



IMPORTANT INFORMATION Please have this translated

重要資料 請找人為你翻譯

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

알려드립니다 이것을 번역해 주십시오

CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

सुदुही नरुवरुगी विरुधु वरुवे विरुसे वेले िरुम ररु उरुलेरु वरुवरुडि

MEMORANDUM

TO: The Owners, Strata Plan LMS 712

DATE: March 04, 2022

FROM: Mikhail Ratchkovski, Senior Strata Manager

RE: ANNUAL GENERAL MEETING MINUTES

Attached are the minutes of the Annual General Meeting held on March 1, 2022. Please read and retain them for future reference.

STRATA FEES:

Please note whether strata fees have increased, retroactive to January 1, 2022. Please refer to the fee schedule starting on page 21.

BYLAWS/RULES:

NEW BYLAWS/RULES WERE PASSED. Please access **FSRConnect™** Association Documents for the current Bylaws/Rules.

NEW COUNCIL:

- Bev Andrews
- Pat Dairon
- Andrew DeBenedictis
- Larry Madore
- Keyvan Mahluji
- Kitty Morgan
- Daniel Wang

FSRConnect™ REGISTRATION

Sign up for the Resident Portal today to get access to the latest essential documents and information for your community. To register please visit here: <https://portal.connectresident.com/#/registration> and click on the 'Create Account' button. Having trouble? For assistance call our Care Center which is open 24/7 365 days a year with translation services available in 31 different languages. The Care Centre team can be reached at 833-710-6869.

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Encl.

MR/dl

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

***Held on Tuesday, March 1, 2022
Within The Holiday Inn & Suites
1110 Howe Street, Vancouver, BC***

Following registration that started at 6:15 p.m. the meeting was called to order at 7:05 p.m by Daniel Wang, Strata Council President.

FirstService Residential BC Ltd. was represented by Mikhail Ratchkovski and Diana Loncar who assisted with facilitating the Meeting in person.

Following the review of the procedure and rules of the meeting. It was moved and seconded to approve the meeting of the rules. **CARRIED.**

QUORUM STATUS

Subject to the Bylaws, a quorum for a general meeting is eligible voters holding 1/3 of the Strata Corporation's votes, present in person or by proxy. As the Strata Corporation currently consists of 257.43 eligible votes, 85.8 eligible votes represent quorum in this instance. At the commencement of the meeting there were 25 eligible votes represented in person and 65.1 represented by proxy, for a total of 90.1 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 9, 2022, complied with the notice requirements of the *Strata Property Act* and that the most recently approved financial statements had been received.

APPROVAL OF AGENDA

It was moved and seconded to approve the Agenda as distributed with the Notice of Meeting. **CARRIED.**

APPROVAL OF GENERAL MEETING MINUTES

It was moved and seconded to approve the Minutes of the Annual General Meeting held October 18, 2021 as previously circulated. **CARRIED.**

PRESIDENT'S REPORT

The Strata Council President Daniel Wang thanked everyone for attending the AGM and informed all present on the challenges and accomplishments of the strata.

Good evening everyone, and many thanks for taking the time to attend the 2022 Annual General Meeting for Strata Plan LMS 712.

It seems that we just met October 2021 and some of you might be wondering why so soon? Our 2021 AGM was significantly delayed due to COVID, and should technically have taken place in March of that year.

So here we are, 4 short months since our last meeting and a lot has happened in those 4 months.

1. Phase 1 of the Podium refurbishment project. This project was approved at the last AGM. You will notice that work has already started on the perimeter of the building. Trees, bushes and soil are being removed to allow workers access to the foundation. The townhouse stair cases will also be removed and replaced by temporary wooden staircases. Council thank owners, especially townhouse owners, for their patience as work progresses throughout 2022. It will get noisy and it will get messy, but the work needs to be done for the integrity of the building. To owners who have not yet paid their special levy for this project, please make sure you take care of it as soon as possible. I'd like to thank Bev Andrews, our Treasurer and Kerry Isbister, for being instrumental in making this project a reality.
2. Electric vehicle chargers. This project was approved at the last AGM. You will notice electric vehicle chargers on P3. Owners can now use these chargers for their EV's. To make it fair for everyone, each vehicle is allowed a maximum of 4 hours per charge. I'd like to thank Andrew DeBenedictis, our VP, and Kitty Morgan, for spearheading this.
3. Now, on the subject of security, you will have noticed metal fencing now surrounding the bicycle racks on P2. Bikes are now protected by a metal cage to make them more secure. Likewise, the enter-phone unit at the entrance of Ocean Tower has been the attention of criminals trying to either pry or hack into it. We are installing protective casing around the enter phone unit at the entrance of each tower to prevent this from happening again.
4. COVID - Following the latest lifting of restrictions from the Provincial Health Authorities, the gym and swimming pool are now open to everyone, with the exception of a few off-peak hours blocked for owners who, for health reasons, wish to exercise alone or in their bubble. Council urge everyone to follow sanitary protocols at all time. COVID is still with us and will be for a long while. We must all do our part to prevent it from spreading. Council would like to thank Kitty Morgan for taking care of, and keeping up with, the various safety notices you see in the building. As you can imagine, these will change as BC health regulations change.
5. Elevator project. As you all know, our elevators are getting old. The motors at the top of each tower are as old as the building itself. Mike Gallagher, our past president, is currently working with an external contractor to make sure we have all the key elements in place when the time comes to seek owners' approval to fund the project.
6. Repiping committee - Kerry Isbister, Andrew de Benedictis and Kitty Morgan are working with an external contractor to assess the state of our water piping system. The purpose

is to make sure that we are proactive about replacing certain parts of our system before things start leaking.

- As an aside, the water piping system, as well as the elevator and the podium are all elements that were highlighted in the strata's latest depreciation report of 2019.
 - The BC Strata Property Act requires that the depreciation report be updated every 3 years. Council has asked several vendors to quote on the next depreciation report for 2022.
7. Bylaws. Our bylaws need to be updated so that they are coherent (and don't contradict each other), and also compliant with the latest legislation - BC Strata Act, City Bylaws, Human Rights laws etc. Pat Dairon, our Secretary, and Kitty Morgan have both been working diligently on this update. There will be a separate meeting later in the year to present the new set of bylaws to owners and have these approved.
8. And talking about future meetings, Council will convene another meeting, likely later in the year, to present our findings regarding Phase 2 of the Podium refurbishment project, which will focus on the inner courtyard this time. The inner courtyard is essentially the roof over our parkade. We hope to get owners' support for this important project when we present it to you.

I'd like to thank my Council members, who are all volunteers, and without whom these deliverables would not have been possible. I'd also like to thank the committee members and owners who have given us their time, expertise and support, and who in the process, have made Council's job easier. And finally, many thanks to Narendra and his staff, as well as FSR, Mikhail and Diana, especially for tonight.

REPORT ON INSURANCE

At this point in the meeting, Daniel Wang, Council President, 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 and Coverages

The Strata Corporation's policy is designed to cover loss arising from fortuitous causes, subject to exclusions stated in the policy wordings, and the applicable deductible in the event of a claim. Please refer to the Insurance Summary included with your Notice of Meeting which outlines the Strata's insurance coverage's, applicable limits and deductibles.

Section 149 of the *Strata Property Act* requires the Strata Corporation to obtain and maintain property insurance on common property, common assets, buildings shown on the Strata Plan and fixtures built or installed by the owner developer as part of the original construction on the Strata lot. The property insurance must be on the basis of full replacement value and insure against all **major perils**, such as fire and water escape, as set out in the regulations of the Act, as well as any other perils specified in the bylaws. Your Strata Corporation's insurance policy is currently held with CondoSure Hub and is insured for a replacement value of \$143,996,000 based on information contained in the insurance appraisal performed by Normac.

Section 150 of the *Strata Property Act* requires the Strata Corporation to also obtain and maintain liability insurance to insure the strata corporation against liability for property damage and bodily injury.

Although optional under Section 151 of the *Strata Property Act*, all Strata Corporations managed by FirstService Residential BC Ltd. have errors and omissions insurance for council members against their liability and expenses for errors and omissions made in the exercise of their powers and performance of their duties as council members.

Please note the Strata Corporation's policy does NOT provide coverage for loss or damage to:

- Strata lot Owner's betterments and/or improvements to the strata lot
- Strata lot Owner's and/or Tenant's personal property
- Strata lot Owner's rental income loss (if applicable)

Note: While most Strata Insurance policies include Additional Living Expense coverage, this coverage is designed to help with unit owner's costs when they are displaced after a claim. The Strata's coverage is secondary and will be drawn upon after the unit owner's coverage is exhausted.

Insurance Coverage Recommendations

The Chairperson reminded all in attendance that it is strongly encouraged to obtain their own insurance coverage. While Owners should contact their personal broker, the following coverages are recommended as a guideline:

- **Personal property** such as furniture, jewellery and other belongings in the Strata lot or designated storage space.
- **Additional Living Expenses** incurred as a result of the insured premises being uninhabitable as a direct result of an insured loss or damage.
- Strata lot **Betterments and Improvements** completed at a Strata lot Owner's expense, such as upgraded flooring, fixtures etc.
- Owners should have coverage for any **Strata Deductible Assessments** in the event the Strata Corporation tries to recover the deductible portion of an insurance claim from an owner that is responsible for the loss or damage that gave rise to the claim. Please have your insurance broker review the current strata corporation bylaws.
- **Special Assessments** coverage which provides protection for the owner's share of levies for damage to the common property that may be charged back to the Owner for a variety of reasons. For example, all Owners should ensure they are covered for their portion of the Strata's **earthquake deductible**, which would be calculated based on a percentage of the replacement value and then split amongst Owner's by unit entitlement.
- **Personal Liability** protects for legal responsibility to others for claims arising from bodily injury, property damage and more.

- If the Strata Lot is rented, **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.

Note: In a rental situation, there are three separate parties; therefore, there should be three separate insurance policies: Strata Corporation policy, Owner's policy and the Tenant's policy. The non-resident Owner should make sure their tenant clearly understands what is not covered under the Strata Corporation's policy (i.e. – personal contents).

*A copy of the Strata Corporation's most recent insurance summary, policy and property appraisal can be found on **FSRConnect™**. <https://portal.connectresident.com/#/registration>*

SIMPLE TIPS TO SAFEGUARD YOUR INVESTMENT

DOs inside your home:

- Know the location of the water line shut off valves for emergency shut off use.
- Check and replace hoses as required – washing machine, dishwasher, etc. Have a plumber make sure the check valves are working properly.
- Check the condition of the seals around your bathtub, toilet, faucet and shower heads; repair or replace caulking when necessary.
- When you leave on vacation, think about shutting off the water supply.
- Install a 4-inch lip sheet metal drain pan connecting to a floor drain underneath all in suite washer appliances.

DON'Ts inside your home:

- Do NOT hang clothes on sprinkler heads.
- Do NOT store contents and storage boxes within 24 inches of the ceiling or wall mounted sprinkler heads.
- Do NOT flush “stuff” in the toilets i.e., kitty litter, feminine products, etc.
- Do NOT leave your washing machine or dishwasher running in your absence.
- Do NOT use nails longer than 3/4 inches as it poses puncturing problems for hidden pipes. If you are using nails or drilling, be cautious of the piping inside the wall.

BUDGET DISCUSSION AND APPROVAL

Owners were referred to the Proposed Operating Budget, the schedule of strata fees and the accompanying notes explaining how the figures were prepared.

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:

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

Owners please note: Strata fees have increased, retroactive to January 1, 2022.

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 ar.bc@fsresidential.com.

A NOTE ABOUT RESOLUTIONS “A”, “B”, “C”, “D” AND “E”, “F”, “G”, “H”

The proposed resolutions “A”, “B”, “C”, “D” have the same wording (as do “E”, “F”, “G”, “H”), yet each resolution must be voted on separately by the Residential Strata lots and by the Non-Residential Strata Lots. In order to meet this Strata Property Act requirement each resolution is presented separately for votes by the respective strata lot owners.

**3/4 VOTE RESOLUTION “A”
RESIDENTIAL STRATA LOTS
BYLAW AMENDMENT – INSURANCE**

PREAMBLE: The intent of this amendment is to clarify the Strata Corporation’s position in the event an owner causes damage to property – whether common property, limited common property, strata lot or common assets. Typically, when this happens and the cost to repair or replace is above the deductible, a claim is made through the insurance policy obtained by the Strata Corporation (the “**Strata Policy**”) and the insurers on the Strata Policy pay the full amount of the insured loss, less the applicable deductible. The only cost that the owner may be obligated to contribute is the deductible where the owner is responsible for the loss or damage giving rise to the claim, regardless of the total cost of the damage. The Strata Property Act does not allow Strata to pass to the owner responsible for the damage more than the cost of the deductible on the Strata Policy.

The Strata Corporation must currently follow this process in order to pass the deductible to the owner. This inevitably results in a claim on the record of the Strata Policy, which almost guarantees a premium increase the following year. Where the cost to repair the damage is just above the deductible on the Strata Policy, this approach does not make economic sense.

The proposed bylaw amendment makes it clear that Strata Corporation is under no obligation to use the Strata Policy in such cases. It allows the Strata Corporation, at the discretion of the Strata Council, to repair the damage and pass the deductible to the owner as if the claim had proceeded through the insurance policy.

WHEREAS The Residential Owners, Strata Plan LMS 712, pursuant to Division 2 of Part 7 of the Strata Property Act, S.B.C. 1998, may amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a 3/4 Vote Resolution of The Residential Owners, Strata Plan LMS 712, in person or by proxy at this General Meeting that the Bylaws of their Strata Corporation be amended as follows, such amendment to be effective upon the filing of an Amendment to Bylaws in prescribed form in the Land Title Office

by amending Bylaw 4.5 (c), which currently reads:

4.5 (c) For the purposes of these bylaws, an expense not covered by the strata insurance proceeds received by the strata corporation includes:

- (i) the costs of investigating the cause of any loss or damage, where the owner is responsible;*
- (ii) the costs of repairing the cause of any loss or damage, where the owner is responsible;*
- (iii) legal costs, on a full indemnity basis, incurred in relation to defending any claim against the strata corporation, and/or prosecuting any claim made against the owner; and*
- (iv) any insurance deductible paid or payable by the strata corporation. An expense not covered by the strata insurance proceeds received by the strata corporation will be charged to the owner.*

To read as follows:

4.5 (c) For the purposes of these bylaws, an expense not covered by the strata insurance proceeds received by the Strata Corporation includes:

- (i) the costs of investigating the cause of any loss or damage, where the owner is responsible;*
- (ii) the costs of repairing the cause of any loss or damage, where the owner is responsible;*
- (iii) legal costs, on a full indemnity basis, incurred in relation to defending any claim against the strata corporation, and/or prosecuting any claim made against the owner; and any insurance deductible paid or payable by the strata corporation; and*
- (iv) the costs to repair the loss or damage, where no strata insurance policy operates or where the strata council decides not to make a claim on any strata insurance policy because no strata insurance policy would operate or because making a claim is not in the best interests of the strata corporation, as determined by the strata council acting reasonably.***

Where an insurance claim is not made because it would not be in the best interests of the strata corporation, the owner's liability under this bylaw 4.5(c)(iv) is limited to an amount equal to the insurance deductible that would have been paid or payable by the strata corporation had an insurance claim been made and accepted by the insurer.

An expense not covered by the strata insurance proceeds received by the strata corporation will be charged to the owner. For certainty, nothing in this bylaw 4.5 requires the strata corporation to make a claim on any strata insurance policy in order to charge an amount to the owner in accordance with bylaws 4.5(a), 4.5(b), and/or 4.5(c).

By amending Bylaw #4.5(c) ,all Bylaws are hereby re-numbered sequentially.

END OF RESOLUTION

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

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

3/4 VOTE RESOLUTION "B" NON-RESIDENTIAL STRATA LOTS BYLAW AMENDMENT – INSURANCE

PREAMBLE: The intent of this amendment is to clarify the Strata Corporation's position in the event an owner causes damage to property – whether common property, limited common property, strata lot or common assets. Typically, when this happens and the cost to repair or replace is above the deductible, a claim is made through the insurance policy obtained by the Strata Corporation (the "**Strata Policy**") and the insurers on the Strata Policy pay the full amount of the insured loss, less the applicable deductible. The only cost that the owner may be obligated to contribute is the deductible where the owner is responsible for the loss or damage giving rise to the claim, regardless of the total cost of the damage. The Strata Property Act does not allow Strata to pass to the owner responsible for the damage more than the cost of the deductible on the Strata Policy.

The Strata Corporation must currently follow this process in order to pass the deductible to the owner. This inevitably results in a claim on the record of the Strata Policy, which almost guarantees a premium increase the following year. Where the cost to repair the damage is just above the deductible on the Strata Policy, this approach does not make economic sense.

The proposed bylaw amendment makes it clear that Strata Corporation is under no obligation to use the Strata Policy in such cases. It allows the Strata Corporation, at the discretion of the Strata Council, to repair the damage and pass the deductible to the owner as if the claim had proceeded through the insurance policy.

WHEREAS The Non-Residential Owners, Strata Plan LMS 712, pursuant to Division 2 of Part 7 of the Strata Property Act, S.B.C. 1998, may amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a 3/4 Vote Resolution of The Non-Residential Owners, Strata Plan LMS 712, in person or by proxy at this General Meeting that the Bylaws of their Strata Corporation be amended as follows, such amendment to be effective upon the filing of an Amendment to Bylaws in prescribed form in the Land Title Office

by amending Bylaw 4.5 (c), which currently reads:

4.5 (c) *For the purposes of these bylaws, an expense not covered by the strata insurance proceeds received by the strata corporation includes:*

- (i) the costs of investigating the cause of any loss or damage, where the owner is responsible;*
- (ii) the costs of repairing the cause of any loss or damage, where the owner is responsible;*
- (iii) legal costs, on a full indemnity basis, incurred in relation to defending any claim against the strata corporation, and/or prosecuting any claim made against the owner; and*
- (iv) any insurance deductible paid or payable by the strata corporation. An expense not covered by the strata insurance proceeds received by the strata corporation will be charged to the owner.*

To read as follows:

4.5 (c) *For the purposes of these bylaws, an expense not covered by the strata insurance proceeds received by the Strata Corporation includes:*

- (i) the costs of investigating the cause of any loss or damage, where the owner is responsible;*
- (ii) the costs of repairing the cause of any loss or damage, where the owner is responsible;*
- (iii) legal costs, on a full indemnity basis, incurred in relation to defending any claim against the strata corporation, and/or prosecuting any claim made against the owner; and any insurance deductible paid or payable by the strata corporation; and*
- (iv) the costs to repair the loss or damage, where no strata insurance policy operates or where the strata council decides not to make a claim on any strata insurance policy because no strata insurance policy would operate or because making a claim is not in the best interests of the strata corporation, as determined by the strata council acting reasonably.***

Where an insurance claim is not made because it would not be in the best interests of the strata corporation, the owner's liability under this bylaw 4.5(c)(iv) is limited to an amount equal to the insurance deductible that would have been paid or payable by the strata corporation had an insurance claim been made and accepted by the insurer.

*An expense not covered by the strata insurance proceeds received by the strata corporation will be charged to the owner. **For certainty, nothing in this bylaw 4.5 requires the strata corporation to make a claim on any strata insurance policy in order to charge an amount to the owner in accordance with bylaws 4.5(a), 4.5(b), and/or 4.5(c).***

By amending Bylaw #4.5(c) ,all Bylaws are hereby re-numbered sequentially.

END OF RESOLUTION

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

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

**3/4 VOTE RESOLUTION “C”
RESIDENTIAL STRATA LOTS
BYLAW AMENDMENT – PETS**

PREAMBLE: The intent of this bylaw amendment is to ensure that the Strata Corporation has the authority to require that a dog that has exhibited aggressive behaviour be muzzled when on common property or land that is a common asset.

WHEREAS The Residential Owners, Strata Plan LMS 712, pursuant to Division 2 of Part 7 of the Strata Property Act, S.B.C. 1998, may amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a 3/4 Vote Resolution of The Residential Owners, Strata Plan LMS 712, in person or by proxy at this General Meeting that the Bylaws of their Strata Corporation be amended as follows, such amendment to be effective upon the filing of an Amendment to Bylaws in prescribed form in the Land Title Office

by amending Bylaw 5.7, which currently reads:

5.7 A resident must not keep a pet which is a nuisance on a strata lot, on common property or on land that is a common asset. If a resident has an unregistered pet or a pet which, in the opinion of council, is a nuisance or has caused or is causing an unreasonable interference with the use and enjoyment by residents or visitors of a strata lot, common property or common assets, the council may order such pet to be removed permanently from the strata lot, the common property or common asset or all of them.

To read as follows:

*5.7 A resident must not keep a pet which is a nuisance on a strata lot, on common property or on land that is a common asset. If a resident has an unregistered pet or a pet which, in the opinion of council, is a nuisance or has caused or is causing an unreasonable interference with the use and enjoyment by residents or visitors of a strata lot, common property or common assets, the council may order such pet **to be muzzled** whenever on common property or removed permanently from the strata lot, the common property or common asset or all of them.*

By amending Bylaw #5.7, all Bylaws are hereby re-numbered sequentially.

END OF RESOLUTION

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

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

**3/4 VOTE RESOLUTION “D”
NON-RESIDENTIAL STRATA LOTS
BYLAW AMENDMENT – PETS**

PREAMBLE: The intent of this bylaw amendment is to ensure that the Strata Corporation has the authority to require that a dog that has exhibited aggressive behaviour be muzzled when on common property or land that is a common asset.

WHEREAS The Non-Residential Owners, Strata Plan LMS 712, pursuant to Division 2 of Part 7 of the Strata Property Act, S.B.C. 1998, may amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a 3/4 Vote Resolution of The Non-Residential Owners, Strata Plan LMS 712, in person or by proxy at this General Meeting that the Bylaws of their Strata Corporation be amended as follows, such amendment to be effective upon the filing of an Amendment to Bylaws in prescribed form in the Land Title Office

by amending Bylaw 5.7, which currently reads:

5.7 A resident must not keep a pet which is a nuisance on a strata lot, on common property or on land that is a common asset. If a resident has an unregistered pet or a pet which, in the opinion of council, is a nuisance or has caused or is causing an unreasonable interference with the use and enjoyment by residents or visitors of a strata lot, common property or common assets, the council may order such pet to be removed permanently from the strata lot, the common property or common asset or all of them.

To read as follows:

*5.7 A resident must not keep a pet which is a nuisance on a strata lot, on common property or on land that is a common asset. If a resident has an unregistered pet or a pet which, in the opinion of council, is a nuisance or has caused or is causing an unreasonable interference with the use and enjoyment by residents or visitors of a strata lot, common property or common assets, the council may order such pet **to be muzzled** whenever on common property or removed permanently from the strata lot, the common property or common asset or all of them.*

By amending Bylaw #5.7, all Bylaws are hereby re-numbered sequentially.

END OF RESOLUTION

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

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

**3/4 VOTE RESOLUTION “E”
RESIDENTIAL STRATA LOTS
BYLAW ADDITION – ELECTRONIC GENERAL MEETINGS**

PREAMBLE: The purpose of this bylaw is to allow for electronic general meetings at the discretion of the strata council.

WHEREAS The Residential Owners, Strata Plan LMS 712, pursuant to Division 2 of Part 7 of the Strata Property Act, S.B.C. 1998, may amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a 3/4 Vote Resolution of The Residential Owners, Strata Plan LMS 712 (the “**Strata Corporation**”) in person or by proxy at this General Meeting that in accordance with Section 128(1) of the *Strata Property Act*, that the following be adopted as a Bylaw 33A of the Strata Corporation:

33A Electronic General Meetings

33A.1 The Strata Corporation may provide for attendance at an annual or special general meeting by telephone or any other electronic method if the method permits all persons participating in the meeting to communicate with each other during the meeting. For certainty, the Strata Corporation may call an exclusively electronic annual or special general meeting, hold an annual or special general meeting exclusively by telephone or any other electronic method, and is not required to provide for in-person attendance at an electronic annual or special general meeting, provided the electronic method permits all persons participating in the meeting to communicate with each other during the meeting.

33A.2 A person who is eligible to vote may attend an annual or special general meeting by electronic means so long as the person and the other participants can communicate with each other.

33A.3 Any person attending an annual or special general meeting by electronic means is deemed to be present in person for the purposes of the meeting.

33A.4 Despite bylaws 32 and 33, in the event that a general meeting is held pursuant to bylaw 33A.1, the Strata Corporation has no obligation to make provision for a secret ballot or issue a voting card for, as applicable, that meeting or the particular voter. Where the Strata Corporation does not issue voting cards for the meeting or a particular voter, then a vote will be decided by a show of hands (physical and/or electronic) unless an eligible voter requests a precise count.

By adding Bylaw #33A, all Bylaws are hereby re-numbered sequentially.

END OF RESOLUTION

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

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

**3/4 VOTE RESOLUTION “F”
NON-RESIDENTIAL STRATA LOTS
BYLAW ADDITION – ELECTRONIC GENERAL MEETINGS**

PREAMBLE: The purpose of this bylaw is to allow for electronic general meetings at the discretion of the strata council.

WHEREAS The Non-Residential Owners, Strata Plan LMS 712, pursuant to Division 2 of Part 7 of the Strata Property Act, S.B.C. 1998, may amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a 3/4 Vote Resolution of The Non-Residential Owners, Strata Plan LMS 712 (the “**Strata Corporation**”) in person or by proxy at this General Meeting that in accordance with Section 128(1) of the *Strata Property Act*, that the following be adopted as a Bylaw 33A of the Strata Corporation:

33A Electronic General Meetings

33A.1 The Strata Corporation may provide for attendance at an annual or special general meeting by telephone or any other electronic method if the method permits all persons participating in the meeting to communicate with each other during the meeting. For certainty, the Strata Corporation may call an exclusively electronic annual or special general meeting, hold an annual or special general meeting exclusively by telephone or any other electronic method, and is not required to provide for in-person attendance at an electronic annual or special general meeting, provided the electronic method permits all persons participating in the meeting to communicate with each other during the meeting.

33A.2 A person who is eligible to vote may attend an annual or special general meeting by electronic means so long as the person and the other participants can communicate with each other.

33A.3 Any person attending an annual or special general meeting by electronic means is deemed to be present in person for the purposes of the meeting.

33A.4 Despite bylaws 32 and 33, in the event that a general meeting is held pursuant to bylaw 33A.1, the Strata Corporation has no obligation to make provision for a secret ballot or issue a voting card for, as applicable, that meeting or the particular voter. Where the Strata Corporation does not issue voting cards for the meeting or a particular voter, then a vote will be decided by a show of hands (physical and/or electronic) unless an eligible voter requests a precise count.

By adding Bylaw #33A, all Bylaws are hereby re-numbered sequentially.

END OF RESOLUTION

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

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

**3/4 VOTE RESOLUTION “G”
RESIDENTIAL STRATA LOTS
BYLAW ADDITION – ELECTRIC VEHICLE CHARGING STATIONS**

PREAMBLE: The purpose of this bylaw is to establish basic principles for use of the electric vehicle charging stations. These are not expected to change. It is anticipated that more detailed rules will be passed and/or modified by Strata Council as we gain experience with the chargers, and will be ratified by future AGMs.

WHEREAS The Residential Owners, Strata Plan LMS 712, pursuant to Division 2 of Part 7 of the Strata Property Act, S.B.C. 1998, may amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a 3/4 Vote Resolution of The Residential Owners, Strata Plan LMS 712 (the “**Strata Corporation**”) in person or by proxy at this General Meeting that in accordance with Section 128(1) of the *Strata Property Act*, that the following be adopted as a Bylaw 42.31 of the Strata Corporation:

42.31 Electric Vehicle Charging Stations

42.31 The time per session and/or per day that each electric vehicle may use a charger may be restricted by rule. An electric vehicle must not be parked in the designated charging spot unless the vehicle is actively being charged. It is the responsibility of the electric vehicle owner to move the electric vehicle within 15 minutes of charging being complete, and before the posted maximum time at the charger has expired. Parking spots designated for electric charging are not to be used for any purpose other than charging an electric vehicle by way of the installed charging station.

By adding Bylaw #42.31, all Bylaws are hereby re-numbered sequentially.

END OF RESOLUTION

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

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

**3/4 VOTE RESOLUTION “H”
NON-RESIDENTIAL STRATA LOTS
BYLAW ADDITION – ELECTRIC VEHICLE CHARGING STATIONS**

PREAMBLE: The purpose of this bylaw is to establish basic principles for use of the electric vehicle charging stations. These are not expected to change. It is anticipated that more detailed rules will be passed and/or modified by Strata Council as we gain experience with the chargers, and will be ratified by future AGMs.

WHEREAS The Non-Residential Owners, Strata Plan LMS 712, pursuant to Division 2 of Part 7 of the Strata Property Act, S.B.C. 1998, may amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a 3/4 Vote Resolution of The Non-Residential Owners, Strata Plan LMS 712 (the “**Strata Corporation**”) in person or by proxy at this General Meeting that in accordance with Section 128(1) of the *Strata Property Act*, that the following be adopted as a Bylaw 42.31 of the Strata Corporation:

42.31 Electric Vehicle Charging Stations

42.31 The time per session and/or per day that each electric vehicle may use a charger may be restricted by rule. An electric vehicle must not be parked in the designated charging spot unless the vehicle is actively being charged. It is the responsibility of the electric vehicle owner to move the electric vehicle within 15 minutes of charging being complete, and before the posted maximum time at the charger has expired. Parking spots designated for electric charging are not to be used for any purpose other than charging an electric vehicle by way of the installed charging station.

By adding Bylaw #42.31, all Bylaws are hereby re-numbered sequentially.

END OF RESOLUTION

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

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

**MAJORITY VOTE RESOLUTION “I”
RATIFICATION OF RULES
(Section 125 of the *Strata Property Act*)**

BE IT RESOLVED by a majority vote of The Owners, Strata Plan LMS 712(the “**Strata Corporation**”) that, pursuant to section 125 of the *Strata Property Act*, the following rules, which were approved by the Strata Council at the Council meeting held on February 2, 2022 be ratified as rules of the Strata Corporation:

1. Charging of electric vehicles at charging stations will be at the rate of \$1.50 per hour for the maximum permitted time as established by these rules.
2. In order to ensure the availability of chargers for all residents, a rate of \$2.00 per minute will be charged once the maximum permitted time has been exceeded.
3. The maximum time of charging is limited to one 4-hour session in a 12-hour period. A minimum of 8 hours from a previous charging session must elapse before an electric vehicle may be charged further.

END OF RESOLUTION

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

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

ELECTION OF COUNCIL

The Strata Manager on behalf of 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 with thanks and appreciation from all Owners:

- Bev Andrews
- Pat Dairon
- Andrew DeBenedictis
- Larry Madore
- Keyvan Mahluji
- Segar Memon
- Kitty Morgan
- Daniel Wang

In order to be elected onto Council each nominee must obtain at least a majority vote of Owners. Election ballots were collected from all present and two scrutineers were appointed to oversee the counting of the ballots.

After the ballots were counted the Strata Manager announced the new elected Strata Council:

- Bev Andrews
- Pat Dairon
- Andrew DeBenedictis
- Larry Madore
- Keyvan Mahluji
- Kitty Morgan
- Daniel Wang

TERMINATION OF MEETING

There being no further business, it was moved to terminate the meeting at 8:05 p.m. **CARRIED.**

FirstService Residential BC Ltd.



Mikhail Ratchkovski
Senior Strata Manager
Per the Owners
Strata Plan LMS 712

MR/dl

Email: info.bc@fsresidential.com
Customer Care Centre: 1.855.273.1967 (24 hours non-emergency)

www.fsresidential.com

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

FSRConnect™ REGISTRATION

Sign up for the Resident Portal today to get access to the latest essential documents and information for your community. To register please visit here: <https://portal.connectresident.com/#/registration> and click on the 'Create Account' button. Having trouble? For assistance call our Care Center which is open 24/7 365 days a year with translation services available in 31 different languages. The Care Centre team can be reached at 833-710-6869.

In our dedication to ever-greater operational excellence and best practices, FirstService Residential uses **FSRConnect™**, an integrated web-based solution created solely for the property management industry. This software incorporates scores of advanced features that streamline building level administration, operations and communications.

A website portal, extended from **FSRConnect™**, is provided to your Strata Corporation, **FREE OF CHARGE**. Residents have secured access to stay up to date with community news, events, their accounts, etc. The email distribution capabilities and housing of strata documents will save postage and copying costs for the building.

LMS0712 - 888 BEACH
Approved Annual Budget
Jan 01, 2022 to Dec 31, 2022

YEAR END: DECEMBER 31, 2022

CATEGORY CODE	NAME	2021 BUDGET	UNAUDITED 2021 DECEMBER	APPROVED 2022 BUDGET	
<u>INCOME</u>					
4002-0000	Operating Fund Contribution	2,559,100	2,559,102	2,760,500	
4003-0000	CRF Fund Contribution	135,000	135,000	31,000	1
	Total Strata Fees	2,694,100	2,694,102	2,791,500	2
4523-0000	Bylaw / Late Payment Fine	6,000	5,848	4,000	
4640-0000	Interest Income	500	160	100	
4700-0000	Miscellaneous Income	10,000	18,115	10,000	
4720-0000	Parking	500	130	-	
	TOTAL INCOME	2,711,100	2,718,355	2,805,600	
<u>GENERAL EXPENSES</u>					
5015-0000	Audit	6,700	7,593	7,500	
6300-0000	Insurance	368,000	367,880	417,000	3
6504-0000	Legal Fees	15,000	(272)	10,000	4
6700-0000	Management Fees	60,200	57,747	62,500	
6705-0000	Miscellaneous	12,500	11,630	12,500	
7038-0000	Printing / Stationery	12,800	8,176	13,000	
	SUB-TOTAL	475,200	452,754	522,500	
<u>UTILITIES</u>					
5705-0000	Electricity	104,000	97,983	104,000	5
6005-0000	Gas	130,000	148,845	155,000	5
6027-0000	Garbage & Recycling & Organic	66,000	64,181	80,000	6
7850-0000	Water / Sewer	161,000	156,516	160,000	5
	SUB-TOTAL	461,000	467,525	499,000	
<u>GROUNDS</u>					
6533-0000	Landscaping - Exterior	60,000	53,774	60,000	7
6534-0000	Landscape - Interior	8,900	9,284	9,600	8
	SUB-TOTAL	68,900	63,058	69,600	
<u>REC CENTRE EXPENSES</u>					
7273-0000	Rec Centre - Improvements, Equipment	500	-	500	9
7274-0000	Rec Centre - Repairs & Maintenance	13,500	14,134	15,500	10
	SUB-TOTAL	14,000	14,134	16,000	
<u>SECURITY / CONCIERGE / JANITORIAL</u>					
5219-0005	Building Manager	73,000	73,925	76,000	
5479-0000	Concierge	200,000	198,361	210,000	11
5718-0000	Employee Benefits	24,500	21,938	23,000	
6402-0000	Janitorial Services	129,000	129,586	140,000	12
7405-0000	Security Services	34,000	39,700	44,000	13
	SUB-TOTAL	460,500	463,510	493,000	

LMS0712 - 888 BEACH
Approved Annual Budget
Jan 01, 2022 to Dec 31, 2022

YEAR END: DECEMBER 31, 2022

CATEGORY CODE	NAME	2021 BUDGET	UNAUDITED 2021 DECEMBER	APPROVED 2022 BUDGET	
<u>REPAIRS AND MAINTENANCE</u>					
5204-0000	Boiler & Mechanical	16,300	10,752	16,400	14
5715-0000	Elevator Maintenance	76,000	73,220	72,000	15
5730-0000	Engineering	50,000	49,199	46,000	16
5909-0000	Fire System	18,000	24,529	26,500	17
6722-0000	Mechanical System Upgrade	79,600	91,230	120,000	18
7000-0000	Painting	27,000	26,919	30,000	19
7234-0000	Reserve Study / Depreciation Report	-	-	20,000	20
7240-0000	Repair and Maintenance	275,000	279,894	354,000	21
7423-0000	Supplies	15,000	8,709	10,000	
7855-0000	Window Cleaning	39,600	39,585	39,600	22
	SUB-TOTAL	596,500	604,037	734,500	
<u>STRUCTURAL</u>					
9061-0000	Reserve - Structural	500,000	500,000	440,000	23
	SUB-TOTAL	500,000	500,000	440,000	
	TOTAL OPERATING EXPENSES	2,576,100	2,565,018	2,774,600	
9010-0000	Reserve - Contingency Fund	135,000	135,000	31,000	1
	TOTAL EXPENSES	2,711,100	2,700,018	2,805,600	
	CURRENT YR. OP. SURPLUS / (DEFICIT)	-	18,337	-	

LMS 712 - 888 BEACH
Approved Strata Fee Schedule
Jan 01, 2022 to Dec 31, 2022

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Retroactive Fee Adjustment Jan-Mar/2022 * \$
1	T02 - 1500 Hornby Street	2,142	1,551.86	17.43	1,569.29	1,514.54	164.25
2	T03 - 1500 Hornby Street	2,133	1,545.35	17.35	1,562.70	1,508.17	163.59
3	T04 - 1500 Hornby Street	2,173	1,574.32	17.68	1,592.00	1,536.45	166.65
4	T05 - 1501 Howe Street	1,844	1,335.97	15.00	1,350.97	1,303.83	141.42
5	T06 - 1501 Howe Street	1,804	1,306.98	14.68	1,321.66	1,275.55	138.33
6	T07 - 1501 Howe Street	1,804	1,306.98	14.68	1,321.66	1,275.55	138.33
7	T08 - 1501 Howe Street	1,804	1,306.98	14.68	1,321.66	1,275.55	138.33
8	T09 - 1501 Howe Street	1,804	1,306.98	14.68	1,321.66	1,275.55	138.33
9	T10 - 1501 Howe Street	1,804	1,306.98	14.68	1,321.66	1,275.55	138.33
10	T11 - 1501 Howe Street	1,804	1,306.98	14.68	1,321.66	1,275.55	138.33
11	T12 - 1501 Howe Street	2,054	1,488.11	16.71	1,504.82	1,452.31	157.53
12	T13 - 1501 Howe Street	2,147	1,555.48	17.47	1,572.95	1,518.07	164.64
13	TH14 - 1501 Howe Street	2,028	1,469.27	16.50	1,485.77	1,433.93	155.52
14	T15 - 1501 Howe Street	1,474	1,067.90	11.99	1,079.89	1,042.22	113.01
15	T16 - 1501 Howe Street	1,477	1,070.07	12.02	1,082.09	1,044.34	113.25
16	C4 - 888 Beach Avenue	694	502.79	5.65	508.44	490.70	53.22
17	T01 - 1500 Hornby Street	1,639	1,187.45	13.33	1,200.78	1,158.88	125.70
18	301 - 1501 Howe Street	1,217	881.71	9.90	891.61	860.50	93.33
19	302 - 1501 Howe Street	1,172	849.10	9.54	858.64	828.68	89.88
20	303 - 1501 Howe Street	1,161	841.13	9.45	850.58	820.90	89.04
21	T17 - 1501 Howe Street	839	607.85	6.83	614.68	593.23	64.35
22	T18 - 1501 Howe Street	807	584.66	6.57	591.23	570.60	61.89
23	T19 - 1501 Howe Street	1,549	1,122.24	12.60	1,134.84	1,095.25	118.77
24	T20 - 888 Beach Avenue	1,005	728.11	8.18	736.29	710.60	77.07
25	T21 - 888 Beach Avenue	1,005	728.11	8.18	736.29	710.60	77.07
26	T22 - 888 Beach Avenue	1,005	728.11	8.18	736.29	710.60	77.07
27	T23 - 888 Beach Avenue	1,005	728.11	8.18	736.29	710.60	77.07
28	T24 - 888 Beach Avenue	1,005	728.11	8.18	736.29	710.60	77.07
29	T25 - 888 Beach Avenue	1,005	728.11	8.18	736.29	710.60	77.07
30	T26 - 888 Beach Avenue	1,005	728.11	8.18	736.29	710.60	77.07
31	C1 - 1500 Hornby Street	765	554.24	6.22	560.46	540.91	58.65
32	C2 - 888 Beach Avenue	798	578.15	6.49	584.64	564.24	61.20
33	C3 - 1501 Howe Street	737	533.95	6.00	539.95	521.11	56.52
34	401 - 1501 Howe Street	1,502	1,088.19	12.22	1,100.41	1,062.01	115.20
35	402 - 1501 Howe Street	1,503	1,088.91	12.23	1,101.14	1,062.72	115.26
36	403 - 1501 Howe Street	962	696.96	7.83	704.79	680.20	73.77
37	404 - 1501 Howe Street	1,053	762.89	8.57	771.46	744.54	80.76
38	405 - 1501 Howe Street	1,571	1,138.18	12.78	1,150.96	1,110.80	120.48
39	408 - 1500 Hornby Street	942	682.48	7.66	690.14	666.06	72.24
40	409 - 1500 Hornby Street	1,024	741.88	8.33	750.21	724.04	78.51
41	407 - 1500 Hornby Street	683	494.83	5.56	500.39	482.93	52.38
42	406 - 1500 Hornby Street	714	517.29	5.81	523.10	504.85	54.75
43	501 - 1501 Howe Street	1,505	1,090.37	12.24	1,102.61	1,064.13	115.44
44	502 - 1501 Howe Street	1,503	1,088.91	12.23	1,101.14	1,062.72	115.26
45	503 - 1501 Howe Street	1,055	764.34	8.58	772.92	745.95	80.91
46	504 - 1501 Howe Street	1,055	764.34	8.58	772.92	745.95	80.91
47	516 - 888 Beach Avenue	1,075	778.83	8.75	787.58	760.10	82.44
48	515 - 888 Beach Avenue	945	684.64	7.69	692.33	668.18	72.45
49	514 - 888 Beach Avenue	896	649.15	7.29	656.44	633.53	68.73
50	513 - 888 Beach Avenue	896	649.15	7.29	656.44	633.53	68.73
51	512 - 888 Beach Avenue	896	649.15	7.29	656.44	633.53	68.73
52	508 - 1500 Hornby Street	942	682.48	7.66	690.14	666.06	72.24
53	509 - 1500 Hornby Street	1,026	743.33	8.35	751.68	725.45	78.69
54	510 - 1500 Hornby Street	680	492.66	5.53	498.19	480.80	52.17
55	511 - 1500 Hornby Street	713	516.56	5.80	522.36	504.14	54.66
56	505 - 1500 Hornby Street	1,173	849.83	9.54	859.37	829.39	89.94
57	506 - 1500 Hornby Street	1,173	849.83	9.54	859.37	829.39	89.94
58	507 - 1500 Hornby Street	903	654.21	7.35	661.56	638.48	69.24
59	601 - 1501 Howe Street	1,505	1,090.37	12.24	1,102.61	1,064.13	115.44
60	602 - 1501 Howe Street	1,503	1,088.91	12.23	1,101.14	1,062.72	115.26
61	603 - 1501 Howe Street	1,053	762.89	8.57	771.46	744.54	80.76

*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, 2022 to Dec 31, 2022

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Retroactive Fee Adjustment Jan-Mar/2022 * \$
62	604 - 1501 Howe Street	1,055	764.34	8.58	772.92	745.95	80.91
63	616 - 888 Beach Avenue	1,073	777.38	8.73	786.11	758.68	82.29
64	615 - 888 Beach Avenue	945	684.64	7.69	692.33	668.18	72.45
65	614 - 888 Beach Avenue	896	649.15	7.29	656.44	633.53	68.73
66	613 - 888 Beach Avenue	896	649.15	7.29	656.44	633.53	68.73
67	612 - 888 Beach Avenue	896	649.15	7.29	656.44	633.53	68.73
68	608 - 1500 Hornby Street	943	683.20	7.67	690.87	666.76	72.33
69	609 - 1500 Hornby Street	1,024	741.88	8.33	750.21	724.04	78.51
70	610 - 1500 Hornby Street	684	495.56	5.56	501.12	483.63	52.47
71	611 - 1500 Hornby Street	716	518.73	5.83	524.56	506.26	54.90
72	605 - 1500 Hornby Street	1,173	849.83	9.54	859.37	829.39	89.94
73	606 - 1500 Hornby Street	1,173	849.83	9.54	859.37	829.39	89.94
74	607 - 1500 Hornby Street	904	654.95	7.35	662.30	639.19	69.33
75	701 - 1501 Howe Street	1,505	1,090.37	12.24	1,102.61	1,064.13	115.44
76	702 - 1501 Howe Street	1,503	1,088.91	12.23	1,101.14	1,062.72	115.26
77	703 - 1501 Howe Street	1,055	764.34	8.58	772.92	745.95	80.91
78	704 - 1501 Howe Street	1,055	764.34	8.58	772.92	745.95	80.91
79	712 - 888 Beach Avenue	1,016	736.08	8.27	744.35	718.38	77.91
80	711 - 888 Beach Avenue	1,200	869.39	9.76	879.15	848.48	92.01
81	708 - 1500 Hornby Street	972	704.21	7.91	712.12	687.27	74.55
82	709 - 1500 Hornby Street	992	718.70	8.07	726.77	701.41	76.08
83	710 - 1500 Hornby Street	1,125	815.06	9.15	824.21	795.45	86.28
84	705 - 1500 Hornby Street	1,173	849.83	9.54	859.37	829.39	89.94
85	706 - 1500 Hornby Street	1,173	849.83	9.54	859.37	829.39	89.94
86	707 - 1500 Hornby Street	1,126	815.78	9.16	824.94	796.16	86.34
87	801 - 1501 Howe Street	1,505	1,090.37	12.24	1,102.61	1,064.13	115.44
88	802 - 1501 Howe Street	1,503	1,088.91	12.23	1,101.14	1,062.72	115.26
89	803 - 1501 Howe Street	1,055	764.34	8.58	772.92	745.95	80.91
90	804 - 1501 Howe Street	1,055	764.34	8.58	772.92	745.95	80.91
91	811 - 888 Beach Avenue	2,802	2,030.03	22.80	2,052.83	1,981.20	214.89
92	808 - 1500 Hornby Street	972	704.21	7.91	712.12	687.27	74.55
93	809 - 1500 Hornby Street	992	718.70	8.07	726.77	701.41	76.08
94	810 - 1500 Hornby Street	1,126	815.78	9.16	824.94	796.16	86.34
95	805 - 1500 Hornby Street	1,173	849.83	9.54	859.37	829.39	89.94
96	806 - 1500 Hornby Street	1,173	849.83	9.54	859.37	829.39	89.94
97	807 - 1500 Hornby Street	1,126	815.78	9.16	824.94	796.16	86.34
98	901 - 1501 Howe Street	1,505	1,090.37	12.24	1,102.61	1,064.13	115.44
99	902 - 1501 Howe Street	1,503	1,088.91	12.23	1,101.14	1,062.72	115.26
100	903 - 1501 Howe Street	1,055	764.34	8.58	772.92	745.95	80.91
101	904 - 1501 Howe Street	1,055	764.34	8.58	772.92	745.95	80.91
102	908 - 1500 Hornby Street	972	704.21	7.91	712.12	687.27	74.55
103	909 - 1500 Hornby Street	990	717.25	8.05	725.30	700.00	75.90
104	910 - 1500 Hornby Street	1,126	815.78	9.16	824.94	796.16	86.34
105	905 - 1500 Hornby Street	1,173	849.83	9.54	859.37	829.39	89.94
106	906 - 1500 Hornby Street	1,173	849.83	9.54	859.37	829.39	89.94
107	907 - 1500 Hornby Street	1,126	815.78	9.16	824.94	796.16	86.34
108	1001 - 1501 Howe Street	1,505	1,090.37	12.24	1,102.61	1,064.13	115.44
109	1002 - 1501 Howe Street	1,503	1,088.91	12.23	1,101.14	1,062.72	115.26
110	1003 - 1501 Howe Street	1,055	764.34	8.58	772.92	745.95	80.91
111	1004 - 1501 Howe Street	1,055	764.34	8.58	772.92	745.95	80.91
112	1008 - 1500 Hornby Street	972	704.21	7.91	712.12	687.27	74.55
113	1009 - 1500 Hornby Street	990	717.25	8.05	725.30	700.00	75.90
114	1010 - 1500 Hornby Street	1,126	815.78	9.16	824.94	796.16	86.34
115	1005 - 1500 Hornby Street	1,173	849.83	9.54	859.37	829.39	89.94
116	1006 - 1500 Hornby Street	1,173	849.83	9.54	859.37	829.39	89.94
117	1007 - 1500 Hornby Street	1,126	815.78	9.16	824.94	796.16	86.34
118	1101 - 1501 Howe Street	1,505	1,090.37	12.24	1,102.61	1,064.13	115.44
119	1102 - 1501 Howe Street	1,503	1,088.91	12.23	1,101.14	1,062.72	115.26
120	1103 - 1501 Howe Street	1,055	764.34	8.58	772.92	745.95	80.91
121	1104 - 1501 Howe Street	1,055	764.34	8.58	772.92	745.95	80.91
122	1108 - 1500 Hornby Street	972	704.21	7.91	712.12	687.27	74.55

*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, 2022 to Dec 31, 2022

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund	CRF	Total	OLD	Retroactive
			Monthly Contribution	Monthly Contribution	Monthly Strata Fees	Monthly Strata Fees	Fee Adjustment
			\$	\$	\$	\$	\$
123	1109 - 1500 Hornby Street	990	717.25	8.05	725.30	700.00	75.90
124	1110 - 1500 Hornby Street	1,126	815.78	9.16	824.94	796.16	86.34
125	1105 - 1500 Hornby Street	1,173	849.83	9.54	859.37	829.39	89.94
126	1106 - 1500 Hornby Street	1,173	849.83	9.54	859.37	829.39	89.94
127	1107 - 1500 Hornby Street	1,126	815.78	9.16	824.94	796.16	86.34
128	1201 - 1501 Howe Street	1,505	1,090.37	12.24	1,102.61	1,064.13	115.44
129	1202 - 1501 Howe Street	1,503	1,088.91	12.23	1,101.14	1,062.72	115.26
130	1203 - 1501 Howe Street	1,055	764.34	8.58	772.92	745.95	80.91
131	1204 - 1501 Howe Street	1,055	764.34	8.58	772.92	745.95	80.91
132	1208 - 1500 Hornby Street	972	704.21	7.91	712.12	687.27	74.55
133	1209 - 1500 Hornby Street	990	717.25	8.05	725.30	700.00	75.90
134	1210 - 1500 Hornby Street	1,126	815.78	9.16	824.94	796.16	86.34
135	1205 - 1500 Hornby Street	1,173	849.83	9.54	859.37	829.39	89.94
136	1206 - 1500 Hornby Street	1,173	849.83	9.54	859.37	829.39	89.94
137	1207 - 1500 Hornby Street	1,126	815.78	9.16	824.94	796.16	86.34
138	1301 - 1501 Howe Street	1,505	1,090.37	12.24	1,102.61	1,064.13	115.44
139	1302 - 1501 Howe Street	1,503	1,088.91	12.23	1,101.14	1,062.72	115.26
140	1303 - 1501 Howe Street	1,055	764.34	8.58	772.92	745.95	80.91
141	1304 - 1501 Howe Street	1,055	764.34	8.58	772.92	745.95	80.91
142	1308 - 1500 Hornby Street	972	704.21	7.91	712.12	687.27	74.55
143	1309 - 1500 Hornby Street	990	717.25	8.05	725.30	700.00	75.90
144	1310 - 1500 Hornby Street	1,126	815.78	9.16	824.94	796.16	86.34
145	1305 - 1500 Hornby Street	1,173	849.83	9.54	859.37	829.39	89.94
146	1306 - 1500 Hornby Street	1,173	849.83	9.54	859.37	829.39	89.94
147	1307 - 1500 Hornby Street	1,126	815.78	9.16	824.94	796.16	86.34
148	1401 - 1501 Howe Street	1,505	1,090.37	12.24	1,102.61	1,064.13	115.44
149	1402 - 1501 Howe Street	1,503	1,088.91	12.23	1,101.14	1,062.72	115.26
150	1403 - 1501 Howe Street	1,055	764.34	8.58	772.92	745.95	80.91
151	1404 - 1501 Howe Street	1,055	764.34	8.58	772.92	745.95	80.91
152	1408 - 1500 Hornby Street	972	704.21	7.91	712.12	687.27	74.55
153	1409 - 1500 Hornby Street	990	717.25	8.05	725.30	700.00	75.90
154	1410 - 1500 Hornby Street	1,126	815.78	9.16	824.94	796.16	86.34
155	1405 - 1500 Hornby Street	1,173	849.83	9.54	859.37	829.39	89.94
156	1406 - 1500 Hornby Street	1,173	849.83	9.54	859.37	829.39	89.94
157	1407 - 1500 Hornby Street	1,126	815.78	9.16	824.94	796.16	86.34
158	1501 - 1501 Howe Street	1,505	1,090.37	12.24	1,102.61	1,064.13	115.44
159	1502 - 1501 Howe Street	1,503	1,088.91	12.23	1,101.14	1,062.72	115.26
160	1503 - 1501 Howe Street	1,055	764.34	8.58	772.92	745.95	80.91
161	1504 - 1501 Howe Street	1,055	764.34	8.58	772.92	745.95	80.91
162	1508 - 1500 Hornby Street	972	704.21	7.91	712.12	687.27	74.55
163	1509 - 1500 Hornby Street	990	717.25	8.05	725.30	700.00	75.90
164	1510 - 1500 Hornby Street	1,126	815.78	9.16	824.94	796.16	86.34
165	1505 - 1500 Hornby Street	1,173	849.83	9.54	859.37	829.39	89.94
166	1506 - 1500 Hornby Street	1,173	849.83	9.54	859.37	829.39	89.94
167	1507 - 1500 Hornby Street	1,126	815.78	9.16	824.94	796.16	86.34
168	1601 - 1501 Howe Street	2,207	1,598.95	17.96	1,616.91	1,560.49	169.26
169	1602 - 1501 Howe Street	2,215	1,604.75	18.02	1,622.77	1,566.15	169.86
170	1608 - 1500 Hornby Street	972	704.21	7.91	712.12	687.27	74.55
171	1609 - 1500 Hornby Street	990	717.25	8.05	725.30	700.00	75.90
172	1610 - 1500 Hornby Street	1,126	815.78	9.16	824.94	796.16	86.34
173	1605 - 1500 Hornby Street	1,173	849.83	9.54	859.37	829.39	89.94
174	1606 - 1500 Hornby Street	1,173	849.83	9.54	859.37	829.39	89.94
175	1607 - 1500 Hornby Street	1,126	815.78	9.16	824.94	796.16	86.34
176	1701 - 1501 Howe Street	2,207	1,598.95	17.96	1,616.91	1,560.49	169.26
177	1702 - 1501 Howe Street	2,215	1,604.75	18.02	1,622.77	1,566.15	169.86
178	1708 - 1500 Hornby Street	972	704.21	7.91	712.12	687.27	74.55
179	1709 - 1500 Hornby Street	990	717.25	8.05	725.30	700.00	75.90
180	1710 - 1500 Hornby Street	1,126	815.78	9.16	824.94	796.16	86.34
181	1705 - 1500 Hornby Street	1,173	849.83	9.54	859.37	829.39	89.94
182	1706 - 1500 Hornby Street	1,173	849.83	9.54	859.37	829.39	89.94
183	1707 - 1500 Hornby Street	1,126	815.78	9.16	824.94	796.16	86.34

*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, 2022 to Dec 31, 2022

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Retroactive Fee Adjustment Jan-Mar/2022 * \$
184	1801 - 1501 Howe Street	1,736	1,257.72	14.12	1,271.84	1,227.47	133.11
185	1802 - 1501 Howe Street	1,745	1,264.24	14.20	1,278.44	1,233.83	133.83
186	1808 - 1500 Hornby Street	972	704.21	7.91	712.12	687.27	74.55
187	1809 - 1500 Hornby Street	990	717.25	8.05	725.30	700.00	75.90
188	1810 - 1500 Hornby Street	1,126	815.78	9.16	824.94	796.16	86.34
189	1805 - 1500 Hornby Street	1,173	849.83	9.54	859.37	829.39	89.94
190	1806 - 1500 Hornby Street	1,173	849.83	9.54	859.37	829.39	89.94
191	1807 - 1500 Hornby Street	1,126	815.78	9.16	824.94	796.16	86.34
192	1902 - 1500 Hornby Street	969	702.04	7.88	709.92	685.15	74.31
193	1903 - 1500 Hornby Street	989	716.52	8.05	724.57	699.29	75.84
194	1904 - 1500 Hornby Street	936	678.12	7.62	685.74	661.81	71.79
195	1905 - 1500 Hornby Street	1,177	852.72	9.58	862.30	832.22	90.24
196	1906 - 1500 Hornby Street	1,177	852.72	9.58	862.30	832.22	90.24
197	1901 - 1500 Hornby Street	936	678.12	7.62	685.74	661.81	71.79
198	2002 - 1500 Hornby Street	969	702.04	7.88	709.92	685.15	74.31
199	2003 - 1500 Hornby Street	989	716.52	8.05	724.57	699.29	75.84
200	2004 - 1500 Hornby Street	937	678.85	7.62	686.47	662.52	71.85
201	2005 - 1500 Hornby Street	1,177	852.72	9.58	862.30	832.22	90.24
202	2006 - 1500 Hornby Street	1,177	852.72	9.58	862.30	832.22	90.24
203	2001 - 1500 Hornby Street	937	678.85	7.62	686.47	662.52	71.85
204	2102 - 1500 Hornby Street	969	702.04	7.88	709.92	685.15	74.31
205	2103 - 1500 Hornby Street	989	716.52	8.05	724.57	699.29	75.84
206	2104 - 1500 Hornby Street	937	678.85	7.62	686.47	662.52	71.85
207	2105 - 1500 Hornby Street	1,177	852.72	9.58	862.30	832.22	90.24
208	2106 - 1500 Hornby Street	1,177	852.72	9.58	862.30	832.22	90.24
209	2101 - 1500 Hornby Street	937	678.85	7.62	686.47	662.52	71.85
210	2202 - 1500 Hornby Street	969	702.04	7.88	709.92	685.15	74.31
211	2203 - 1500 Hornby Street	989	716.52	8.05	724.57	699.29	75.84
212	2204 - 1500 Hornby Street	937	678.85	7.62	686.47	662.52	71.85
213	2205 - 1500 Hornby Street	1,177	852.72	9.58	862.30	832.22	90.24
214	2206 - 1500 Hornby Street	1,177	852.72	9.58	862.30	832.22	90.24
215	2201 - 1500 Hornby Street	937	678.85	7.62	686.47	662.52	71.85
216	2302 - 1500 Hornby Street	969	702.04	7.88	709.92	685.15	74.31
217	2303 - 1500 Hornby Street	989	716.52	8.05	724.57	699.29	75.84
218	2304 - 1500 Hornby Street	937	678.85	7.62	686.47	662.52	71.85
219	2305 - 1500 Hornby Street	1,177	852.72	9.58	862.30	832.22	90.24
220	2306 - 1500 Hornby Street	1,177	852.72	9.58	862.30	832.22	90.24
221	2301 - 1500 Hornby Street	937	678.85	7.62	686.47	662.52	71.85
222	2402 - 1500 Hornby Street	969	702.04	7.88	709.92	685.15	74.31
223	2403 - 1500 Hornby Street	989	716.52	8.05	724.57	699.29	75.84
224	2404 - 1500 Hornby Street	937	678.85	7.62	686.47	662.52	71.85
225	2405 - 1500 Hornby Street	1,177	852.72	9.58	862.30	832.22	90.24
226	2406 - 1500 Hornby Street	1,177	852.72	9.58	862.30	832.22	90.24
227	2401 - 1500 Hornby Street	937	678.85	7.62	686.47	662.52	71.85
228	2502 - 1500 Hornby Street	969	702.04	7.88	709.92	685.15	74.31
229	2503 - 1500 Hornby Street	989	716.52	8.05	724.57	699.29	75.84
230	2504 - 1500 Hornby Street	937	678.85	7.62	686.47	662.52	71.85
231	2505 - 1500 Hornby Street	1,177	852.72	9.58	862.30	832.22	90.24
232	2506 - 1500 Hornby Street	1,177	852.72	9.58	862.30	832.22	90.24
233	2501 - 1500 Hornby Street	937	678.85	7.62	686.47	662.52	71.85
234	2603 - 1500 Hornby Street	1,221	884.61	9.93	894.54	863.33	93.63
235	2604 - 1500 Hornby Street	1,238	896.92	10.07	906.99	875.35	94.92
236	2601 - 1500 Hornby Street	1,582	1,146.15	12.87	1,159.02	1,118.58	121.32
237	2602 - 1500 Hornby Street	1,582	1,146.15	12.87	1,159.02	1,118.58	121.32
238	2703 - 1500 Hornby Street	1,221	884.61	9.93	894.54	863.33	93.63
239	2704 - 1500 Hornby Street	1,238	896.92	10.07	906.99	875.35	94.92
240	2701 - 1500 Hornby Street	1,582	1,146.15	12.87	1,159.02	1,118.58	121.32
241	2702 - 1500 Hornby Street	1,582	1,146.15	12.87	1,159.02	1,118.58	121.32
242	2803 - 1500 Hornby Street	1,221	884.61	9.93	894.54	863.33	93.63
243	2804 - 1500 Hornby Street	1,238	896.92	10.07	906.99	875.35	94.92
244	2801 - 1500 Hornby Street	1,582	1,146.15	12.87	1,159.02	1,118.58	121.32

*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, 2022 to Dec 31, 2022

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Retroactive Fee Adjustment Jan-Mar/2022 * \$	
245	2802 - 1500 Hornby Street	1,582	1,146.15	12.87	1,159.02	1,118.58	121.32	
246	2903 - 1500 Hornby Street	1,221	884.61	9.93	894.54	863.33	93.63	
247	2904 - 1500 Hornby Street	1,238	896.92	10.07	906.99	875.35	94.92	
248	2901 - 1500 Hornby Street	1,582	1,146.15	12.87	1,159.02	1,118.58	121.32	
249	2902 - 1500 Hornby Street	1,582	1,146.15	12.87	1,159.02	1,118.58	121.32	
250	3003 - 1500 Hornby Street	1,292	936.05	10.51	946.56	913.53	99.09	
251	3004 - 1500 Hornby Street	1,309	948.36	10.65	959.01	925.55	100.38	
252	3001 - 1500 Hornby Street	1,582	1,146.15	12.87	1,159.02	1,118.58	121.32	
253	3002 - 1500 Hornby Street	1,582	1,146.15	12.87	1,159.02	1,118.58	121.32	
254	3102 - 1500 Hornby Street	2,383	1,726.46	19.39	1,745.85	1,684.94	182.73	
255	3101 - 1500 Hornby Street	2,383	1,726.46	19.39	1,745.85	1,684.94	182.73	
256	3202 - 1500 Hornby Street	2,383	1,726.46	19.39	1,745.85	1,684.94	182.73	
257	3201 - 1500 Hornby Street	2,383	1,726.46	19.39	1,745.85	1,684.94	182.73	
258	3302 - 1500 Hornby Street	2,383	1,726.46	19.39	1,745.85	1,684.94	182.73	
259	3301 - 1500 Hornby Street	2,383	1,726.46	19.39	1,745.85	1,684.94	182.73	
			317,521	230,041.67	2,583.14	232,624.81	224,508.49	24,348.96
Total Annual Strata Fees (x 12 months) =			<u>2,760,500.04</u>	<u>30,997.68</u>	<u>2,791,497.72</u>	<u>2,694,101.88</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.

LMS 712 - 888 BEACH
Contingency Reserve Fund - Projected
Jan 01, 2022 to Dec 31, 2022

2705 Opening Balance of Contingency Reserve Fund (CRF)	658,836.64
2710 Contingency Reserve Fund Contributions	31,000.00
2711 Interest	2,445.04
Probable Balance of Contingency Reserve Fund at the end of the fiscal year	<u><u>692,281.68</u></u>

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***

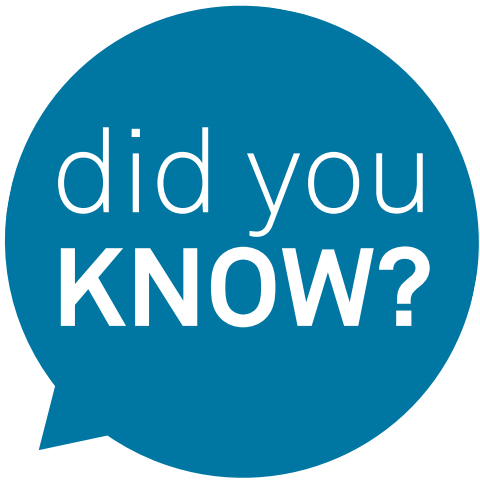
FirstService offers convenience! Our office has established electronic banking relationships with the major chartered banks and all participating credit unions in BC (i.e. Vancity, Coast Capital Savings, etc.) to make it easier for you to remit your Strata fees, special levies, etc.

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?

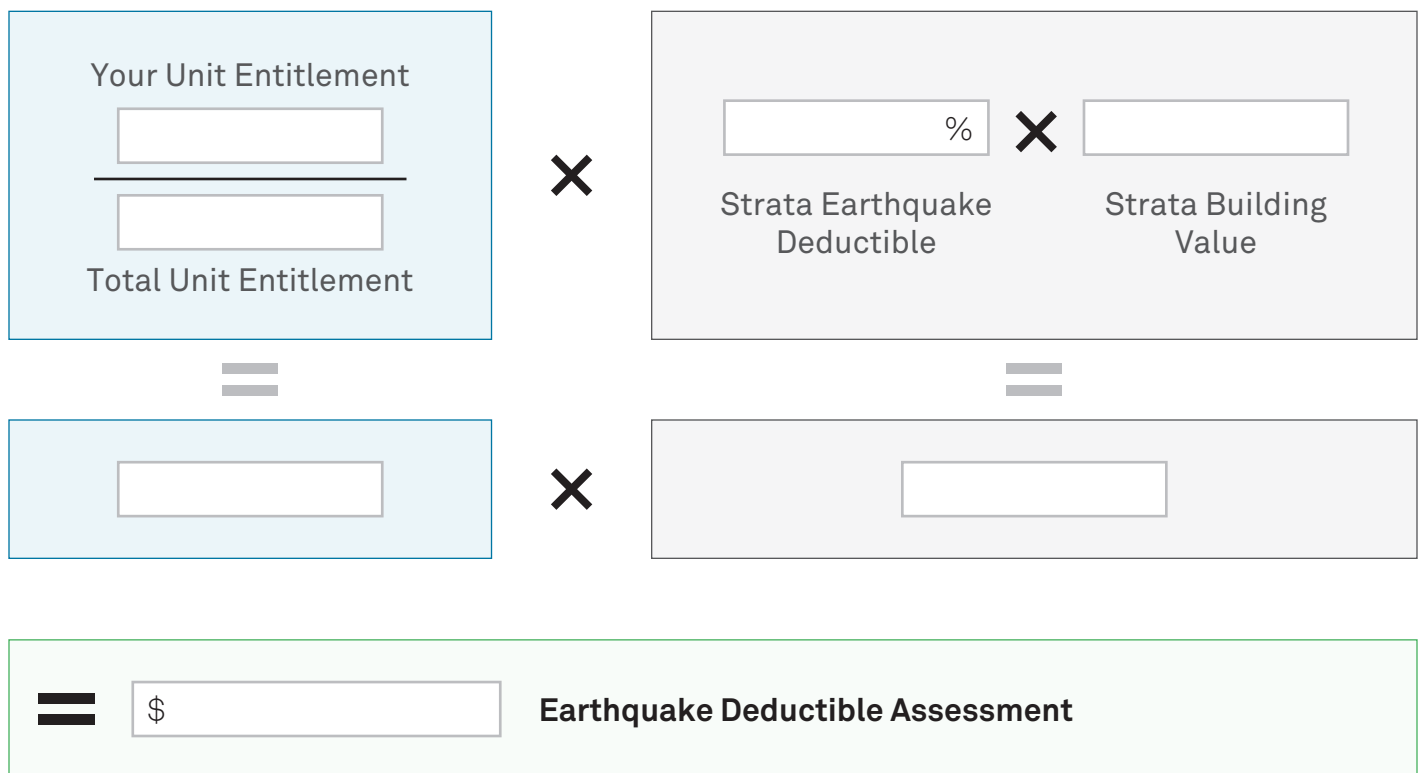
It takes 1 to 3 business days for us to receive your payment depending on your financial institution. Please note it is the customer’s responsibility to ensure that payments are received by FirstService Residential by the due date to avoid any late payment fines.



Strata Earthquake Deductibles

Did you know, even though your building has earthquake coverage, you still need earthquake insurance under your own personal policy? This will protect your unit and contents, *and* provide funds to cover your special assessment toward the building’s earthquake deductible.

How much Earthquake Deductible Assessment do I need?



DISCLAIMER: All information provided by FS Insurance Brokers is advisory in nature. Any such information may not identify or contemplate all unsafe conditions; others may exist. FS Insurance Brokers does not imply, guarantee or warrant the safety of any of the client's properties or operations or that the client or any such properties or operations are in compliance with all federal, provincial, or local laws, codes, statutes, ordinances, standards or recommendations. All decisions in connection with the implementation, if any, of any of FS Insurance Brokers' advice or recommendations shall be the sole responsibility of, and made by, the client or other recipient of the information.



PRE-AUTHORIZED DEBIT (PAD) AGREEMENT - STRATA

Terms and Conditions:

1. I/We acknowledge that I/we are participating in a PAD plan established by FirstService Residential and I/we participate in this PAD plan upon all terms and conditions set out herein. FirstService Residential reserves the right to reject my/our application or discontinue the service.
2. I/We warrant and guarantee that all persons whose signatures are required to sign on this account have signed this agreement.
3. I/We acknowledge that this PAD authorization is provided for the benefit of FirstService Residential and the processing institution administering the account, and is provided in consideration of the said processing institution agreeing to process these PADs against my/our bank account in accordance with the rules of the Canadian Payments Association.
4. I/We hereby authorize FirstService Residential on behalf of our Strata Corporation and its processing institution to debit my/our bank account on the 1st day of each month:
 - All recurring monthly strata fees and/or charges (e.g. parking and lockers etc.); and/or
 - Any one-time retroactive strata fees/charges adjustments; and/or
 - Any one-time sporadic debit of any kind (e.g. a “catch-up” payment on previous outstanding strata fees for 1st time PAD enrolment, NSF administration fee, etc.) as authorized by me/us.

I/we understand that the amount of strata fees may be increased or decreased based on the approved budget as adopted by my/our strata corporation from time to time. **I/We agree to waive the requirements for pre-notification including, without limitation, pre-notification of any changes in the amount of the PAD due to a change in strata fees, charges, and assessments or adjustments.**

5. I/We acknowledge that delivery of this authorization to FirstService Residential constitutes delivery by me/us to the processing institution.
6. I/We understand that this authority is to remain in effect until FirstService Residential has received written notification from me/us of its change or termination. The notification must be delivered to the office of FirstService Residential at least ten (10) business days in advance of the next PAD withdrawal. I/We may obtain a cancellation form or more information on my/our right to cancel our PAD Agreement by contacting the office of FirstService Residential or by visiting www.cdnpay.ca.
7. I/We undertake to inform FirstService Residential immediately, in writing, of any change in the account (e.g. account closure, change of account number, etc.) or other information (e.g. mailing address, phone number etc.) provided in this authorization.
8. I/We understand that a NSF administration fee will apply to my/our account should my/our PAD be returned due to insufficient funds, account closure, or account freeze, etc. It is my/our responsibility to ensure the balance in my/our bank account is sufficient to cover the PADs.
9. I/We have certain recourse rights if any debit does not comply with this agreement. For example, I/We have the right to receive reimbursement for any debit that is not authorized or is not consistent with this PAD Agreement. I/We may obtain more information on my/our recourse rights by contacting my/our financial institution or the office of FirstService Residential.
10. I/We understand the personal information provided in this PAD Agreement is for purposes of identifying and communicating with me/us, processing payments, responding to emergencies, ensuring the orderly management of the strata corporation and complying with legal requirements. I/We hereby authorize the strata corporation to collect, use and disclose my/our personal information for these purposes.

Please Retain This Page For Your Reference. Thank You.

PRE-AUTHORIZED DEBIT (PAD) AGREEMENT

This service is for: Individual PAD ____ Business PAD ____ (Please check)

PERSONAL INFORMATION

Effective Date: _____

Name of Owner(s)		Strata Plan	Strata Lot
Address of Strata Lot		City	Province
Mailing Address (If different from above)		City	Province
Phone Number (Res.)		(Bus.)	(Cell)
		Email Address	

Please check to authorize withdrawal of other monthly charges in addition to your strata fees:

Storage/locker Parking Specify Others _____

BANK INFORMATION – Please choose one of the following:

- Void cheque attached – name(s) on cheque must match name(s) of the legal owner(s) on title. If someone other than the legal owner(s) is making the payment, please complete below information.**

Name	Relation to Applicant
Address	Phone Number

ATTACH VOID CHEQUE HERE

- Or, If your account does not provide cheques, please have your bank fill out the information below to ensure the account is coded correctly and will allow pre-authorized payment.**

Financial Institution Number: [][][]	Branch Transit Number: [][][][][]	Deposit Account Number: [][][][][][][][][][][][][][][][][][][]
Chequing Account ____ Savings Account ____ (Please check)		

Name of Financial Institution	Branch Address
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AUTHORIZATION

PLEASE NOTE THIS FORM MUST BE RECEIVED IN OUR OFFICE NO LATER THAN THE 20TH OF THE MONTH PRIOR TO THE MONTH THE PAD IS TO COMMENCE. Please enclose a cheque for any balance owing prior to the PAD effective date OR initial below to authorize a one time catch-up payment.

I/We hereby authorize FirstService Residential (FSR) to withdraw any outstanding strata fees from the attached bank account information starting from commencement of FSR management and/or my/our strata fees commencement date.

Initials

By signing this authorization, I/We acknowledge that I/we have read, understood and accepted all the provisions in the Terms and Conditions on Page 1 of this Pre-authorized Debit Agreement, a copy of which has been provided to and retained by me/us.

Date

Signature of payer(s)

When the form is complete, mail or email to:

FirstService Residential
Attention: Accounts Receivable
200 Granville Street, Suite 700, Vancouver, B.C., V6C 1S4
Email: ar.bc@fsresidential.com
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