



MEMORANDUM

TO: The Owners, Strata Plan LMS 712

DATE: March 18, 2019

FROM: John Boschert, Strata Manager

RE: ANNUAL GENERAL MEETING MINUTES

Attached are the minutes of the Annual General Meeting held on March 5, 2019. Please read and retain them for future reference.

STRATA FEES:

Owners please note: Strata fees have increased, retroactive to January 1st, 2019.

NEW COUNCIL:

- Mike Gallagher
- Bev Andrews
- Pat Dairon
- Kitty Morgan
- Daniel Wang
- Andrew DeBenedictis
- Deborah Austin

FSRConnect™ REGISTRATION

To benefit from **FSRConnect™** and help your Strata save money, please contact Connect Customer Care at connect.bc@fsresidential.com to further assist you in your registration process.

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Encl.

JB/kc

LMS 712 - 888 BEACH
Approved Catch-Up Fee Schedule
Jan 01, 2019 to Dec 31, 2019

Strata Lot Number	Civic Address	Unit Entitlement	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Monthly Difference * x 1 month \$	Monthly Difference * x 2 month \$	Monthly Difference * x month \$
1	T02 - 1500 Hornby Street	2,142	1,354.62	1,316.34	38.28	76.56	114.84
2	T03 - 1500 Hornby Street	2,133	1,348.93	1,310.81	38.12	76.24	114.36
3	T04 - 1500 Hornby Street	2,173	1,374.22	1,335.39	38.83	77.66	116.49
4	T05 - 1501 Howe Street	1,844	1,166.16	1,133.21	32.95	65.90	98.85
5	T06 - 1501 Howe Street	1,804	1,140.87	1,108.62	32.25	64.50	96.75
6	T07 - 1501 Howe Street	1,804	1,140.87	1,108.62	32.25	64.50	96.75
7	T08 - 1501 Howe Street	1,804	1,140.87	1,108.62	32.25	64.50	96.75
8	T09 - 1501 Howe Street	1,804	1,140.87	1,108.62	32.25	64.50	96.75
9	T10 - 1501 Howe Street	1,804	1,140.87	1,108.62	32.25	64.50	96.75
10	T11 - 1501 Howe Street	1,804	1,140.87	1,108.62	32.25	64.50	96.75
11	T12 - 1501 Howe Street	2,054	1,298.97	1,262.26	36.71	73.42	110.13
12	T13 - 1501 Howe Street	2,147	1,357.78	1,319.41	38.37	76.74	115.11
13	TH14 - 1501 Howe Street	2,028	1,282.53	1,246.28	36.25	72.50	108.75
14	T15 - 1501 Howe Street	1,474	932.17	905.83	26.34	52.68	79.02
15	T16 - 1501 Howe Street	1,477	934.07	907.67	26.40	52.80	79.20
16	C4 - 888 Beach Avenue	694	438.89	426.49	12.40	24.80	37.20
17	T01 - 1500 Hornby Street	1,639	1,036.52	1,007.23	29.29	58.58	87.87
18	301 - 1501 Howe Street	1,217	769.64	747.89	21.75	43.50	65.25
19	302 - 1501 Howe Street	1,172	741.18	720.24	20.94	41.88	62.82
20	303 - 1501 Howe Street	1,161	734.23	713.48	20.75	41.50	62.25
21	T17 - 1501 Howe Street	839	530.59	515.60	14.99	29.98	44.97
22	T18 - 1501 Howe Street	807	510.35	495.93	14.42	28.84	43.26
23	T19 - 1501 Howe Street	1,549	979.60	951.92	27.68	55.36	83.04
24	T20 - 888 Beach Avenue	1,005	635.57	617.61	17.96	35.92	53.88
25	T21 - 888 Beach Avenue	1,005	635.57	617.61	17.96	35.92	53.88
26	T22 - 888 Beach Avenue	1,005	635.57	617.61	17.96	35.92	53.88
27	T23 - 888 Beach Avenue	1,005	635.57	617.61	17.96	35.92	53.88
28	T24 - 888 Beach Avenue	1,005	635.57	617.61	17.96	35.92	53.88
29	T25 - 888 Beach Avenue	1,005	635.57	617.61	17.96	35.92	53.88
30	T26 - 888 Beach Avenue	1,005	635.57	617.61	17.96	35.92	53.88
31	C1 - 1500 Hornby Street	765	483.79	470.12	13.67	27.34	41.01
32	C2 - 888 Beach Avenue	798	504.66	490.40	14.26	28.52	42.78
33	C3 - 1501 Howe Street	737	466.09	452.91	13.18	26.36	39.54
34	401 - 1501 Howe Street	1,502	949.88	923.03	26.85	53.70	80.55
35	402 - 1501 Howe Street	1,503	950.51	923.65	26.86	53.72	80.58
36	403 - 1501 Howe Street	962	608.38	591.18	17.20	34.40	51.60
37	404 - 1501 Howe Street	1,053	665.93	647.11	18.82	37.64	56.46
38	405 - 1501 Howe Street	1,571	993.51	965.44	28.07	56.14	84.21
39	408 - 1500 Hornby Street	942	595.73	578.89	16.84	33.68	50.52
40	409 - 1500 Hornby Street	1,024	647.59	629.29	18.30	36.60	54.90
41	407 - 1500 Hornby Street	683	431.94	419.73	12.21	24.42	36.63
42	406 - 1500 Hornby Street	714	451.54	438.78	12.76	25.52	38.28
43	501 - 1501 Howe Street	1,505	951.78	924.88	26.90	53.80	80.70

**The retroactive fee adjustment is calculated as the difference between the new strata fees and old strata fees, multiplied by the number of months subsequent to the year end in which the old strata fees were assessed.*

LMS 712 - 888 BEACH
Approved Catch-Up Fee Schedule
Jan 01, 2019 to Dec 31, 2019

Strata Lot Number	Civic Address	Unit Entitlement	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Monthly Difference * x 1 month \$	Monthly Difference * x 2 month \$	Monthly Difference * x month \$
44	502 - 1501 Howe Street	1,503	950.51	923.65	26.86	53.72	80.58
45	503 - 1501 Howe Street	1,055	667.19	648.34	18.85	37.70	56.55
46	504 - 1501 Howe Street	1,055	667.19	648.34	18.85	37.70	56.55
47	516 - 888 Beach Avenue	1,075	679.84	660.63	19.21	38.42	57.63
48	515 - 888 Beach Avenue	945	597.63	580.74	16.89	33.78	50.67
49	514 - 888 Beach Avenue	896	566.64	550.62	16.02	32.04	48.06
50	513 - 888 Beach Avenue	896	566.64	550.62	16.02	32.04	48.06
51	512 - 888 Beach Avenue	896	566.64	550.62	16.02	32.04	48.06
52	508 - 1500 Hornby Street	942	595.73	578.89	16.84	33.68	50.52
53	509 - 1500 Hornby Street	1,026	648.85	630.51	18.34	36.68	55.02
54	510 - 1500 Hornby Street	680	430.04	417.89	12.15	24.30	36.45
55	511 - 1500 Hornby Street	713	450.91	438.16	12.75	25.50	38.25
56	505 - 1500 Hornby Street	1,173	741.82	720.85	20.97	41.94	62.91
57	506 - 1500 Hornby Street	1,173	741.82	720.85	20.97	41.94	62.91
58	507 - 1500 Hornby Street	903	571.07	554.93	16.14	32.28	48.42
59	601 - 1501 Howe Street	1,505	951.78	924.88	26.90	53.80	80.70
60	602 - 1501 Howe Street	1,503	950.51	923.65	26.86	53.72	80.58
61	603 - 1501 Howe Street	1,053	665.93	647.11	18.82	37.64	56.46
62	604 - 1501 Howe Street	1,055	667.19	648.34	18.85	37.70	56.55
63	616 - 888 Beach Avenue	1,073	678.57	659.40	19.17	38.34	57.51
64	615 - 888 Beach Avenue	945	597.63	580.74	16.89	33.78	50.67
65	614 - 888 Beach Avenue	896	566.64	550.62	16.02	32.04	48.06
66	613 - 888 Beach Avenue	896	566.64	550.62	16.02	32.04	48.06
67	612 - 888 Beach Avenue	896	566.64	550.62	16.02	32.04	48.06
68	608 - 1500 Hornby Street	943	596.36	579.51	16.85	33.70	50.55
69	609 - 1500 Hornby Street	1,024	647.59	629.29	18.30	36.60	54.90
70	610 - 1500 Hornby Street	684	432.57	420.34	12.23	24.46	36.69
71	611 - 1500 Hornby Street	716	452.80	440.01	12.79	25.58	38.37
72	605 - 1500 Hornby Street	1,173	741.82	720.85	20.97	41.94	62.91
73	606 - 1500 Hornby Street	1,173	741.82	720.85	20.97	41.94	62.91
74	607 - 1500 Hornby Street	904	571.70	555.54	16.16	32.32	48.48
75	701 - 1501 Howe Street	1,505	951.78	924.88	26.90	53.80	80.70
76	702 - 1501 Howe Street	1,503	950.51	923.65	26.86	53.72	80.58
77	703 - 1501 Howe Street	1,055	667.19	648.34	18.85	37.70	56.55
78	704 - 1501 Howe Street	1,055	667.19	648.34	18.85	37.70	56.55
79	712 - 888 Beach Avenue	1,016	642.53	624.37	18.16	36.32	54.48
80	711 - 888 Beach Avenue	1,200	758.89	737.44	21.45	42.90	64.35
81	708 - 1500 Hornby Street	972	614.70	597.33	17.37	34.74	52.11
82	709 - 1500 Hornby Street	992	627.35	609.62	17.73	35.46	53.19
83	710 - 1500 Hornby Street	1,125	711.46	691.35	20.11	40.22	60.33
84	705 - 1500 Hornby Street	1,173	741.82	720.85	20.97	41.94	62.91
85	706 - 1500 Hornby Street	1,173	741.82	720.85	20.97	41.94	62.91
86	707 - 1500 Hornby Street	1,126	712.09	691.97	20.12	40.24	60.36

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LMS 712 - 888 BEACH
Approved Catch-Up Fee Schedule
Jan 01, 2019 to Dec 31, 2019

Strata Lot Number	Civic Address	Unit Entitlement	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Monthly Difference * x 1 month \$	Monthly Difference * x 2 month \$	Monthly Difference * x month \$
87	801 - 1501 Howe Street	1,505	951.78	924.88	26.90	53.80	80.70
88	802 - 1501 Howe Street	1,503	950.51	923.65	26.86	53.72	80.58
89	803 - 1501 Howe Street	1,055	667.19	648.34	18.85	37.70	56.55
90	804 - 1501 Howe Street	1,055	667.19	648.34	18.85	37.70	56.55
91	811 - 888 Beach Avenue	2,802	1,772.01	1,721.93	50.08	100.16	150.24
92	808 - 1500 Hornby Street	972	614.70	597.33	17.37	34.74	52.11
93	809 - 1500 Hornby Street	992	627.35	609.62	17.73	35.46	53.19
94	810 - 1500 Hornby Street	1,126	712.09	691.97	20.12	40.24	60.36
95	805 - 1500 Hornby Street	1,173	741.82	720.85	20.97	41.94	62.91
96	806 - 1500 Hornby Street	1,173	741.82	720.85	20.97	41.94	62.91
97	807 - 1500 Hornby Street	1,126	712.09	691.97	20.12	40.24	60.36
98	901 - 1501 Howe Street	1,505	951.78	924.88	26.90	53.80	80.70
99	902 - 1501 Howe Street	1,503	950.51	923.65	26.86	53.72	80.58
100	903 - 1501 Howe Street	1,055	667.19	648.34	18.85	37.70	56.55
101	904 - 1501 Howe Street	1,055	667.19	648.34	18.85	37.70	56.55
102	908 - 1500 Hornby Street	972	614.70	597.33	17.37	34.74	52.11
103	909 - 1500 Hornby Street	990	626.08	608.39	17.69	35.38	53.07
104	910 - 1500 Hornby Street	1,126	712.09	691.97	20.12	40.24	60.36
105	905 - 1500 Hornby Street	1,173	741.82	720.85	20.97	41.94	62.91
106	906 - 1500 Hornby Street	1,173	741.82	720.85	20.97	41.94	62.91
107	907 - 1500 Hornby Street	1,126	712.09	691.97	20.12	40.24	60.36
108	1001 - 1501 Howe Street	1,505	951.78	924.88	26.90	53.80	80.70
109	1002 - 1501 Howe Street	1,503	950.51	923.65	26.86	53.72	80.58
110	1003 - 1501 Howe Street	1,055	667.19	648.34	18.85	37.70	56.55
111	1004 - 1501 Howe Street	1,055	667.19	648.34	18.85	37.70	56.55
112	1008 - 1500 Hornby Street	972	614.70	597.33	17.37	34.74	52.11
113	1009 - 1500 Hornby Street	990	626.08	608.39	17.69	35.38	53.07
114	1010 - 1500 Hornby Street	1,126	712.09	691.97	20.12	40.24	60.36
115	1005 - 1500 Hornby Street	1,173	741.82	720.85	20.97	41.94	62.91
116	1006 - 1500 Hornby Street	1,173	741.82	720.85	20.97	41.94	62.91
117	1007 - 1500 Hornby Street	1,126	712.09	691.97	20.12	40.24	60.36
118	1101 - 1501 Howe Street	1,505	951.78	924.88	26.90	53.80	80.70
119	1102 - 1501 Howe Street	1,503	950.51	923.65	26.86	53.72	80.58
120	1103 - 1501 Howe Street	1,055	667.19	648.34	18.85	37.70	56.55
121	1104 - 1501 Howe Street	1,055	667.19	648.34	18.85	37.70	56.55
122	1108 - 1500 Hornby Street	972	614.70	597.33	17.37	34.74	52.11
123	1109 - 1500 Hornby Street	990	626.08	608.39	17.69	35.38	53.07
124	1110 - 1500 Hornby Street	1,126	712.09	691.97	20.12	40.24	60.36
125	1105 - 1500 Hornby Street	1,173	741.82	720.85	20.97	41.94	62.91
126	1106 - 1500 Hornby Street	1,173	741.82	720.85	20.97	41.94	62.91
127	1107 - 1500 Hornby Street	1,126	712.09	691.97	20.12	40.24	60.36
128	1201 - 1501 Howe Street	1,505	951.78	924.88	26.90	53.80	80.70
129	1202 - 1501 Howe Street	1,503	950.51	923.65	26.86	53.72	80.58

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130	1203 - 1501 Howe Street	1,055	667.19	648.34	18.85	37.70	56.55
131	1204 - 1501 Howe Street	1,055	667.19	648.34	18.85	37.70	56.55
132	1208 - 1500 Hornby Street	972	614.70	597.33	17.37	34.74	52.11
133	1209 - 1500 Hornby Street	990	626.08	608.39	17.69	35.38	53.07
134	1210 - 1500 Hornby Street	1,126	712.09	691.97	20.12	40.24	60.36
135	1205 - 1500 Hornby Street	1,173	741.82	720.85	20.97	41.94	62.91
136	1206 - 1500 Hornby Street	1,173	741.82	720.85	20.97	41.94	62.91
137	1207 - 1500 Hornby Street	1,126	712.09	691.97	20.12	40.24	60.36
138	1301 - 1501 Howe Street	1,505	951.78	924.88	26.90	53.80	80.70
139	1302 - 1501 Howe Street	1,503	950.51	923.65	26.86	53.72	80.58
140	1303 - 1501 Howe Street	1,055	667.19	648.34	18.85	37.70	56.55
141	1304 - 1501 Howe Street	1,055	667.19	648.34	18.85	37.70	56.55
142	1308 - 1500 Hornby Street	972	614.70	597.33	17.37	34.74	52.11
143	1309 - 1500 Hornby Street	990	626.08	608.39	17.69	35.38	53.07
144	1310 - 1500 Hornby Street	1,126	712.09	691.97	20.12	40.24	60.36
145	1305 - 1500 Hornby Street	1,173	741.82	720.85	20.97	41.94	62.91
146	1306 - 1500 Hornby Street	1,173	741.82	720.85	20.97	41.94	62.91
147	1307 - 1500 Hornby Street	1,126	712.09	691.97	20.12	40.24	60.36
148	1401 - 1501 Howe Street	1,505	951.78	924.88	26.90	53.80	80.70
149	1402 - 1501 Howe Street	1,503	950.51	923.65	26.86	53.72	80.58
150	1403 - 1501 Howe Street	1,055	667.19	648.34	18.85	37.70	56.55
151	1404 - 1501 Howe Street	1,055	667.19	648.34	18.85	37.70	56.55
152	1408 - 1500 Hornby Street	972	614.70	597.33	17.37	34.74	52.11
153	1409 - 1500 Hornby Street	990	626.08	608.39	17.69	35.38	53.07
154	1410 - 1500 Hornby Street	1,126	712.09	691.97	20.12	40.24	60.36
155	1405 - 1500 Hornby Street	1,173	741.82	720.85	20.97	41.94	62.91
156	1406 - 1500 Hornby Street	1,173	741.82	720.85	20.97	41.94	62.91
157	1407 - 1500 Hornby Street	1,126	712.09	691.97	20.12	40.24	60.36
158	1501 - 1501 Howe Street	1,505	951.78	924.88	26.90	53.80	80.70
159	1502 - 1501 Howe Street	1,503	950.51	923.65	26.86	53.72	80.58
160	1503 - 1501 Howe Street	1,055	667.19	648.34	18.85	37.70	56.55
161	1504 - 1501 Howe Street	1,055	667.19	648.34	18.85	37.70	56.55
162	1508 - 1500 Hornby Street	972	614.70	597.33	17.37	34.74	52.11
163	1509 - 1500 Hornby Street	990	626.08	608.39	17.69	35.38	53.07
164	1510 - 1500 Hornby Street	1,126	712.09	691.97	20.12	40.24	60.36
165	1505 - 1500 Hornby Street	1,173	741.82	720.85	20.97	41.94	62.91
166	1506 - 1500 Hornby Street	1,173	741.82	720.85	20.97	41.94	62.91
167	1507 - 1500 Hornby Street	1,126	712.09	691.97	20.12	40.24	60.36
168	1601 - 1501 Howe Street	2,207	1,395.73	1,356.28	39.45	78.90	118.35
169	1602 - 1501 Howe Street	2,215	1,400.79	1,361.20	39.59	79.18	118.77
170	1608 - 1500 Hornby Street	972	614.70	597.33	17.37	34.74	52.11
171	1609 - 1500 Hornby Street	990	626.08	608.39	17.69	35.38	53.07
172	1610 - 1500 Hornby Street	1,126	712.09	691.97	20.12	40.24	60.36

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Strata Lot Number	Civic Address	Unit Entitlement	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Monthly Difference * x 1 month \$	Monthly Difference * x 2 month \$	Monthly Difference * x month \$
173	1605 - 1500 Hornby Street	1,173	741.82	720.85	20.97	41.94	62.91
174	1606 - 1500 Hornby Street	1,173	741.82	720.85	20.97	41.94	62.91
175	1607 - 1500 Hornby Street	1,126	712.09	691.97	20.12	40.24	60.36
176	1701 - 1501 Howe Street	2,207	1,395.73	1,356.28	39.45	78.90	118.35
177	1702 - 1501 Howe Street	2,215	1,400.79	1,361.20	39.59	79.18	118.77
178	1708 - 1500 Hornby Street	972	614.70	597.33	17.37	34.74	52.11
179	1709 - 1500 Hornby Street	990	626.08	608.39	17.69	35.38	53.07
180	1710 - 1500 Hornby Street	1,126	712.09	691.97	20.12	40.24	60.36
181	1705 - 1500 Hornby Street	1,173	741.82	720.85	20.97	41.94	62.91
182	1706 - 1500 Hornby Street	1,173	741.82	720.85	20.97	41.94	62.91
183	1707 - 1500 Hornby Street	1,126	712.09	691.97	20.12	40.24	60.36
184	1801 - 1501 Howe Street	1,736	1,097.86	1,066.84	31.02	62.04	93.06
185	1802 - 1501 Howe Street	1,745	1,103.55	1,072.37	31.18	62.36	93.54
186	1808 - 1500 Hornby Street	972	614.70	597.33	17.37	34.74	52.11
187	1809 - 1500 Hornby Street	990	626.08	608.39	17.69	35.38	53.07
188	1810 - 1500 Hornby Street	1,126	712.09	691.97	20.12	40.24	60.36
189	1805 - 1500 Hornby Street	1,173	741.82	720.85	20.97	41.94	62.91
190	1806 - 1500 Hornby Street	1,173	741.82	720.85	20.97	41.94	62.91
191	1807 - 1500 Hornby Street	1,126	712.09	691.97	20.12	40.24	60.36
192	1902 - 1500 Hornby Street	969	612.80	595.49	17.31	34.62	51.93
193	1903 - 1500 Hornby Street	989	625.45	607.78	17.67	35.34	53.01
194	1904 - 1500 Hornby Street	936	591.93	575.21	16.72	33.44	50.16
195	1905 - 1500 Hornby Street	1,177	744.35	723.31	21.04	42.08	63.12
196	1906 - 1500 Hornby Street	1,177	744.35	723.31	21.04	42.08	63.12
197	1901 - 1500 Hornby Street	936	591.93	575.21	16.72	33.44	50.16
198	2002 - 1500 Hornby Street	969	612.80	595.49	17.31	34.62	51.93
199	2003 - 1500 Hornby Street	989	625.45	607.78	17.67	35.34	53.01
200	2004 - 1500 Hornby Street	937	592.57	575.82	16.75	33.50	50.25
201	2005 - 1500 Hornby Street	1,177	744.35	723.31	21.04	42.08	63.12
202	2006 - 1500 Hornby Street	1,177	744.35	723.31	21.04	42.08	63.12
203	2001 - 1500 Hornby Street	937	592.57	575.82	16.75	33.50	50.25
204	2102 - 1500 Hornby Street	969	612.80	595.49	17.31	34.62	51.93
205	2103 - 1500 Hornby Street	989	625.45	607.78	17.67	35.34	53.01
206	2104 - 1500 Hornby Street	937	592.57	575.82	16.75	33.50	50.25
207	2105 - 1500 Hornby Street	1,177	744.35	723.31	21.04	42.08	63.12
208	2106 - 1500 Hornby Street	1,177	744.35	723.31	21.04	42.08	63.12
209	2101 - 1500 Hornby Street	937	592.57	575.82	16.75	33.50	50.25
210	2202 - 1500 Hornby Street	969	612.80	595.49	17.31	34.62	51.93
211	2203 - 1500 Hornby Street	989	625.45	607.78	17.67	35.34	53.01
212	2204 - 1500 Hornby Street	937	592.57	575.82	16.75	33.50	50.25
213	2205 - 1500 Hornby Street	1,177	744.35	723.31	21.04	42.08	63.12
214	2206 - 1500 Hornby Street	1,177	744.35	723.31	21.04	42.08	63.12
215	2201 - 1500 Hornby Street	937	592.57	575.82	16.75	33.50	50.25

**The retroactive fee adjustment is calculated as the difference between the new strata fees and old strata fees, multiplied by the number of months subsequent to the year end in which the old strata fees were assessed.*

LMS 712 - 888 BEACH
Approved Catch-Up Fee Schedule
Jan 01, 2019 to Dec 31, 2019

Strata Lot Number	Civic Address	Unit Entitlement	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Monthly Difference * x 1 month \$	Monthly Difference * x 2 month \$	Monthly Difference * x month \$
216	2302 - 1500 Hornby Street	969	612.80	595.49	17.31	34.62	51.93
217	2303 - 1500 Hornby Street	989	625.45	607.78	17.67	35.34	53.01
218	2304 - 1500 Hornby Street	937	592.57	575.82	16.75	33.50	50.25
219	2305 - 1500 Hornby Street	1,177	744.35	723.31	21.04	42.08	63.12
220	2306 - 1500 Hornby Street	1,177	744.35	723.31	21.04	42.08	63.12
221	2301 - 1500 Hornby Street	937	592.57	575.82	16.75	33.50	50.25
222	2402 - 1500 Hornby Street	969	612.80	595.49	17.31	34.62	51.93
223	2403 - 1500 Hornby Street	989	625.45	607.78	17.67	35.34	53.01
224	2404 - 1500 Hornby Street	937	592.57	575.82	16.75	33.50	50.25
225	2405 - 1500 Hornby Street	1,177	744.35	723.31	21.04	42.08	63.12
226	2406 - 1500 Hornby Street	1,177	744.35	723.31	21.04	42.08	63.12
227	2401 - 1500 Hornby Street	937	592.57	575.82	16.75	33.50	50.25
228	2502 - 1500 Hornby Street	969	612.80	595.49	17.31	34.62	51.93
229	2503 - 1500 Hornby Street	989	625.45	607.78	17.67	35.34	53.01
230	2504 - 1500 Hornby Street	937	592.57	575.82	16.75	33.50	50.25
231	2505 - 1500 Hornby Street	1,177	744.35	723.31	21.04	42.08	63.12
232	2506 - 1500 Hornby Street	1,177	744.35	723.31	21.04	42.08	63.12
233	2501 - 1500 Hornby Street	937	592.57	575.82	16.75	33.50	50.25
234	2603 - 1500 Hornby Street	1,221	772.17	750.35	21.82	43.64	65.46
235	2604 - 1500 Hornby Street	1,238	782.92	760.80	22.12	44.24	66.36
236	2601 - 1500 Hornby Street	1,582	1,000.47	972.20	28.27	56.54	84.81
237	2602 - 1500 Hornby Street	1,582	1,000.47	972.20	28.27	56.54	84.81
238	2703 - 1500 Hornby Street	1,221	772.17	750.35	21.82	43.64	65.46
239	2704 - 1500 Hornby Street	1,238	782.92	760.80	22.12	44.24	66.36
240	2701 - 1500 Hornby Street	1,582	1,000.47	972.20	28.27	56.54	84.81
241	2702 - 1500 Hornby Street	1,582	1,000.47	972.20	28.27	56.54	84.81
242	2803 - 1500 Hornby Street	1,221	772.17	750.35	21.82	43.64	65.46
243	2804 - 1500 Hornby Street	1,238	782.92	760.80	22.12	44.24	66.36
244	2801 - 1500 Hornby Street	1,582	1,000.47	972.20	28.27	56.54	84.81
245	2802 - 1500 Hornby Street	1,582	1,000.47	972.20	28.27	56.54	84.81
246	2903 - 1500 Hornby Street	1,221	772.17	750.35	21.82	43.64	65.46
247	2904 - 1500 Hornby Street	1,238	782.92	760.80	22.12	44.24	66.36
248	2901 - 1500 Hornby Street	1,582	1,000.47	972.20	28.27	56.54	84.81
249	2902 - 1500 Hornby Street	1,582	1,000.47	972.20	28.27	56.54	84.81
250	3003 - 1500 Hornby Street	1,292	817.07	793.98	23.09	46.18	69.27
251	3004 - 1500 Hornby Street	1,309	827.82	804.43	23.39	46.78	70.17
252	3001 - 1500 Hornby Street	1,582	1,000.47	972.20	28.27	56.54	84.81
253	3002 - 1500 Hornby Street	1,582	1,000.47	972.20	28.27	56.54	84.81
254	3102 - 1500 Hornby Street	2,383	1,507.03	1,464.44	42.59	85.18	127.77
255	3101 - 1500 Hornby Street	2,383	1,507.03	1,464.44	42.59	85.18	127.77
256	3202 - 1500 Hornby Street	2,383	1,507.03	1,464.44	42.59	85.18	127.77
257	3201 - 1500 Hornby Street	2,383	1,507.03	1,464.44	42.59	85.18	127.77
258	3302 - 1500 Hornby Street	2,383	1,507.03	1,464.44	42.59	85.18	127.77

**The retroactive fee adjustment is calculated as the difference between the new strata fees and old strata fees, multiplied by the number of months subsequent to the year end in which the old strata fees were assessed.*

LMS 712 - 888 BEACH
Approved Catch-Up Fee Schedule
Jan 01, 2019 to Dec 31, 2019

Strata Lot Number	Civic Address	Unit Entitlement	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Monthly Difference * x 1 month \$	Monthly Difference * x 2 month \$	Monthly Difference * x month \$	
259	3301 - 1500 Hornby Street	2,383	1,507.03	1,464.44	42.59	85.18	127.77	
			<u>317,521</u>	<u>200,803.20</u>	<u>195,128.49</u>	<u>5,674.71</u>	<u>11,349.42</u>	<u>17,024.13</u>
Total Annual Strata Fees (x 12 months) =			<u>2,409,638.40</u>	<u>2,341,541.88</u>	<u>68,096.52</u>	<u>136,193.04</u>	<u>204,289.56</u>	

**The retroactive fee adjustment is calculated as the difference between the new strata fees and old strata fees, multiplied by the number of months subsequent to the year end in which the old strata fees were assessed.*

**MINUTES
ANNUAL GENERAL MEETING
THE OWNERS STRATA PLAN LMS 712
888 BEACH**

*Held on Tuesday, March 5, 2019
Within Ocean Tower Lobby
1501 Howe Street, Vancouver, BC*

The meeting was called to order at 7:15 p.m. by Michael Gallagher, Council President.

FirstService Residential BC Ltd. was represented by John Boschert.

QUORUM STATUS

The meeting Chair advised those in attendance that as the quorum requirement had not been achieved at 7:00 p.m., the meeting was called to order at 7:15 p.m. in accordance with the following Bylaw:

Subject to the Bylaws 29.1:

- (a) *If within 15 minutes from the time appointed for an annual or special general meeting, a quorum is not present, the eligible voters, present in person or by proxy, constitute a quorum.*

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 257.43 eligible voters, 85 represents quorum in this instance. At the commencement of the meeting there were 45 eligible voters in attendance and 26 represented by proxy for a total of 71 votes represented. The quorum requirements had been achieved and the meeting proceeded.

PROOF OF NOTICE

It was noted that the Notice of Meeting, dated February 12, 2019, complied with the notice requirements of the *Strata Property Act* and that the most recently approved financial statements had been received.

APPROVAL OF AGENDA

1. It was moved and seconded to move the Insurance Summary after Council Elections. **CARRIED.**
2. It was moved and seconded to delete the Rule Ratification due to a clerical error. **CARRIED.**
3. It was moved and seconded to approve the Agenda as amended. **CARRIED.**

APPROVAL OF GENERAL MEETING MINUTES

It was moved and seconded to approve the Minutes of the Annual General Meeting held March 8, 2018 as previously circulated. **CARRIED.**

PRESIDENT'S REPORT

Thank you to Narendra Chandra, our new Building Manager, and all the staff.

Thank you to former Council Members who resigned during the year:

- Marilou Appleby, resigned during the summer of 2018 due to work commitments. Marilou has served on Council for a number of years. Marilou served on the Elevator Committee. She will continue to provide advice on real estate matters when needed.
- Jeff Sodowsky, resigned in November due to his increased travel schedule related to his work commitments. Jeff was also a long-time Council Member and served as the Vice President as well as chairing the Landscaping Committee.

Thank you to two Owners who agreed to join the Strata Council to fill the vacancies:

- Daniel Wang joined Council in July 2018. He has expertise in insurance and assisted Council with the insurance renewal at the end of 2018. He is also working on the Elevator and Landscaping Committees.
- Deborah Austin joined Council in November 2018. She provided the Strata and Council with her expertise in Human Resources as Council sorted out employee pay rates in 2018. At that time she also lead a review of employee benefits. She continues to work in these areas.

Thank you to Owners who volunteer on committees and assist around the complex:

- Bike Storage Committee, organizing the library, and decorating the lobbies at Christmas.
- A special thank you to Gregg Turner who reviews some aspects of the RDH projects and who works with Pat Dairon to review all applications for suite renovations.

Projects completed in 2018 and some still underway:

- Beach Tower:
 - Lobby entrance renewal.
- Ocean Tower:
 - Balcony renewals.
 - Some roof and deck replacements.
 - Lobby entrance renewal.
- Townhouses:
 - Replacement of exterior stairs on three sides of the complex and lighting.
 - Replacement of planter membranes for some of the Seabreeze Townhouses.
 - Sealant work on windows.
 - Repairs as required due to water ingress.
- IGU (foggy window) replacements
- Roof top lights – Lights in the towers are being upgraded. Lights were tested on Ocean Tower during 2018 to show the effect of one bank of lights. Quotes are being obtained for the required 3 banks of lights in each tower.

Projects to be undertaken in 2019:

- The annual IGU (foggy window) replacement program. Faulty IGU's should have been reported to the Building Manager by the beginning of March.
- Installation of some automatic door openers to provide handicap access. We will start with the main entrance doors at the three towers. Quotes are being obtained. Later in 2019 or in future years we will consider adding automatic door openers on the parkade levels.
- Townhouse door replacements are on order and will be installed in 2019.
- Repairs as required when water ingress is reported to the Building Manager.

- RDH was engaged to prepare a Depreciation Report. The draft was recently delivered to Council for their review and input. The final report will be distributed to Owners in the spring and a meeting of the Owners will be held to discuss the report's recommendations.
- The Strata Council will engage a law firm to review the Bylaws to ensure that everything is current and appropriate. Quotes for the review have been obtained and the cost will be less than \$2,000. (Council wants to ensure that the Bylaws deal with cannabis issues that may arise from time to time).
- Courtyard area is actually a large roof covering the parkade. This will be a major project when the replacement of the membrane covering the concrete roof is required.

CONSIDERATION OF MAJORITY VOTE RESOLUTION RATIFICATION OF RULES

It was moved and seconded to bring the proposed resolution to the floor for discussion. The Majority Vote Resolution – Ratification of Rules reads as follows:

WHEREAS pursuant to Section 125 of *Strata Property Act*, Rules can be created or amended by Council to govern the use, safety and condition of the common property and common assets of a Strata Corporation, but a Rule ceases to have effect at the first Annual General Meeting held after it is made, unless the Rule is ratified by a resolution passed by a majority vote (a) at that Annual General Meeting, or (b) at a Special General Meeting held before that Annual General Meeting;

WHEREAS since the last Annual General Meeting, Council amended the Rules for the building, and would now like the Owners to approve them as contemplated by Section 125 of the *Strata Property Act*,

BE IT RESOLVED that The Owners, Strata Plan LMS 712, in person or by proxy at this General Meeting ratify by a majority vote at this General Meeting the following Rules:

5. Electrical outlets are to be used for trickle chargers to maintain Owner's vehicle battery when absent for extended periods of time or vehicle is being stored and not to be used for charging electric vehicles (maximum output of 2 amps). Residents who wish to install an electrical outlet to use a trickle charger must have a concrete post by their parking stall. Owners must submit a copy of an electrician's proposal (120v only) to Council for approval (Owner's cost).

The following strict guidelines must be adhered to when using electrical outlets in the parkade for a vehicle trickle charger to maintain your battery while absent or your vehicle is being stored:

- Details of a vehicle trickle charger must be submitted to the Building Manager for approval.
- All chargers must automatically switch to a maintenance mode when a charge is complete.
- All chargers must be warranted as free of creating a fire hazard.
- Chargers must have a CSA or ULC safety certification.
- Residents' dates of usage must be reported to and approved by Head Concierge.
- Any requirement for an extension cord must have a heavy duty rating of 12/2 or 10/2.

- Any permitted use of extension cords may not be unsightly or wrapped along or around metal fire sprinkler piping or laid across the concrete flooring.
- Owners may use Strata's battery booster at their own risk for vehicles that have lost their charge.

Please see "**Approval of Agenda**".

0 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED.

BUDGET APPROVAL

It was 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:

71 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

Owners please note: Strata fees have increased, retroactive to January 1st, 2019.

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 LMS 712, 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.

If you have any questions regarding your account, please contact the Accounts Receivable Department at 604.684.5329.

ELECTION OF COUNCIL

The Chairperson advised that under the Bylaws of the Strata Corporation the Council must consist of a minimum of 3 to a maximum of 7 members. Those persons elected to the Council at this meeting will hold office until the next Annual General Meeting.

The following persons agreed to stand for Council:

- Mike Gallagher
- Bev Andrews
- Pat Dairon
- Kitty Morgan
- Daniel Wang
- Andrew DeBenedictis
- Deborah Austin

Hearing no objections, the above-noted were each declared as elected by a majority vote.

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 \$25,000.

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 HUB and is insured for a replacement value of \$132,765,000 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).

GENERAL DISCUSSION

1. There was a brief address by 2 separate unit Owners reminding Residents and Owners of our dedicated and hardworking building staff and requesting that they be treated respectfully and with appreciation at all times in the performance of their duties. If there are any issues with building staff to be addressed, kindly forward any concerns to Strata Management to be addressed accordingly by Council.

TERMINATION OF MEETING

There being no further business, it was moved to terminate the meeting at 7:45 p.m. **CARRIED.**

FirstService Residential BC Ltd.



John Boschert
Strata Manager
Per the Owners
Strata Plan LMS 712

JB/kc

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.

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.

2018 APPROVED BUDGET
 STRATA PLAN LMS0712
 888 BEACH AVENUE

8-Feb-19

YEAR END: DECEMBER 31

CATEGORY CODE	NAME	UNAUDITED		
		2018 BUDGET	2018 DECEMBER	2019 PROPOSED
<u>INCOME</u>				
4002-0000	Operating Fund Contribution	\$ 2,257,540	\$ 2,257,542	\$ 2,334,637
4003-0000	CRF Fund Contribution	84,000	84,000	75,000 1
	Total Strata Fees	\$ 2,341,540	\$ 2,341,542	\$ 2,409,637 2
4523-0000	Bylaw / Late Payment Fine	\$ 3,000	\$ 5,846	\$ 3,000
4640-0000	Interest Income	1,000	2,282	1,000
4700-0000	Miscellaneous Income	12,000	12,537	11,000
4702-0000	Move In/Out Fee Revenue	-	-	-
4720-0000	Parking	3,500	1,500	1,500
4782-0000	Prior Year Surplus / (Deficit)	-	-	-
	TOTAL INCOME	\$ 2,361,040	\$ 2,363,707	\$ 2,426,137
<u>GENERAL EXPENSES</u>				
6307-0000	Insurance Appraisal	\$ -	\$ -	\$ -
5015-0000	Audit	6,500	6,395	6,930
6300-0000	Insurance *	149,826 *	149,826 *	162,250 3
6301-0000	Insurance Claims	-	-	-
6305-0000	Insurance Deductible	-	-	-
6504-0000	Legal Fees	1,000	-	4,000 4
6700-0000	Management Fees	52,114	50,882	53,647
6705-0000	Miscellaneous	13,000	10,148	10,500
7038-0000	Printing / Stationery	6,000	7,033	7,100
	SUB-TOTAL	228,440	224,284	244,427
<u>UTILITIES</u>				
5705-0000	Electricity	\$ 120,000	\$ 113,767	\$ 116,000
6005-0000	Gas	110,000	100,145	104,000
6027-0000	Garbage & Recycling & Organic	56,500	53,483	58,000
7850-0000	Water / Sewer *	110,000 *	128,513 *	128,000 *
	SUB-TOTAL	396,500	395,908	406,000
<u>GROUNDS</u>				
6517-0000	Landscape-Improvements	\$ 5,500	\$ 7,495	\$ 12,400 6
6533-0000	Landscaping - Exterior	56,500	27,741	54,200 7
6534-0000	Landscape - Interior	8,900	8,744	8,800 8
	SUB-TOTAL	70,900	43,980	75,400
<u>REC CENTRE EXPENSES</u>				
7273-0000	Rec Centre - Improvements, Equipment & Bike Rack	\$ 18,500	\$ 16,130	\$ 500 9
7274-0000	Rec Centre - Repairs & Maintenance	11,700	13,426	12,300 10
	SUB-TOTAL	30,200	29,556	12,800
<u>SECURITY / CONCIERGE / JANITORIAL</u>				
5219-0005	Building Manager	\$ 68,000	\$ 65,563	\$ 62,500
5479-0000	Concierge	190,800	200,571	207,000 11
5718-0000	Employee Benefits	36,000	29,255	30,000
6402-0000	Janitorial Services	117,000	125,823	126,000 12
7405-0000	Security Services	25,000	33,262	30,000 13
	SUB-TOTAL	436,800	454,474	455,500

2018 APPROVED BUDGET
 STRATA PLAN LMS0712
 888 BEACH AVENUE

8-Feb-19

YEAR END: DECEMBER 31

CATEGORY CODE	NAME	UNAUDITED		
		2018 BUDGET	2018 DECEMBER	2019 PROPOSED
<u>REPAIRS AND MAINTENANCE</u>				
5910-0000	Alarm / Fire / Intercom	\$ -	\$ -	\$ -
5204-0000	Boiler & Mechanical (Milani Contract)	14,200	18,070	14,650 14
5218-0000	Building Envelope Inspection	-	-	
5715-0000	Elevator Maintenance	66,000	65,604	65,000
5730-0000	Engineering	30,000	13,300	30,000
5909-0000	Fire System	36,000	23,504	23,000 15
6722-0000	Mechanical System Upgrade	160,000	192,424	172,400 16
7000-0000	Painting	14,000	8,426	23,500
7234-0000	Reserve Study / Depreciation Report	15,000	5,460	5,460 17
7240-0000	Repair and Maintenance	116,000	134,307	143,500 18
7423-0000	Supplies	12,000	10,875	11,000
6650-0000	Major Repairs		-	-
7855-0000	Window Cleaning	33,000	31,847	35,500
	SUB-TOTAL	\$ 496,200	\$ 503,817	\$ 524,010
<u>STRUCTURAL</u>				
9061-0000	Reserve - Structural	\$ 618,000	\$ 618,000	\$ 633,000 19
	SUB-TOTAL	618,000	618,000	633,000
9003-0000	Deficit Reduction	\$ -	\$ -	\$ -
	TOTAL OPERATING EXPENSES	\$ 2,277,040	\$ 2,270,019	\$ 2,351,137
9010-0000	Reserve - Contingency Fund	\$ 84,000	\$ 84,000	\$ 75,000 1
	TOTAL EXPENSES	\$ 2,361,040	\$ 2,354,019	\$ 2,426,137
	CURRENT YR. OP. SURPLUS / (DEFICIT)	\$ -	\$ 9,688	\$ -

LMS 712 - 888 BEACH
Approved Strata Fee Schedule
Jan 01, 2019 to Dec 31, 2019

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
1	T02 - 1500 Hornby Street	2,142	1,312.46	42.16	1,354.62
2	T03 - 1500 Hornby Street	2,133	1,306.94	41.99	1,348.93
3	T04 - 1500 Hornby Street	2,173	1,331.45	42.77	1,374.22
4	T05 - 1501 Howe Street	1,844	1,129.86	36.30	1,166.16
5	T06 - 1501 Howe Street	1,804	1,105.36	35.51	1,140.87
6	T07 - 1501 Howe Street	1,804	1,105.36	35.51	1,140.87
7	T08 - 1501 Howe Street	1,804	1,105.36	35.51	1,140.87
8	T09 - 1501 Howe Street	1,804	1,105.36	35.51	1,140.87
9	T10 - 1501 Howe Street	1,804	1,105.36	35.51	1,140.87
10	T11 - 1501 Howe Street	1,804	1,105.36	35.51	1,140.87
11	T12 - 1501 Howe Street	2,054	1,258.54	40.43	1,298.97
12	T13 - 1501 Howe Street	2,147	1,315.52	42.26	1,357.78
13	TH14 - 1501 Howe Street	2,028	1,242.61	39.92	1,282.53
14	T15 - 1501 Howe Street	1,474	903.16	29.01	932.17
15	T16 - 1501 Howe Street	1,477	905.00	29.07	934.07
16	C4 - 888 Beach Avenue	694	425.23	13.66	438.89
17	T01 - 1500 Hornby Street	1,639	1,004.26	32.26	1,036.52
18	301 - 1501 Howe Street	1,217	745.68	23.96	769.64
19	302 - 1501 Howe Street	1,172	718.11	23.07	741.18
20	303 - 1501 Howe Street	1,161	711.38	22.85	734.23
21	T17 - 1501 Howe Street	839	514.08	16.51	530.59
22	T18 - 1501 Howe Street	807	494.47	15.88	510.35
23	T19 - 1501 Howe Street	1,549	949.11	30.49	979.60
24	T20 - 888 Beach Avenue	1,005	615.79	19.78	635.57
25	T21 - 888 Beach Avenue	1,005	615.79	19.78	635.57
26	T22 - 888 Beach Avenue	1,005	615.79	19.78	635.57
27	T23 - 888 Beach Avenue	1,005	615.79	19.78	635.57
28	T24 - 888 Beach Avenue	1,005	615.79	19.78	635.57
29	T25 - 888 Beach Avenue	1,005	615.79	19.78	635.57
30	T26 - 888 Beach Avenue	1,005	615.79	19.78	635.57
31	C1 - 1500 Hornby Street	765	468.73	15.06	483.79
32	C2 - 888 Beach Avenue	798	488.95	15.71	504.66
33	C3 - 1501 Howe Street	737	451.58	14.51	466.09

**The retroactive fee adjustment is calculated as the difference between the new strata fees and old strata fees, multiplied by the number of months subsequent to the year end in which the old strata fees were assessed.*

LMS 712 - 888 BEACH
Approved Strata Fee Schedule
Jan 01, 2019 to Dec 31, 2019

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
34	401 - 1501 Howe Street	1,502	920.32	29.56	949.88
35	402 - 1501 Howe Street	1,503	920.93	29.58	950.51
36	403 - 1501 Howe Street	962	589.44	18.94	608.38
37	404 - 1501 Howe Street	1,053	645.20	20.73	665.93
38	405 - 1501 Howe Street	1,571	962.59	30.92	993.51
39	408 - 1500 Hornby Street	942	577.19	18.54	595.73
40	409 - 1500 Hornby Street	1,024	627.43	20.16	647.59
41	407 - 1500 Hornby Street	683	418.50	13.44	431.94
42	406 - 1500 Hornby Street	714	437.49	14.05	451.54
43	501 - 1501 Howe Street	1,505	922.16	29.62	951.78
44	502 - 1501 Howe Street	1,503	920.93	29.58	950.51
45	503 - 1501 Howe Street	1,055	646.42	20.77	667.19
46	504 - 1501 Howe Street	1,055	646.42	20.77	667.19
47	516 - 888 Beach Avenue	1,075	658.68	21.16	679.84
48	515 - 888 Beach Avenue	945	579.03	18.60	597.63
49	514 - 888 Beach Avenue	896	549.00	17.64	566.64
50	513 - 888 Beach Avenue	896	549.00	17.64	566.64
51	512 - 888 Beach Avenue	896	549.00	17.64	566.64
52	508 - 1500 Hornby Street	942	577.19	18.54	595.73
53	509 - 1500 Hornby Street	1,026	628.65	20.20	648.85
54	510 - 1500 Hornby Street	680	416.66	13.38	430.04
55	511 - 1500 Hornby Street	713	436.88	14.03	450.91
56	505 - 1500 Hornby Street	1,173	718.73	23.09	741.82
57	506 - 1500 Hornby Street	1,173	718.73	23.09	741.82
58	507 - 1500 Hornby Street	903	553.30	17.77	571.07
59	601 - 1501 Howe Street	1,505	922.16	29.62	951.78
60	602 - 1501 Howe Street	1,503	920.93	29.58	950.51
61	603 - 1501 Howe Street	1,053	645.20	20.73	665.93
62	604 - 1501 Howe Street	1,055	646.42	20.77	667.19
63	616 - 888 Beach Avenue	1,073	657.45	21.12	678.57
64	615 - 888 Beach Avenue	945	579.03	18.60	597.63
65	614 - 888 Beach Avenue	896	549.00	17.64	566.64
66	613 - 888 Beach Avenue	896	549.00	17.64	566.64

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LMS 712 - 888 BEACH
Approved Strata Fee Schedule
Jan 01, 2019 to Dec 31, 2019

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
67	612 - 888 Beach Avenue	896	549.00	17.64	566.64
68	608 - 1500 Hornby Street	943	577.80	18.56	596.36
69	609 - 1500 Hornby Street	1,024	627.43	20.16	647.59
70	610 - 1500 Hornby Street	684	419.11	13.46	432.57
71	611 - 1500 Hornby Street	716	438.71	14.09	452.80
72	605 - 1500 Hornby Street	1,173	718.73	23.09	741.82
73	606 - 1500 Hornby Street	1,173	718.73	23.09	741.82
74	607 - 1500 Hornby Street	904	553.91	17.79	571.70
75	701 - 1501 Howe Street	1,505	922.16	29.62	951.78
76	702 - 1501 Howe Street	1,503	920.93	29.58	950.51
77	703 - 1501 Howe Street	1,055	646.42	20.77	667.19
78	704 - 1501 Howe Street	1,055	646.42	20.77	667.19
79	712 - 888 Beach Avenue	1,016	622.53	20.00	642.53
80	711 - 888 Beach Avenue	1,200	735.27	23.62	758.89
81	708 - 1500 Hornby Street	972	595.57	19.13	614.70
82	709 - 1500 Hornby Street	992	607.82	19.53	627.35
83	710 - 1500 Hornby Street	1,125	689.32	22.14	711.46
84	705 - 1500 Hornby Street	1,173	718.73	23.09	741.82
85	706 - 1500 Hornby Street	1,173	718.73	23.09	741.82
86	707 - 1500 Hornby Street	1,126	689.93	22.16	712.09
87	801 - 1501 Howe Street	1,505	922.16	29.62	951.78
88	802 - 1501 Howe Street	1,503	920.93	29.58	950.51
89	803 - 1501 Howe Street	1,055	646.42	20.77	667.19
90	804 - 1501 Howe Street	1,055	646.42	20.77	667.19
91	811 - 888 Beach Avenue	2,802	1,716.86	55.15	1,772.01
92	808 - 1500 Hornby Street	972	595.57	19.13	614.70
93	809 - 1500 Hornby Street	992	607.82	19.53	627.35
94	810 - 1500 Hornby Street	1,126	689.93	22.16	712.09
95	805 - 1500 Hornby Street	1,173	718.73	23.09	741.82
96	806 - 1500 Hornby Street	1,173	718.73	23.09	741.82
97	807 - 1500 Hornby Street	1,126	689.93	22.16	712.09
98	901 - 1501 Howe Street	1,505	922.16	29.62	951.78
99	902 - 1501 Howe Street	1,503	920.93	29.58	950.51

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LMS 712 - 888 BEACH
Approved Strata Fee Schedule
Jan 01, 2019 to Dec 31, 2019

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
100	903 - 1501 Howe Street	1,055	646.42	20.77	667.19
101	904 - 1501 Howe Street	1,055	646.42	20.77	667.19
102	908 - 1500 Hornby Street	972	595.57	19.13	614.70
103	909 - 1500 Hornby Street	990	606.59	19.49	626.08
104	910 - 1500 Hornby Street	1,126	689.93	22.16	712.09
105	905 - 1500 Hornby Street	1,173	718.73	23.09	741.82
106	906 - 1500 Hornby Street	1,173	718.73	23.09	741.82
107	907 - 1500 Hornby Street	1,126	689.93	22.16	712.09
108	1001 - 1501 Howe Street	1,505	922.16	29.62	951.78
109	1002 - 1501 Howe Street	1,503	920.93	29.58	950.51
110	1003 - 1501 Howe Street	1,055	646.42	20.77	667.19
111	1004 - 1501 Howe Street	1,055	646.42	20.77	667.19
112	1008 - 1500 Hornby Street	972	595.57	19.13	614.70
113	1009 - 1500 Hornby Street	990	606.59	19.49	626.08
114	1010 - 1500 Hornby Street	1,126	689.93	22.16	712.09
115	1005 - 1500 Hornby Street	1,173	718.73	23.09	741.82
116	1006 - 1500 Hornby Street	1,173	718.73	23.09	741.82
117	1007 - 1500 Hornby Street	1,126	689.93	22.16	712.09
118	1101 - 1501 Howe Street	1,505	922.16	29.62	951.78
119	1102 - 1501 Howe Street	1,503	920.93	29.58	950.51
120	1103 - 1501 Howe Street	1,055	646.42	20.77	667.19
121	1104 - 1501 Howe Street	1,055	646.42	20.77	667.19
122	1108 - 1500 Hornby Street	972	595.57	19.13	614.70
123	1109 - 1500 Hornby Street	990	606.59	19.49	626.08
124	1110 - 1500 Hornby Street	1,126	689.93	22.16	712.09
125	1105 - 1500 Hornby Street	1,173	718.73	23.09	741.82
126	1106 - 1500 Hornby Street	1,173	718.73	23.09	741.82
127	1107 - 1500 Hornby Street	1,126	689.93	22.16	712.09
128	1201 - 1501 Howe Street	1,505	922.16	29.62	951.78
129	1202 - 1501 Howe Street	1,503	920.93	29.58	950.51
130	1203 - 1501 Howe Street	1,055	646.42	20.77	667.19
131	1204 - 1501 Howe Street	1,055	646.42	20.77	667.19
132	1208 - 1500 Hornby Street	972	595.57	19.13	614.70

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LMS 712 - 888 BEACH
Approved Strata Fee Schedule
Jan 01, 2019 to Dec 31, 2019

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
133	1209 - 1500 Hornby Street	990	606.59	19.49	626.08
134	1210 - 1500 Hornby Street	1,126	689.93	22.16	712.09
135	1205 - 1500 Hornby Street	1,173	718.73	23.09	741.82
136	1206 - 1500 Hornby Street	1,173	718.73	23.09	741.82
137	1207 - 1500 Hornby Street	1,126	689.93	22.16	712.09
138	1301 - 1501 Howe Street	1,505	922.16	29.62	951.78
139	1302 - 1501 Howe Street	1,503	920.93	29.58	950.51
140	1303 - 1501 Howe Street	1,055	646.42	20.77	667.19
141	1304 - 1501 Howe Street	1,055	646.42	20.77	667.19
142	1308 - 1500 Hornby Street	972	595.57	19.13	614.70
143	1309 - 1500 Hornby Street	990	606.59	19.49	626.08
144	1310 - 1500 Hornby Street	1,126	689.93	22.16	712.09
145	1305 - 1500 Hornby Street	1,173	718.73	23.09	741.82
146	1306 - 1500 Hornby Street	1,173	718.73	23.09	741.82
147	1307 - 1500 Hornby Street	1,126	689.93	22.16	712.09
148	1401 - 1501 Howe Street	1,505	922.16	29.62	951.78
149	1402 - 1501 Howe Street	1,503	920.93	29.58	950.51
150	1403 - 1501 Howe Street	1,055	646.42	20.77	667.19
151	1404 - 1501 Howe Street	1,055	646.42	20.77	667.19
152	1408 - 1500 Hornby Street	972	595.57	19.13	614.70
153	1409 - 1500 Hornby Street	990	606.59	19.49	626.08
154	1410 - 1500 Hornby Street	1,126	689.93	22.16	712.09
155	1405 - 1500 Hornby Street	1,173	718.73	23.09	741.82
156	1406 - 1500 Hornby Street	1,173	718.73	23.09	741.82
157	1407 - 1500 Hornby Street	1,126	689.93	22.16	712.09
158	1501 - 1501 Howe Street	1,505	922.16	29.62	951.78
159	1502 - 1501 Howe Street	1,503	920.93	29.58	950.51
160	1503 - 1501 Howe Street	1,055	646.42	20.77	667.19
161	1504 - 1501 Howe Street	1,055	646.42	20.77	667.19
162	1508 - 1500 Hornby Street	972	595.57	19.13	614.70
163	1509 - 1500 Hornby Street	990	606.59	19.49	626.08
164	1510 - 1500 Hornby Street	1,126	689.93	22.16	712.09
165	1505 - 1500 Hornby Street	1,173	718.73	23.09	741.82

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LMS 712 - 888 BEACH
Approved Strata Fee Schedule
Jan 01, 2019 to Dec 31, 2019

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
166	1506 - 1500 Hornby Street	1,173	718.73	23.09	741.82
167	1507 - 1500 Hornby Street	1,126	689.93	22.16	712.09
168	1601 - 1501 Howe Street	2,207	1,352.29	43.44	1,395.73
169	1602 - 1501 Howe Street	2,215	1,357.19	43.60	1,400.79
170	1608 - 1500 Hornby Street	972	595.57	19.13	614.70
171	1609 - 1500 Hornby Street	990	606.59	19.49	626.08
172	1610 - 1500 Hornby Street	1,126	689.93	22.16	712.09
173	1605 - 1500 Hornby Street	1,173	718.73	23.09	741.82
174	1606 - 1500 Hornby Street	1,173	718.73	23.09	741.82
175	1607 - 1500 Hornby Street	1,126	689.93	22.16	712.09
176	1701 - 1501 Howe Street	2,207	1,352.29	43.44	1,395.73
177	1702 - 1501 Howe Street	2,215	1,357.19	43.60	1,400.79
178	1708 - 1500 Hornby Street	972	595.57	19.13	614.70
179	1709 - 1500 Hornby Street	990	606.59	19.49	626.08
180	1710 - 1500 Hornby Street	1,126	689.93	22.16	712.09
181	1705 - 1500 Hornby Street	1,173	718.73	23.09	741.82
182	1706 - 1500 Hornby Street	1,173	718.73	23.09	741.82
183	1707 - 1500 Hornby Street	1,126	689.93	22.16	712.09
184	1801 - 1501 Howe Street	1,736	1,063.69	34.17	1,097.86
185	1802 - 1501 Howe Street	1,745	1,069.20	34.35	1,103.55
186	1808 - 1500 Hornby Street	972	595.57	19.13	614.70
187	1809 - 1500 Hornby Street	990	606.59	19.49	626.08
188	1810 - 1500 Hornby Street	1,126	689.93	22.16	712.09
189	1805 - 1500 Hornby Street	1,173	718.73	23.09	741.82
190	1806 - 1500 Hornby Street	1,173	718.73	23.09	741.82
191	1807 - 1500 Hornby Street	1,126	689.93	22.16	712.09
192	1902 - 1500 Hornby Street	969	593.73	19.07	612.80
193	1903 - 1500 Hornby Street	989	605.98	19.47	625.45
194	1904 - 1500 Hornby Street	936	573.51	18.42	591.93
195	1905 - 1500 Hornby Street	1,177	721.18	23.17	744.35
196	1906 - 1500 Hornby Street	1,177	721.18	23.17	744.35
197	1901 - 1500 Hornby Street	936	573.51	18.42	591.93
198	2002 - 1500 Hornby Street	969	593.73	19.07	612.80

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LMS 712 - 888 BEACH
Approved Strata Fee Schedule
Jan 01, 2019 to Dec 31, 2019

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
199	2003 - 1500 Hornby Street	989	605.98	19.47	625.45
200	2004 - 1500 Hornby Street	937	574.13	18.44	592.57
201	2005 - 1500 Hornby Street	1,177	721.18	23.17	744.35
202	2006 - 1500 Hornby Street	1,177	721.18	23.17	744.35
203	2001 - 1500 Hornby Street	937	574.13	18.44	592.57
204	2102 - 1500 Hornby Street	969	593.73	19.07	612.80
205	2103 - 1500 Hornby Street	989	605.98	19.47	625.45
206	2104 - 1500 Hornby Street	937	574.13	18.44	592.57
207	2105 - 1500 Hornby Street	1,177	721.18	23.17	744.35
208	2106 - 1500 Hornby Street	1,177	721.18	23.17	744.35
209	2101 - 1500 Hornby Street	937	574.13	18.44	592.57
210	2202 - 1500 Hornby Street	969	593.73	19.07	612.80
211	2203 - 1500 Hornby Street	989	605.98	19.47	625.45
212	2204 - 1500 Hornby Street	937	574.13	18.44	592.57
213	2205 - 1500 Hornby Street	1,177	721.18	23.17	744.35
214	2206 - 1500 Hornby Street	1,177	721.18	23.17	744.35
215	2201 - 1500 Hornby Street	937	574.13	18.44	592.57
216	2302 - 1500 Hornby Street	969	593.73	19.07	612.80
217	2303 - 1500 Hornby Street	989	605.98	19.47	625.45
218	2304 - 1500 Hornby Street	937	574.13	18.44	592.57
219	2305 - 1500 Hornby Street	1,177	721.18	23.17	744.35
220	2306 - 1500 Hornby Street	1,177	721.18	23.17	744.35
221	2301 - 1500 Hornby Street	937	574.13	18.44	592.57
222	2402 - 1500 Hornby Street	969	593.73	19.07	612.80
223	2403 - 1500 Hornby Street	989	605.98	19.47	625.45
224	2404 - 1500 Hornby Street	937	574.13	18.44	592.57
225	2405 - 1500 Hornby Street	1,177	721.18	23.17	744.35
226	2406 - 1500 Hornby Street	1,177	721.18	23.17	744.35
227	2401 - 1500 Hornby Street	937	574.13	18.44	592.57
228	2502 - 1500 Hornby Street	969	593.73	19.07	612.80
229	2503 - 1500 Hornby Street	989	605.98	19.47	625.45
230	2504 - 1500 Hornby Street	937	574.13	18.44	592.57
231	2505 - 1500 Hornby Street	1,177	721.18	23.17	744.35

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LMS 712 - 888 BEACH
Approved Strata Fee Schedule
Jan 01, 2019 to Dec 31, 2019

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
232	2506 - 1500 Hornby Street	1,177	721.18	23.17	744.35
233	2501 - 1500 Hornby Street	937	574.13	18.44	592.57
234	2603 - 1500 Hornby Street	1,221	748.14	24.03	772.17
235	2604 - 1500 Hornby Street	1,238	758.55	24.37	782.92
236	2601 - 1500 Hornby Street	1,582	969.33	31.14	1,000.47
237	2602 - 1500 Hornby Street	1,582	969.33	31.14	1,000.47
238	2703 - 1500 Hornby Street	1,221	748.14	24.03	772.17
239	2704 - 1500 Hornby Street	1,238	758.55	24.37	782.92
240	2701 - 1500 Hornby Street	1,582	969.33	31.14	1,000.47
241	2702 - 1500 Hornby Street	1,582	969.33	31.14	1,000.47
242	2803 - 1500 Hornby Street	1,221	748.14	24.03	772.17
243	2804 - 1500 Hornby Street	1,238	758.55	24.37	782.92
244	2801 - 1500 Hornby Street	1,582	969.33	31.14	1,000.47
245	2802 - 1500 Hornby Street	1,582	969.33	31.14	1,000.47
246	2903 - 1500 Hornby Street	1,221	748.14	24.03	772.17
247	2904 - 1500 Hornby Street	1,238	758.55	24.37	782.92
248	2901 - 1500 Hornby Street	1,582	969.33	31.14	1,000.47
249	2902 - 1500 Hornby Street	1,582	969.33	31.14	1,000.47
250	3003 - 1500 Hornby Street	1,292	791.64	25.43	817.07
251	3004 - 1500 Hornby Street	1,309	802.05	25.77	827.82
252	3001 - 1500 Hornby Street	1,582	969.33	31.14	1,000.47
253	3002 - 1500 Hornby Street	1,582	969.33	31.14	1,000.47
254	3102 - 1500 Hornby Street	2,383	1,460.12	46.91	1,507.03
255	3101 - 1500 Hornby Street	2,383	1,460.12	46.91	1,507.03
256	3202 - 1500 Hornby Street	2,383	1,460.12	46.91	1,507.03
257	3201 - 1500 Hornby Street	2,383	1,460.12	46.91	1,507.03
258	3302 - 1500 Hornby Street	2,383	1,460.12	46.91	1,507.03
259	3301 - 1500 Hornby Street	2,383	1,460.12	46.91	1,507.03
317,521			194,553.32	6,249.88	200,803.20

Total Annual Strata Fees (x 12 months) = 2,334,639.84 74,998.56 2,409,638.40

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