

MEMORANDUM

TO: The Owners, Strata Plan NW 3119

DATE: June 08, 2018

FROM: May Le, Strata Manager

RE: ANNUAL GENERAL MEETING MINUTES

Attached are the minutes of the Annual General Meeting held on May 23, 2018. Please read and retain them for future reference.

STRATA FEES:

There is no increase in strata fees.

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

NEW COUNCIL:

- Carol Yap-Chung
- Danny Hui
- Miriam Wexler
- Percy Cheung
- Laurette Vital
- Francis Wu

FSRConnect™ REGISTRATION

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

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Encl.

ML/kc

**MINUTES
ANNUAL GENERAL MEETING
THE OWNERS STRATA PLAN NW 3119
QUEEN'S GATE**

***Held on Wednesday, May 23, 2018
Within the Lounge of Queen's Gate
8520/8560 General Currie Road, Richmond, BC***

The meeting was called to order at 7:00 p.m. by May Le, Strata Manager, who in agreement with the Owners, acted as Chairperson for the meeting, with the assistance of Xantha Radley, Director of Training and Development.

FirstService Residential BC Ltd. was represented by May Le, Strata Manager, Xantha Radley, Director of Training and Development, Henry Wang, Strata Manager, and Farbod Gharbi, Strata Manager.

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 222 eligible voters, 74 represents quorum in this instance. At the commencement of the meeting there were 63 eligible voters in attendance and 39 represented by proxy for a total of 102 votes represented. The quorum requirements had been achieved and the meeting proceeded.

PROOF OF NOTICE

It was noted that the Notice of Meeting, dated May 3, 2018, 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 present the "3/4 vote resolutions H to L" directly after the proposed budget for the Owners' consideration. **DEFEATED.**

It was then 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 amend the Special General Meeting minutes held on November 22, 2017 by including the discussion explaining the change from 3/4 vote resolutions to majority vote resolutions. **DEFEATED.**

It was then moved and seconded to approve the Minutes of the Special General Meeting held November 22, 2017 as previously circulated. **CARRIED.**

PRESIDENT'S REPORT

Good Evening Ladies and Gentleman of Queen's Gate,

A warm welcome to our new Members. It is a pleasure to share this evening with you at our Annual Gathering of Owners, in this beautiful setting. As some of our Owners have ventured to pursue new life adventures, our gates were opened to many Realtors who discovered the "Gem of Richmond" and marvelled at the stately, well-maintained buildings and grounds of this elegant 30-year-old complex, which we are all proud to call "Home". The compliments are, indeed, gratifying and a positive acknowledgement of the diligence, dedication, planning and teamwork of our active Strata Council, Building Manager and Strata Manager. The year has been occupied with the constant activity of planned seasonal maintenance projects along with unscheduled repair items. The following major projects were undertaken:

1. The installation of the new boiler system to efficiently provide the hot water supply to the 8520/8560 Building.
2. The resealing of the patio decks of 8500/8520, 8560/8580 has been completed along with the installation of drainage holes in some areas of 8500.
3. The renovation of the pool change rooms is in progress and will shortly be completed with the arrival of the new countertops.

As we look forward to a new year with financial stability, I wish to express sincere appreciation to all the volunteers of Queen's Gate who dedicated countless hours as Council and Committee Members in pursuit of the best interest of all Owners and our harmonious, community lifestyle. As volunteers, we offer our time unconditionally and encourage all Owners to participate in enhancing our environment with the practice of neighbourly respect, courtesy and kindness.

INSURANCE REPORT

At this point in the meeting, the Chairperson took the opportunity to advise those in attendance of the following information regarding strata lot ownership and other matters concerning the Strata Corporation.

Strata Corporation Insurance

Please refer to the Insurance Summary included with your Notice of Meeting, which outlines the insured perils, the limits of coverage and the applicable deductibles. Please note the water damage deductible for the Strata Corporation is \$15,000.

Section 149 of the *Strata Property Act* requires the Strata Corporation to have adequate full replacement value insurance for the common property, common assets, buildings shown on the Strata Plan and fixtures built or installed on a strata lot. Your Strata Corporation's insurance policy is currently held with StrataSure and is insured for a replacement value of \$62,002,000.00 based on information received from the Appraisal.

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

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

Strata Corporation Insurance Coverage

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

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

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

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

Strata Lot Owner and/or Tenant Insurance Coverage Recommendation

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

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

*****Example*****

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

**** Please note, the insurance information above relating to Tenants and rentals pertain to hardship rentals approved by the Strata Council.**

BUDGET APPROVAL

It was moved and seconded to bring the proposed operating budget(s) to the floor for discussion.

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

Quorum changed to 104

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

Owners please note: There was no increase in strata fees.

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 NW 3119, 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.

**CONSIDERATION OF 3/4 VOTE RESOLUTION "A"
WAIVER OF DEPRECIATION REPORT UPDATE**

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

WHEREAS The Owners, Strata Plan NW 3119, wish to waive the requirement to update the existing Depreciation Report otherwise required every three (3) years under Section 94 of the *Strata Property Act*;

BE IT RESOLVED by a 3/4 vote resolution of The Owners, Strata Plan NW 3119, in person or by proxy at this General Meeting that in accordance with Section 94(3) (a) of the *Strata Property Act* the requirement to update the existing Depreciation Report is hereby waived until the next Annual General Meeting.

After some discussion, the vote was called on the 3/4 vote resolution "A". The results were as follows:

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

**CONSIDERATION OF 3/4 VOTE RESOLUTION "B"
BYLAW AMENDMENT**

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

WHEREAS The Owners, Strata Plan NW 3119, pursuant to Division 2 of Part 7 of the *Strata Property Act*, S.B.C. 1998, may amend the Bylaws of their Strata Corporation;

AND WHEREAS The Owners, Strata Plan NW 3119, wish to amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a 3/4 vote resolution of The Owners, Strata Plan NW 3119, 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 #3(7), to read as follows:

3(7) *A strata lot and the common property (including limited common property) must not be used, occupied or modified for the purpose of the growing, producing, harvesting, marketing, selling or distribution of cannabis or marijuana. Storage within a strata lot or transport through common property of cannabis or marijuana is also prohibited, except for quantities less than or equal to limits specified (if any) for legal personal possession of cannabis or marijuana under relevant Canadian or BC legislation.*

By adding Bylaw #3(7), all Bylaws are hereby re-numbered sequentially.

After some discussion, the vote was called on the 3/4 vote resolution "B". The results were as follows:

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

**CONSIDERATION OF 3/4 VOTE RESOLUTION "C"
BYLAW AMENDMENT**

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 NW 3119, pursuant to Division 2 of Part 7 of the *Strata Property Act*, S.B.C. 1998, may amend the Bylaws of their Strata Corporation;

AND WHEREAS The Owners, Strata Plan NW 3119, wish to amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a 3/4 vote resolution of The Owners, Strata Plan NW 3119, 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 61, to read as follows:

61 Exemption

- (1) *The strata council may grant an exemption from the operation of a bylaw or rule in order to accommodate a disability in accordance with the BC Human Rights Code.*

By adding Bylaw #61, all Bylaws are hereby re-numbered sequentially.

After some discussion, the vote was called on the 3/4 vote resolution "C". The results were as follows:

100 IN FAVOUR, 4 OPPOSED, 0 ABSTAINED. **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "D"
BYLAW AMENDMENT**

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

WHEREAS The Owners, Strata Plan NW 3119, pursuant to Division 2 of Part 7 of the *Strata Property Act*, S.B.C. 1998, may amend the Bylaws of their Strata Corporation;

AND WHEREAS The Owners, Strata Plan NW 3119, wish to amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a 3/4 vote resolution of The Owners, Strata Plan NW 3119, 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 45.1 which presently reads as follows:

45.1 Insurance Deductibles

An owner shall indemnify and save harmless the Strata Corporation from the expenses of any maintenance, repair or replacement rendered necessary to the Common Property or to any strata lot caused by act, omission, negligence or carelessness of the owner, the owner's family or the owner's guests, employees, agents or tenants, but only to the extent that such expense is not met by the proceeds from any insurance policy. In such circumstances, and for the purposes of this Bylaw, any insurance deductible paid or amount less than the deductible payable by the Strata Corporation shall be charged to the owner and shall be added to and become part of the assessment of that owner for the month next following the date on which the expense was incurred

be amended to read as follows:

45.1 Insurance and Indemnity

- (1) *An owner is deemed to be responsible for any loss or damage caused to the common property, limited common property, common assets or to any strata lot, and/or personal injury or death, where the cause of such loss or damage originated within the owner's strata lot and the loss or damage is not covered and paid by any insurance policy.*
- (2) *An owner is also deemed to be responsible for any loss or damage to the common property, limited common property, common assets or to any strata lot, and/or personal injury or death, where the cause of such loss or damage is the result of an act, omission, negligence or carelessness of the owner, and/or owner's tenants, co-occupants, family members, employees, agents, contractors, guests or invitees and the loss or damage is not covered and paid by any insurance policy.*
- (3) *If any loss or damage deemed to be the responsibility of an owner under subsection (a) and/or (b) of this bylaw results in a claim against any insurance policy held by the strata corporation, that owner shall save harmless and indemnify, and is strictly liable to reimburse the strata corporation for the full amount of any insurance deductible, any portion of insurance coverage declined and/ or any amount by which the loss or damage exceeds the insurance coverage.*
- (4) *If any loss or damage deemed to be the responsibility of an owner under subsection (a) and or (b) of this bylaw does not exceed the insurance deductible for an insurance policy held by the strata corporation, that owner is strictly liable and shall fully indemnify and save harmless the strata corporation for any resulting expense for maintenance, repair or replacement rendered necessary, including legal costs incurred in relation to defending any claim against the strata corporation, and/ or prosecuting any claim made against the owner, such indemnity to be on a solicitor and client basis, including disbursements, expenses, taxes, filing and / or Court fees, all on a full indemnity basis.*

By amending Bylaw #45.1, all Bylaws are hereby re-numbered sequentially.

After some discussion, the vote was called on the 3/4 vote resolution "D". The results were as follows:

99 IN FAVOUR, 2 OPPOSED, 3 ABSTAINED. **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "E"
BYLAW AMENDMENT**

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

WHEREAS The Owners, Strata Plan NW 3119, pursuant to Division 2 of Part 7 of the *Strata Property Act*, S.B.C. 1998, may amend the Bylaws of their Strata Corporation;

AND WHEREAS The Owners, Strata Plan NW 3119, wish to amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a 3/4 vote resolution of The Owners, Strata Plan NW 3119, 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 49(2), which currently reads as follows:

49(2): The fee for using a guest suite per night as follows: (amended at Council Meeting 2015-09-30)

- I. Manor (Maximum 6 guests) - \$75.00*
- II. Buckingham, Sandringham (Maximum 4 guests) - \$55.00*
- III. Balmoral. Canterbury (Maximum 2 guests) - \$45.00*

be amended to read as follows:

49(2) The fee for using a guest suite per night is as follows:

- I. Manor (Maximum 6 guests) - \$90.00 (an additional \$25.00 cleaning fee applies when renting the Manor suite for less than 3 consecutive days)*
- II. Buckingham, Sandringham (Maximum 4 guests) - \$60.00*
- III. Balmoral. Canterbury (Maximum 2 guests) - \$50.00*

By amending Bylaw #49(2), all Bylaws are hereby re-numbered sequentially.

After some discussion, the vote was called on the 3/4 vote resolution "E". The results were as follows:

102 IN FAVOUR, 1 OPPOSED, 1 ABSTAINED. **CARRIED.**

Owners please note: The new guest suite charges will take effect for rentals booked as of September 1, 2018.

**CONSIDERATION OF 3/4 VOTE RESOLUTION "F"
BYLAW AMENDMENT**

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

WHEREAS The Owners, Strata Plan NW 3119, pursuant to Division 2 of Part 7 of the *Strata Property Act*, S.B.C. 1998, may amend the Bylaws of their Strata Corporation;

AND WHEREAS The Owners, Strata Plan NW 3119, wish to amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a 3/4 vote resolution of The Owners, Strata Plan NW 3119, 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 49(9), to read as follows:

49(9). Cancellation of guest suite rentals within seven (7) days of check-in date is subject to a cancellation fee of \$25.00

By adding Bylaw #49(9), all Bylaws are hereby re-numbered sequentially.

After some discussion, the vote was called on the 3/4 vote resolution "F". The results were as follows:

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

**CONSIDERATION OF 3/4 VOTE RESOLUTION "G"
BYLAW AMENDMENT**

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

WHEREAS The Owners, Strata Plan NW 3119, pursuant to Division 2 of Part 7 of the *Strata Property Act*, S.B.C. 1998, may amend the Bylaws of their Strata Corporation;

AND WHEREAS The Owners, Strata Plan NW 3119, wish to amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a 3/4 vote resolution of The Owners, Strata Plan NW 3119, 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 56(1), which currently reads as follows:

56 Games Room

- (1) *Persons under the age of nineteen (19) are not permitted to use the games room facilities at any time, unless accompanied by an adult resident.*

be amended to read as follows:

56 Games Room

- (1) *Visitors are not permitted to use the games room facilities at any time, unless accompanied by an adult resident.*

By amending Bylaw #56(1), all Bylaws are hereby re-numbered sequentially.

After some discussion, the vote was called on the 3/4 vote resolution "G". The results were as follows:

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

**CONSIDERATION OF 3/4 VOTE RESOLUTION "H"
USE OF ACCUMULATED OPERATING SURPLUS
TRANSFER TO CONTINGENCY RESERVE FUND**

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 NW 3119, have an accumulated Operating Fund Surplus of \$229,121 at the end of the March 2018 fiscal year and they would like to transfer \$50,000 to the Contingency Reserve Fund;

BE IT RESOLVED by a 3/4 vote resolution of the Owners, Strata Plan NW 3119, in person or by proxy at this General Meeting, that a maximum of \$50,000 of the accumulated Operating Fund Surplus be transferred to the Contingency Reserve Fund.

After some discussion, the vote was called on the 3/4 vote resolution "H". The results were as follows:

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

CONSIDERATION OF 3/4 VOTE RESOLUTION "I"
PARKADE GATE AND MOTOR REPLACEMENT (8560 BUILDING)

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

WHEREAS The Owners, Strata Plan NW 3119, Queen's Gate, have an Operating Fund Surplus of \$229,121 at the end of the March 2018 fiscal year and they would like to use \$13,000 of it for the purpose of replacing the parkade gate and motor at 8560 Building;

BE IT RESOLVED by a 3/4 vote resolution of The Owners, Strata Plan NW 3119, in person or by proxy at this General Meeting that a maximum of \$13,000 of the accumulated Operating Fund Surplus be used for the purpose of replacing the parkade gate and motor at 8560 Building.

After some discussion, the vote was called on the 3/4 vote resolution "I". The results were as follows:

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

CONSIDERATION OF 3/4 VOTE RESOLUTION "J"
METAL ROOF IDENTIFIED REPAIRS

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

WHEREAS The Owners, Strata Plan NW 3119, Queen's Gate, have an Operating Fund Surplus of \$229,121 at the end of the March 2018 fiscal year and they would like to use \$50,000 of it for the purpose of re-caulking all of the metal roof flashings and replacing all of the cladding screws;

BE IT RESOLVED by a 3/4 vote resolution of The Owners, Strata Plan NW 3119, in person or by proxy at this General Meeting that a maximum of \$50,000 of the accumulated Operating Fund Surplus be used for the purpose of re-caulking all of the metal roof flashings and replacing all of the cladding screws.

After some discussion, the vote was called on the 3/4 vote resolution "J". The results were as follows:

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

**CONSIDERATION OF 3/4 VOTE RESOLUTION “K”
COMMERCIAL RECUMBENT BIKE**

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

WHEREAS The Owners, Strata Plan NW 3119, Queen’s Gate, have an Operating Fund Surplus of \$229,121 at the end of the March 2018 fiscal year and they would like to use \$3,000 of it for the purpose of purchasing a commercial recumbent bike for the gym;

BE IT RESOLVED by a 3/4 vote resolution of The Owners, Strata Plan NW 3119, in person or by proxy at this General Meeting that a maximum of \$3,000 of the accumulated Operating Fund Surplus be used for the purpose of purchasing a commercial recumbent bike for the gym.

After some discussion, the vote was called on the 3/4 vote resolution “K”. The results were as follows:

62 IN FAVOUR, 38 OPPOSED, 4 ABSTAINED. **DEFEATED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION “L”
ELEVATOR PANEL UPGRADE (8580 BUILDING)**

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

WHEREAS The Owners, Strata Plan NW 3119, Queen’s Gate wish to upgrade the elevator panel at 8580 Building;

BE IT RESOLVED by a 3/4 vote resolution of The Owners, Strata Plan NW 3119, Queen’s Gate, in person or by proxy at this General Meeting that a sum of money not exceeding \$20,000 be raised and spent for the purpose of upgrading the elevator panel at 8580 Building, such expenditure to be charged against the Contingency Reserve Fund.

After some discussion, the vote was called on the 3/4 vote resolution “L”. The results were as follows:

100 IN FAVOUR, 0 OPPOSED, 4 ABSTAINED. **CARRIED.**

ELECTION OF COUNCIL

The Chairperson advised that under the Bylaws of the Strata Corporation the Council must consist of a minimum of 3 to a maximum of 7. 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:

- Carol Yap-Chung
- Danny Hui
- Miriam Wexler
- Percy Cheung
- Laurette Vital
- Francis Wu

Hearing no objections, the above-noted were elected by majority vote.

GENERAL DISCUSSION

The following items were brought forward for the new Council to discuss for the remaining 2018/2019 fiscal year:

- Request for a lower Strata water damage deductible,
- Request to have the trees on the southside of 8520/8560 Buildings to be pruned a certain way,
- Request for more snow removal services during the winter,
- Clarification on Owner's and Strata's responsibility regarding water damage that falls below the Strata's deductible,
- Request for information to be distributed to Owners regarding in-suite cautions and preventative maintenance,
- Request that notices not be posted directly on the painted walls with scotch tape,
- Request better communication between the Owners and the Strata Manager/Council,
- Request to relocate the organics bins due to odour,
- Request to address the food odours emanating through the vents, and
- Report on white flies spreading due to the dying bushes on the exterior grounds.

The Emergency Response Committee took the time to thank Malcolm Davies, Fay Leung, and Ernie Leung for their contribution to the Committee as they have now resigned.

TERMINATION OF MEETING

There being no further business, it was moved to terminate the meeting at 9:20 p.m. **CARRIED.**

FirstService Residential BC Ltd.



May Le
Strata Manager
Per the Owners
Strata Plan NW 3119

ML/kc

Email: May.le@fsresidential.com
Direct Line: 604.601.6404
General: 604.683.8900 (24 hours emergencies)
Customer Care Centre: 1.855.273.1967 (24 hours non-emergency)
www.fsresidential.com

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

FIRSTSERVICE OFFERS CONVENIENCE!

1. ***Pre-Authorized Debit Payment (PAD)***

For Owners who wish to enroll in our PAD for the 1st time, a copy of our PAD Agreement can be downloaded from our website at www.fsresidential.com under the “Forms” section.

2. ***Online/Telephone Banking***

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

I'M INTERESTED, HOW DO I DO THIS?

1. Go to bill payment option and set up “**FirstService Residential (Strata)**” as a vendor.
2. You will be required to provide your FirstService personally assigned unique reference number (without dashes or spaces). This number can be found in your FirstService correspondence.
3. Enter your payment amount and payment date. You should also be able to set this up as a recurring payment every month.

WHEN SHOULD I MAKE MY PAYMENTS?

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

NW 3119 - QUEEN'S GATE

Approved Annual Budget Apr 01, 2018 to Mar 31, 2019

<u>A/C Description</u>	<u>Approved 2018/2019 Budget</u> \$
<u>INCOME</u>	
<u>STRATA FEES</u>	
4002 Operating Fund Contribution	884,092
4003 Contingency Fund Contribution	60,000
TOTAL STRATA FEES	<hr/> 944,092
4523 Bylaw / Late Payment Fine	--
4543 Common Room / Guest Suite Income	30,000
4589 Facility / Lounge Income	2,500
4640 Interest Income	2,000
4660 Key	1,000
4700 Miscellaneous Income	--
4702 Move In / Move Out Fee	1,000
4720 Parking	5,000
4782 Prior Year Surplus / (Deficit)	--
TOTAL INCOME	<hr/> 985,592
<u>EXPENSES</u>	
<u>GENERAL EXPENSES</u>	
5015 Audit	6,000
5019 Appraisal	750
5219 Building Manager	46,000
5400 Cable / Communications	3,000
5457 Computer / Office Equipments	2,500
5718 Employee Benefits	2,400
6017 Guest Suite	4,500
6300 Insurance	121,597
6402 Janitorial Services	21,500
6504 Legal Fees	1,000
6700 Management Fees	55,494
6705 Miscellaneous	3,000
7047 Photocopy & Miscellaneous	3,500
7235 Relief Manager	11,000

NW 3119 - QUEEN'S GATE

Approved Annual Budget Apr 01, 2018 to Mar 31, 2019

<u>A/C Description</u>	<u>Approved 2018/2019 Budget</u> \$
7449 Strata Contribution	6,000
7704 Uninsured Loss	2,000
TOTAL GENERAL EXPENSES	290,241

BUILDING & GROUND EXPENSES

5705 Electricity	54,000
5715 Elevator Maintenance	19,000
5725 Enterphone	1,500
5905 Fountain Repair	2,000
5918 Fire Equipment	40,000
6001 Garbage Removal	19,500
6005 Gas	150,000
6030 Garage Security Door	2,000
6204 HVAC Maintenance	10,000
6306 Irrigation System	5,000
6510 Locks and Keys	1,500
6511 Landscaping	41,450
7008 Parking Lot Maintenance	5,000
7031 Plumbing Repairs	15,000
7056 Pool / Sauna	5,000
7246 Repair - Exterior	40,000
7247 Repair - Interior	50,000
7258 Roof Maintenance / Repairs	10,000
7415 Snow Removal	5,000
7423 Supplies	5,000
7607 Tree Maintenance	6,500
7850 Water / Sewer	130,000
7853 Water Purification	2,901
7856 Window Repairs	7,500

TOTAL BUILDING & GROUND EXPENSES	627,851
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REC. CENTRE EXPENSES

7201 Recreation Facilities / Amenity - Chemicals	1,500
7208 Recreation Facilities / Amenity - Furniture / Equi	3,000
7214 Recreation Facilities / Amenity - Mechanical	3,000

NW 3119 - QUEEN'S GATE

Approved Annual Budget
Apr 01, 2018 to Mar 31, 2019

<u>A/C Description</u>	<u>Approved 2018/2019 Budget</u> \$
TOTAL REC. CENTRE EXPENSES	7,500
9010 Reserve - Contingency Fund	60,000
TOTAL EXPENSES	985,592
CURRENT YR NET SURPLUS/(DEFICIT)	--
9990 Operating Surplus (Deficit) Balance Forward	228,620
9995 Transfer Surplus to CRF	(50,000)
9996 Transfer Surplus to Other Reserve	(63,000)
ENDING OP SURPLUS/(DEFICIT)	115,620

NW 3119 - QUEEN'S GATE
Approved Strata Fee Schedule
Apr 01, 2018 to Mar 31, 2019

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	100 - 8520 General Currie	STRATA STE.	-	-	-	-	-
2	101 - 8560 General Currie	1115	353.18	23.97	377.15	377.15	-
3	103 - 8560 General Currie	732	231.86	15.74	247.60	247.60	-
4	105 - 8560 General Currie	1170	370.60	25.15	395.75	395.75	-
5	106 - 8560 General Currie	1170	370.60	25.15	395.75	395.75	-
6	107 - 8560 General Currie	732	231.86	15.74	247.60	247.60	-
7	109 - 8560 General Currie	998	316.12	21.45	337.57	337.57	-
8	111 - 8560 General Currie	1153	365.21	24.79	390.00	390.00	-
9	113 - 8560 General Currie	1118	354.13	24.03	378.16	378.16	-
10	115 - 8520 General Currie	1018	322.46	21.88	344.34	344.34	-
11	117 - 8520 General Currie	1122	355.39	24.12	379.51	379.51	-
12	119 - 8520 General Currie	1153	365.21	24.79	390.00	390.00	-
13	121 - 8520 General Currie	998	316.12	21.45	337.57	337.57	-
14	123 - 8520 General Currie	732	231.86	15.74	247.60	247.60	-
15	124 - 8520 General Currie	1170	370.60	25.15	395.75	395.75	-
16	125 - 8520 General Currie	1170	370.60	25.15	395.75	395.75	-
17	127 - 8520 General Currie	732	231.86	15.74	247.60	247.60	-
18	129 - 8520 General Currie	1115	353.18	23.97	377.15	377.15	-
19	128 - 8520 General Currie	1059	335.44	22.76	358.20	358.20	-
20	126 - 8520 General Currie	1282	406.07	27.56	433.63	433.63	-
21	122 - 8520 General Currie	743	235.35	15.97	251.32	251.32	-
22	120 - 8520 General Currie	757	239.78	16.27	256.05	256.05	-
23	118 - 8520 General Currie	1036	328.15	22.27	350.42	350.42	-
24	116 - 8520 General Currie	1180	373.76	25.37	399.13	399.13	-

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NW 3119 - QUEEN'S GATE
Approved Strata Fee Schedule
Apr 01, 2018 to Mar 31, 2019

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Monthly Difference * \$
25	114 - 8560 General Currie	1181	374.08	25.39	399.47	399.47	-
26	112 - 8560 General Currie	1035	327.84	22.25	350.09	350.09	-
27	110 - 8560 General Currie	757	239.78	16.27	256.05	256.05	-
28	108 - 8560 General Currie	743	235.35	15.97	251.32	251.32	-
29	104 - 8560 General Currie	1282	406.07	27.56	433.63	433.63	-
30	102 - 8560 General Currie	1036	328.15	22.27	350.42	350.42	-
31	201 - 8560 General Currie	1149	363.95	24.70	388.65	388.65	-
32	203 - 8560 General Currie	732	231.86	15.74	247.60	247.60	-
33	205 - 8560 General Currie	1152	364.90	24.76	389.66	389.66	-
34	206 - 8560 General Currie	1170	370.60	25.15	395.75	395.75	-
35	207 - 8560 General Currie	732	231.86	15.74	247.60	247.60	-
36	209 - 8560 General Currie	998	316.12	21.45	337.57	337.57	-
37	211 - 8560 General Currie	1153	365.21	24.79	390.00	390.00	-
38	213 - 8560 General Currie	1122	355.39	24.12	379.51	379.51	-
39	215 - 8560 General Currie	1021	323.40	21.95	345.35	345.35	-
40	217 - 8520 General Currie	1018	322.46	21.88	344.34	344.34	-
41	219 - 8520 General Currie	1122	355.39	24.12	379.51	379.51	-
42	221 - 8520 General Currie	1153	365.21	24.79	390.00	390.00	-
43	223 - 8520 General Currie	998	316.12	21.45	337.57	337.57	-
44	225 - 8520 General Currie	732	231.86	15.74	247.60	247.60	-
45	226 - 8520 General Currie	1170	370.60	25.15	395.75	395.75	-
46	227 - 8520 General Currie	1152	364.90	24.76	389.66	389.66	-
47	229 - 8520 General Currie	732	231.86	15.74	247.60	247.60	-
48	231 - 8520 General Currie	1115	353.18	23.97	377.15	377.15	-

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NW 3119 - QUEEN'S GATE
Approved Strata Fee Schedule
Apr 01, 2018 to Mar 31, 2019

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Monthly Difference * \$
49	230 - 8520 General Currie	1059	335.44	22.76	358.20	358.20	-
50	228 - 8520 General Currie	1282	406.07	27.56	433.63	433.63	-
51	224 - 8520 General Currie	743	235.35	15.97	251.32	251.32	-
52	222 - 8520 General Currie	757	239.78	16.27	256.05	256.05	-
53	220 - 8520 General Currie	1024	324.36	22.01	346.37	346.37	-
54	218 - 8520 General Currie	1180	373.76	25.37	399.13	399.13	-
55	216 - 8560 General Currie	993	314.53	21.35	335.88	335.88	-
56	214 - 8560 General Currie	1181	374.08	25.39	399.47	399.47	-
57	212 - 8560 General Currie	1017	322.14	21.86	344.00	344.00	-
58	210 - 8560 General Currie	757	239.78	16.27	256.05	256.05	-
59	208 - 8560 General Currie	743	235.35	15.97	251.32	251.32	-
60	204 - 8560 General Currie	1282	406.07	27.56	433.63	433.63	-
61	202 - 8560 General Currie	1075	340.51	23.11	363.62	363.62	-
62	301 - 8560 General Currie	1005	318.34	21.60	339.94	339.94	-
63	304 - 8560 General Currie	1074	340.19	23.09	363.28	363.28	-
64	305 - 8560 General Currie	1170	370.60	25.15	395.75	395.75	-
65	306 - 8560 General Currie	732	231.86	15.74	247.60	247.60	-
66	308 - 8560 General Currie	998	316.12	21.45	337.57	337.57	-
67	310 - 8560 General Currie	1153	365.21	24.79	390.00	390.00	-
68	312 - 8560 General Currie	1127	356.97	24.23	381.20	381.20	-
69	314 - 8560 General Currie	1021	323.40	21.95	345.35	345.35	-
70	316 - 8520 General Currie	1018	322.46	21.88	344.34	344.34	-
71	318 - 8520 General Currie	1122	355.39	24.12	379.51	379.51	-
72	320 - 8520 General Currie	1153	365.21	24.79	390.00	390.00	-

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NW 3119 - QUEEN'S GATE
Approved Strata Fee Schedule
Apr 01, 2018 to Mar 31, 2019

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Monthly Difference * \$
73	322 - 8520 General Currie	998	316.12	21.45	337.57	337.57	-
74	324 - 8520 General Currie	732	231.86	15.74	247.60	247.60	-
75	325 - 8520 General Currie	1170	370.60	25.15	395.75	395.75	-
76	326 - 8520 General Currie	1074	340.19	23.09	363.28	363.28	-
77	329 - 8520 General Currie	1005	318.34	21.60	339.94	339.94	-
78	328 - 8520 General Currie	1034	327.52	22.23	349.75	349.75	-
79	327 - 8520 General Currie	1282	406.07	27.56	433.63	433.63	-
80	323 - 8520 General Currie	743	235.35	15.97	251.32	251.32	-
81	321 - 8520 General Currie	757	239.78	16.27	256.05	256.05	-
82	319 - 8520 General Currie	1034	327.52	22.23	349.75	349.75	-
83	317 - 8520 General Currie	1180	373.76	25.37	399.13	399.13	-
84	315 - 8560 General Currie	983	311.37	21.13	332.50	332.50	-
85	313 - 8560 General Currie	1181	374.08	25.39	399.47	399.47	-
86	311 - 8560 General Currie	1036	328.15	22.27	350.42	350.42	-
87	309 - 8560 General Currie	757	239.78	16.27	256.05	256.05	-
88	307 - 8560 General Currie	743	235.35	15.97	251.32	251.32	-
89	303 - 8560 General Currie	1282	406.07	27.56	433.63	433.63	-
90	302 - 8560 General Currie	1034	327.52	22.23	349.75	349.75	-
91	101 - 8500 General Currie	751	237.88	16.14	254.02	254.02	-
92	102 - 8500 General Currie	732	231.86	15.74	247.60	247.60	-
93	103 - 8500 General Currie	1305	413.36	28.05	441.41	441.41	-
94	104 - 8500 General Currie	1047	331.64	22.51	354.15	354.15	-
95	105 - 8500 General Currie	1144	362.37	24.59	386.96	386.96	-
96	106 - 8500 General Currie	1393	441.24	29.94	471.18	471.18	-

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NW 3119 - QUEEN'S GATE
Approved Strata Fee Schedule
Apr 01, 2018 to Mar 31, 2019

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Monthly Difference * \$
97	107 - 8500 General Currie	730	231.23	15.69	246.92	246.92	-
98	108 - 8500 General Currie	991	313.90	21.30	335.20	335.20	-
99	109 - 8500 General Currie	1299	411.46	27.92	439.38	439.38	-
100	110 - 8500 General Currie	1362	431.41	29.28	460.69	460.69	-
101	111 - 8500 General Currie	756	239.47	16.25	255.72	255.72	-
102	112 - 8500 General Currie	1079	341.78	23.19	364.97	364.97	-
103	113 - 8500 General Currie	1079	341.78	23.19	364.97	364.97	-
104	114 - 8500 General Currie	1237	391.82	26.59	418.41	418.41	-
105	115 - 8500 General Currie	1369	433.63	29.43	463.06	463.06	-
106	116 - 8500 General Currie	1369	433.63	29.43	463.06	463.06	-
107	117 - 8500 General Currie	1340	424.44	28.81	453.25	453.25	-
108	118 - 8500 General Currie	1400	443.45	30.10	473.55	473.55	-
109	119 - 8500 General Currie	1407	445.66	30.25	475.91	475.91	-
110	120 - 8500 General Currie	1048	331.95	22.53	354.48	354.48	-
111	121 - 8500 General Currie	1286	407.35	27.64	434.99	434.99	-
112	201 - 8500 General Currie	751	237.88	16.14	254.02	254.02	-
113	202 - 8500 General Currie	732	231.86	15.74	247.60	247.60	-
114	203 - 8500 General Currie	1305	413.36	28.05	441.41	441.41	-
115	204 - 8500 General Currie	1047	331.64	22.51	354.15	354.15	-
116	205 - 8500 General Currie	1144	362.37	24.59	386.96	386.96	-
117	206 - 8500 General Currie	1393	441.24	29.94	471.18	471.18	-
118	207 - 8500 General Currie	730	231.23	15.69	246.92	246.92	-
119	208 - 8500 General Currie	991	313.90	21.30	335.20	335.20	-
120	209 - 8500 General Currie	1299	411.46	27.92	439.38	439.38	-

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NW 3119 - QUEEN'S GATE
Approved Strata Fee Schedule
Apr 01, 2018 to Mar 31, 2019

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	210 - 8500 General Currie	1362	431.41	29.28	460.69	460.69	-
122	211 - 8500 General Currie	756	239.47	16.25	255.72	255.72	-
123	212 - 8500 General Currie	1079	341.78	23.19	364.97	364.97	-
124	213 - 8500 General Currie	1079	341.78	23.19	364.97	364.97	-
125	214 - 8500 General Currie	1237	391.82	26.59	418.41	418.41	-
126	215 - 8500 General Currie	1369	433.63	29.43	463.06	463.06	-
127	216 - 8500 General Currie	1369	433.63	29.43	463.06	463.06	-
128	217 - 8500 General Currie	1363	431.73	29.30	461.03	461.03	-
129	218 - 8500 General Currie	1400	443.45	30.10	473.55	473.55	-
130	219 - 8500 General Currie	1407	445.66	30.25	475.91	475.91	-
131	220 - 8500 General Currie	1048	331.95	22.53	354.48	354.48	-
132	221 - 8500 General Currie	1286	407.35	27.64	434.99	434.99	-
133	301 - 8500 General Currie Road	751	237.88	16.14	254.02	254.02	-
134	302 - 8500 General Currie	732	231.86	15.74	247.60	247.60	-
135	303 - 8500 General Currie	1305	413.36	28.05	441.41	441.41	-
136	304 - 8500 General Currie	1047	331.64	22.51	354.15	354.15	-
137	305 - 8500 General Currie	1000	316.75	21.50	338.25	338.25	-
138	306 - 8500 General Currie	1101	348.74	23.67	372.41	372.41	-
139	308 - 8500 General Currie	1024	324.36	22.01	346.37	346.37	-
140	309 - 8500 General Currie	1299	411.46	27.92	439.38	439.38	-
141	310 - 8500 General Currie	1375	435.53	29.56	465.09	465.09	-
142	311 - 8500 General Currie	756	239.47	16.25	255.72	255.72	-
143	312 - 8500 General Currie	1079	341.78	23.19	364.97	364.97	-
144	313 - 8500 General Currie	1079	341.78	23.19	364.97	364.97	-

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NW 3119 - QUEEN'S GATE
Approved Strata Fee Schedule
Apr 01, 2018 to Mar 31, 2019

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Monthly Difference * \$
145	314 - 8500 General Currie	1237	391.82	26.59	418.41	418.41	-
146	315 - 8500 General Currie	1372	434.59	29.49	464.08	464.08	-
147	316 - 8500 General Currie	1372	434.59	29.49	464.08	464.08	-
148	317 - 8500 General Currie	1377	436.17	29.60	465.77	465.77	-
149	318 - 8500 General Currie	1231	389.92	26.46	416.38	416.38	-
150	319 - 8500 General Currie	1238	392.14	26.61	418.75	418.75	-
151	320 - 8500 General Currie	1048	331.95	22.53	354.48	354.48	-
152	321 - 8500 General Currie	1286	407.35	27.64	434.99	434.99	-
153	101 - 8580 General Currie	744	235.67	15.99	251.66	251.66	-
154	102 - 8580 General Currie	733	232.18	15.76	247.94	247.94	-
155	103 - 8580 General Currie	1258	398.48	27.04	425.52	425.52	-
156	104 - 8580 General Currie	1054	333.85	22.66	356.51	356.51	-
157	105 - 8580 General Currie	1151	364.58	24.74	389.32	389.32	-
158	106 - 8580 General Currie	792	250.86	17.03	267.89	267.89	-
159	107 - 8580 General Currie	733	232.18	15.76	247.94	247.94	-
160	108 - 8580 General Currie	733	232.18	15.76	247.94	247.94	-
161	109 - 8580 General Currie	744	235.67	15.99	251.66	251.66	-
162	110 - 8580 General Currie	1039	329.10	22.34	351.44	351.44	-
163	111 - 8580 General Currie	743	235.35	15.97	251.32	251.32	-
164	112 - 8580 General Currie	961	304.40	20.66	325.06	325.06	-
165	113 - 8580 General Currie	750	237.57	16.12	253.69	253.69	-
166	114 - 8580 General Currie	1069	338.61	22.98	361.59	361.59	-
167	115 - 8580 General Currie	1089	344.94	23.41	368.35	368.35	-
168	116 - 8580 General Currie	1242	393.40	26.70	420.10	420.10	-

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NW 3119 - QUEEN'S GATE
Approved Strata Fee Schedule
Apr 01, 2018 to Mar 31, 2019

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Monthly Difference * \$
169	117 - 8580 General Currie	1356	429.51	29.15	458.66	458.66	-
170	118 - 8580 General Currie	1367	432.99	29.39	462.38	462.38	-
171	119 - 8580 General Currie	736	233.13	15.82	248.95	248.95	-
172	120 - 8580 General Currie	730	231.23	15.69	246.92	246.92	-
173	121 - 8580 General Currie	1229	389.29	26.42	415.71	415.71	-
174	122 - 8580 General Currie	1254	397.20	26.96	424.16	424.16	-
175	123 - 8580 General Currie	1053	333.53	22.64	356.17	356.17	-
176	124 - 8580 General Currie	1270	402.27	27.30	429.57	429.57	-
177	201 - 8580 General Currie	744	235.67	15.99	251.66	251.66	-
178	202 - 8580 General Currie	733	232.18	15.76	247.94	247.94	-
179	203 - 8580 General Currie	1258	398.48	27.04	425.52	425.52	-
180	204 - 8580 General Currie	1054	333.85	22.66	356.51	356.51	-
181	205 - 8580 General Currie	1151	364.58	24.74	389.32	389.32	-
182	206 - 8580 General Currie	792	250.86	17.03	267.89	267.89	-
183	207 - 8580 General Currie	733	232.18	15.76	247.94	247.94	-
184	208 - 8580 General Currie	733	232.18	15.76	247.94	247.94	-
185	209 - 8580 General Currie	744	235.67	15.99	251.66	251.66	-
186	210 - 8580 General Currie	1039	329.10	22.34	351.44	351.44	-
187	211 - 8580 General Currie	743	235.35	15.97	251.32	251.32	-
188	212 - 8580 General Currie	961	304.40	20.66	325.06	325.06	-
189	213 - 8580 General Currie	750	237.57	16.12	253.69	253.69	-
190	214 - 8580 General Currie	1069	338.61	22.98	361.59	361.59	-
191	215 - 8580 General Currie	1089	344.94	23.41	368.35	368.35	-
192	216 - 8580 General Currie	1242	393.40	26.70	420.10	420.10	-

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NW 3119 - QUEEN'S GATE
Approved Strata Fee Schedule
Apr 01, 2018 to Mar 31, 2019

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Monthly Difference * \$
193	217 - 8580 General Currie	1356	429.51	29.15	458.66	458.66	-
194	218 - 8580 General Currie	1367	432.99	29.39	462.38	462.38	-
195	219 - 8580 General Currie	736	233.13	15.82	248.95	248.95	-
196	220 - 8580 General Currie	847	268.29	18.21	286.50	286.50	-
197	221 - 8580 General Currie	1229	389.29	26.42	415.71	415.71	-
198	222 - 8580 General Currie	1254	397.20	26.96	424.16	424.16	-
199	223 - 8580 General Currie	1053	333.53	22.64	356.17	356.17	-
200	224 - 8580 General Currie	1270	402.27	27.30	429.57	429.57	-
201	301 - 8580 General Currie	744	235.67	15.99	251.66	251.66	-
202	302 - 8580 General Currie	733	232.18	15.76	247.94	247.94	-
203	303 - 8580 General Currie	1258	398.48	27.04	425.52	425.52	-
204	304 - 8580 General Currie	1054	333.85	22.66	356.51	356.51	-
205	305 - 8580 General Currie	1151	364.58	24.74	389.32	389.32	-
206	306 - 8580 General Currie	1160	367.43	24.94	392.37	392.37	-
207	308 - 8580 General Currie	1105	350.01	23.75	373.76	373.76	-
208	310 - 8580 General Currie	1039	329.10	22.34	351.44	351.44	-
209	311 - 8580 General Currie	743	235.35	15.97	251.32	251.32	-
210	312 - 8580 General Currie	974	308.51	20.94	329.45	329.45	-
211	313 - 8580 General Currie	750	237.57	16.12	253.69	253.69	-
212	314 - 8580 General Currie	1069	338.61	22.98	361.59	361.59	-
213	315 - 8580 General Currie	1089	344.94	23.41	368.35	368.35	-
214	316 - 8580 General Currie	1242	393.40	26.70	420.10	420.10	-
215	317 - 8580 General Currie	1363	431.73	29.30	461.03	461.03	-
216	318 - 8580 General Currie	1373	434.90	29.51	464.41	464.41	-

**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.*

NW 3119 - QUEEN'S GATE
Approved Strata Fee Schedule
Apr 01, 2018 to Mar 31, 2019

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Monthly Difference * \$
217	319 - 8580 General Currie	736	233.13	15.82	248.95	248.95	-
218	320 - 8580 General Currie	847	268.29	18.21	286.50	286.50	-
219	321 - 8580 General Currie	1229	389.29	26.42	415.71	415.71	-
220	322 - 8580 General Currie	1254	397.20	26.96	424.16	424.16	-
221	323 - 8580 General Currie	1053	333.53	22.64	356.17	356.17	-
222	324 - 8580 General Currie	1270	402.27	27.30	429.57	429.57	-
			232,594	73,674.40	4,999.99	78,674.39	-
Total Annual Strata Fees (x 12 months) =			884,092.80	59,999.88	944,092.68	944,092.68	

**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.*