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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

सुदुर्ग नसकवी विरुध वरवे विमे वलें दिस दऱ दुलेंसऱ वरदऱ

## MEMORANDUM

**TO:** The Owners, Strata Plan LMS 712

**DATE:** October 22, 2021

**FROM:** Mikhail Ratchkovski, Strata Manager

**RE: ANNUAL GENERAL MEETING MINUTES**

Attached are the minutes of the Annual General Meeting held on October 18, 2021. Please read and retain them for future reference.

### **STRATA FEES:**

Please note Strata fees have increased, retroactive to January 1, 2021. Please refer to the Fee Schedule on pages Pg. 18-22.

### **SPECIAL LEVY:**

Please refer to the schedule for Resolution "H" – Special Levy for Podium Membrane Project Phase 1 on pages Pg. 23-27.

Please note that the first payment is due on December 1, 2021

*Late Payments are subject to fines.*

### **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*
- *Mike Gallagher*
- *Kerry Isbister*
- *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.

\* \* \*

Encl.

MR/cg

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

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***Held on Monday, October 18, 2021  
Meeting was held electronically***

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Following registration that started at 6:30 p.m., the meeting was called to order at 7:42 p.m. by Daniel Wang, Strata Council President.

FirstService Residential BC Ltd. was represented by Mikhail Ratchkovski.

**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 52 eligible votes represented in person and 92.43 represented by proxy, for a total of 144.43 votes represented. The quorum requirements had been achieved and the meeting proceeded.

**PROOF OF NOTICE**

It was noted that the Notice of Meeting, dated September 29, 2021, 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 Special General Meeting held October 15, 2020 as previously circulated. **CARRIED.**

**PRESIDENT'S REPORT**

The Strata 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 thanks for taking the time to attend this Annual General Meeting. This will be our third AGM for the year, after the previous two that had to be adjourned due to technical issues.

If you cast your mind back to last year, our AGM took place in February 2020. We held it in the Ocean Tower lobby, but due to COVID seating restrictions, we've had to hold it in a larger venue to accommodate everyone today.

I'd like to open this report by thanking all those individuals who assisted in the smooth running of the affairs of strata over the past year and a half.

Council, as you know, is made up of a group of volunteers whose main duty is to look after the financial health and structural integrity of this building - this structure that we all call home or our investment, or both. Allow me to re-introduce you to your current council members: Andrew De Benedictis, our vice president; Bev Andrews, our treasurer; Pat Dairon, our secretary; Kitty Morgan, Mike Gallagher our past president and our latest recruit - Kerry Isbister, who replaced Doug MacDougall. I'm pleased to report that Doug is now living happily in the Okanagan. Everybody pulled their weight when needed, even without asking. I could not be more proud of my team.

I also wish to thank Narendra and his team, as well as other volunteers, namely Greg Turner, Ruby Turner and Shona Moore, who've spent a lot of their time assisting Council on various projects. And also a shout out to Mikhail from FSR for guiding Council through the intricacies of strata governance.

I'd now like to get to the 2020 and 2021 issues and projects that have occupied your Council's attention:

Not to put COVID centre stage but the pandemic did take a lot of our attention -

- 1) At the very onset of the pandemic, Kitty Morgan took the initiative to post all the health safety signage that you can see around the complex, and to protect the button panels on each elevator. This is an ongoing task since regulations change or signs get old or worn down.
- 2) We installed hand sanitizers at every major entry point into the building to keep everyone safe.
- 3) We had to shut down our gym and the swimming pool due to provincial health restrictions at the beginning of the pandemic. We have now reopened these facilities and it appears people are enjoying their solo time either at the gym or the swimming pool.
- 4) COVID had a negative impact on the economy, and we saw an increase in the number of attempted or successful break-ins into the building. Doug McDougall, who was in charge of the security committee, worked tirelessly to make sure we had temper-proof gates on Howe and Hornby streets and on Seabreeze Way. We have also noticed a few recent attempts at hacking into our enter phone systems with electronic devices. Council is taking measures to harden the access ports to the enter phones.
- 5) Again, due to the rising issue of homelessness around our complex, we've had to disable the automatic doors - strangers were often observed slipping through the door before it could close. These have now been enabled, but please make sure nobody follows you in.

- 6) Still on the issue of security, we are now removing unused fobs so they don't fall into the wrong hands. Fobs for owners or tenants moving out of the building are being deactivated and new ones issued to new owners or new tenants.
- 7) COVID has also had an impact on residents' habits. 2020 and 2021 saw more people working from home than ever before. This required all of us to adjust to the increase in noise in the building. We all had to learn to be more considerate when pushing off a chair after a virtual meeting or doing jumping jacks to stay fit. Council would like to thank everyone for being considerate and understanding under these current circumstances.
- 8) Our elevators are getting old. In Beach Tower, it took months to replace a simple light bulb due to lack of parts. Mike Gallagher is now working with an elevator management company for the renovation of the elevator motors. These motors are as old as the building itself and will soon need replacing, otherwise, when they breakdown, we may not have parts to fix them. We don't want to have to scramble when this happens.
- 9) Some elements of our pipping system are getting old as well, with some pinhole leaks showing in certain areas. Council, with the help of our new board member, Kerry Isbister, has set up a committee to assess the extent of the wear and will report back with its findings.
- 10) Likewise, Kerry Isbister and Pat Dairon are currently on the air conditioning committee that will define the guidelines for owners wanting to add air-conditioning units to their homes. This is becoming increasingly necessary in view of our hot summers.
- 11) Pat Dairon and Kitty Morgan are both working on upgrading our by-laws. These need to be brought up to date and be made more consistent.
- 12) Andrew de Benedictis worked on two parkade projects. The first was the bike racks that has put some order in that whole messy pile of bikes on P2. The second is a study on EV charging, which you'll hear more about later tonight.
- 13) You must be wondering where is Bev, our treasurer, in all of this. Well, Bev was involved in pretty much all of these projects, especially when these required money. Not only was she invaluable regarding the application of funds, but she is also extremely tactical and knows how to get things moving along.
- 14) And finally, we held a special general meeting in October 2020 (a year ago) to seek owners' authorization to start the podium refurbishment project. This resolution, that required a 3/4 majority vote to pass, was defeated. We will be putting it to vote again tonight, and we trust you will vote in favour of it.

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**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 HUB and is insured for a replacement value of \$143,966,000 based on information contained in the insurance appraisal performed by Normac.

The Council President reminded all Owners to obtain their own insurance coverage for **personal property contents** as well as **third party liability coverage**. Individual homeowner or Tenant insurance coverage is strongly recommended. Owners should also obtain additional coverage if they make any major improvements within their strata lots, such as upgrading of appliances, fixtures, floor coverings, hardwood floors, etc. (renovations are subject to approval as outlined in the Strata Corporation Bylaws). **Displacement coverage** would also assist Owners or Tenants who would have to move out of their suites during a major loss, and **loss of rental coverage** is recommended for those individuals who rent out their units for investment purposes.

Non-resident Owners should be sure that their Tenants clearly understand that in the event of a fire, flood or some other incident, if a resident's possessions are damaged, that resident must make a claim for compensation to his/her own insurance. Personal belongings are NOT covered by the building insurance policy.

***Strata Corporation Insurance Coverage***

The Strata Corporation's policy typically "insures against all risks of direct physical loss or damage to the property insured", subject to exclusions and applicable deductible.

Insured property is the building as it was delivered by the developer at the time of completion of construction. Insured property includes the fixed structure, permanently installed original fittings and fixtures, mechanical equipment and machinery, fire suppression systems and common assets.

The Strata Corporation's policy notably does NOT provide coverage for loss or damage to:

- Strata lot Owner's and/or Tenant's personal property,
- Strata lot Owner's betterments and/or improvements to strata lot,
- Strata lot Owner's and/or Tenant's additional living expenses,

- Strata lot Owner's rental income loss.

### ***Strata Lot Owner and/or Tenant Insurance Coverage Recommendation***

It is recommended that all strata lot Owners and/or Tenants acquire the applicable coverage:

- Personal property, such as furniture, clothing and similar personal property in the strata lot or designated storage space in the building, subject to a deductible.
- Strata lot betterments and/or improvements completed at a strata lot Owner's expense, such as upgraded flooring, millwork, fixtures, etc.
- Additional living expenses incurred by a resident as a result of the insured premises being uninhabitable as a direct result of an insured loss or damage.
- Loss of rental income incurred by a strata lot Owner as a result of the insured premises being uninhabitable by the tenant as a result of an insured loss or damage.
- Strata Corporation's deductible chargeback (e.g. water, fire) incurred in the event of a claim that originated from within an Owner's strata lot.

### ***\*\*Example\*\****

In a rental situation there are three separate parties, there should be three separate insurance policies (Strata Corporation Policy, Owner's Policy and Tenant's Policy).

*A copy of the Strata Corporation's most recent insurance summary, policy and property appraisal can be found on **FSRConnect™**. <https://lms712.connectresident.com/>*

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## **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:

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

Owners please note: Strata fees have increased, retroactive to January 1, 2021.

## **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 LMS712, as well as any retroactive payment if necessary, as per the attached fee schedule.

3. **Owners Who Pay By E-Banking:** Owners will have to re-submit the strata fee amount for future months, as well as any retroactive payment if necessary, as per the attached fee schedule.

If you have any questions regarding your account, please contact the Accounts Receivable Department at 604.684.5329 and [ar.bc@fsresidential.com](mailto:ar.bc@fsresidential.com).

### **VOTES BY SECRET BALLOT REQUEST**

A motion from the floor was made to hold the votes by secret ballot, it was seconded noting that as per the bylaw 32.8 an election of council or any other vote must be held by secret ballot, if the secret ballot is requested by a majority vote. **DEFEATED.**

### **CONSIDERATION OF 3/4 VOTE RESOLUTION "A" PARKING STALLS ALLOCATION FOR EV CHARGING STATION INFRASTRUCTURE**

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

**PREAMBLE** The Strata Council is presenting this resolution with the intent to convert four of the common property parking stalls on P3 to charging stations to be used by electric vehicles. If approved the strata will proceed with the installation of the EV charging infrastructure in two of the requested stalls. The other two stalls are being requested for possible future installations. Until the charging stations are installed, the stalls can continue to be used as visitor parking.

**WHEREAS** The Owners, Strata Plan LMS 712, intend to change the use of four common property visitor parking stalls into stalls that can be used to house EV charging equipment;

**AND WHEREAS** The Strata Council considers change of visitor parking stalls use to be significant change in the use or appearance of common property within the meaning of section 71 of the Strata Property Act;

**BE IT RESOLVED** by a 3/4 Vote Resolution of The Owners, Strata Plan LMS 712, in person or by proxy at this General Meeting, pursuant to section 71 of the Strata Property Act that common property visitor parking stalls numbered 132, 133, 134, and 135 on P3 be converted from visitor parking stalls to allow installation of electric charging stations and be used exclusively for charging electric vehicles after the charging stations have been installed.

### **END OF RESOLUTION**

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

125.43 IN FAVOUR,            21 OPPOSED,            0 ABSTAINED.            **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "B"  
ELECTRIC VEHICLES INFRASTRUCTURE  
(FUNDING FROM CRF)**

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

**PREAMBLE** The intent of this resolution is not to approve the vendor but to establish the maximum budget of the expense for this project. If the funding for this project is approved, the Council will further follow up with the vendors on the best cost proposal to install electrical vehicles infrastructure in parking stalls numbered 132 and 133 on P3. The Council is proposing to fund this expense from the Contingency Reserve Fund.

**WHEREAS** funding of the anticipated expenses from the Contingency Reserve Fund requires the approval by resolution of the Owners passed by a 3/4 Vote Resolution at a general meeting;

**BE IT RESOLVED** by a 3/4 Vote Resolution of The Owners, Strata Plan LMS 712, in person or by proxy at this General Meeting, to install Electric Vehicle charging stations and all related infrastructure and to fund this project in the amount of \$25,000 from the Contingency Reserve Fund.

**END OF RESOLUTION**

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

124.43 IN FAVOUR,            22 OPPOSED,            0 ABSTAINED.            **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "C"  
SECURITY CAGE AND GATE FOR BIKE STORAGE  
(FUNDING FROM CRF)**

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

**PREAMBLE** The intent of this resolution is not to approve the vendor but to establish the maximum budget of the expense for this project. If the funding for this project is approved, the Council will further follow up with the vendors on the best cost proposal to install a security cage and gate in the parkade to keep secure the bikes that residents have stored in a designated area of the common property on P3.

**WHEREAS** funding of the anticipated expenses from the Contingency Reserve Fund requires the approval by resolution of the Owners passed by a 3/4 Vote Resolution at a general meeting;

**BE IT RESOLVED** by a 3/4 Vote Resolution of The Owners, Strata Plan LMS 712, in person or by proxy at this General Meeting, to install a security cage and gate for bike storage and to fund this project up to the amount of \$28,000 from the Contingency Reserve Fund.

**END OF RESOLUTION**

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

133.43 IN FAVOUR,            13 OPPOSED,            0 ABSTAINED.        **CARRIED.**

**A NOTE ABOUT RESOLUTIONS “D” AND “E”**

The proposed resolutions “D” and “E” have the same wording (as do “F” and “G”), 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.

**CONSIDERATION OF 3/4 VOTE RESOLUTION "D"  
RESIDENTIAL STRATA LOTS  
BYLAW AMENDMENT INSTALLATION OF DUCTLESS AIR CONDITIONERS**

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

**PREAMBLE** The intent of this resolution is to amend an existing strata bylaw that governs installation of air conditioning equipment. The existing bylaw prohibits installation of air conditioning units on decks and balconies which are limited common property. The proposed bylaw will allow for the installation of a ductless air conditioning system in a strata lot, one component of which would be situated on limited common property (a deck or balcony). A permit from the City of Vancouver is required for this installation.

**WHEREAS** The 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 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 *adding* a new Bylaw 42.30, to read as follows:

*42.30 An owner may apply to install a ductless air conditioning system in a strata lot provided that the installation plan adheres to the requirements that are set out in the Strata Corporation’s current renovation application package. The install shall also meet the requirements of the City of Vancouver.*

By adding Bylaw #42.30, all Bylaws are hereby re-numbered sequentially.

**END OF RESOLUTION**

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

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

**CONSIDERATION OF 3/4 VOTE RESOLUTION "E"  
NON-RESIDENTIAL STRATA LOTS  
BYLAW AMENDMENT INSTALLATION OF DUCTLESS AIR CONDITIONERS**

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

**PREAMBLE** The intent of this resolution is to amend an existing strata bylaw that governs installation of air conditioning equipment. The existing bylaw prohibits installation of air conditioning units on decks and balconies which are limited common property. The proposed bylaw will allow for the installation of a ductless air conditioning system in a strata lot, one component of which would be situated on limited common property (a deck or balcony). A permit from the City of Vancouver is required for this installation.

**WHEREAS** The 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 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 *adding* a new Bylaw 42.30, to read as follows:

*42.30 An owner may apply to install a ductless air conditioning system in a strata lot provided that the installation plan adheres to the requirements that are set out in the Strata Corporation's current renovation application package. The install shall also meet the requirements of the City of Vancouver.*

By adding Bylaw #42.30, 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,            1.27 ABSTAINED.            **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "F"  
RESIDENTIAL STRATA LOTS  
BYLAW AMENDMENT INSTALLATION OF PORTABLE AIR CONDITIONERS**

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

**PREAMBLE** The intent of this resolution is to amend an existing Strata bylaw that governs the use of in-suite (portable) air conditioning equipment. The revised bylaw prohibits the exhaust hose of a portable air conditioner from extending out beyond the edge of the frame of an open window.

**WHEREAS** The 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 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 42.24, which currently reads:

*42.24 An owner, tenant or occupant must not install or permit to be installed on a strata lot or the common property, including limited common property, any air conditioning or cooling devices except self-contained air conditioning units which do not draw on the common water or gas systems.*

To read as follows:

*42.24 An owner, tenant or occupant may use a portable air conditioner that does not draw on the common water or natural gas systems in a strata lot. If the portable air conditioner has an exhaust hose it must not extend out beyond the bottom edge of the frame of an open window. The building envelope (including the window glass) may not be penetrated to accommodate the exhaust hose.*

By amending Bylaw #42.24, all Bylaws are hereby re-numbered sequentially.

#### **END OF RESOLUTION**

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

141 IN FAVOUR,            2 OPPOSED,            1 ABSTAINED.    **CARRIED.**

#### **CONSIDERATION OF 3/4 VOTE RESOLUTION "G" NON-RESIDENTIAL STRATA LOTS BYLAW AMENDMENT INSTALLATION OF PORTABLE AIR CONDITIONERS**

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

**PREAMBLE** The intent of this resolution is to amend an existing strata bylaw that governs the use of in-suite (portable) air conditioning equipment. The revised bylaw prohibits the exhaust hose of a portable air conditioner from extending out beyond the edge of the frame of an open window.

**WHEREAS** The 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 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 42.24, which currently reads:

*42.24 An owner, tenant or occupant must not install or permit to be installed on a strata lot or the common property, including limited common property, any air conditioning or cooling devices except self-contained air conditioning units which do not draw on the common water or gas systems.*

To read as follows:

*42.24 An owner, tenant or occupant may use a portable air conditioner that does not draw on the common water or natural gas systems in a strata lot. If the portable air conditioner has an exhaust hose it must not extend out beyond the bottom edge of the frame of an open window. The building envelope (including the window glass) may not be penetrated to accommodate the exhaust hose.*

By amending Bylaw #42.24, all Bylaws are hereby re-numbered sequentially.

#### **END OF RESOLUTION**

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

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

#### **CONSIDERATION OF 3/4 VOTE RESOLUTION "H" PODIUM MEMBRANE PROJECT PHASE 1 (FUNDING BY SPECIAL LEVY)**

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

**WHEREAS** The Owners, Strata Plan LMS 712, wish to proceed with the exterior podium renewal project as recommended by RDH Building Science and as reviewed at the September 20, 2021 information meeting;

**BE IT RESOLVED** by a 3/4 Vote Resolution of The Owners, Strata Plan LMS 712, in person or by proxy at this Annual General Meeting, that a sum of money not exceeding \$2.8 million (\$2,800,000) be raised and spent for the purpose of the podium membrane project phase 1, such expenditure to be charged as a Special Levy upon the Owners in proportion to the unit entitlement of their respective strata lot.

In accordance with Sections 108(5) and (6) of the *Strata Property Act [SBC 1998]*, in the event that the actual cost of the proposed project is less than the Special Levy amount, if no Owner is entitled to receive a refund of more than \$100 in total, the excess balance will be deposited in the Contingency Reserve Fund. Interest earned on funds raised pursuant to this Resolution will be allocated to the Special Levy Fund.

This Special Levy of \$2.8 million (\$2,800,000) shall be assessed on Monday, October 18, 2021 and shall become due and payable in full immediately on the passing of this Resolution by the Owners on title as at the end of that day and any Owner/ Residential Owner/ non-Residential Owner who sells, conveys or transfers his/her title, or remortgages, before payment of this Special Levy is made in full, shall then pay the full amount outstanding.

As a matter of financial convenience only, the owners may pay this special levy over a period of ten (10) months, such payments to be made in equal amounts commencing on the first of December 2021 until the first of September 2022. Notwithstanding the foregoing, this special levy is not considered as an "installment" levy as contemplated by Section 108(3)(e) of the *Strata Property Act*, and Section 109 of the *Strata Property Act* therefore does not apply.

Any owner who fails to make any payment(s) in accordance with this resolution shall be assessed a fine of \$200 on each such late payment. The Strata Corporation may further add interest charges on overdue payments at the rate of 10% per annum compounded annually.

Sections 116, 117 and 118 of the *Strata Property Act [SBC 1998]* (see attached) shall be applicable where an Owner/ Residential Owner/ Non-Residential Owner fails to make the required payment as authorized by the passing of this 3/4 Vote Resolution.

#### **END OF RESOLUTION**

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

125.43 IN FAVOUR,            21 OPPOSED,            0 ABSTAINED.            **CARRIED.**

#### ***IMPORTANT!!***

*Please be advised that the Resolution "H" for PODIUM MEMBRANE PROJECT PHASE 1 has been approved, the 1<sup>st</sup> installment of the Special Levy payment MUST arrive in our office no later than December 1, 2021 in order to avoid a monthly fine of \$ 200 that may be assessed.*

*If you are currently on our Pre-Authorized Debit (PAD) plan for strata fee payment, you MUST STILL complete the attached Special Levy Payment PAD form and submit to our office before November 15<sup>th</sup> for payment to be withdrawn on 1<sup>st</sup> of the following month.*

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

*If you have any questions on your account, please contact the Accounts Receivable Department at [ar.bc@fsresidential.com](mailto:ar.bc@fsresidential.com).*

*Thank you for your immediate attention.*

### **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
- Mike Gallagher
- Afsaneh Hakimzadeh
- Kerry Isbister
- Kevin Lang
- Kitty Morgan
- Mark Tourigny
- 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 six 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
- Mike Gallagher
- Kerry Isbister
- Kitty Morgan
- Daniel Wang

It was then moved and seconded to destroy all ballots. **CARRIED.**

### **GENERAL DISCUSSION**

There was no general discussion held

### **TERMINATION OF MEETING**

There being no further business, it was moved to terminate the meeting at 9:48 p.m. **CARRIED.**

**FirstService Residential BC Ltd.**



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

MR/cg

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

[www.fsresidential.com](http://www.fsresidential.com)

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

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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.

**LMS 712 - 888 Beach**  
**Approved Annual Budget**  
**Jan 01, 2021 to Dec 31, 2021**

September 12, 2021  
 YEAR END: DECEMBER 31

CATEGORY CODE	NAME	UNAUDITED		
		2020 BUDGET	2020 DECEMBER	2021 BUDGET
<u>INCOME</u>				
4002-0000	Operating Fund Contribution	\$ 2,479,198	\$ 2,479,200	\$ 2,559,100
4003-0000	CRF Fund Contribution	50,000	50,000	135,000 1
	<b>Total Strata Fees</b>	<b>\$ 2,529,198</b>	<b>\$ 2,529,200</b>	<b>\$ 2,694,100 2</b>
4523-0000	Bylaw / Late Payment Fine	\$ 6,000	\$ 9,670	\$ 6,000
4640-0000	Interest Income	1,000	486	500
4700-0000	Miscellaneous Income	11,000	19,416	10,000
4702-0000	Move In/Out Fee Revenue			
4720-0000	Parking	1,200	700	500
4782-0000	Prior Year Surplus / (Deficit)	-		
	<b>TOTAL INCOME</b>	<b>\$ 2,548,398</b>	<b>\$ 2,559,472</b>	<b>\$ 2,711,100</b>
<u>GENERAL EXPENSES</u>				
6307-0000	Insurance Appraisal	\$ -	\$ -	\$ -
5015-0000	Audit	6,900	6,016	6,700
6300-0000	Insurance	293,271	316,957	368,000 3
6301-0000	Insurance Claims	-		-
6305-0000	Insurance Deductible	-		-
6504-0000	Legal Fees	5,000	27,522	15,000 4
6700-0000	Management Fees	56,329	56,828	60,200
6705-0000	Miscellaneous	12,000	12,218	12,500
7038-0000	Printing / Stationery	8,500	12,225	12,800
	<b>SUB-TOTAL</b>	<b>382,000</b>	<b>431,766</b>	<b>475,200</b>
<u>UTILITIES</u>				
5705-0000	Electricity	\$ 109,998	\$ 99,229	\$ 104,000 5
6005-0000	Gas	110,999	122,431	130,000 5
6027-0000	Garbage & Recycling & Organic	58,000	54,845	66,000 6
7850-0000	Water / Sewer	128,001	153,399	161,000 5
	<b>SUB-TOTAL</b>	<b>406,998</b>	<b>429,904</b>	<b>461,000</b>
<u>GROUNDS</u>				
6517-0000	Landscape-Improvements	\$ -	\$ -	\$ -
6533-0000	Landscaping - Exterior	60,000	56,166	60,000 7
6534-0000	Landscape - Interior	9,500	6,691	8,900 8
	<b>SUB-TOTAL</b>	<b>69,500</b>	<b>62,857</b>	<b>68,900</b>
<u>REC CENTRE EXPENSES</u>				
7273-0000	Rec Centre - Improvements, Equipme	\$ 8,500	\$ 9,043	\$ 500 9
7274-0000	Rec Centre - Repairs & Maintenance	16,000	15,607	13,500 10
	<b>SUB-TOTAL</b>	<b>24,500</b>	<b>24,650</b>	<b>14,000</b>

**LMS 712 - 888 Beach**  
**Approved Annual Budget**  
**Jan 01, 2021 to Dec 31, 2021**

September 12, 2021  
 YEAR END: DECEMBER 31

CATEGORY CODE	NAME	UNAUDITED		
		2020 BUDGET	2020 DECEMBER	2021 BUDGET
<u>SECURITY / CONCIERGE / JANITORIAL</u>				
5219-0005	Building Manager	\$ 67,300	\$ 71,488	\$ 73,000
5479-0000	Concierge	200,000	196,332	200,000 11
5718-0000	Employee Benefits	23,000	23,739	24,500
6402-0000	Janitorial Services	126,000	124,198	129,000 12
7405-0000	Security Services	35,000	57,392	34,000 13
	SUB-TOTAL	<u>451,300</u>	<u>473,149</u>	<u>460,500</u>
<u>REPAIRS AND MAINTENANCE</u>				
5910-0000	Alarm / Fire / Intercom	\$ -	\$ -	\$ -
5204-0000	Boiler & Mechanical	16,600	13,688	16,300 14
5715-0000	Elevator Maintenance	66,000	65,571	76,000 15
5730-0000	Engineering	30,000	19,531	50,000 16
5909-0000	Fire System	35,000	16,454	18,000 17
6722-0000	Mechanical System Upgrade	140,000	66,334	79,600 18
7000-0000	Painting	23,500	29,320	27,000 19
7234-0000	Reserve Study / Depreciation Report	-	-	- 20
7240-0000	Repair and Maintenance	200,000	201,198	275,000 21
7423-0000	Supplies	9,000	13,747	15,000
6650-0000	Major Repairs	-	-	-
7855-0000	Window Cleaning	44,000	39,585	39,600 22
	SUB-TOTAL	<u>\$ 564,100</u>	<u>\$ 465,428</u>	<u>\$ 596,500</u>
<u>STRUCTURAL</u>				
9061-0000	Reserve - Structural	\$ 600,000	\$ 600,000	\$ 500,000 23
	SUB-TOTAL	<u>600,000</u>	<u>600,000</u>	<u>500,000</u>
9003-0000	Deficit Reduction	\$ -	\$ -	\$ -
	TOTAL OPERATING EXPENSES	<u>\$ 2,498,398</u>	<u>\$ 2,487,754</u>	<u>\$ 2,576,100</u>
9010-0000	Reserve - Contingency Fund	\$ 50,000	\$ 50,000	\$ 135,000 1
	TOTAL EXPENSES	<u>\$ 2,548,398</u>	<u>\$ 2,537,754</u>	<u>\$ 2,711,100</u>
	CURRENT YR. OP. SURPLUS / (DEFICIT)	<u>\$ -</u>	<u>\$ 21,718</u>	<u>\$ -</u>

**LMS 712 - 888 BEACH**  
**Approved Strata Fee Schedule**  
**Jan 01, 2021 to Dec 31, 2021**

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-Nov/2021 * \$
1	T02 - 1500 Hornby Street	2,142	1,438.65	75.89	<b>1,514.54</b>	1,421.83	1,019.81
2	T03 - 1500 Hornby Street	2,133	1,432.60	75.57	<b>1,508.17</b>	1,415.86	1,015.41
3	T04 - 1500 Hornby Street	2,173	1,459.46	76.99	<b>1,536.45</b>	1,442.41	1,034.44
4	T05 - 1501 Howe Street	1,844	1,238.50	65.33	<b>1,303.83</b>	1,224.03	877.80
5	T06 - 1501 Howe Street	1,804	1,211.63	63.92	<b>1,275.55</b>	1,197.47	858.88
6	T07 - 1501 Howe Street	1,804	1,211.63	63.92	<b>1,275.55</b>	1,197.47	858.88
7	T08 - 1501 Howe Street	1,804	1,211.63	63.92	<b>1,275.55</b>	1,197.47	858.88
8	T09 - 1501 Howe Street	1,804	1,211.63	63.92	<b>1,275.55</b>	1,197.47	858.88
9	T10 - 1501 Howe Street	1,804	1,211.63	63.92	<b>1,275.55</b>	1,197.47	858.88
10	T11 - 1501 Howe Street	1,804	1,211.63	63.92	<b>1,275.55</b>	1,197.47	858.88
11	T12 - 1501 Howe Street	2,054	1,379.54	72.77	<b>1,452.31</b>	1,363.42	977.79
12	T13 - 1501 Howe Street	2,147	1,442.00	76.07	<b>1,518.07</b>	1,425.15	1,022.12
13	TH14 - 1501 Howe Street	2,028	1,362.08	71.85	<b>1,433.93</b>	1,346.16	965.47
14	T15 - 1501 Howe Street	1,474	990.00	52.22	<b>1,042.22</b>	978.42	701.80
15	T16 - 1501 Howe Street	1,477	992.01	52.33	<b>1,044.34</b>	980.42	703.12
16	C4 - 888 Beach Avenue	694	466.11	24.59	<b>490.70</b>	460.67	330.33
17	T01 - 1500 Hornby Street	1,639	1,100.81	58.07	<b>1,158.88</b>	1,087.95	780.23
18	301 - 1501 Howe Street	1,217	817.38	43.12	<b>860.50</b>	807.83	579.37
19	302 - 1501 Howe Street	1,172	787.16	41.52	<b>828.68</b>	777.96	557.92
20	303 - 1501 Howe Street	1,161	779.76	41.14	<b>820.90</b>	770.66	552.64
21	T17 - 1501 Howe Street	839	563.50	29.73	<b>593.23</b>	556.92	399.41
22	T18 - 1501 Howe Street	807	542.01	28.59	<b>570.60</b>	535.68	384.12
23	T19 - 1501 Howe Street	1,549	1,040.37	54.88	<b>1,095.25</b>	1,028.21	737.44
24	T20 - 888 Beach Avenue	1,005	674.99	35.61	<b>710.60</b>	667.11	478.39
25	T21 - 888 Beach Avenue	1,005	674.99	35.61	<b>710.60</b>	667.11	478.39
26	T22 - 888 Beach Avenue	1,005	674.99	35.61	<b>710.60</b>	667.11	478.39
27	T23 - 888 Beach Avenue	1,005	674.99	35.61	<b>710.60</b>	667.11	478.39
28	T24 - 888 Beach Avenue	1,005	674.99	35.61	<b>710.60</b>	667.11	478.39
29	T25 - 888 Beach Avenue	1,005	674.99	35.61	<b>710.60</b>	667.11	478.39
30	T26 - 888 Beach Avenue	1,005	674.99	35.61	<b>710.60</b>	667.11	478.39
31	C1 - 1500 Hornby Street	765	513.81	27.10	<b>540.91</b>	507.80	364.21
32	C2 - 888 Beach Avenue	798	535.97	28.27	<b>564.24</b>	529.70	379.94
33	C3 - 1501 Howe Street	737	495.00	26.11	<b>521.11</b>	489.21	350.90
34	401 - 1501 Howe Street	1,502	1,008.79	53.22	<b>1,062.01</b>	997.01	715.00
35	402 - 1501 Howe Street	1,503	1,009.47	53.25	<b>1,062.72</b>	997.67	715.55
36	403 - 1501 Howe Street	962	646.12	34.08	<b>680.20</b>	638.56	458.04
37	404 - 1501 Howe Street	1,053	707.23	37.31	<b>744.54</b>	698.97	501.27
38	405 - 1501 Howe Street	1,571	1,055.14	55.66	<b>1,110.80</b>	1,042.81	747.89
39	408 - 1500 Hornby Street	942	632.68	33.38	<b>666.06</b>	625.29	448.47
40	409 - 1500 Hornby Street	1,024	687.76	36.28	<b>724.04</b>	679.72	487.52
41	407 - 1500 Hornby Street	683	458.73	24.20	<b>482.93</b>	453.37	325.16
42	406 - 1500 Hornby Street	714	479.55	25.30	<b>504.85</b>	473.94	340.01
43	501 - 1501 Howe Street	1,505	1,010.81	53.32	<b>1,064.13</b>	999.00	716.43
44	502 - 1501 Howe Street	1,503	1,009.47	53.25	<b>1,062.72</b>	997.67	715.55
45	503 - 1501 Howe Street	1,055	708.57	37.38	<b>745.95</b>	700.30	502.15
46	504 - 1501 Howe Street	1,055	708.57	37.38	<b>745.95</b>	700.30	502.15
47	516 - 888 Beach Avenue	1,075	722.01	38.09	<b>760.10</b>	713.57	511.83
48	515 - 888 Beach Avenue	945	634.70	33.48	<b>668.18</b>	627.28	449.90
49	514 - 888 Beach Avenue	896	601.78	31.75	<b>633.53</b>	594.75	426.58
50	513 - 888 Beach Avenue	896	601.78	31.75	<b>633.53</b>	594.75	426.58
51	512 - 888 Beach Avenue	896	601.78	31.75	<b>633.53</b>	594.75	426.58
52	508 - 1500 Hornby Street	942	632.68	33.38	<b>666.06</b>	625.29	448.47
53	509 - 1500 Hornby Street	1,026	689.10	36.35	<b>725.45</b>	681.05	488.40
54	510 - 1500 Hornby Street	680	456.71	24.09	<b>480.80</b>	451.38	323.62
55	511 - 1500 Hornby Street	713	478.88	25.26	<b>504.14</b>	473.28	339.46
56	505 - 1500 Hornby Street	1,173	787.83	41.56	<b>829.39</b>	778.62	558.47
57	506 - 1500 Hornby Street	1,173	787.83	41.56	<b>829.39</b>	778.62	558.47
58	507 - 1500 Hornby Street	903	606.49	31.99	<b>638.48</b>	599.40	429.88
59	601 - 1501 Howe Street	1,505	1,010.81	53.32	<b>1,064.13</b>	999.00	716.43
60	602 - 1501 Howe Street	1,503	1,009.47	53.25	<b>1,062.72</b>	997.67	715.55

\*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, 2021 to Dec 31, 2021**

<b>Strata Lot Number</b>	<b>Civic Address</b>	<b>Unit Entitlement</b>	<b>Op. Fund Monthly Contribution \$</b>	<b>CRF Monthly Contribution \$</b>	<b>Total Monthly Strata Fees \$</b>	<b>OLD Monthly Strata Fees \$</b>	<b>Retroactive Fee Adjustment Jan-Nov/2021 * \$</b>
61	603 - 1501 Howe Street	1,053	707.23	37.31	<b>744.54</b>	698.97	501.27
62	604 - 1501 Howe Street	1,055	708.57	37.38	<b>745.95</b>	700.30	502.15
63	616 - 888 Beach Avenue	1,073	720.66	38.02	<b>758.68</b>	712.24	510.84
64	615 - 888 Beach Avenue	945	634.70	33.48	<b>668.18</b>	627.28	449.90
65	614 - 888 Beach Avenue	896	601.78	31.75	<b>633.53</b>	594.75	426.58
66	613 - 888 Beach Avenue	896	601.78	31.75	<b>633.53</b>	594.75	426.58
67	612 - 888 Beach Avenue	896	601.78	31.75	<b>633.53</b>	594.75	426.58
68	608 - 1500 Hornby Street	943	633.35	33.41	<b>666.76</b>	625.95	448.91
69	609 - 1500 Hornby Street	1,024	687.76	36.28	<b>724.04</b>	679.72	487.52
70	610 - 1500 Hornby Street	684	459.40	24.23	<b>483.63</b>	454.03	325.60
71	611 - 1500 Hornby Street	716	480.89	25.37	<b>506.26</b>	475.27	340.89
72	605 - 1500 Hornby Street	1,173	787.83	41.56	<b>829.39</b>	778.62	558.47
73	606 - 1500 Hornby Street	1,173	787.83	41.56	<b>829.39</b>	778.62	558.47
74	607 - 1500 Hornby Street	904	607.16	32.03	<b>639.19</b>	600.06	430.43
75	701 - 1501 Howe Street	1,505	1,010.81	53.32	<b>1,064.13</b>	999.00	716.43
76	702 - 1501 Howe Street	1,503	1,009.47	53.25	<b>1,062.72</b>	997.67	715.55
77	703 - 1501 Howe Street	1,055	708.57	37.38	<b>745.95</b>	700.30	502.15
78	704 - 1501 Howe Street	1,055	708.57	37.38	<b>745.95</b>	700.30	502.15
79	712 - 888 Beach Avenue	1,016	682.38	36.00	<b>718.38</b>	674.41	483.67
80	711 - 888 Beach Avenue	1,200	805.96	42.52	<b>848.48</b>	796.55	571.23
81	708 - 1500 Hornby Street	972	652.83	34.44	<b>687.27</b>	645.20	462.77
82	709 - 1500 Hornby Street	992	666.26	35.15	<b>701.41</b>	658.48	472.23
83	710 - 1500 Hornby Street	1,125	755.59	39.86	<b>795.45</b>	746.76	535.59
84	705 - 1500 Hornby Street	1,173	787.83	41.56	<b>829.39</b>	778.62	558.47
85	706 - 1500 Hornby Street	1,173	787.83	41.56	<b>829.39</b>	778.62	558.47
86	707 - 1500 Hornby Street	1,126	756.27	39.89	<b>796.16</b>	747.43	536.03
87	801 - 1501 Howe Street	1,505	1,010.81	53.32	<b>1,064.13</b>	999.00	716.43
88	802 - 1501 Howe Street	1,503	1,009.47	53.25	<b>1,062.72</b>	997.67	715.55
89	803 - 1501 Howe Street	1,055	708.57	37.38	<b>745.95</b>	700.30	502.15
90	804 - 1501 Howe Street	1,055	708.57	37.38	<b>745.95</b>	700.30	502.15
91	811 - 888 Beach Avenue	2,802	1,881.92	99.28	<b>1,981.20</b>	1,859.93	1,333.97
92	808 - 1500 Hornby Street	972	652.83	34.44	<b>687.27</b>	645.20	462.77
93	809 - 1500 Hornby Street	992	666.26	35.15	<b>701.41</b>	658.48	472.23
94	810 - 1500 Hornby Street	1,126	756.27	39.89	<b>796.16</b>	747.43	536.03
95	805 - 1500 Hornby Street	1,173	787.83	41.56	<b>829.39</b>	778.62	558.47
96	806 - 1500 Hornby Street	1,173	787.83	41.56	<b>829.39</b>	778.62	558.47
97	807 - 1500 Hornby Street	1,126	756.27	39.89	<b>796.16</b>	747.43	536.03
98	901 - 1501 Howe Street	1,505	1,010.81	53.32	<b>1,064.13</b>	999.00	716.43
99	902 - 1501 Howe Street	1,503	1,009.47	53.25	<b>1,062.72</b>	997.67	715.55
100	903 - 1501 Howe Street	1,055	708.57	37.38	<b>745.95</b>	700.30	502.15
101	904 - 1501 Howe Street	1,055	708.57	37.38	<b>745.95</b>	700.30	502.15
102	908 - 1500 Hornby Street	972	652.83	34.44	<b>687.27</b>	645.20	462.77
103	909 - 1500 Hornby Street	990	664.92	35.08	<b>700.00</b>	657.15	471.35
104	910 - 1500 Hornby Street	1,126	756.27	39.89	<b>796.16</b>	747.43	536.03
105	905 - 1500 Hornby Street	1,173	787.83	41.56	<b>829.39</b>	778.62	558.47
106	906 - 1500 Hornby Street	1,173	787.83	41.56	<b>829.39</b>	778.62	558.47
107	907 - 1500 Hornby Street	1,126	756.27	39.89	<b>796.16</b>	747.43	536.03
108	1001 - 1501 Howe Street	1,505	1,010.81	53.32	<b>1,064.13</b>	999.00	716.43
109	1002 - 1501 Howe Street	1,503	1,009.47	53.25	<b>1,062.72</b>	997.67	715.55
110	1003 - 1501 Howe Street	1,055	708.57	37.38	<b>745.95</b>	700.30	502.15
111	1004 - 1501 Howe Street	1,055	708.57	37.38	<b>745.95</b>	700.30	502.15
112	1008 - 1500 Hornby Street	972	652.83	34.44	<b>687.27</b>	645.20	462.77
113	1009 - 1500 Hornby Street	990	664.92	35.08	<b>700.00</b>	657.15	471.35
114	1010 - 1500 Hornby Street	1,126	756.27	39.89	<b>796.16</b>	747.43	536.03
115	1005 - 1500 Hornby Street	1,173	787.83	41.56	<b>829.39</b>	778.62	558.47
116	1006 - 1500 Hornby Street	1,173	787.83	41.56	<b>829.39</b>	778.62	558.47
117	1007 - 1500 Hornby Street	1,126	756.27	39.89	<b>796.16</b>	747.43	536.03
118	1101 - 1501 Howe Street	1,505	1,010.81	53.32	<b>1,064.13</b>	999.00	716.43
119	1102 - 1501 Howe Street	1,503	1,009.47	53.25	<b>1,062.72</b>	997.67	715.55
120	1103 - 1501 Howe Street	1,055	708.57	37.38	<b>745.95</b>	700.30	502.15

\*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, 2021 to Dec 31, 2021**

<b>Strata Lot Number</b>	<b>Civic Address</b>	<b>Unit Entitlement</b>	<b>Op. Fund Monthly Contribution \$</b>	<b>CRF Monthly Contribution \$</b>	<b>Total Monthly Strata Fees \$</b>	<b>OLD Monthly Strata Fees \$</b>	<b>Retroactive Fee Adjustment Jan-Nov/2021 * \$</b>
121	1104 - 1501 Howe Street	1,055	708.57	37.38	<b>745.95</b>	700.30	502.15
122	1108 - 1500 Hornby Street	972	652.83	34.44	<b>687.27</b>	645.20	462.77
123	1109 - 1500 Hornby Street	990	664.92	35.08	<b>700.00</b>	657.15	471.35
124	1110 - 1500 Hornby Street	1,126	756.27	39.89	<b>796.16</b>	747.43	536.03
125	1105 - 1500 Hornby Street	1,173	787.83	41.56	<b>829.39</b>	778.62	558.47
126	1106 - 1500 Hornby Street	1,173	787.83	41.56	<b>829.39</b>	778.62	558.47
127	1107 - 1500 Hornby Street	1,126	756.27	39.89	<b>796.16</b>	747.43	536.03
128	1201 - 1501 Howe Street	1,505	1,010.81	53.32	<b>1,064.13</b>	999.00	716.43
129	1202 - 1501 Howe Street	1,503	1,009.47	53.25	<b>1,062.72</b>	997.67	715.55
130	1203 - 1501 Howe Street	1,055	708.57	37.38	<b>745.95</b>	700.30	502.15
131	1204 - 1501 Howe Street	1,055	708.57	37.38	<b>745.95</b>	700.30	502.15
132	1208 - 1500 Hornby Street	972	652.83	34.44	<b>687.27</b>	645.20	462.77
133	1209 - 1500 Hornby Street	990	664.92	35.08	<b>700.00</b>	657.15	471.35
134	1210 - 1500 Hornby Street	1,126	756.27	39.89	<b>796.16</b>	747.43	536.03
135	1205 - 1500 Hornby Street	1,173	787.83	41.56	<b>829.39</b>	778.62	558.47
136	1206 - 1500 Hornby Street	1,173	787.83	41.56	<b>829.39</b>	778.62	558.47
137	1207 - 1500 Hornby Street	1,126	756.27	39.89	<b>796.16</b>	747.43	536.03
138	1301 - 1501 Howe Street	1,505	1,010.81	53.32	<b>1,064.13</b>	999.00	716.43
139	1302 - 1501 Howe Street	1,503	1,009.47	53.25	<b>1,062.72</b>	997.67	715.55
140	1303 - 1501 Howe Street	1,055	708.57	37.38	<b>745.95</b>	700.30	502.15
141	1304 - 1501 Howe Street	1,055	708.57	37.38	<b>745.95</b>	700.30	502.15
142	1308 - 1500 Hornby Street	972	652.83	34.44	<b>687.27</b>	645.20	462.77
143	1309 - 1500 Hornby Street	990	664.92	35.08	<b>700.00</b>	657.15	471.35
144	1310 - 1500 Hornby Street	1,126	756.27	39.89	<b>796.16</b>	747.43	536.03
145	1305 - 1500 Hornby Street	1,173	787.83	41.56	<b>829.39</b>	778.62	558.47
146	1306 - 1500 Hornby Street	1,173	787.83	41.56	<b>829.39</b>	778.62	558.47
147	1307 - 1500 Hornby Street	1,126	756.27	39.89	<b>796.16</b>	747.43	536.03
148	1401 - 1501 Howe Street	1,505	1,010.81	53.32	<b>1,064.13</b>	999.00	716.43
149	1402 - 1501 Howe Street	1,503	1,009.47	53.25	<b>1,062.72</b>	997.67	715.55
150	1403 - 1501 Howe Street	1,055	708.57	37.38	<b>745.95</b>	700.30	502.15
151	1404 - 1501 Howe Street	1,055	708.57	37.38	<b>745.95</b>	700.30	502.15
152	1408 - 1500 Hornby Street	972	652.83	34.44	<b>687.27</b>	645.20	462.77
153	1409 - 1500 Hornby Street	990	664.92	35.08	<b>700.00</b>	657.15	471.35
154	1410 - 1500 Hornby Street	1,126	756.27	39.89	<b>796.16</b>	747.43	536.03
155	1405 - 1500 Hornby Street	1,173	787.83	41.56	<b>829.39</b>	778.62	558.47
156	1406 - 1500 Hornby Street	1,173	787.83	41.56	<b>829.39</b>	778.62	558.47
157	1407 - 1500 Hornby Street	1,126	756.27	39.89	<b>796.16</b>	747.43	536.03
158	1501 - 1501 Howe Street	1,505	1,010.81	53.32	<b>1,064.13</b>	999.00	716.43
159	1502 - 1501 Howe Street	1,503	1,009.47	53.25	<b>1,062.72</b>	997.67	715.55
160	1503 - 1501 Howe Street	1,055	708.57	37.38	<b>745.95</b>	700.30	502.15
161	1504 - 1501 Howe Street	1,055	708.57	37.38	<b>745.95</b>	700.30	502.15
162	1508 - 1500 Hornby Street	972	652.83	34.44	<b>687.27</b>	645.20	462.77
163	1509 - 1500 Hornby Street	990	664.92	35.08	<b>700.00</b>	657.15	471.35
164	1510 - 1500 Hornby Street	1,126	756.27	39.89	<b>796.16</b>	747.43	536.03
165	1505 - 1500 Hornby Street	1,173	787.83	41.56	<b>829.39</b>	778.62	558.47
166	1506 - 1500 Hornby Street	1,173	787.83	41.56	<b>829.39</b>	778.62	558.47
167	1507 - 1500 Hornby Street	1,126	756.27	39.89	<b>796.16</b>	747.43	536.03
168	1601 - 1501 Howe Street	2,207	1,482.29	78.20	<b>1,560.49</b>	1,464.98	1,050.61
169	1602 - 1501 Howe Street	2,215	1,487.67	78.48	<b>1,566.15</b>	1,470.29	1,054.46
170	1608 - 1500 Hornby Street	972	652.83	34.44	<b>687.27</b>	645.20	462.77
171	1609 - 1500 Hornby Street	990	664.92	35.08	<b>700.00</b>	657.15	471.35
172	1610 - 1500 Hornby Street	1,126	756.27	39.89	<b>796.16</b>	747.43	536.03
173	1605 - 1500 Hornby Street	1,173	787.83	41.56	<b>829.39</b>	778.62	558.47
174	1606 - 1500 Hornby Street	1,173	787.83	41.56	<b>829.39</b>	778.62	558.47
175	1607 - 1500 Hornby Street	1,126	756.27	39.89	<b>796.16</b>	747.43	536.03
176	1701 - 1501 Howe Street	2,207	1,482.29	78.20	<b>1,560.49</b>	1,464.98	1,050.61
177	1702 - 1501 Howe Street	2,215	1,487.67	78.48	<b>1,566.15</b>	1,470.29	1,054.46
178	1708 - 1500 Hornby Street	972	652.83	34.44	<b>687.27</b>	645.20	462.77
179	1709 - 1500 Hornby Street	990	664.92	35.08	<b>700.00</b>	657.15	471.35
180	1710 - 1500 Hornby Street	1,126	756.27	39.89	<b>796.16</b>	747.43	536.03

*\*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, 2021 to Dec 31, 2021**

<b>Strata Lot Number</b>	<b>Civic Address</b>	<b>Unit Entitlement</b>	<b>Op. Fund Monthly Contribution \$</b>	<b>CRF Monthly Contribution \$</b>	<b>Total Monthly Strata Fees \$</b>	<b>OLD Monthly Strata Fees \$</b>	<b>Retroactive Fee Adjustment Jan-Nov/2021 * \$</b>
181	1705 - 1500 Hornby Street	1,173	787.83	41.56	<b>829.39</b>	778.62	558.47
182	1706 - 1500 Hornby Street	1,173	787.83	41.56	<b>829.39</b>	778.62	558.47
183	1707 - 1500 Hornby Street	1,126	756.27	39.89	<b>796.16</b>	747.43	536.03
184	1801 - 1501 Howe Street	1,736	1,165.96	61.51	<b>1,227.47</b>	1,152.34	826.43
185	1802 - 1501 Howe Street	1,745	1,172.00	61.83	<b>1,233.83</b>	1,158.31	830.72
186	1808 - 1500 Hornby Street	972	652.83	34.44	<b>687.27</b>	645.20	462.77
187	1809 - 1500 Hornby Street	990	664.92	35.08	<b>700.00</b>	657.15	471.35
188	1810 - 1500 Hornby Street	1,126	756.27	39.89	<b>796.16</b>	747.43	536.03
189	1805 - 1500 Hornby Street	1,173	787.83	41.56	<b>829.39</b>	778.62	558.47
190	1806 - 1500 Hornby Street	1,173	787.83	41.56	<b>829.39</b>	778.62	558.47
191	1807 - 1500 Hornby Street	1,126	756.27	39.89	<b>796.16</b>	747.43	536.03
192	1902 - 1500 Hornby Street	969	650.82	34.33	<b>685.15</b>	643.21	461.34
193	1903 - 1500 Hornby Street	989	664.25	35.04	<b>699.29</b>	656.49	470.80
194	1904 - 1500 Hornby Street	936	628.65	33.16	<b>661.81</b>	621.31	445.50
195	1905 - 1500 Hornby Street	1,177	790.52	41.70	<b>832.22</b>	781.28	560.34
196	1906 - 1500 Hornby Street	1,177	790.52	41.70	<b>832.22</b>	781.28	560.34
197	1901 - 1500 Hornby Street	936	628.65	33.16	<b>661.81</b>	621.31	445.50
198	2002 - 1500 Hornby Street	969	650.82	34.33	<b>685.15</b>	643.21	461.34
199	2003 - 1500 Hornby Street	989	664.25	35.04	<b>699.29</b>	656.49	470.80
200	2004 - 1500 Hornby Street	937	629.32	33.20	<b>662.52</b>	621.97	446.05
201	2005 - 1500 Hornby Street	1,177	790.52	41.70	<b>832.22</b>	781.28	560.34
202	2006 - 1500 Hornby Street	1,177	790.52	41.70	<b>832.22</b>	781.28	560.34
203	2001 - 1500 Hornby Street	937	629.32	33.20	<b>662.52</b>	621.97	446.05
204	2102 - 1500 Hornby Street	969	650.82	34.33	<b>685.15</b>	643.21	461.34
205	2103 - 1500 Hornby Street	989	664.25	35.04	<b>699.29</b>	656.49	470.80
206	2104 - 1500 Hornby Street	937	629.32	33.20	<b>662.52</b>	621.97	446.05
207	2105 - 1500 Hornby Street	1,177	790.52	41.70	<b>832.22</b>	781.28	560.34
208	2106 - 1500 Hornby Street	1,177	790.52	41.70	<b>832.22</b>	781.28	560.34
209	2101 - 1500 Hornby Street	937	629.32	33.20	<b>662.52</b>	621.97	446.05
210	2202 - 1500 Hornby Street	969	650.82	34.33	<b>685.15</b>	643.21	461.34
211	2203 - 1500 Hornby Street	989	664.25	35.04	<b>699.29</b>	656.49	470.80
212	2204 - 1500 Hornby Street	937	629.32	33.20	<b>662.52</b>	621.97	446.05
213	2205 - 1500 Hornby Street	1,177	790.52	41.70	<b>832.22</b>	781.28	560.34
214	2206 - 1500 Hornby Street	1,177	790.52	41.70	<b>832.22</b>	781.28	560.34
215	2201 - 1500 Hornby Street	937	629.32	33.20	<b>662.52</b>	621.97	446.05
216	2302 - 1500 Hornby Street	969	650.82	34.33	<b>685.15</b>	643.21	461.34
217	2303 - 1500 Hornby Street	989	664.25	35.04	<b>699.29</b>	656.49	470.80
218	2304 - 1500 Hornby Street	937	629.32	33.20	<b>662.52</b>	621.97	446.05
219	2305 - 1500 Hornby Street	1,177	790.52	41.70	<b>832.22</b>	781.28	560.34
220	2306 - 1500 Hornby Street	1,177	790.52	41.70	<b>832.22</b>	781.28	560.34
221	2301 - 1500 Hornby Street	937	629.32	33.20	<b>662.52</b>	621.97	446.05
222	2402 - 1500 Hornby Street	969	650.82	34.33	<b>685.15</b>	643.21	461.34
223	2403 - 1500 Hornby Street	989	664.25	35.04	<b>699.29</b>	656.49	470.80
224	2404 - 1500 Hornby Street	937	629.32	33.20	<b>662.52</b>	621.97	446.05
225	2405 - 1500 Hornby Street	1,177	790.52	41.70	<b>832.22</b>	781.28	560.34
226	2406 - 1500 Hornby Street	1,177	790.52	41.70	<b>832.22</b>	781.28	560.34
227	2401 - 1500 Hornby Street	937	629.32	33.20	<b>662.52</b>	621.97	446.05
228	2502 - 1500 Hornby Street	969	650.82	34.33	<b>685.15</b>	643.21	461.34
229	2503 - 1500 Hornby Street	989	664.25	35.04	<b>699.29</b>	656.49	470.80
230	2504 - 1500 Hornby Street	937	629.32	33.20	<b>662.52</b>	621.97	446.05
231	2505 - 1500 Hornby Street	1,177	790.52	41.70	<b>832.22</b>	781.28	560.34
232	2506 - 1500 Hornby Street	1,177	790.52	41.70	<b>832.22</b>	781.28	560.34
233	2501 - 1500 Hornby Street	937	629.32	33.20	<b>662.52</b>	621.97	446.05
234	2603 - 1500 Hornby Street	1,221	820.07	43.26	<b>863.33</b>	810.49	581.24
235	2604 - 1500 Hornby Street	1,238	831.49	43.86	<b>875.35</b>	821.77	589.38
236	2601 - 1500 Hornby Street	1,582	1,062.53	56.05	<b>1,118.58</b>	1,050.11	753.17
237	2602 - 1500 Hornby Street	1,582	1,062.53	56.05	<b>1,118.58</b>	1,050.11	753.17
238	2703 - 1500 Hornby Street	1,221	820.07	43.26	<b>863.33</b>	810.49	581.24
239	2704 - 1500 Hornby Street	1,238	831.49	43.86	<b>875.35</b>	821.77	589.38
240	2701 - 1500 Hornby Street	1,582	1,062.53	56.05	<b>1,118.58</b>	1,050.11	753.17

*\*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, 2021 to Dec 31, 2021**

<b>Strata Lot Number</b>	<b>Civic Address</b>	<b>Unit Entitlement</b>	<b>Op. Fund Monthly Contribution \$</b>	<b>CRF Monthly Contribution \$</b>	<b>Total Monthly Strata Fees \$</b>	<b>OLD Monthly Strata Fees \$</b>	<b>Retroactive Fee Adjustment Jan-Nov/2021 * \$</b>
241	2702 - 1500 Hornby Street	1,582	1,062.53	56.05	<b>1,118.58</b>	1,050.11	753.17
242	2803 - 1500 Hornby Street	1,221	820.07	43.26	<b>863.33</b>	810.49	581.24
243	2804 - 1500 Hornby Street	1,238	831.49	43.86	<b>875.35</b>	821.77	589.38
244	2801 - 1500 Hornby Street	1,582	1,062.53	56.05	<b>1,118.58</b>	1,050.11	753.17
245	2802 - 1500 Hornby Street	1,582	1,062.53	56.05	<b>1,118.58</b>	1,050.11	753.17
246	2903 - 1500 Hornby Street	1,221	820.07	43.26	<b>863.33</b>	810.49	581.24
247	2904 - 1500 Hornby Street	1,238	831.49	43.86	<b>875.35</b>	821.77	589.38
248	2901 - 1500 Hornby Street	1,582	1,062.53	56.05	<b>1,118.58</b>	1,050.11	753.17
249	2902 - 1500 Hornby Street	1,582	1,062.53	56.05	<b>1,118.58</b>	1,050.11	753.17
250	3003 - 1500 Hornby Street	1,292	867.75	45.78	<b>913.53</b>	857.61	615.12
251	3004 - 1500 Hornby Street	1,309	879.17	46.38	<b>925.55</b>	868.90	623.15
252	3001 - 1500 Hornby Street	1,582	1,062.53	56.05	<b>1,118.58</b>	1,050.11	753.17
253	3002 - 1500 Hornby Street	1,582	1,062.53	56.05	<b>1,118.58</b>	1,050.11	753.17
254	3102 - 1500 Hornby Street	2,383	1,600.51	84.43	<b>1,684.94</b>	1,581.81	1,134.43
255	3101 - 1500 Hornby Street	2,383	1,600.51	84.43	<b>1,684.94</b>	1,581.81	1,134.43
256	3202 - 1500 Hornby Street	2,383	1,600.51	84.43	<b>1,684.94</b>	1,581.81	1,134.43
257	3201 - 1500 Hornby Street	2,383	1,600.51	84.43	<b>1,684.94</b>	1,581.81	1,134.43
258	3302 - 1500 Hornby Street	2,383	1,600.51	84.43	<b>1,684.94</b>	1,581.81	1,134.43
259	3301 - 1500 Hornby Street	2,383	1,600.51	84.43	<b>1,684.94</b>	1,581.81	1,134.43
<b>317,521</b>			<b>213,258.64</b>	<b>11,249.85</b>	<b>224,508.49</b>	<b>210,766.70</b>	<b>151,159.69</b>
Total Annual Strata Fees (x 12 months) =			<u>2,559,103.68</u>	<u>134,998.20</u>	<u>2,694,101.88</u>	<u>2,529,200.40</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**

Special Levy Fee Schedule

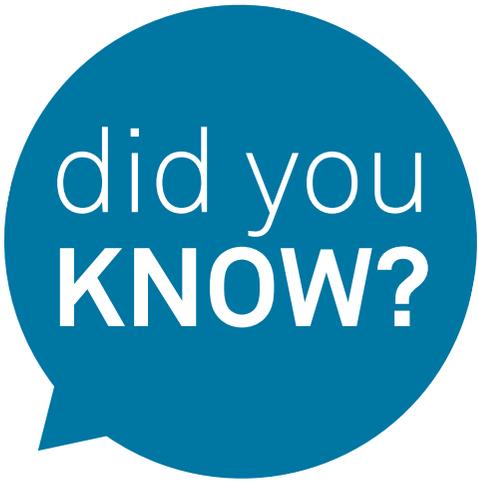
Resolution "H" - Podium Membrana Project Phase 1 - \$2,800,000

December 1, 2021 - September 1, 2022

<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit Entitlement</u>	<u>Total Amount</u>	<u>Due December 1, 2021</u>	<u>Due January 1, 2022</u>	<u>Due February 1, 2022</u>	<u>Due March 1, 2022</u>	<u>Due April 1, 2022</u>	<u>Due May 1, 2022</u>	<u>Due June 1, 2022</u>	<u>Due July 1, 2022</u>	<u>Due August 1, 2022</u>	<u>Due September 1, 2022</u>	<u>Total Payment</u>
			\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
227	2401 - 1500 Hornby Street	937	\$ 8,262.76	\$ 826.28	\$ 826.28	\$ 826.28	\$ 826.28	\$ 826.28	\$ 826.28	\$ 826.28	\$ 826.28	\$ 826.28	\$ 826.28	\$ 8,262.80
228	2502 - 1500 Hornby Street	969	\$ 8,544.95	\$ 854.50	\$ 854.50	\$ 854.50	\$ 854.50	\$ 854.50	\$ 854.50	\$ 854.50	\$ 854.50	\$ 854.50	\$ 854.50	\$ 8,545.00
229	2503 - 1500 Hornby Street	989	\$ 8,721.31	\$ 872.13	\$ 872.13	\$ 872.13	\$ 872.13	\$ 872.13	\$ 872.13	\$ 872.13	\$ 872.13	\$ 872.13	\$ 872.13	\$ 8,721.30
230	2504 - 1500 Hornby Street	937	\$ 8,262.76	\$ 826.28	\$ 826.28	\$ 826.28	\$ 826.28	\$ 826.28	\$ 826.28	\$ 826.28	\$ 826.28	\$ 826.28	\$ 826.28	\$ 8,262.80
231	2505 - 1500 Hornby Street	1,177	\$ 10,379.16	\$ 1,037.92	\$ 1,037.92	\$ 1,037.92	\$ 1,037.92	\$ 1,037.92	\$ 1,037.92	\$ 1,037.92	\$ 1,037.92	\$ 1,037.92	\$ 1,037.92	\$ 10,379.20
232	2506 - 1500 Hornby Street	1,177	\$ 10,379.16	\$ 1,037.92	\$ 1,037.92	\$ 1,037.92	\$ 1,037.92	\$ 1,037.92	\$ 1,037.92	\$ 1,037.92	\$ 1,037.92	\$ 1,037.92	\$ 1,037.92	\$ 10,379.20
233	2501 - 1500 Hornby Street	937	\$ 8,262.76	\$ 826.28	\$ 826.28	\$ 826.28	\$ 826.28	\$ 826.28	\$ 826.28	\$ 826.28	\$ 826.28	\$ 826.28	\$ 826.28	\$ 8,262.80
234	2603 - 1500 Hornby Street	1,221	\$ 10,767.16	\$ 1,076.72	\$ 1,076.72	\$ 1,076.72	\$ 1,076.72	\$ 1,076.72	\$ 1,076.72	\$ 1,076.72	\$ 1,076.72	\$ 1,076.72	\$ 1,076.72	\$ 10,767.20
235	2604 - 1500 Hornby Street	1,238	\$ 10,917.07	\$ 1,091.71	\$ 1,091.71	\$ 1,091.71	\$ 1,091.71	\$ 1,091.71	\$ 1,091.71	\$ 1,091.71	\$ 1,091.71	\$ 1,091.71	\$ 1,091.71	\$ 10,917.10
236	2601 - 1500 Hornby Street	1,582	\$ 13,950.57	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 13,950.60
237	2602 - 1500 Hornby Street	1,582	\$ 13,950.57	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 13,950.60
238	2703 - 1500 Hornby Street	1,221	\$ 10,767.16	\$ 1,076.72	\$ 1,076.72	\$ 1,076.72	\$ 1,076.72	\$ 1,076.72	\$ 1,076.72	\$ 1,076.72	\$ 1,076.72	\$ 1,076.72	\$ 1,076.72	\$ 10,767.20
239	2704 - 1500 Hornby Street	1,238	\$ 10,917.07	\$ 1,091.71	\$ 1,091.71	\$ 1,091.71	\$ 1,091.71	\$ 1,091.71	\$ 1,091.71	\$ 1,091.71	\$ 1,091.71	\$ 1,091.71	\$ 1,091.71	\$ 10,917.10
240	2701 - 1500 Hornby Street	1,582	\$ 13,950.57	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 13,950.60
241	2702 - 1500 Hornby Street	1,582	\$ 13,950.57	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 13,950.60
242	2803 - 1500 Hornby Street	1,221	\$ 10,767.16	\$ 1,076.72	\$ 1,076.72	\$ 1,076.72	\$ 1,076.72	\$ 1,076.72	\$ 1,076.72	\$ 1,076.72	\$ 1,076.72	\$ 1,076.72	\$ 1,076.72	\$ 10,767.20
243	2804 - 1500 Hornby Street	1,238	\$ 10,917.07	\$ 1,091.71	\$ 1,091.71	\$ 1,091.71	\$ 1,091.71	\$ 1,091.71	\$ 1,091.71	\$ 1,091.71	\$ 1,091.71	\$ 1,091.71	\$ 1,091.71	\$ 10,917.10
244	2801 - 1500 Hornby Street	1,582	\$ 13,950.57	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 13,950.60
245	2802 - 1500 Hornby Street	1,582	\$ 13,950.57	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 13,950.60
246	2903 - 1500 Hornby Street	1,221	\$ 10,767.16	\$ 1,076.72	\$ 1,076.72	\$ 1,076.72	\$ 1,076.72	\$ 1,076.72	\$ 1,076.72	\$ 1,076.72	\$ 1,076.72	\$ 1,076.72	\$ 1,076.72	\$ 10,767.20
247	2904 - 1500 Hornby Street	1,238	\$ 10,917.07	\$ 1,091.71	\$ 1,091.71	\$ 1,091.71	\$ 1,091.71	\$ 1,091.71	\$ 1,091.71	\$ 1,091.71	\$ 1,091.71	\$ 1,091.71	\$ 1,091.71	\$ 10,917.10
248	2901 - 1500 Hornby Street	1,582	\$ 13,950.57	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 13,950.60
249	2902 - 1500 Hornby Street	1,582	\$ 13,950.57	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 13,950.60
250	3003 - 1500 Hornby Street	1,292	\$ 11,393.26	\$ 1,139.33	\$ 1,139.33	\$ 1,139.33	\$ 1,139.33	\$ 1,139.33	\$ 1,139.33	\$ 1,139.33	\$ 1,139.33	\$ 1,139.33	\$ 1,139.33	\$ 11,393.30
251	3004 - 1500 Hornby Street	1,309	\$ 11,543.17	\$ 1,154.32	\$ 1,154.32	\$ 1,154.32	\$ 1,154.32	\$ 1,154.32	\$ 1,154.32	\$ 1,154.32	\$ 1,154.32	\$ 1,154.32	\$ 1,154.32	\$ 11,543.20
252	3001 - 1500 Hornby Street	1,582	\$ 13,950.57	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 13,950.60
253	3002 - 1500 Hornby Street	1,582	\$ 13,950.57	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 1,395.06	\$ 13,950.60
254	3102 - 1500 Hornby Street	2,383	\$ 21,014.04	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 21,014.00
255	3101 - 1500 Hornby Street	2,383	\$ 21,014.04	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 21,014.00
256	3202 - 1500 Hornby Street	2,383	\$ 21,014.04	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 21,014.00
257	3201 - 1500 Hornby Street	2,383	\$ 21,014.04	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 21,014.00
258	3302 - 1500 Hornby Street	2,383	\$ 21,014.04	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 21,014.00
259	3301 - 1500 Hornby Street	2,383	\$ 21,014.04	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 2,101.40	\$ 21,014.00
<b>317,521</b>	<b>\$ 2,800,000.05</b>	<b>\$</b>	<b>\$ 280,000.14</b>	<b>\$ 280,000.14</b>	<b>\$ 280,000.14</b>	<b>\$ 280,000.14</b>	<b>\$ 280,000.14</b>	<b>\$ 280,000.14</b>	<b>\$ 280,000.14</b>	<b>\$ 280,000.14</b>	<b>\$ 280,000.14</b>	<b>\$ 280,000.14</b>	<b>\$ 280,000.14</b>	<b>\$ 2,800,001.40</b>



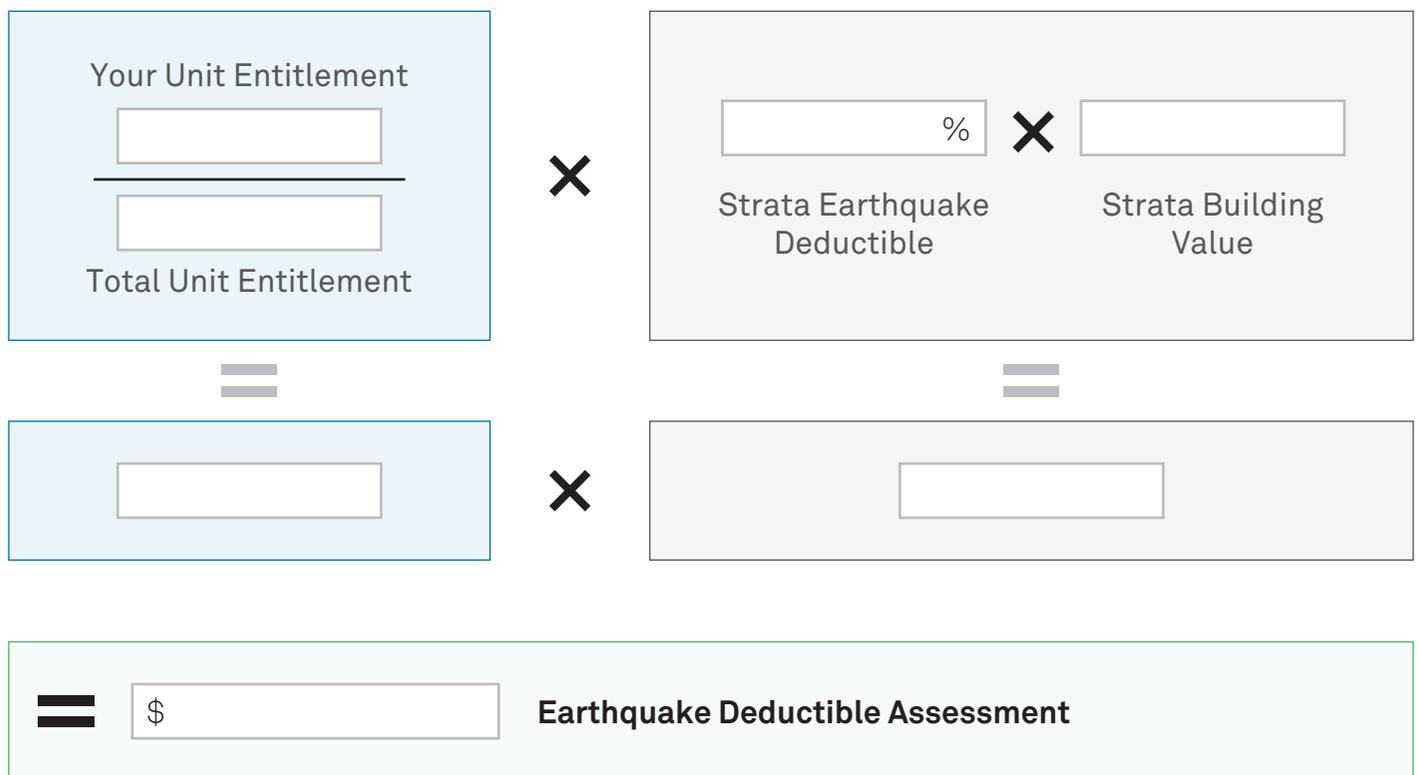
**FS Insurance  
Brokers**



## 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.*

## STRATA PLAN LMS712

### **Pre-authorized Debit (PAD) Form for Special Levy Payment(s) For Owners Currently on PAD Plan ONLY**

1. Please use this form only if you wish to pay your special levy by PAD.
2. This form must be received in our office no later than the 20<sup>th</sup> of the month, in order for us to be able to withdraw payment from your bank account on the 1<sup>st</sup> of the following month.

This service is for (please select one):      **Individual PAD**       **Business PAD**

#### PERSONAL INFORMATION

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

As an added security feature, please choose a personal password that you will provide when accessing account information by telephone up to 10 letters (e.g. mother's maiden name): \_\_\_\_\_

#### **AUTHORIZATION**

I/We are currently on the Pre-authorized Debit Plan and authorize FirstService Residential to debit the amount of the following special levy\* payment(s) from my/our bank account where my/our existing monthly strata fee is debited from. \* The special levy amount(s) is/are the amount(s) in accordance to the fee schedule(s) as approved at the AGM/SGM held on Monday, October 18, 2021.

Resolution(s)	Title of Special Levy	Special Instructions
"H" 3/4 VOTE	Levy to Fund Podium Membrane Project Phase 1	

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner's Signature

When the form is complete, mail, fax, or email to:

**FirstService Residential BC Ltd. – Accounting Department**  
#700 - 200 Granville Street, Vancouver, B.C. V6C 1S4  
Tel: 604.684.5329      Fax: 604.689.4829      Email: ar.bc@fsresidential.com



## **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 1<sup>st</sup> 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 1<sup>st</sup> 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](http://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
-------------------------------	----------------

### 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](mailto:ar.bc@fsresidential.com)

## **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](http://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.