642.01	\$849.11
1405	155	1173	\$8,496.76	\$944.08
1406	156	1173	\$8,496.76	\$944.08
1407	157	1126	\$8,156.31	\$906.26
1408	152	972	\$7,040.79	\$782.31
1409	153	990	\$7,171.18	\$796.80
1410	154	1126	\$8,156.31	\$906.26
1501	158	1505	\$10,901.64	\$1,211.29
1502	159	1503	\$10,887.15	\$1,209.68
1503	160	1055	\$7,642.01	\$849.11
1504	161	1055	\$7,642.01	\$849.11
1505	165	1173	\$8,496.76	\$944.08
1506	166	1173	\$8,496.76	\$944.08
1507	167	1126	\$8,156.31	\$906.26
1508	162	972	\$7,040.79	\$782.31
1509	163	990	\$7,171.18	\$796.80
1510	164	1126	\$8,156.31	\$906.26
1601	168	2207	\$15,986.66	\$1,776.30
1602	169	2215	\$16,044.61	\$1,782.73
1605	173	1173	\$8,496.76	\$944.08
1606	174	1173	\$8,496.76	\$944.08
1607	175	1126	\$8,156.31	\$906.26
1608	170	972	\$7,040.79	\$782.31
1609	171	990	\$7,171.18	\$796.80
1610	172	1126	\$8,156.31	\$906.26
1701	176	2207	\$15,986.66	\$1,776.30
1702	177	2215	\$16,044.61	\$1,782.73
1705	181	1173	\$8,496.76	\$944.08
1706	182	1173	\$8,496.76	\$944.08
1707	183	1126	\$8,156.31	\$906.26

**STRATA PLAN LMS-712**  
**Special Levy Fee Schedule**

03-Mar-17  
 YEAR END: DECEMBER 31

**PASSED ON:** MARCH 02, 2017  
**RE:** Exterior Maintenance  
**PAYMENT PLAN:** Payable over 9 months, commencing April 1, 2017

UNIT	S.L.	U/E	TOTAL LEVY \$2,300,000.00	MONTHLY DUE
1708	178	972	\$7,040.79	\$782.31
1709	179	990	\$7,171.18	\$796.80
1710	180	1126	\$8,156.31	\$906.26
1801	184	1736	\$12,574.92	\$1,397.21
1802	185	1745	\$12,640.11	\$1,404.46
1805	189	1173	\$8,496.76	\$944.08
1806	190	1173	\$8,496.76	\$944.08
1807	191	1126	\$8,156.31	\$906.26
1808	186	972	\$7,040.79	\$782.31
1809	187	990	\$7,171.18	\$796.80
1810	188	1126	\$8,156.31	\$906.26
1901	197	936	\$6,780.02	\$753.34
1902	192	969	\$7,019.06	\$779.90
1903	193	989	\$7,163.94	\$795.99
1904	194	936	\$6,780.02	\$753.34
1905	195	1177	\$8,525.74	\$947.30
1906	196	1177	\$8,525.74	\$947.30
2001	203	937	\$6,787.27	\$754.14
2002	198	969	\$7,019.06	\$779.90
2003	199	989	\$7,163.94	\$795.99
2004	200	937	\$6,787.27	\$754.14
2005	201	1177	\$8,525.74	\$947.30
2006	202	1177	\$8,525.74	\$947.30
2101	209	937	\$6,787.27	\$754.14
2102	204	969	\$7,019.06	\$779.90
2103	205	989	\$7,163.94	\$795.99
2104	206	937	\$6,787.27	\$754.14
2105	207	1177	\$8,525.74	\$947.30
2106	208	1177	\$8,525.74	\$947.30
2201	215	937	\$6,787.27	\$754.14
2202	210	969	\$7,019.06	\$779.90
2203	211	989	\$7,163.94	\$795.99
2204	212	937	\$6,787.27	\$754.14
2205	213	1177	\$8,525.74	\$947.30
2206	214	1177	\$8,525.74	\$947.30
2301	221	937	\$6,787.27	\$754.14
2302	216	969	\$7,019.06	\$779.90
2303	217	989	\$7,163.94	\$795.99
2304	218	937	\$6,787.27	\$754.14
2305	219	1177	\$8,525.74	\$947.30
2306	220	1177	\$8,525.74	\$947.30
2401	227	937	\$6,787.27	\$754.14
2402	222	969	\$7,019.06	\$779.90
2403	223	989	\$7,163.94	\$795.99
2404	224	937	\$6,787.27	\$754.14
2405	225	1177	\$8,525.74	\$947.30
2406	226	1177	\$8,525.74	\$947.30
2501	233	937	\$6,787.27	\$754.14
2502	228	969	\$7,019.06	\$779.90
2503	229	989	\$7,163.94	\$795.99

STRATA PLAN LMS-712  
Special Levy Fee Schedule

03-Mar-17  
 YEAR END: DECEMBER 31

PASSED ON: MARCH 02, 2017  
 RE: Exterior Maintenance  
 PAYMENT PLAN: Payable over 9 months, commencing April 1, 2017

UNIT	S.L.	U/E	TOTAL LEVY \$2,300,000.00	MONTHLY DUE
2504	230	937	\$6,787.27	\$754.14
2505	231	1177	\$8,525.74	\$947.30
2506	232	1177	\$8,525.74	\$947.30
2601	236	1582	\$11,459.40	\$1,273.27
2602	237	1582	\$11,459.40	\$1,273.27
2603	234	1221	\$8,844.45	\$982.72
2604	235	1238	\$8,967.60	\$996.40
2701	240	1582	\$11,459.40	\$1,273.27
2702	241	1582	\$11,459.40	\$1,273.27
2703	238	1221	\$8,844.45	\$982.72
2704	239	1238	\$8,967.60	\$996.40
2801	244	1582	\$11,459.40	\$1,273.27
2802	245	1582	\$11,459.40	\$1,273.27
2803	242	1221	\$8,844.45	\$982.72
2804	243	1238	\$8,967.60	\$996.40
2901	248	1582	\$11,459.40	\$1,273.27
2902	249	1582	\$11,459.40	\$1,273.27
2903	246	1221	\$8,844.45	\$982.72
2904	247	1238	\$8,967.60	\$996.40
3001	252	1582	\$11,459.40	\$1,273.27
3002	253	1582	\$11,459.40	\$1,273.27
3003	250	1292	\$9,358.75	\$1,039.86
3004	251	1309	\$9,481.89	\$1,053.54
3101	255	2383	\$17,261.54	\$1,917.95
3102	254	2383	\$17,261.54	\$1,917.95
3201	257	2383	\$17,261.54	\$1,917.95
3202	256	2383	\$17,261.54	\$1,917.95
3301	259	2383	\$17,261.54	\$1,917.95
3302	258	2383	\$17,261.54	\$1,917.95
C1	31	765	\$5,541.37	\$615.71
C2	32	798	\$5,780.41	\$642.27
C3	33	737	\$5,338.54	\$593.17
C4	16	694	\$5,027.07	\$558.56
T-01	17	1639	\$11,872.29	\$1,319.14
T-02	1	2142	\$15,515.82	\$1,723.98
T-03	2	2133	\$15,450.63	\$1,716.74
T-04	3	2173	\$15,740.38	\$1,748.93
T-05	4	1844	\$13,357.23	\$1,484.14
T-06	5	1804	\$13,067.48	\$1,451.94
T-07	6	1804	\$13,067.48	\$1,451.94
T-08	7	1804	\$13,067.48	\$1,451.94
T-09	8	1804	\$13,067.48	\$1,451.94
T-10	9	1804	\$13,067.48	\$1,451.94
T-11	10	1804	\$13,067.48	\$1,451.94
T-12	11	2054	\$14,878.39	\$1,653.15
T-13	12	2147	\$15,552.04	\$1,728.00
T-14	13	2028	\$14,690.05	\$1,632.23
T-15	14	1474	\$10,677.09	\$1,186.34
T-16	15	1477	\$10,698.82	\$1,188.76
T-17	21	839	\$6,077.39	\$675.27



STRATA PLAN LMS-712  
Special Levy Fee Schedule

03-Mar-17  
 YEAR END: DECEMBER 31

PASSED ON: MARCH 02, 2017  
 RE: Exterior Maintenance  
 PAYMENT PLAN: Payable over 9 months, commencing April 1, 2017

UNIT	S.L.	U/E	TOTAL LEVY \$2,300,000.00	MONTHLY DUE
T-18	22	807	\$5,845.60	\$649.51
T-19	23	1549	\$11,220.36	\$1,246.71
T-20	24	1005	\$7,279.83	\$808.87
T-21	25	1005	\$7,279.83	\$808.87
T-22	26	1005	\$7,279.83	\$808.87
T-23	27	1005	\$7,279.83	\$808.87
T-24	28	1005	\$7,279.83	\$808.87
T-25	29	1005	\$7,279.83	\$808.87
T-26	30	1005	\$7,279.83	\$808.87
TOTAL U/E		317521	\$2,299,999.91	\$255,555.55
				X 9
				<u>\$2,299,999.91</u>

