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CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਵੇਲੇ ਇਸ ਦਾ ਉਲੰਘਾ ਕਰਵਾਓ

MEMORANDUM

TO: The Owners, Strata Plan LMS712

DATE: March 03, 2023

FROM: John Boschert, Strata Manager

RE: ANNUAL GENERAL MEETING MINUTES

Attached are the minutes of the Annual General Meeting held on February 27, 2023. Please read and retain them for future reference.

STRATA FEES:

Please note: No strata fee increase.

BYLAWS/RULES:

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

NEW COUNCIL:

- Bev Andrews
- Andrew DeBenedictis
- Larry Madore
- Keyvan Mahluji
- Lucy Malony
- Kitty Morgan
- Daniel Wang

FSRConnect™ REGISTRATION

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**MINUTES
ANNUAL GENERAL MEETING
THE OWNERS STRATA PLAN LMS712
888 BEACH**

***Held on Monday, February 27, 2023
Within False Creek Yacht Club
1661 Granville Street, Vancouver, BC***

Following registration that started at 6:15 p.m., certification of proxies and issuance of voting was completed.

QUORUM STATUS REPORT

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 257.42 eligible votes, 85.8 eligible votes represent quorum in this instance. At the commencement of the meeting there were 34 eligible votes represented in person and 47.16 represented by proxy, for a total of 81.16 votes represented.

The meeting is adjourned for 15 minutes. At 7:15 p.m., the meeting was called to order with 34 owners in person and 47.16 owners by proxy assignment for a total of 81.16 eligible votes deemed as the legal quorum for the meeting.

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Daniel Wang, Council President.

ELECTION OF CHAIRPERSON

It was moved and seconded to elect Daniel Wang as the chairperson as permitted under the Strata Plan bylaws.

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

FirstService Residential BC Ltd. was represented by John Boschert who assisted with facilitating the Meeting.

PROOF OF NOTICE

It was noted that the Notice of Meeting, dated February 6, 2023, 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.

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

APPROVAL OF GENERAL MEETING MINUTES

It was moved and seconded to approve the Minutes of the Special General Meeting held August 16, 2022 as previously circulated.

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

PRESIDENT'S REPORT

Prepared by Daniel Wang:

Good evening, everyone, and many thanks for taking the time to attend the 2023 Annual General Meeting for Strata Plan LMS 712.

I'd like to break down my report into 3 categories: Infrastructure, Security and Bylaws.

Infrastructure:

Podium Project:

Phase 1 of the podium project was completed last year ahead of schedule and we thank owners, especially those in the town homes, for their patience while the work progressed. I'll let Bev share some additional good news about phase 1 when she talks about the upcoming budget.

Phase 2 is going well and may possibly also finish ahead of schedule. Again, a big thanks to townhome owners their patience and understanding. Council would also like to thank owners for keeping up with their monthly payments for these levies.

Elevators:

We will be looking at the process of upgrading our elevators with work likely to start in 2024/25. As you have noticed, certain components are breaking down and are taking a long time to be replaced. We don't want to wait much longer to the point where the building is crippled by multiple mechanical failures. This will inevitably impact the lives and safety of our residents. Also, the cost of new motors will become more expensive the longer we wait. Already, the cost of goods and services for stratas in BC has gone up by 10-12%. Council will seek owners' approval to fund this project.

Domestic Water Piping:

We are currently doing an analysis of our domestic water system. Samples of plumbing were taken from several suites, and are now being assessed. The purpose is to understand how quickly these pipes are wearing down before they need replacing. We thank owners who allowed Strata to access their suites for this exercise.

Security:

Council is currently examining the possibility of replacing current key fobs with ones that are not as easily cloned. We are at the very early stage of this project and will inform owners with our recommendations when these are ready.

Bylaws:

Our bylaws are currently being updated so that they are coherent (and don't contradict each other), and also compliant with the latest legislation - Provincial laws, the BC Strata Act, City Bylaws, Human Rights laws etc. Pat Dairon 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. As a matter of fact, you will also be asked to vote on 2 bylaws later on with regards to the Contingency Reserve Fund and the new Short Term rental bylaw that came into effect province-wide late last year.

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, John Boschert and his team, especially for tonight.

And this concludes my report.

**CONSIDERATION OF MAJORITY VOTE RESOLUTION "A"
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:

3. MOVE-IN FEE RULES (BYLAW 39.5)

2. *At the discretion of the Strata, a fee for a security guard to monitor a move can be charged. The fee is \$125.00 for a security guard for a minimum of four hours (even if he works less than four hours). For moves that exceed four hours, the Owner will be charged the hourly rate plus applicable taxes billed to the Strata by the security firm.*

END OF RESOLUTION

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

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

REPORT ON INSURANCE

This important Report on Insurance was discussed in detail with Owners and Strata Council. The Strata Manager on behalf of 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, including the Strata's annual insurance renewal.

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 HUB and is insured for a replacement value of \$156,000,000 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 Strata Manager on behalf of 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.

CONSIDERATION OF MAJORITY VOTE RESOLUTION “B”
BUDGET

Owners were referred to the proposed 2023 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:

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

Please note: No strata fee increase.

PAYMENT OPTIONS:

1. **Electronic Payment Portal (ClickPay):** Pay fees online through our partner, ClickPay. To register, simply go to our “make a payment” page on our website (<https://www.fsresidential.com/british-columbia/>) or on your Connect™ community homepage.

Connect™ “Make a Payment” Page:



2. **Owners Who Pay By Online 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. Ensure to select “FirstService Residential BC (Strata)” when remitting payment.

NOTE: You will need your account number when submitting a payment via online banking. Your account number can be found in your Connect™ community portal account page.

3. **Owners Who Pay By Post-Dated Cheques:** Please send in 12 post-dated cheques payable to Strata Plan LMS712, 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.

**CONSIDERATION OF 3/4 VOTE RESOLUTION "C"
THE OWNERS, STRATA PLAN LMS712
STRUCTURAL RESERVE FUND**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution “C” reads as follows:

WHEREAS The Owners, Strata Plan LMS712, pursuant to section 96 of the *Strata Property Act*, wish to conduct repairs and replacement to the domestic water supply system risers at 1501 Howe Street (Ocean Tower), replacement of failed IGU’s (Insulated Glass Unit), and general major repairs as identified in the buildings located at 1501 Howe Street, 888 Beach Ave and 1500 Hornby Street, Vancouver BC;

AND WHEREAS The Owners, Strata Plan LMS712 has already set up an existing Structural Reserve Fund;

AND WHEREAS the *Strata Property Act of BC*, Section 96 permits a Contingency Reserve Fund expenditure approved first by a majority vote at an annual or special general meeting if the expenditure is related to the repair, maintenance or replacement as recommended in the most current depreciation report for common property, common assets or the portions of a strata lot for which the strata corporation has taken responsibility under section 72(3);

AND WHEREAS, the Depreciation Report dated September 10, 2019, identifies the repair and replacement to the domestic water supply system risers at 1501 Howe Street (Ocean Tower), replacement of failed IGU’s (Insulated Glass Unit), and general major repairs as identified in the

buildings located at 1501 Howe Street, 888 Beach Ave and 1500 Hornby Street, Vancouver BC as such expenditure for repair, maintenance or replacement;

BE IT RESOLVED by a Majority Vote Resolution of The Owners, Strata Plan LMS712 (the "Strata Corporation"), in person or by proxy at this General Meeting approve to transfer from the Contingency Reserve Fund the sum of \$425,000 (four-hundred and twenty-five thousand dollars) to the Structural Reserve Fund;

BE IT FURTHER RESOLVED by a Majority Vote Resolution of The Owners, Strata Plan LMS 712 (the "Strata Corporation"), in person or by proxy at this General Meeting, that a sum of money not exceeding \$425,000 (four-hundred and twenty five-thousand dollars) be spent for the repair and replacement to the domestic water supply system risers at 1501 Howe Street (Ocean Tower), replacement of failed IGU's (Insulated Glass Unit), and general major repairs, such expenditure as a charge against the Structural Reserve Fund.

END OF RESOLUTION

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

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

**CONSIDERATION OF 3/4 VOTE RESOLUTION "D-1"
OF THE RESIDENTIAL STRATA LOT OWNERS OF
THE OWNERS, STRATA PLAN LMS712
TO AMEND NO SHORT-TERM ACCOMMODATION BYLAW
(BYLAW 47)
(SECTION 128(1)(C) OF THE STRATA PROPERTY ACT)**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "D-1" reads as follows:

BE IT RESOLVED by a 3/4 vote of the owners of the residential strata lots of the Strata Corporation pursuant to section 128(1)(c) of the *Strata Property Act* that Bylaw 47 be repealed and replaced with the following:

47. *No Short-Term Accommodation*

47.1 *For the purposes of this bylaw 47, "short-term" refers to a period of less than 3 months.*

47.2 *A strata lot must not be used for short-term accommodation purposes, including, but not limited to, a bed-and-breakfast, lodging house, hotel, motel, time share, temporary housing, corporate housing, vacation accommodation or extended vacation accommodation, whether arranged through websites such as Airbnb, VRBO, Premiere Executive Suites, Corporate Stays or through companies that advertise this type of accommodation. Without limiting the generality of the foregoing, a resident must not enter into a license for the use of all or part of a strata lot for short-term accommodation purposes. Any breach of this bylaw 47.2 is subject to a fine of up to \$1,000 per day.*

By repealing and replacing Bylaw 47, all bylaws are hereby re-numbered sequentially.

END OF RESOLUTION

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

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

**CONSIDERATION OF 3/4 VOTE RESOLUTION "D-2"
OF THE NON-RESIDENTIAL STRATA LOT OWNERS OF
THE OWNERS, STRATA PLAN LMS712
TO AMEND NO SHORT-TERM ACCOMMODATION BYLAW
(BYLAW 47)
(SECTION 128(1)(C) OF THE STRATA PROPERTY ACT)**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "D-2" reads as follows:

BE IT RESOLVED by a 3/4 vote of the owners of the non-residential strata lots of the Strata Corporation pursuant to section 128(1)(c) of the *Strata Property Act* that Bylaw 47 be repealed and replaced with the following:

47. *No Short-Term Accommodation*

47.1 *For the purposes of this bylaw 47, "short-term" refers to a period of less than 3 months.*

47.2 *A strata lot must not be used for short-term accommodation purposes, including, but not limited to, a bed-and-breakfast, lodging house, hotel, motel, time share, temporary housing, corporate housing, vacation accommodation or extended vacation accommodation, whether arranged through websites such as Airbnb, VRBO, Premiere Executive Suites, Corporate Stays or through companies that advertise this type of accommodation. Without limiting the generality of the foregoing, a resident must not enter into a license for the use of all or part of a strata lot for short-term accommodation purposes. Any breach of this bylaw 47.2 is subject to a fine of up to \$1,000 per day.*

By repealing and replacing Bylaw 47, all bylaws are hereby re-numbered sequentially.

END OF RESOLUTION

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

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

**CONSIDERATION OF 3/4 VOTE RESOLUTION "E-1"
OF THE RESIDENTIAL STRATA LOT OWNERS OF
THE OWNERS, STRATA PLAN LMS712
TO AMEND RESIDENTIAL RENTAL RELATED BYLAWS
(BYLAW 48)
(SECTION 128(1)(C) OF THE STRATA PROPERTY ACT)**

It was moved and seconded to bring the proposed resolution to the floor for discussion.
Resolution "E-1" reads as follows:

BE IT RESOLVED by a 3/4 vote of the owners of the residential strata lots of the Strata Corporation pursuant to section 128(1)(c) of the *Strata Property Act* that the Strata Corporation's bylaws be amended as follows:

- (a) Bylaw 46.1 be repealed and replaced with the following:

46. Residential Rentals

46.1 Prior to possession of a residential strata lot by a tenant, the landlord must deliver to the tenant the current bylaws and rules of the strata corporation and a Notice of Tenant's Responsibilities in Form K.

- (b) Bylaw 46.3 be deleted.

By repealing and replacing Bylaw 46.1 and deleting Bylaw 46.3, all bylaws are hereby re-numbered sequentially.

END OF RESOLUTION

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

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

**CONSIDERATION OF 3/4 VOTE RESOLUTION "E-2"
OF THE NON-RESIDENTIAL STRATA LOT OWNERS OF
THE OWNERS, STRATA PLAN LMS712
TO AMEND RESIDENTIAL RENTAL RELATED BYLAWS
(BYLAW 48)
(SECTION 128(1)(C) OF THE STRATA PROPERTY ACT)**

It was moved and seconded to bring the proposed resolution to the floor for discussion.
Resolution "E-2" reads as follows:

BE IT RESOLVED by a 3/4 vote of the owners of the non-residential strata lots of the Strata Corporation pursuant to section 128(1)(c) of the *Strata Property Act* that the Strata Corporation's bylaws be amended as follows:

- (a) Bylaw 46.1 be repealed and replaced with the following:

46. Residential Rentals

- 46.1 *Prior to possession of a residential strata lot by a tenant, the landlord must deliver to the tenant the current bylaws and rules of the strata corporation and a Notice of Tenant's Responsibilities in Form K.*

(b) Bylaw 46.3 be deleted.

By repealing and replacing Bylaw 46.1 and deleting Bylaw 46.3, all bylaws are hereby re-numbered sequentially.

END OF RESOLUTION

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

1.16 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

Andrew DeBenedictis

Larry Madore

Keyvan Mahluji

Lucy Malony

Kitty Morgan

Daniel Wang

In order to be elected to Council each nominee must obtain at least a majority vote of Owners.

It was moved and seconded to elect by majority vote the Strata Council by majority Vote.

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

It was moved and seconded to elect the Council as a slate. The vote was taken and the results as follows:

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

The voting to elect your new Strata Council then took place. The following owners will make up your 2023 Strata Council as declared elected by achieving a majority vote:

Bev Andrews

Andrew DeBenedictis

Larry Madore

Keyvan Mahluji

Lucy Malony

Kitty Morgan

Daniel Wang

GENERAL DISCUSSION

Prior to concluding the meeting there was a general discussion on the revised key waiver form, importance for Owners to consider the installation of water detection and automatic shut off valves in individual strata lots and the feasibility of the registration of license plates for vehicles in assigned stalls. These matters will be discussed and addressed further at the discretion of the incoming Strata Council.

TERMINATION OF MEETING

There being no further business, it was moved to terminate the meeting at 8:30 p.m. **CARRIED.**

FirstService Residential BC Ltd.



John Boschert
Senior Strata Manager
Per the Owners
Strata Plan LMS712

JB/cg

Email: info.bc@fsresidential.com

Customer Care Centre: 1.855.273.1967 (24 hours non-emergency)
604.683.8900 (24/7 emergencies)

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.

2023 PROPOSED BUDGET
STRATA PLAN LMS0712
888 BEACH AVENUE
Jan 01, 2023 to Dec 31, 2023

YEAR END: DECEMBER 31, 2023

CATEGORY CODE	NAME	2022 BUDGET	UNAUDITED 2022 DECEMBER	APPROVED 2023 BUDGET	
<u>INCOME</u>					
40000	Operating Fund Contribution	2,760,500	2,760,498	2,334,500	
40030	CRF Fund Contribution	31,000	31,000	457,000	1
	Total Strata Fees	2,791,500	2,791,498	2,791,500	2
43000	Bylaw / Late Payment Fine	4,000	45,952	4,000	
44130	Interest Income	100	11,798	500	
42340	Miscellaneous Income	10,000	22,065	12,000	
	TOTAL INCOME	2,805,600	2,871,313	2,808,000	
<u>GENERAL EXPENSES</u>					
55065	Audit	7,500	7,587	7,800	
53000	Insurance	417,000	356,793	385,000	3
55235	Legal Fees	10,000	7,884	25,000	4
55570	Management Fees	62,500	59,592	62,500	
63200	Miscellaneous	12,500	11,536	14,000	
52105	Printing / Stationery	13,000	9,955	14,000	
	SUB-TOTAL	522,500	453,347	508,300	
<u>UTILITIES</u>					
59000	Electricity	104,000	95,277	106,000	5
59300	Gas	155,000	185,952	205,000	5
59740	Garbage & Recycling & Organic	80,000	79,920	97,000	5
59800	Water / Sewer	160,000	158,023	159,000	5
	SUB-TOTAL	499,000	519,172	567,000	
<u>GROUNDS</u>					
61960	Landscaping - Exterior	60,000	48,097	32,300	6
61955	Landscape - Interior	9,600	9,021	10,000	7
	SUB-TOTAL	69,600	57,118	42,300	
<u>REC CENTRE EXPENSES</u>					
73826	Rec Centre - Improvements, Equipment	500		500	8
73852	Rec Centre - Repairs & Maintenance	15,500	16,481	17,000	9
	SUB-TOTAL	16,000	16,481	17,500	
<u>SECURITY / CONCIERGE / JANITORIAL</u>					
55605	Building Manager	76,000	75,763	80,600	
55120	Concierge	210,000	191,069	205,000	10
57105	Employee Benefits	23,000	16,763	22,000	
66535	Janitorial Services	140,000	134,448	146,300	11
69500	Security Services	44,000	48,150	52,000	12
	SUB-TOTAL	493,000	466,193	505,900	

2023 PROPOSED BUDGET
STRATA PLAN LMS0712
888 BEACH AVENUE
Jan 01, 2023 to Dec 31, 2023

YEAR END: DECEMBER 31, 2023

CATEGORY CODE	NAME	2022 BUDGET	UNAUDITED 2022 DECEMBER	APPROVED 2023 BUDGET	
<u>REPAIRS AND MAINTENANCE</u>					
65835	Boiler & Mechanical	16,400	9,340	17,500	13
65915	Elevator Maintenance	72,000	69,454	111,000	14
55185	Engineering	46,000	36,172	45,000	15
68530	Fire System	26,500	12,700	21,000	16
78080	Mechanical System Upgrade	120,000	2,835	264,000	17
63305	Painting	30,000	15,005	55,500	18
55755	Reserve Study / Depreciation Report	20,000	7,367	11,000	19
64115	Repair and Maintenance	354,000	220,890	340,000	20
67255	Supplies	10,000	9,925	12,000	
63450	Window Cleaning	39,600	41,160	33,000	21
	SUB-TOTAL	734,500	424,848	910,000	
<u>STRUCTURAL</u>					
77165	Reserve - Structural	440,000	440,000	-	22
	SUB-TOTAL	440,000	440,000	-	
	Deficit Reduction	-	-	-	
	TOTAL OPERATING EXPENSES	2,774,600	2,377,159	2,551,000	
76000	Reserve - Contingency Fund	31,000	31,000	457,000	23
	TOTAL EXPENSES	2,805,600	2,408,159	3,008,000	
CURRENT YR. OP. SURPLUS / (DEFICIT)		-	463,154	(200,000)	

LMS 712 - 888 BEACH
Approved Strata Fee Schedule
Jan 01, 2023 to Dec 31, 2023

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Monthly Difference \$
1	T02 - 1500 Hornby Street	2,142	1,312.38	256.91	1,569.29	1,569.29	-
2	T03 - 1500 Hornby Street	2,133	1,306.87	255.83	1,562.70	1,562.70	-
3	T04 - 1500 Hornby Street	2,173	1,331.37	260.63	1,592.00	1,592.00	-
4	T05 - 1501 Howe Street	1,844	1,129.80	221.17	1,350.97	1,350.97	-
5	T06 - 1501 Howe Street	1,804	1,105.29	216.37	1,321.66	1,321.66	-
6	T07 - 1501 Howe Street	1,804	1,105.29	216.37	1,321.66	1,321.66	-
7	T08 - 1501 Howe Street	1,804	1,105.29	216.37	1,321.66	1,321.66	-
8	T09 - 1501 Howe Street	1,804	1,105.29	216.37	1,321.66	1,321.66	-
9	T10 - 1501 Howe Street	1,804	1,105.29	216.37	1,321.66	1,321.66	-
10	T11 - 1501 Howe Street	1,804	1,105.29	216.37	1,321.66	1,321.66	-
11	T12 - 1501 Howe Street	2,054	1,258.46	246.36	1,504.82	1,504.82	-
12	T13 - 1501 Howe Street	2,147	1,315.44	257.51	1,572.95	1,572.95	-
13	TH14 - 1501 Howe Street	2,028	1,242.53	243.24	1,485.77	1,485.77	-
14	T15 - 1501 Howe Street	1,474	903.10	176.79	1,079.89	1,079.89	-
15	T16 - 1501 Howe Street	1,477	904.94	177.15	1,082.09	1,082.09	-
16	C4 - 888 Beach Avenue	694	425.20	83.24	508.44	508.44	-
17	T01 - 1500 Hornby Street	1,639	1,004.20	196.58	1,200.78	1,200.78	-
18	301 - 1501 Howe Street	1,217	745.64	145.97	891.61	891.61	-
19	302 - 1501 Howe Street	1,172	718.07	140.57	858.64	858.64	-
20	303 - 1501 Howe Street	1,161	711.33	139.25	850.58	850.58	-
21	T17 - 1501 Howe Street	839	514.05	100.63	614.68	614.68	-
22	T18 - 1501 Howe Street	807	494.44	96.79	591.23	591.23	-
23	T19 - 1501 Howe Street	1,549	949.05	185.79	1,134.84	1,134.84	-
24	T20 - 888 Beach Avenue	1,005	615.75	120.54	736.29	736.29	-
25	T21 - 888 Beach Avenue	1,005	615.75	120.54	736.29	736.29	-
26	T22 - 888 Beach Avenue	1,005	615.75	120.54	736.29	736.29	-
27	T23 - 888 Beach Avenue	1,005	615.75	120.54	736.29	736.29	-
28	T24 - 888 Beach Avenue	1,005	615.75	120.54	736.29	736.29	-
29	T25 - 888 Beach Avenue	1,005	615.75	120.54	736.29	736.29	-
30	T26 - 888 Beach Avenue	1,005	615.75	120.54	736.29	736.29	-
31	C1 - 1500 Hornby Street	765	468.71	91.75	560.46	560.46	-
32	C2 - 888 Beach Avenue	798	488.93	95.71	584.64	584.64	-
33	C3 - 1501 Howe Street	737	451.55	88.40	539.95	539.95	-
34	401 - 1501 Howe Street	1,502	920.26	180.15	1,100.41	1,100.41	-
35	402 - 1501 Howe Street	1,503	920.87	180.27	1,101.14	1,101.14	-
36	403 - 1501 Howe Street	962	589.41	115.38	704.79	704.79	-
37	404 - 1501 Howe Street	1,053	645.16	126.30	771.46	771.46	-
38	405 - 1501 Howe Street	1,571	962.53	188.43	1,150.96	1,150.96	-
39	408 - 1500 Hornby Street	942	577.16	112.98	690.14	690.14	-
40	409 - 1500 Hornby Street	1,024	627.39	122.82	750.21	750.21	-
41	407 - 1500 Hornby Street	683	418.47	81.92	500.39	500.39	-
42	406 - 1500 Hornby Street	714	437.46	85.64	523.10	523.10	-
43	501 - 1501 Howe Street	1,505	922.10	180.51	1,102.61	1,102.61	-
44	502 - 1501 Howe Street	1,503	920.87	180.27	1,101.14	1,101.14	-
45	503 - 1501 Howe Street	1,055	646.38	126.54	772.92	772.92	-
46	504 - 1501 Howe Street	1,055	646.38	126.54	772.92	772.92	-
47	516 - 888 Beach Avenue	1,075	658.64	128.94	787.58	787.58	-
48	515 - 888 Beach Avenue	945	578.99	113.34	692.33	692.33	-
49	514 - 888 Beach Avenue	896	548.97	107.47	656.44	656.44	-
50	513 - 888 Beach Avenue	896	548.97	107.47	656.44	656.44	-
51	512 - 888 Beach Avenue	896	548.97	107.47	656.44	656.44	-
52	508 - 1500 Hornby Street	942	577.16	112.98	690.14	690.14	-
53	509 - 1500 Hornby Street	1,026	628.62	123.06	751.68	751.68	-
54	510 - 1500 Hornby Street	680	416.63	81.56	498.19	498.19	-
55	511 - 1500 Hornby Street	713	436.84	85.52	522.36	522.36	-
56	505 - 1500 Hornby Street	1,173	718.68	140.69	859.37	859.37	-
57	506 - 1500 Hornby Street	1,173	718.68	140.69	859.37	859.37	-
58	507 - 1500 Hornby Street	903	553.25	108.31	661.56	661.56	-
59	601 - 1501 Howe Street	1,505	922.10	180.51	1,102.61	1,102.61	-
60	602 - 1501 Howe Street	1,503	920.87	180.27	1,101.14	1,101.14	-

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LMS 712 - 888 BEACH
Approved Strata Fee Schedule
Jan 01, 2023 to Dec 31, 2023

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Monthly Difference \$
61	603 - 1501 Howe Street	1,053	645.16	126.30	771.46	771.46	-
62	604 - 1501 Howe Street	1,055	646.38	126.54	772.92	772.92	-
63	616 - 888 Beach Avenue	1,073	657.41	128.70	786.11	786.11	-
64	615 - 888 Beach Avenue	945	578.99	113.34	692.33	692.33	-
65	614 - 888 Beach Avenue	896	548.97	107.47	656.44	656.44	-
66	613 - 888 Beach Avenue	896	548.97	107.47	656.44	656.44	-
67	612 - 888 Beach Avenue	896	548.97	107.47	656.44	656.44	-
68	608 - 1500 Hornby Street	943	577.77	113.10	690.87	690.87	-
69	609 - 1500 Hornby Street	1,024	627.39	122.82	750.21	750.21	-
70	610 - 1500 Hornby Street	684	419.08	82.04	501.12	501.12	-
71	611 - 1500 Hornby Street	716	438.68	85.88	524.56	524.56	-
72	605 - 1500 Hornby Street	1,173	718.68	140.69	859.37	859.37	-
73	606 - 1500 Hornby Street	1,173	718.68	140.69	859.37	859.37	-
74	607 - 1500 Hornby Street	904	553.87	108.43	662.30	662.30	-
75	701 - 1501 Howe Street	1,505	922.10	180.51	1,102.61	1,102.61	-
76	702 - 1501 Howe Street	1,503	920.87	180.27	1,101.14	1,101.14	-
77	703 - 1501 Howe Street	1,055	646.38	126.54	772.92	772.92	-
78	704 - 1501 Howe Street	1,055	646.38	126.54	772.92	772.92	-
79	712 - 888 Beach Avenue	1,016	622.49	121.86	744.35	744.35	-
80	711 - 888 Beach Avenue	1,200	735.22	143.93	879.15	879.15	-
81	708 - 1500 Hornby Street	972	595.54	116.58	712.12	712.12	-
82	709 - 1500 Hornby Street	992	607.79	118.98	726.77	726.77	-
83	710 - 1500 Hornby Street	1,125	689.28	134.93	824.21	824.21	-
84	705 - 1500 Hornby Street	1,173	718.68	140.69	859.37	859.37	-
85	706 - 1500 Hornby Street	1,173	718.68	140.69	859.37	859.37	-
86	707 - 1500 Hornby Street	1,126	689.89	135.05	824.94	824.94	-
87	801 - 1501 Howe Street	1,505	922.10	180.51	1,102.61	1,102.61	-
88	802 - 1501 Howe Street	1,503	920.87	180.27	1,101.14	1,101.14	-
89	803 - 1501 Howe Street	1,055	646.38	126.54	772.92	772.92	-
90	804 - 1501 Howe Street	1,055	646.38	126.54	772.92	772.92	-
91	811 - 888 Beach Avenue	2,802	1,716.76	336.07	2,052.83	2,052.83	-
92	808 - 1500 Hornby Street	972	595.54	116.58	712.12	712.12	-
93	809 - 1500 Hornby Street	992	607.79	118.98	726.77	726.77	-
94	810 - 1500 Hornby Street	1,126	689.89	135.05	824.94	824.94	-
95	805 - 1500 Hornby Street	1,173	718.68	140.69	859.37	859.37	-
96	806 - 1500 Hornby Street	1,173	718.68	140.69	859.37	859.37	-
97	807 - 1500 Hornby Street	1,126	689.89	135.05	824.94	824.94	-
98	901 - 1501 Howe Street	1,505	922.10	180.51	1,102.61	1,102.61	-
99	902 - 1501 Howe Street	1,503	920.87	180.27	1,101.14	1,101.14	-
100	903 - 1501 Howe Street	1,055	646.38	126.54	772.92	772.92	-
101	904 - 1501 Howe Street	1,055	646.38	126.54	772.92	772.92	-
102	908 - 1500 Hornby Street	972	595.54	116.58	712.12	712.12	-
103	909 - 1500 Hornby Street	990	606.56	118.74	725.30	725.30	-
104	910 - 1500 Hornby Street	1,126	689.89	135.05	824.94	824.94	-
105	905 - 1500 Hornby Street	1,173	718.68	140.69	859.37	859.37	-
106	906 - 1500 Hornby Street	1,173	718.68	140.69	859.37	859.37	-
107	907 - 1500 Hornby Street	1,126	689.89	135.05	824.94	824.94	-
108	1001 - 1501 Howe Street	1,505	922.10	180.51	1,102.61	1,102.61	-
109	1002 - 1501 Howe Street	1,503	920.87	180.27	1,101.14	1,101.14	-
110	1003 - 1501 Howe Street	1,055	646.38	126.54	772.92	772.92	-
111	1004 - 1501 Howe Street	1,055	646.38	126.54	772.92	772.92	-
112	1008 - 1500 Hornby Street	972	595.54	116.58	712.12	712.12	-
113	1009 - 1500 Hornby Street	990	606.56	118.74	725.30	725.30	-
114	1010 - 1500 Hornby Street	1,126	689.89	135.05	824.94	824.94	-
115	1005 - 1500 Hornby Street	1,173	718.68	140.69	859.37	859.37	-
116	1006 - 1500 Hornby Street	1,173	718.68	140.69	859.37	859.37	-
117	1007 - 1500 Hornby Street	1,126	689.89	135.05	824.94	824.94	-
118	1101 - 1501 Howe Street	1,505	922.10	180.51	1,102.61	1,102.61	-
119	1102 - 1501 Howe Street	1,503	920.87	180.27	1,101.14	1,101.14	-
120	1103 - 1501 Howe Street	1,055	646.38	126.54	772.92	772.92	-

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LMS 712 - 888 BEACH
Approved Strata Fee Schedule
Jan 01, 2023 to Dec 31, 2023

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Monthly Difference \$
121	1104 - 1501 Howe Street	1,055	646.38	126.54	772.92	772.92	-
122	1108 - 1500 Hornby Street	972	595.54	116.58	712.12	712.12	-
123	1109 - 1500 Hornby Street	990	606.56	118.74	725.30	725.30	-
124	1110 - 1500 Hornby Street	1,126	689.89	135.05	824.94	824.94	-
125	1105 - 1500 Hornby Street	1,173	718.68	140.69	859.37	859.37	-
126	1106 - 1500 Hornby Street	1,173	718.68	140.69	859.37	859.37	-
127	1107 - 1500 Hornby Street	1,126	689.89	135.05	824.94	824.94	-
128	1201 - 1501 Howe Street	1,505	922.10	180.51	1,102.61	1,102.61	-
129	1202 - 1501 Howe Street	1,503	920.87	180.27	1,101.14	1,101.14	-
130	1203 - 1501 Howe Street	1,055	646.38	126.54	772.92	772.92	-
131	1204 - 1501 Howe Street	1,055	646.38	126.54	772.92	772.92	-
132	1208 - 1500 Hornby Street	972	595.54	116.58	712.12	712.12	-
133	1209 - 1500 Hornby Street	990	606.56	118.74	725.30	725.30	-
134	1210 - 1500 Hornby Street	1,126	689.89	135.05	824.94	824.94	-
135	1205 - 1500 Hornby Street	1,173	718.68	140.69	859.37	859.37	-
136	1206 - 1500 Hornby Street	1,173	718.68	140.69	859.37	859.37	-
137	1207 - 1500 Hornby Street	1,126	689.89	135.05	824.94	824.94	-
138	1301 - 1501 Howe Street	1,505	922.10	180.51	1,102.61	1,102.61	-
139	1302 - 1501 Howe Street	1,503	920.87	180.27	1,101.14	1,101.14	-
140	1303 - 1501 Howe Street	1,055	646.38	126.54	772.92	772.92	-
141	1304 - 1501 Howe Street	1,055	646.38	126.54	772.92	772.92	-
142	1308 - 1500 Hornby Street	972	595.54	116.58	712.12	712.12	-
143	1309 - 1500 Hornby Street	990	606.56	118.74	725.30	725.30	-
144	1310 - 1500 Hornby Street	1,126	689.89	135.05	824.94	824.94	-
145	1305 - 1500 Hornby Street	1,173	718.68	140.69	859.37	859.37	-
146	1306 - 1500 Hornby Street	1,173	718.68	140.69	859.37	859.37	-
147	1307 - 1500 Hornby Street	1,126	689.89	135.05	824.94	824.94	-
148	1401 - 1501 Howe Street	1,505	922.10	180.51	1,102.61	1,102.61	-
149	1402 - 1501 Howe Street	1,503	920.87	180.27	1,101.14	1,101.14	-
150	1403 - 1501 Howe Street	1,055	646.38	126.54	772.92	772.92	-
151	1404 - 1501 Howe Street	1,055	646.38	126.54	772.92	772.92	-
152	1408 - 1500 Hornby Street	972	595.54	116.58	712.12	712.12	-
153	1409 - 1500 Hornby Street	990	606.56	118.74	725.30	725.30	-
154	1410 - 1500 Hornby Street	1,126	689.89	135.05	824.94	824.94	-
155	1405 - 1500 Hornby Street	1,173	718.68	140.69	859.37	859.37	-
156	1406 - 1500 Hornby Street	1,173	718.68	140.69	859.37	859.37	-
157	1407 - 1500 Hornby Street	1,126	689.89	135.05	824.94	824.94	-
158	1501 - 1501 Howe Street	1,505	922.10	180.51	1,102.61	1,102.61	-
159	1502 - 1501 Howe Street	1,503	920.87	180.27	1,101.14	1,101.14	-
160	1503 - 1501 Howe Street	1,055	646.38	126.54	772.92	772.92	-
161	1504 - 1501 Howe Street	1,055	646.38	126.54	772.92	772.92	-
162	1508 - 1500 Hornby Street	972	595.54	116.58	712.12	712.12	-
163	1509 - 1500 Hornby Street	990	606.56	118.74	725.30	725.30	-
164	1510 - 1500 Hornby Street	1,126	689.89	135.05	824.94	824.94	-
165	1505 - 1500 Hornby Street	1,173	718.68	140.69	859.37	859.37	-
166	1506 - 1500 Hornby Street	1,173	718.68	140.69	859.37	859.37	-
167	1507 - 1500 Hornby Street	1,126	689.89	135.05	824.94	824.94	-
168	1601 - 1501 Howe Street	2,207	1,352.20	264.71	1,616.91	1,616.91	-
169	1602 - 1501 Howe Street	2,215	1,357.10	265.67	1,622.77	1,622.77	-
170	1608 - 1500 Hornby Street	972	595.54	116.58	712.12	712.12	-
171	1609 - 1500 Hornby Street	990	606.56	118.74	725.30	725.30	-
172	1610 - 1500 Hornby Street	1,126	689.89	135.05	824.94	824.94	-
173	1605 - 1500 Hornby Street	1,173	718.68	140.69	859.37	859.37	-
174	1606 - 1500 Hornby Street	1,173	718.68	140.69	859.37	859.37	-
175	1607 - 1500 Hornby Street	1,126	689.89	135.05	824.94	824.94	-
176	1701 - 1501 Howe Street	2,207	1,352.20	264.71	1,616.91	1,616.91	-
177	1702 - 1501 Howe Street	2,215	1,357.10	265.67	1,622.77	1,622.77	-
178	1708 - 1500 Hornby Street	972	595.54	116.58	712.12	712.12	-
179	1709 - 1500 Hornby Street	990	606.56	118.74	725.30	725.30	-
180	1710 - 1500 Hornby Street	1,126	689.89	135.05	824.94	824.94	-

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Approved Strata Fee Schedule
Jan 01, 2023 to Dec 31, 2023

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Monthly Difference \$
181	1705 - 1500 Hornby Street	1,173	718.68	140.69	859.37	859.37	-
182	1706 - 1500 Hornby Street	1,173	718.68	140.69	859.37	859.37	-
183	1707 - 1500 Hornby Street	1,126	689.89	135.05	824.94	824.94	-
184	1801 - 1501 Howe Street	1,736	1,063.62	208.22	1,271.84	1,271.84	-
185	1802 - 1501 Howe Street	1,745	1,069.15	209.29	1,278.44	1,278.44	-
186	1808 - 1500 Hornby Street	972	595.54	116.58	712.12	712.12	-
187	1809 - 1500 Hornby Street	990	606.56	118.74	725.30	725.30	-
188	1810 - 1500 Hornby Street	1,126	689.89	135.05	824.94	824.94	-
189	1805 - 1500 Hornby Street	1,173	718.68	140.69	859.37	859.37	-
190	1806 - 1500 Hornby Street	1,173	718.68	140.69	859.37	859.37	-
191	1807 - 1500 Hornby Street	1,126	689.89	135.05	824.94	824.94	-
192	1902 - 1500 Hornby Street	969	593.70	116.22	709.92	709.92	-
193	1903 - 1500 Hornby Street	989	605.95	118.62	724.57	724.57	-
194	1904 - 1500 Hornby Street	936	573.48	112.26	685.74	685.74	-
195	1905 - 1500 Hornby Street	1,177	721.13	141.17	862.30	862.30	-
196	1906 - 1500 Hornby Street	1,177	721.13	141.17	862.30	862.30	-
197	1901 - 1500 Hornby Street	936	573.48	112.26	685.74	685.74	-
198	2002 - 1500 Hornby Street	969	593.70	116.22	709.92	709.92	-
199	2003 - 1500 Hornby Street	989	605.95	118.62	724.57	724.57	-
200	2004 - 1500 Hornby Street	937	574.09	112.38	686.47	686.47	-
201	2005 - 1500 Hornby Street	1,177	721.13	141.17	862.30	862.30	-
202	2006 - 1500 Hornby Street	1,177	721.13	141.17	862.30	862.30	-
203	2001 - 1500 Hornby Street	937	574.09	112.38	686.47	686.47	-
204	2102 - 1500 Hornby Street	969	593.70	116.22	709.92	709.92	-
205	2103 - 1500 Hornby Street	989	605.95	118.62	724.57	724.57	-
206	2104 - 1500 Hornby Street	937	574.09	112.38	686.47	686.47	-
207	2105 - 1500 Hornby Street	1,177	721.13	141.17	862.30	862.30	-
208	2106 - 1500 Hornby Street	1,177	721.13	141.17	862.30	862.30	-
209	2101 - 1500 Hornby Street	937	574.09	112.38	686.47	686.47	-
210	2202 - 1500 Hornby Street	969	593.70	116.22	709.92	709.92	-
211	2203 - 1500 Hornby Street	989	605.95	118.62	724.57	724.57	-
212	2204 - 1500 Hornby Street	937	574.09	112.38	686.47	686.47	-
213	2205 - 1500 Hornby Street	1,177	721.13	141.17	862.30	862.30	-
214	2206 - 1500 Hornby Street	1,177	721.13	141.17	862.30	862.30	-
215	2201 - 1500 Hornby Street	937	574.09	112.38	686.47	686.47	-
216	2302 - 1500 Hornby Street	969	593.70	116.22	709.92	709.92	-
217	2303 - 1500 Hornby Street	989	605.95	118.62	724.57	724.57	-
218	2304 - 1500 Hornby Street	937	574.09	112.38	686.47	686.47	-
219	2305 - 1500 Hornby Street	1,177	721.13	141.17	862.30	862.30	-
220	2306 - 1500 Hornby Street	1,177	721.13	141.17	862.30	862.30	-
221	2301 - 1500 Hornby Street	937	574.09	112.38	686.47	686.47	-
222	2402 - 1500 Hornby Street	969	593.70	116.22	709.92	709.92	-
223	2403 - 1500 Hornby Street	989	605.95	118.62	724.57	724.57	-
224	2404 - 1500 Hornby Street	937	574.09	112.38	686.47	686.47	-
225	2405 - 1500 Hornby Street	1,177	721.13	141.17	862.30	862.30	-
226	2406 - 1500 Hornby Street	1,177	721.13	141.17	862.30	862.30	-
227	2401 - 1500 Hornby Street	937	574.09	112.38	686.47	686.47	-
228	2502 - 1500 Hornby Street	969	593.70	116.22	709.92	709.92	-
229	2503 - 1500 Hornby Street	989	605.95	118.62	724.57	724.57	-
230	2504 - 1500 Hornby Street	937	574.09	112.38	686.47	686.47	-
231	2505 - 1500 Hornby Street	1,177	721.13	141.17	862.30	862.30	-
232	2506 - 1500 Hornby Street	1,177	721.13	141.17	862.30	862.30	-
233	2501 - 1500 Hornby Street	937	574.09	112.38	686.47	686.47	-
234	2603 - 1500 Hornby Street	1,221	748.09	146.45	894.54	894.54	-
235	2604 - 1500 Hornby Street	1,238	758.50	148.49	906.99	906.99	-
236	2601 - 1500 Hornby Street	1,582	969.28	189.74	1,159.02	1,159.02	-
237	2602 - 1500 Hornby Street	1,582	969.28	189.74	1,159.02	1,159.02	-
238	2703 - 1500 Hornby Street	1,221	748.09	146.45	894.54	894.54	-
239	2704 - 1500 Hornby Street	1,238	758.50	148.49	906.99	906.99	-
240	2701 - 1500 Hornby Street	1,582	969.28	189.74	1,159.02	1,159.02	-

*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, 2023 to Dec 31, 2023

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Monthly Difference \$	
241	2702 - 1500 Hornby Street	1,582	969.28	189.74	1,159.02	1,159.02	-	
242	2803 - 1500 Hornby Street	1,221	748.09	146.45	894.54	894.54	-	
243	2804 - 1500 Hornby Street	1,238	758.50	148.49	906.99	906.99	-	
244	2801 - 1500 Hornby Street	1,582	969.28	189.74	1,159.02	1,159.02	-	
245	2802 - 1500 Hornby Street	1,582	969.28	189.74	1,159.02	1,159.02	-	
246	2903 - 1500 Hornby Street	1,221	748.09	146.45	894.54	894.54	-	
247	2904 - 1500 Hornby Street	1,238	758.50	148.49	906.99	906.99	-	
248	2901 - 1500 Hornby Street	1,582	969.28	189.74	1,159.02	1,159.02	-	
249	2902 - 1500 Hornby Street	1,582	969.28	189.74	1,159.02	1,159.02	-	
250	3003 - 1500 Hornby Street	1,292	791.60	154.96	946.56	946.56	-	
251	3004 - 1500 Hornby Street	1,309	802.01	157.00	959.01	959.01	-	
252	3001 - 1500 Hornby Street	1,582	969.28	189.74	1,159.02	1,159.02	-	
253	3002 - 1500 Hornby Street	1,582	969.28	189.74	1,159.02	1,159.02	-	
254	3102 - 1500 Hornby Street	2,383	1,460.03	285.82	1,745.85	1,745.85	-	
255	3101 - 1500 Hornby Street	2,383	1,460.03	285.82	1,745.85	1,745.85	-	
256	3202 - 1500 Hornby Street	2,383	1,460.03	285.82	1,745.85	1,745.85	-	
257	3201 - 1500 Hornby Street	2,383	1,460.03	285.82	1,745.85	1,745.85	-	
258	3302 - 1500 Hornby Street	2,383	1,460.03	285.82	1,745.85	1,745.85	-	
259	3301 - 1500 Hornby Street	2,383	1,460.03	285.82	1,745.85	1,745.85	-	
			317,521	194,541.36	38,083.45	232,624.81	232,624.81	-
Total Annual Strata Fees (x 12 months) =			2,334,496.32	457,001.40	2,791,497.72	2,791,497.72		

FIRSTSERVICE OFFERS CONVENIENCE!

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.

Online/Electronic Banking:

1. Please email us at AR.BC@fsresidential.com for your Account Number to complete your online banking payment.
2. Go to your online banking website and select the bill payment option.
3. You will setup "FirstService Residential BC Ltd (Strata)" as the payee. (Ensure the word STRATA included)
 - Simply search "FirstService" and it will give you the options.
4. Enter your payment amount and payment date.

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.