



MEMORANDUM

TO: The Owners, Strata Plan NW 3119

DATE: June 21, 2019

FROM: May Le, Strata Manager

RE: ANNUAL GENERAL MEETING MINUTES

Attached are the minutes of the Annual General Meeting held on June 4, 2019. Please read and retain them for future reference.

STRATA FEES:

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

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
- Francis Wu
- Laurette Vital
- Miriam Wexler
- Percy Cheung
- Brian Katz

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. For those Owners who have already signed up to **FSRConnect**™ you may access the website at <http://bc.fsrconnect.ca/nw3119>

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Encl.

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

***Held on Tuesday, June 4, 2019
Within Lounge of Queen's Gate
8520/8560 General Currie Rd., Richmond, BC***

The meeting was called to order at 7:00 p.m. by May Le, Strata Manager.

FirstService Residential BC Ltd. was represented by May Le.

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 74 eligible voters in attendance and 35 represented by proxy for a total of 109 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 15, 2019, complied with the notice requirements of the *Strata Property Act* and that the most recently approved financial statements had been received.

APPROVAL OF AGENDA

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

APPROVAL OF GENERAL MEETING MINUTES

It was moved and seconded to approve the Minutes of the Annual General Meeting held May 23, 2018 as previously circulated. **CARRIED.**

PRESIDENT'S REPORT

Ladies and Gentlemen of Queen's Gate,

It is my pleasure to share this evening with you at our 2019 Annual General Meeting. Another year has quickly flown and, along with our beloved Queen's Gate, we have also grown better and wiser.

I am Carol Yap-Chung, President of your Strata Council which is comprised of six volunteers of diverse skills, culture and language. Over the years we have worked together cohesively and devoted countless hours to the welfare of our Queen's Gate community. The saying "volunteers are the heart of a community", aptly describes the volunteers of our Strata Council, Social Committee and Garden Committee. We also have many social activities organized by Owners –

The Knitting Club, Exercise Group, Tai Chi, Meditation and Karaoke. Sincere thanks and appreciation to all for your tireless efforts and a "job well done".

As we move forward, we encourage the participation of new volunteers to re-activate the block watch, emergency response and building committees. Our thanks and appreciation to May Le and Peter Chan of our Strata Property Management for their assistance and guidance.

As Queen's Gate matures and approaches her third decade, she enters the "Smart" and "Q" era of technology which presents challenges as we attempt to interface 'new' with existing 'old' wires. This became obvious with the failure of the original enterphone system at the main gate and entrances to our four lobbies. Repairs were not an option as the components no longer exist. An upgrade to a modern system was required, utilising the existing electrical wires. The communications company, Viscount, persisted with the many obstacles presented by the incompatibility issues of the old and new wiring system and were eventually successful in their endeavour to produce an efficient system. A period of frustration was experienced by the installers and Owners until the "bugs" were ironed out successfully. An abundance of patience and resilience was required by all. In addition to the enterphone system, the following maintenance projects were successfully completed:

- Resurfacing the decks above parkades. The puddle-free parkade floors are a positive improvement. Previously, during rain and snow, there were leaks from the parkade ceiling.
- The 8560 parkade was fitted with a new gate and motor.
- The main entrance gate received an upgrade of new arms and cylinders for increased efficiency.

As we admire the view of the majestic archway, elegant fountain and beautiful gardens, we are proud to call Queen's Gate "home". The Collaborative effort of the new Garden Committee and Council resulted in a revised method of landscape management with Master Gardener, Jill Wright, being responsible for the flower planting and M & V Landscaping for the grass areas and hedges. Our thanks to David Richardson and Val Chuy for their efforts. Val is in the process of producing a chart to identify the trees with numerical tags.

Thanks to all our Owners for your support and patience as we strive to keep Queen's Gate beautiful.

CONSIDERATION OF MAJORITY VOTE RESOLUTION RATIFICATION OF RULES

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

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

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

BE IT RESOLVED that THE OWNERS, STRATA PLAN NW 3119, in person or by proxy at this General Meeting ratify by a majority vote at this general meeting the following Rule:

1. *User Fees:*
 - (a) *Any vehicle that uses a common area plug will be charged \$30.00 a month, for electrical charging of electrical vehicles using common area electrical outlets, payable in advance.*

Quorum changed to 115

After some discussion, it was moved and seconded to amend the Rule to read as follows:

1. *User Fees:*
 - (a) *Any vehicle that uses a common area plug will be charged **\$15.00** a month, for electrical charging of electrical vehicles using common area electrical outlets, payable in advance.*

The vote was called on the majority vote to approve the amendment of the Rule. **CARRIED.**

It was then moved and seconded, by a majority vote, to ratify the Rule, as amended. **CARRIED.**

INSURANCE REPORT

At this point in the meeting, the Strata Manager 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 \$20,000.

Section 149 of the *Strata Property Act* requires the Strata Corporation to have adequate full replacement value insurance for the common property, common assets, buildings shown on the Strata Plan and fixtures built or installed on a strata lot. Your Strata Corporation's insurance policy is currently held with Hub International and is insured for a replacement value of \$66,342,000 based on information received from the Appraisal.

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

have to move out of their suites during a major loss, and **loss of rental coverage** is recommended for those individuals who rent out their units for investment purposes.

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

Strata Corporation Insurance Coverage

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

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

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

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

Strata Lot Owner and/or Tenant Insurance Coverage Recommendation

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

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

*****Example*****

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

BUDGET APPROVAL

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

Quorum changed to 116

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

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

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

The following statistics were prepared by the Council Treasurer to clarify how the gas plant explosion impacted the last fiscal year's financial picture:

The operating surplus ending balance of fiscal year 2017-2018	\$229,121
AGM approved transfer of operating surplus to CRF	50,000
AGM approved transfer of operating surplus to fund some projects	63,000
The operating surplus opening balance in fiscal year 2018-2019	116,121
The operating surplus at the end of the fiscal year 2018-2019	8,300
Amount from operating surplus used up to cover last fiscal year's over-expenditure	\$107,821

Last fiscal year's gas expenses were over budget by	\$139,660
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If last fiscal year's gas expenditure was on budget, we should have a current year net surplus of	\$31,839
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and an ending surplus (before transfers to CRF and other reserves)	\$147,960
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PAYMENT OPTIONS (MONTHLY STRATA FEES ONLY):

- **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.
- **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.
- **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.

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 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 3/4 Resolution "A". The results were as follows:

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

3/4 VOTE RESOLUTION "B"
ENTERPHONE REPLACEMENT – CRF EMERGENCY EXPENDITURE

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

WHEREAS Section 96 of the *Strata Property Act* states that a Strata Corporation must not spend money from the Contingency Reserve Fund unless first approved by a 3/4 vote resolution at an Annual or Special General Meeting, or authorized under Section 98(3);

AND WHEREAS The Owners, Strata Plan NW 3119, were faced with an emergency expenditure to ensure safety or prevent significant loss or damage, whether physical or otherwise;

BE IT RESOLVED that THE OWNERS, STRATA PLAN NW 3119, in person or by proxy at this General Meeting ratify the emergency expense from the Contingency Reserve Fund in the amount of \$17,470.66 to attend to the replacement of all enterphone systems at Queen's Gate.

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

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

MAJORITY VOTE RESOLUTION “C”
EXTERIOR PAINTING – CRF EXPENDITURE

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, wish to repaint the first-floor exterior walls at all buildings,

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

BE IT RESOLVED by a majority vote resolution of THE OWNERS, STRATA PLAN NW 3119, in person or by proxy at this General Meeting that a sum of money not exceeding \$35,000 be spent for the purpose of repainting the first-floor exterior walls at all buildings, such expenditure to be charged against the Contingency Reserve Fund.

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

109 IN FAVOUR, 2 OPPOSED, 5 ABSTAINED. **CARRIED.**

3/4 VOTE RESOLUTION “D”
REPEAL AND REPLACE BYLAWS

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

Explanatory Notes

1. With these resolutions the bylaws of the strata corporation will be amended.
2. Most of the existing bylaws will be repealed and replaced with the newly revised set of bylaws attached as Schedule “A” to this resolution.
3. The existing rental restriction will not be repealed. Instead it will be amended by separate resolution. This is to avoid the grandfathering provisions under section 143(1) of the Strata Property Act.
4. There are further proposed resolutions to amend the bylaws, which are being proposed separately from this repeal and replace.

PREAMBLE The Strata Corporation’s Bylaws were reviewed by a lawyer to ensure all Bylaw wordings were up-to-date and enforceable. The newly proposed set of Bylaws include removal of redundant Bylaws, unenforceable Bylaws, and moving Bylaws into the correct sections, as recommended by the lawyer.

WHEREAS pursuant to s. 128 of the Strata Property Act, S.B.C. 1998, c. 43 (the “Act”) a strata corporation may amend its bylaws;

AND WHEREAS pursuant to s. 119 of the Act the bylaws of the strata corporation may provide for the control, management, maintenance, use and enjoyment of the strata lots, common property and common assets of the strata corporation and for the administration of the strata corporation.

BE IT RESOLVED by a 3/4 vote of THE OWNERS, STRATA PLAN NW 3119 (the “Strata Corporation”) that all of the registered bylaws of the Strata Corporation, except for bylaw 42 (Rental Restriction) be repealed and replaced with the proposed new bylaws attached as Schedule “A” to this resolution.

Quorum changed to 94

The Chairperson advised the Owners that Lesperance Mendes, the law firm obtained by the Strata Council, updated the wording of some Bylaws, removed redundant and unenforceable Bylaws, and moved several Bylaws into the proper sections. Majority of the Owners who participated in the discussion on 3/4 Vote Resolution “D” were concerned with the timeline provided to review the new set of Bylaws and that the Owners were not notified of the proposed changes prior to the AGM notice being distributed in order to provide their input.

After a lengthy discussion, the vote was called on 3/4 Vote Resolution “D”. The results were as follows:

51 IN FAVOUR, 34 OPPOSED, 9 ABSTAINED. **DEFEATED.**

3/4 VOTE RESOLUTION “E” BYLAW AMENDMENT – RENTAL RESTRICTION

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

WHEREAS pursuant to s. 128 of the *Strata Property Act*, S.B.C. 1998, c. 43 (the “Act”) a strata corporation may amend its bylaws;

AND WHEREAS pursuant to s. 119 of the Act the bylaws of the strata corporation may provide for the control, management, maintenance, use and enjoyment of the strata lots, common property and common assets of the strata corporation and for the administration of the strata corporation.

AND WHEREAS pursuant to s. 141(2) of the Act, a strata corporation may restrict the rental of residential strata lots;

BE IT RESOLVED by a 3/4 vote of THE OWNERS, STRATA PLAN NW3119 (the “Strata Corporation”) that bylaw 42 (Rental Restriction) of the Strata Corporation be numbered as bylaw 33, and while maintaining the same prohibition on rentals, amended to read as follows:

By amending Bylaw #42 to be re-numbered Bylaw #33:

33 Rental Restriction

- (1) *The rental of strata lots in the complex is prohibited. Any owner in breach of the rental restriction Bylaws may be fined \$500.00 (Five Hundred Dollars). If the contravention continues without interruption for longer than seven (7) days, a fine of \$500 may be imposed every seven (7) days.*
- (2) *Notwithstanding the preceding paragraph, an owner may apply in writing for an exemption on the grounds that this bylaw causes hardship to the owner pursuant to section 144 of the Strata Property Act. An exemption allowed on the grounds of hardship will be for a period not exceeding one year.*
- (3) *Where the council grants an exemption to an owner to rent his or her strata lot on the grounds of hardship, the owner must re-apply for an exemption on or before the one-year anniversary of the last approval. When permission to rent is granted on the grounds of hardship, the owner must rent his or her strata lot within 60 days, or the exemption is withdrawn.*
- (4) *Within two weeks after renting his or her strata lot, an owner must give the Strata Corporation a copy of the Notice of Tenant's Responsibilities (Form K) signed by the tenant.*
- (5) *Notwithstanding the above paragraphs, the Strata Corporation is permitted to rent the Unit 100-8520 exclusively for the accommodation of On-site Managers or in the absence of said On-site Managers, the Strata Corporation is permitted to use Unit 100-8520 as a Guest Suite for short-term stays per the Bylaws.*
- (6) *For the purposes of this bylaw the terms "rent" and "rental" shall include any and all forms of tenancy or license relating to the occupancy or non-owner occupancy of a strata lot.*
- (7) *An owner who plans to be absent may allow friends or family to reside in their unit for up to 90 days within any one year period. Owners must inform the Strata Council with Name and Phone contact of occupants prior to departure, and must provide Unit access for inspection in the event of emergency.*

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

90 IN FAVOUR, 1 OPPOSED, 3 ABSTAINED. **CARRIED.**

3/4 VOTE RESOLUTION “F”
BYLAW AMENDMENT – AGE RESTRICTION

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

WHEREAS pursuant to s. 128 of the *Strata Property Act*, S.B.C. 1998, c. 43 (the “Act”) a strata corporation may amend its bylaws;

AND WHEREAS pursuant to s. 119 of the Act the bylaws of the strata corporation may provide for the control, management, maintenance, use and enjoyment of the strata lots, common property and common assets of the strata corporation and for the administration of the strata corporation.

BE IT RESOLVED by a 3/4 vote of THE OWNERS, STRATA PLAN NW3119 (the “Strata Corporation”) that the bylaws of the Strata Corporation be amended to add the following underlined wording to subsection (2) of bylaw 32 (Age Restriction):

By amending Bylaw #32 (2) to read as follows:

32 Age Restriction

- (2) *A visitor under the age of 19 years must not stay in a strata lot in excess of 90 days in any one-year period, except with the prior written consent of the council. Visitors of any age must not stay in a strata lot in excess of 30 consecutive days unless a resident aged 55 years or older is residing with them in the strata lot at the same time.*

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

92 IN FAVOUR, 2 OPPOSED, 0 ABSTAINED. **CARRIED.**

3/4 VOTE RESOLUTION “G”
BYLAW AMENDMENT – SHORT TERM USE

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

WHEREAS pursuant to s. 128 of the *Strata Property Act*, S.B.C. 1998, c. 43 (the “Act”) a strata corporation may amend its bylaws;

AND WHEREAS pursuant to s. 119 of the Act the bylaws of the strata corporation may provide for the control, management, maintenance, use and enjoyment of the strata lots, common property and common assets of the strata corporation and for the administration of the strata corporation.

BE IT RESOLVED by a 3/4 vote of THE OWNERS, STRATA PLAN NW3119 (the “Strata Corporation”) that the bylaws of the Strata Corporation be amended as follows:

By adding Bylaw #3A to read as follows:

3A Short Term Use Restriction

- (1) *An Owner, Tenant or Occupant must not use or permit the use of all or part of a residential strata lot as short-term accommodation, by anyone who, directly or indirectly, pays or gives the owner, tenant or occupant any fee, compensation or other remuneration. Without restricting the generality of the foregoing, an owner, tenant or occupant must not:*
 - (a) *enter into a license for the use of all or part of a strata lot;*
 - (b) *permit any strata lot or part thereof to be used or occupied as vacation, travel or temporary accommodation (such as Airbnb or Vacation Rental By Owner) for any period of time;*
or
 - (c) *directly or indirectly advertise, market, promote or license for use of any strata lot or part thereof as vacation, travel or temporary accommodation (such as Airbnb or Vacation Rental By Owner) for any period of time.*
- (2) *An owner, tenant or occupant who uses a strata lot in contravention of this bylaw may be subject to a maximum fine of \$1,000 for each day that the strata lot is used as short-term accommodation.*

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

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

3/4 VOTE RESOLUTION "H"
BYLAW AMENDMENT – LOCKBOXES

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

WHEREAS pursuant to s. 128 of the *Strata Property Act*, S.B.C. 1998, c. 43 (the "Act") a strata corporation may amend its bylaws;

AND WHEREAS pursuant to s. 119 of the Act the bylaws of the strata corporation may provide for the control, management, maintenance, use and enjoyment of the strata lots, common property and common assets of the strata corporation and for the administration of the strata corporation.

BE IT RESOLVED by a 3/4 vote of THE OWNERS, STRATA PLAN NW3119 (the "Strata Corporation") that the bylaws of the Strata Corporation be amended to add the following underlined wording to subsection (z) of bylaw 3(1) (Use of property):

By amending Bylaw #3 (1) (z) to read as follows:

3 *Use of property*

- (1) *An owner, tenant, occupant or visitor shall not:*
- (z) *Affix a lockbox to any exterior or interior common property, including limited common property, or land that is a common asset, save and except for those lockboxes used by the Richmond Fire department.*

By amending and adding all Bylaws hereafter, all Bylaws are hereby re-numbered sequentially.

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

36 IN FAVOUR, 47 OPPOSED, 11 ABSTAINED. **DEFEATED.**

ELECTION OF COUNCIL

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

The following persons agreed to stand for Council:

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

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

GENERAL DISCUSSION

Owners brought up the following items for the newly elected Council for consideration over the remaining fiscal year:

- Details of the water problems noted in the Council Meeting minutes,
- Building Notices to be translated in different languages as to accommodate non-English speaking Residents,
- Council Meeting minutes are not available within two weeks as stated in the Strata's Bylaws,

- Decisions by Council in between meetings should be minuted,
- Adjust the pool temperature to a warmer setting

TERMINATION OF MEETING

There being no further business, it was moved to terminate the meeting at 9:55 p.m. **CARRIED.**

NEXT MEETING DATE

Council Meeting, Wednesday, June 26, 2019

FirstService Residential BC Ltd.



May Le
Strata Manager
Per the Owners
Strata Plan NW 3119

ML/sm

Email: info.bc@fsresidential.com
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!

- ***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.

- ***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?

- Go to bill payment option and set up “**FirstService Residential (Strata)**” as a vendor.
- 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.
- 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, 2019 to Mar 31, 2020

<u>A/C Description</u>	<u>Actual to</u> <u>31-Mar-19</u> <u>(12 Months)</u> \$	<u>2018/2019</u> <u>Budget</u> \$	<u>Approved</u> <u>2019/2020</u> <u>Budget</u> \$
<u>INCOME</u>			
<u>STRATA FEES</u>			
4002 Operating Fund Contribution	884,093	884,092	940,738
4003 Contingency Fund Contribution	60,000	60,000	60,000
TOTAL STRATA FEES	944,093	944,092	1,000,738
4523 Bylaw / Late Payment Fine	3,337	--	--
4543 Common Room / Guest Suite Income	31,570	30,000	31,000
4589 Facility / Lounge Income	3,300	2,500	3,000
4640 Interest Income	1,214	2,000	1,200
4660 Key	2,300	1,000	2,000
4700 Miscellaneous Income	18	--	--
4702 Move In / Move Out Fee	1,600	1,000	1,500
4720 Parking	18,375	5,000	12,000
4779 EV Car Charging	90	--	--
TOTAL INCOME	1,005,897	985,592	1,051,438
<u>EXPENSE</u>			
<u>GENERAL EXPENSE</u>			
5015 Audit	4,500	6,000	4,500
5019 Appraisal	--	750	750
5219 Building Manager	46,365	46,000	46,500
5400 Cable / Communications	3,126	3,000	3,200
5457 Computer / Office Equipments	1,747	2,500	2,000
5718 Employee Benefits	2,820	2,400	2,900
6017 Guest Suite	2,758	4,500	500
6300 Insurance	120,065	121,597	152,875
6402 Janitorial Services	21,471	21,500	22,000
6504 Legal Fees	--	1,000	1,500
6700 Management Fees	55,488	55,494	56,000
6705 Miscellaneous	2,400	3,000	2,500
7047 Photocopy & Miscellaneous	3,149	3,500	3,200
7235 Relief Manager	10,694	11,000	11,000
7449 Strata Contribution	5,374	6,000	5,500
7704 Uninsured Loss	1,531	2,000	1,000
TOTAL GENERAL EXPENSE	281,488	290,241	315,925

NW 3119 - QUEEN'S GATE

Approved Annual Budget

Apr 01, 2019 to Mar 31, 2020

<u>A/C Description</u>	<u>Actual to 31-Mar-19 (12 Months)</u> \$	<u>2018/2019 Budget</u> \$	<u>Approved 2019/2020 Budget</u> \$
<u>BUILDING & GROUND EXPENS</u>			
5705 Electricity	53,369	54,000	56,000
5715 Elevator Maintenance	21,982	19,000	22,000
5725 Enterphone	1,957	1,500	2,000
5905 Fountain Repair	875	2,000	1,000
5918 Fire Equipment	25,177	40,000	38,550
6001 Garbage Removal	19,373	19,500	16,000
6005 Gas	289,661	150,000	172,500
6030 Garage Security Door	--	2,000	--
6204 HVAC Maintenance	14,154	10,000	15,000
6306 Irrigation System	8,134	5,000	8,500
6510 Locks and Keys	144	1,500	--
6511 Landscaping	43,370	41,450	44,000
7008 Parking Lot Maintenance	--	5,000	--
7031 Plumbing Repairs	33,217	15,000	30,085
7246 Repair - Exterior	30,040	40,000	30,000
7247 Repair - Interior	41,724	50,000	42,000
7258 Roof Maintenance / Repairs	2,474	10,000	5,500
7415 Snow Removal	3,689	5,000	4,000
7423 Supplies	5,656	5,000	6,000
7607 Tree Maintenance	5,612	6,500	6,000
7850 Water / Sewer	139,273	130,000	153,000
7853 Water Purification	18,948	2,901	17,600
7856 Window Repairs	7,268	7,500	7,500
TOTAL BUILDING & GROUND EXPENS	766,097	622,851	677,235
<u>REC. CENTRE EXPENS</u>			
7056 Pool / Sauna	635	5,000	1,000
7201 Recreation Facilities / Amenity - Chemicals	2,399	1,500	2,500
7208 Recreation Facilities / Amenity - Furniture / Equi	2,463	3,000	2,500
7214 Recreation Facilities / Amenity - Mechanical	614	3,000	600
TOTAL REC. CENTRE EXPENS	6,111	12,500	6,600
9010 Reserve - Contingency Fund	60,000	60,000	60,000
TOTAL EXPENSE:	1,113,696	985,592	1,059,760
CURRENT YR NET SURPLUS/(DEFIC	(107,799)	--	(8,322)
9990 Operating Surplus (Deficit) Balance Forward	229,121	228,620	8,322
9995 Transfer From / (To) CRF	(50,000)	(50,000)	--
9996 Transfer Surplus to Other Reserve	(63,000)	(63,000)	--

NW 3119 - QUEEN'S GATE

Approved Annual Budget
Apr 01, 2019 to Mar 31, 2020

<u>A/C Description</u>	<u>Actual to</u> <u>31-Mar-19</u> <u>(12 Months)</u> \$	<u>2018/2019</u> <u>Budget</u> \$	<u>Approved</u> <u>2019/2020</u> <u>Budget</u> \$
ENDING OP SURPLUS/(DEFICI	8,322	115,620	0

NW 3119 - QUEEN'S GATE
Approved Strata Fee Schedule
Apr 01, 2019 to Mar 31, 2020

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	375.80	23.97	399.77	377.15	22.62
3	103 - 8560 General Currie	732	246.71	15.74	262.45	247.60	14.85
4	105 - 8560 General Currie	1170	394.34	25.15	419.49	395.75	23.74
5	106 - 8560 General Currie	1170	394.34	25.15	419.49	395.75	23.74
6	107 - 8560 General Currie	732	246.71	15.74	262.45	247.60	14.85
7	109 - 8560 General Currie	998	336.38	21.45	357.83	337.57	20.26
8	111 - 8560 General Currie	1153	388.61	24.79	413.40	390.00	23.40
9	113 - 8560 General Currie	1118	376.82	24.03	400.85	378.16	22.69
10	115 - 8520 General Currie	1018	343.12	21.88	365.00	344.34	20.66
11	117 - 8520 General Currie	1122	378.16	24.12	402.28	379.51	22.77
12	119 - 8520 General Currie	1153	388.61	24.79	413.40	390.00	23.40
13	121 - 8520 General Currie	998	336.38	21.45	357.83	337.57	20.26
14	123 - 8520 General Currie	732	246.71	15.74	262.45	247.60	14.85
15	124 - 8520 General Currie	1170	394.34	25.15	419.49	395.75	23.74
16	125 - 8520 General Currie	1170	394.34	25.15	419.49	395.75	23.74
17	127 - 8520 General Currie	732	246.71	15.74	262.45	247.60	14.85
18	129 - 8520 General Currie	1115	375.80	23.97	399.77	377.15	22.62
19	128 - 8520 General Currie	1059	356.94	22.76	379.70	358.20	21.50
20	126 - 8520 General Currie	1282	432.09	27.56	459.65	433.63	26.02
21	122 - 8520 General Currie	743	250.43	15.97	266.40	251.32	15.08
22	120 - 8520 General Currie	757	255.15	16.27	271.42	256.05	15.37
23	118 - 8520 General Currie	1036	349.18	22.27	371.45	350.42	21.03
24	116 - 8520 General Currie	1180	397.71	25.37	423.08	399.13	23.95
25	114 - 8560 General Currie	1181	398.05	25.39	423.44	399.47	23.97
26	112 - 8560 General Currie	1035	348.84	22.25	371.09	350.09	21.00
27	110 - 8560 General Currie	757	255.15	16.27	271.42	256.05	15.37
28	108 - 8560 General Currie	743	250.43	15.97	266.40	251.32	15.08
29	104 - 8560 General Currie	1282	432.09	27.56	459.65	433.63	26.02
30	102 - 8560 General Currie	1036	349.18	22.27	371.45	350.42	21.03
31	201 - 8560 General Currie	1149	387.27	24.70	411.97	388.65	23.32
32	203 - 8560 General Currie	732	246.71	15.74	262.45	247.60	14.85
33	205 - 8560 General Currie	1152	388.28	24.76	413.04	389.66	23.38
34	206 - 8560 General Currie	1170	394.34	25.15	419.49	395.75	23.74
35	207 - 8560 General Currie	732	246.71	15.74	262.45	247.60	14.85
36	209 - 8560 General Currie	998	336.38	21.45	357.83	337.57	20.26
37	211 - 8560 General Currie	1153	388.61	24.79	413.40	390.00	23.40
38	213 - 8560 General Currie	1122	378.16	24.12	402.28	379.51	22.77
39	215 - 8560 General Currie	1021	344.12	21.95	366.07	345.35	20.72
40	217 - 8520 General Currie	1018	343.12	21.88	365.00	344.34	20.66
41	219 - 8520 General Currie	1122	378.16	24.12	402.28	379.51	22.77
42	221 - 8520 General Currie	1153	388.61	24.79	413.40	390.00	23.40
43	223 - 8520 General Currie	998	336.38	21.45	357.83	337.57	20.26
44	225 - 8520 General Currie	732	246.71	15.74	262.45	247.60	14.85
45	226 - 8520 General Currie	1170	394.34	25.15	419.49	395.75	23.74
46	227 - 8520 General Currie	1152	388.28	24.76	413.04	389.66	23.38
47	229 - 8520 General Currie	732	246.71	15.74	262.45	247.60	14.85
48	231 - 8520 General Currie	1115	375.80	23.97	399.77	377.15	22.62
49	230 - 8520 General Currie	1059	356.94	22.76	379.70	358.20	21.50
50	228 - 8520 General Currie	1282	432.09	27.56	459.65	433.63	26.02
51	224 - 8520 General Currie	743	250.43	15.97	266.40	251.32	15.08
52	222 - 8520 General Currie	757	255.15	16.27	271.42	256.05	15.37

**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, 2019 to Mar 31, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Monthly Difference *
53	220 - 8520 General Currie	1024	345.14	22.01	367.15	346.37	20.78
54	218 - 8520 General Currie	1180	397.71	25.37	423.08	399.13	23.95
55	216 - 8560 General Currie	993	334.68	21.35	356.03	335.88	20.15
56	214 - 8560 General Currie	1181	398.05	25.39	423.44	399.47	23.97
57	212 - 8560 General Currie	1017	342.78	21.86	364.64	344.00	20.64
58	210 - 8560 General Currie	757	255.15	16.27	271.42	256.05	15.37
59	208 - 8560 General Currie	743	250.43	15.97	266.40	251.32	15.08
60	204 - 8560 General Currie	1282	432.09	27.56	459.65	433.63	26.02
61	202 - 8560 General Currie	1075	362.32	23.11	385.43	363.62	21.81
62	301 - 8560 General Currie	1005	338.74	21.60	360.34	339.94	20.40
63	304 - 8560 General Currie	1074	361.98	23.09	385.07	363.28	21.79
64	305 - 8560 General Currie	1170	394.34	25.15	419.49	395.75	23.74
65	306 - 8560 General Currie	732	246.71	15.74	262.45	247.60	14.85
66	308 - 8560 General Currie	998	336.38	21.45	357.83	337.57	20.26
67	310 - 8560 General Currie	1153	388.61	24.79	413.40	390.00	23.40
68	312 - 8560 General Currie	1127	379.85	24.23	404.08	381.20	22.88
69	314 - 8560 General Currie	1021	344.12	21.95	366.07	345.35	20.72
70	316 - 8520 General Currie	1018	343.12	21.88	365.00	344.34	20.66
71	318 - 8520 General Currie	1122	378.16	24.12	402.28	379.51	22.77
72	320 - 8520 General Currie	1153	388.61	24.79	413.40	390.00	23.40
73	322 - 8520 General Currie	998	336.38	21.45	357.83	337.57	20.26
74	324 - 8520 General Currie	732	246.71	15.74	262.45	247.60	14.85
75	325 - 8520 General Currie	1170	394.34	25.15	419.49	395.75	23.74
76	326 - 8520 General Currie	1074	361.98	23.09	385.07	363.28	21.79
77	329 - 8520 General Currie	1005	338.74	21.60	360.34	339.94	20.40
78	328 - 8520 General Currie	1034	348.50	22.23	370.73	349.75	20.98
79	327 - 8520 General Currie	1282	432.09	27.56	459.65	433.63	26.02
80	323 - 8520 General Currie	743	250.43	15.97	266.40	251.32	15.08
81	321 - 8520 General Currie	757	255.15	16.27	271.42	256.05	15.37
82	319 - 8520 General Currie	1034	348.50	22.23	370.73	349.75	20.98
83	317 - 8520 General Currie	1180	397.71	25.37	423.08	399.13	23.95
84	315 - 8560 General Currie	983	331.32	21.13	352.45	332.50	19.95
85	313 - 8560 General Currie	1181	398.05	25.39	423.44	399.47	23.97
86	311 - 8560 General Currie	1036	349.18	22.27	371.45	350.42	21.03
87	309 - 8560 General Currie	757	255.15	16.27	271.42	256.05	15.37
88	307 - 8560 General Currie	743	250.43	15.97	266.40	251.32	15.08
89	303 - 8560 General Currie	1282	432.09	27.56	459.65	433.63	26.02
90	302 - 8560 General Currie	1034	348.50	22.23	370.73	349.75	20.98
91	101 - 8500 General Currie	751	253.13	16.14	269.27	254.02	15.25
92	102 - 8500 General Currie	732	246.71	15.74	262.45	247.60	14.85
93	103 - 8500 General Currie	1305	439.85	28.05	467.90	441.41	26.49
94	104 - 8500 General Currie	1047	352.88	22.51	375.39	354.15	21.24
95	105 - 8500 General Currie	1144	385.58	24.59	410.17	386.96	23.21
96	106 - 8500 General Currie	1393	469.51	29.94	499.45	471.18	28.27
97	107 - 8500 General Currie	730	246.05	15.69	261.74	246.92	14.82
98	108 - 8500 General Currie	991	334.02	21.30	355.32	335.20	20.12
99	109 - 8500 General Currie	1299	437.83	27.92	465.75	439.38	26.37
100	110 - 8500 General Currie	1362	459.05	29.28	488.33	460.69	27.64
101	111 - 8500 General Currie	756	254.81	16.25	271.06	255.72	15.34
102	112 - 8500 General Currie	1079	363.68	23.19	386.87	364.97	21.90
103	113 - 8500 General Currie	1079	363.68	23.19	386.87	364.97	21.90
104	114 - 8500 General Currie	1237	416.93	26.59	443.52	418.41	25.11

**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, 2019 to Mar 31, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Monthly Difference *
105	115 - 8500 General Currie	1369	461.41	29.43	490.84	463.06	27.78
106	116 - 8500 General Currie	1369	461.41	29.43	490.84	463.06	27.78
107	117 - 8500 General Currie	1340	451.64	28.81	480.45	453.25	27.20
108	118 - 8500 General Currie	1400	471.86	30.10	501.96	473.55	28.41
109	119 - 8500 General Currie	1407	474.22	30.25	504.47	475.91	28.56
110	120 - 8500 General Currie	1048	353.22	22.53	375.75	354.48	21.27
111	121 - 8500 General Currie	1286	433.45	27.64	461.09	434.99	26.10
112	201 - 8500 General Currie	751	253.13	16.14	269.27	254.02	15.25
113	202 - 8500 General Currie	732	246.71	15.74	262.45	247.60	14.85
114	203 - 8500 General Currie	1305	439.85	28.05	467.90	441.41	26.49
115	204 - 8500 General Currie	1047	352.88	22.51	375.39	354.15	21.24
116	205 - 8500 General Currie	1144	385.58	24.59	410.17	386.96	23.21
117	206 - 8500 General Currie	1393	469.51	29.94	499.45	471.18	28.27
118	207 - 8500 General Currie	730	246.05	15.69	261.74	246.92	14.82
119	208 - 8500 General Currie	991	334.02	21.30	355.32	335.20	20.12
120	209 - 8500 General Currie	1299	437.83	27.92	465.75	439.38	26.37
121	210 - 8500 General Currie	1362	459.05	29.28	488.33	460.69	27.64
122	211 - 8500 General Currie	756	254.81	16.25	271.06	255.72	15.34
123	212 - 8500 General Currie	1079	363.68	23.19	386.87	364.97	21.90
124	213 - 8500 General Currie	1079	363.68	23.19	386.87	364.97	21.90
125	214 - 8500 General Currie	1237	416.93	26.59	443.52	418.41	25.11
126	215 - 8500 General Currie	1369	461.41	29.43	490.84	463.06	27.78
127	216 - 8500 General Currie	1369	461.41	29.43	490.84	463.06	27.78
128	217 - 8500 General Currie	1363	459.39	29.30	488.69	461.03	27.66
129	218 - 8500 General Currie	1400	471.86	30.10	501.96	473.55	28.41
130	219 - 8500 General Currie	1407	474.22	30.25	504.47	475.91	28.56
131	220 - 8500 General Currie	1048	353.22	22.53	375.75	354.48	21.27
132	221 - 8500 General Currie	1286	433.45	27.64	461.09	434.99	26.10
133	301 - 8500 General Currie	751	253.13	16.14	269.27	254.02	15.25
134	302 - 8500 General Currie	732	246.71	15.74	262.45	247.60	14.85
135	303 - 8500 General Currie	1305	439.85	28.05	467.90	441.41	26.49
136	304 - 8500 General Currie	1047	352.88	22.51	375.39	354.15	21.24
137	305 - 8500 General Currie	1000	337.04	21.50	358.54	338.25	20.29
138	306 - 8500 General Currie	1101	371.09	23.67	394.76	372.41	22.35
139	308 - 8500 General Currie	1024	345.14	22.01	367.15	346.37	20.78
140	309 - 8500 General Currie	1299	437.83	27.92	465.75	439.38	26.37
141	310 - 8500 General Currie	1375	463.44	29.56	493.00	465.09	27.91
142	311 - 8500 General Currie	756	254.81	16.25	271.06	255.72	15.34
143	312 - 8500 General Currie	1079	363.68	23.19	386.87	364.97	21.90
144	313 - 8500 General Currie	1079	363.68	23.19	386.87	364.97	21.90
145	314 - 8500 General Currie	1237	416.93	26.59	443.52	418.41	25.11
146	315 - 8500 General Currie	1372	462.43	29.49	491.92	464.08	27.84
147	316 - 8500 General Currie	1372	462.43	29.49	491.92	464.08	27.84
148	317 - 8500 General Currie	1377	464.11	29.60	493.71	465.77	27.94
149	318 - 8500 General Currie	1231	414.91	26.46	441.37	416.38	24.99
150	319 - 8500 General Currie	1238	417.27	26.61	443.88	418.75	25.13
151	320 - 8500 General Currie	1048	353.22	22.53	375.75	354.48	21.27
152	321 - 8500 General Currie	1286	433.45	27.64	461.09	434.99	26.10
153	101 - 8580 General Currie	744	250.77	15.99	266.76	251.66	15.10
154	102 - 8580 General Currie	733	247.05	15.76	262.81	247.94	14.87
155	103 - 8580 General Currie	1258	424.01	27.04	451.05	425.52	25.53
156	104 - 8580 General Currie	1054	355.24	22.66	377.90	356.51	21.39

**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, 2019 to Mar 31, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Monthly Difference *
157	105 - 8580 General Currie	1151	387.94	24.74	412.68	389.32	23.36
158	106 - 8580 General Currie	792	266.94	17.03	283.97	267.89	16.08
159	107 - 8580 General Currie	733	247.05	15.76	262.81	247.94	14.87
160	108 - 8580 General Currie	733	247.05	15.76	262.81	247.94	14.87
161	109 - 8580 General Currie	744	250.77	15.99	266.76	251.66	15.10
162	110 - 8580 General Currie	1039	350.19	22.34	372.53	351.44	21.09
163	111 - 8580 General Currie	743	250.43	15.97	266.40	251.32	15.08
164	112 - 8580 General Currie	961	323.90	20.66	344.56	325.06	19.50
165	113 - 8580 General Currie	750	252.79	16.12	268.91	253.69	15.22
166	114 - 8580 General Currie	1069	360.30	22.98	383.28	361.59	21.69
167	115 - 8580 General Currie	1089	367.04	23.41	390.45	368.35	22.10
168	116 - 8580 General Currie	1242	418.61	26.70	445.31	420.10	25.21
169	117 - 8580 General Currie	1356	457.03	29.15	486.18	458.66	27.52
170	118 - 8580 General Currie	1367	460.74	29.39	490.13	462.38	27.75
171	119 - 8580 General Currie	736	248.07	15.82	263.89	248.95	14.94
172	120 - 8580 General Currie	730	246.05	15.69	261.74	246.92	14.82
173	121 - 8580 General Currie	1229	414.23	26.42	440.65	415.71	24.94
174	122 - 8580 General Currie	1254	422.65	26.96	449.61	424.16	25.45
175	123 - 8580 General Currie	1053	354.91	22.64	377.55	356.17	21.38
176	124 - 8580 General Currie	1270	428.05	27.30	455.35	429.57	25.78
177	201 - 8580 General Currie	744	250.77	15.99	266.76	251.66	15.10
178	202 - 8580 General Currie	733	247.05	15.76	262.81	247.94	14.87
179	203 - 8580 General Currie	1258	424.01	27.04	451.05	425.52	25.53
180	204 - 8580 General Currie	1054	355.24	22.66	377.90	356.51	21.39
181	205 - 8580 General Currie	1151	387.94	24.74	412.68	389.32	23.36
182	206 - 8580 General Currie	792	266.94	17.03	283.97	267.89	16.08
183	207 - 8580 General Currie	733	247.05	15.76	262.81	247.94	14.87
184	208 - 8580 General Currie	733	247.05	15.76	262.81	247.94	14.87
185	209 - 8580 General Currie	744	250.77	15.99	266.76	251.66	15.10
186	210 - 8580 General Currie	1039	350.19	22.34	372.53	351.44	21.09
187	211 - 8580 General Currie	743	250.43	15.97	266.40	251.32	15.08
188	212 - 8580 General Currie	961	323.90	20.66	344.56	325.06	19.50
189	213 - 8580 General Currie	750	252.79	16.12	268.91	253.69	15.22
190	214 - 8580 General Currie	1069	360.30	22.98	383.28	361.59	21.69
191	215 - 8580 General Currie	1089	367.04	23.41	390.45	368.35	22.10
192	216 - 8580 General Currie	1242	418.61	26.70	445.31	420.10	25.21
193	217 - 8580 General Currie	1356	457.03	29.15	486.18	458.66	27.52
194	218 - 8580 General Currie	1367	460.74	29.39	490.13	462.38	27.75
195	219 - 8580 General Currie	736	248.07	15.82	263.89	248.95	14.94
196	220 - 8580 General Currie	847	285.48	18.21	303.69	286.50	17.19
197	221 - 8580 General Currie	1229	414.23	26.42	440.65	415.71	24.94
198	222 - 8580 General Currie	1254	422.65	26.96	449.61	424.16	25.45
199	223 - 8580 General Currie	1053	354.91	22.64	377.55	356.17	21.38
200	224 - 8580 General Currie	1270	428.05	27.30	455.35	429.57	25.78
201	301 - 8580 General Currie	744	250.77	15.99	266.76	251.66	15.10
202	302 - 8580 General Currie	733	247.05	15.76	262.81	247.94	14.87
203	303 - 8580 General Currie	1258	424.01	27.04	451.05	425.52	25.53
204	304 - 8580 General Currie	1054	355.24	22.66	377.90	356.51	21.39
205	305 - 8580 General Currie	1151	387.94	24.74	412.68	389.32	23.36
206	306 - 8580 General Currie	1160	390.97	24.94	415.91	392.37	23.54
207	308 - 8580 General Currie	1105	372.44	23.75	396.19	373.76	22.43
208	310 - 8580 General Currie	1039	350.19	22.34	372.53	351.44	21.09

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

NW 3119 - QUEEN'S GATE
Approved Strata Fee Schedule
Apr 01, 2019 to Mar 31, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Monthly Difference * \$
209	311 - 8580 General Currie	743	250.43	15.97	266.40	251.32	15.08
210	312 - 8580 General Currie	974	328.28	20.94	349.22	329.45	19.77
211	313 - 8580 General Currie	750	252.79	16.12	268.91	253.69	15.22
212	314 - 8580 General Currie	1069	360.30	22.98	383.28	361.59	21.69
213	315 - 8580 General Currie	1089	367.04	23.41	390.45	368.35	22.10
214	316 - 8580 General Currie	1242	418.61	26.70	445.31	420.10	25.21
215	317 - 8580 General Currie	1363	459.39	29.30	488.69	461.03	27.66
216	318 - 8580 General Currie	1373	462.77	29.51	492.28	464.41	27.87
217	319 - 8580 General Currie	736	248.07	15.82	263.89	248.95	14.94
218	320 - 8580 General Currie	847	285.48	18.21	303.69	286.50	17.19
219	321 - 8580 General Currie	1229	414.23	26.42	440.65	415.71	24.94
220	322 - 8580 General Currie	1254	422.65	26.96	449.61	424.16	25.45
221	323 - 8580 General Currie	1053	354.91	22.64	377.55	356.17	21.38
222	324 - 8580 General Currie	1270	428.05	27.30	455.35	429.57	25.78
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232,594			78,394.92	4,999.99	83,394.91	78,674.39	4,720.52
<hr/>			<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total Annual Strata Fees (x 12 months) =			940,739.04	59,999.88	1,000,738.92	944,092.68	
			<hr/>	<hr/>	<hr/>	<hr/>	

**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.*