

MINUTES
SPECIAL STRATA COUNCIL MEETING
THE OWNERS STRATA PLAN NW 3119
QUEEN'S GATE

*Held on Monday, May 4, 2020
In the Lounge of Queen's Gate with social distancing measures followed
8520/8560 General Currie Road*

COUNCIL IN ATTENDANCE:	Brian Katz	President
	Danny Hui	Treasurer/Vice-President
	Miriam Wexler	Member
	Donna Lenz	Member
	Dvora Mendelzys	Member
	Lynn Cohen	Member
	Val Chuy	Member



NEEDS YOU!

Bylaw Committee Volunteers

Building Committee Volunteers

Please put your names forward to Council at NW3119@gmail.com or post a note to the Office or the Council mailbox in 8520

Include unit number, email address and phone numbers.

The meeting was called to order at 7:05 P.M.

BUSINESS ARISING

1. **2020/2021 Budget and Fee Increases:** Council discussed the attached budget. Moved and seconded to approve the budget and to distribute it to Owners for their approval at the AGM. **CARRIED (All in favour)**

PLEASE NOTE:

Since the Strata's **insurance premium doubled**, a Strata fee increase is unavoidable. We have managed to limit the fee increase to **11.6%**.

The increase is effective April 1st, 2020 but our automatic payments can only be adjusted after our AGM.

Please budget for the increase starting on April 1st, 2020 as there will be a one-time retroactive fee payment charged to Owners' accounts following the AGM. Assuming the retroactive fees will be charged in August, we would all need to catch up for 5 months by the equivalent of 58% (x 11.6%) of our monthly Strata fee.

2. Committee Liaisons: Moved and seconded to appoint requested liaisons:

- a. Social committee liaison – Miriam Wexler
- b. Garden committee liaison - Donna Lenz
- c. Emergency Response Committee liaison - Val Chuy
- d. Building Committee - Val Chuy
- e. Bylaws Committee – Brian Katz

CARRIED (All in favour)

3. Topsoil: Council considered quotations from 3 contractors and the Strata's budgetary constraints. It was moved and seconded to approve the quotation from Pacific Park Blowers for the front courtyard area for \$5084 and to consider their quotation for other areas under the 2020/2021 budget. The Strata Manager is requested to instruct the contractor to not blow topsoil in the Lounge flowerbeds but in other areas. The work is to be carried out as soon as possible. **CARRIED (unanimous)**

4. Queen's Gate Office Policy: Council discussed defining the office as being out of bounds to anyone other than staff, owners and residents. Moved and seconded to approve the policy. **CARRIED (unanimous).** The Strata Manager is requested to advise staff of the policy.

5. Pipe Repair: Council considered a quotation from its regular plumbing contractor, Xpert Mechanical, to repair a pipe in the first-floor hallway ceiling of 8560 between units 113 and 114 at a cost of \$5650. Pre-emptively, 30 feet of copper pipe will be replaced. Moved and seconded to approve the policy. **CARRIED (unanimous).**

The meeting was adjourned at 8:26pm

NW 3119 - QUEEN'S GATE**Proposed Annual Budget****Apr 01, 2020 to Mar 31, 2021**

<u>A/C Description</u>	<u>Actual to</u> <u>31-Mar-20</u> <u>(12 Months)</u> \$	<u>2019/2020</u> <u>Budget</u> \$	<u>Variance</u> <u>2019/2020</u> <u>Act vs Budget</u> \$	<u>Proposed</u> <u>2020/2021</u> <u>Budget</u> \$
<u>INCOME</u>				
<u>STRATA FEES</u>				
4002 Operating Fund Contribution	940,739	940,738	1	1,056,640
4003 Contingency Fund Contribution	60,000	60,000	--	60,000
TOTAL STRATA FEES	1,000,739	1,000,738	1	1,116,640
4523 Bylaw / Late Payment Fine	1,410	--	1,410	--
4543 Common Room / Guest Suite Income	28,770	31,000	(2,230)	20,000
4589 Facility / Lounge Income	1,900	3,000	(1,100)	800
4640 Interest Income	785	1,200	(415)	750
4660 Key	2,330	2,000	330	1,000
4700 Miscellaneous Income	344	--	344	--
4702 Move In / Move Out Fee	2,900	1,500	1,400	1,000
4720 Parking	7,700	12,000	(4,300)	7,000
4779 EV Car Charging	135	--	135	135
TOTAL INCOME	1,047,013	1,051,438	(4,425)	1,147,325
<u>EXPENSES</u>				
<u>GENERAL EXPENSES</u>				
5015 Audit	4,163	4,500	338	4,500
5019 Appraisal	840	750	(90)	--
5219-0005 Building Manager	42,700	46,500	3,800	46,500
5400 Cable / Communications	3,822	3,200	(622)	4,000
5457 Computer / Office Equipments	3,724	2,000	(1,724)	3,800
5718 Employee Benefits	2,664	2,900	236	2,900
6017 Guest Suite	656	500	(156)	600
6300 Insurance	152,875	152,875	--	319,907
6402 Janitorial Services	21,683	22,000	318	24,000
6504 Legal Fees	1,881	1,500	(381)	2,000
6700 Management Fees	55,724	56,000	276	58,500
6705 Miscellaneous	3,813	2,500	(1,313)	2,500
7047 Photocopy & Miscellaneous	4,904	3,200	(1,704)	3,500
7235 Relief Manager	10,594	11,000	406	11,000
7449 Strata Contribution	3,631	5,500	1,869	4,000
7704 Uninsured Loss	9,031	1,000	(8,031)	10,000
TOTAL GENERAL EXPENSES	322,704	315,925	(6,779)	497,707
<u>BUILDING & GROUND EXPENSES</u>				
5705 Electricity	49,808	56,000	6,192	54,000 1/2

NW 3119 - QUEEN'S GATE

Proposed Annual Budget

Apr 01, 2020 to Mar 31, 2021

<u>A/C Description</u>	<u>Actual to</u> <u>31-Mar-20</u> <u>(12 Months)</u> \$	<u>2019/2020</u> <u>Budget</u> \$	<u>Variance</u> <u>2019/2020</u> <u>Act vs Budget</u> \$	<u>Proposed</u> <u>2020/2021</u> <u>Budget</u> \$
5715 Elevator Maintenance	21,374	22,000	626	23,000
5725 Enterphone	1,680	2,000	320	2,000
5905 Fountain Repair	965	1,000	35	1,000
5918 Fire Equipment	60,948	38,550	(22,398)	45,000
6001 Garbage Removal	12,175	16,000	3,825	12,000
6005 Gas	128,631	172,500	43,869	138,000
6204 HVAC Maintenance	13,894	15,000	1,106	15,000
6306 Irrigation System	1,027	8,500	7,473	4,000
6511 Landscaping	42,990	44,000	1,010	50,000
7031 Plumbing Repairs	22,188	30,085	7,897	30,000
7246 Repair - Exterior	37,201	30,000	(7,201)	38,000
7247 Repair - Interior	23,534	42,000	18,466	30,000
7258 Roof Maintenance / Repairs	--	5,500	5,500	1,000
7415 Snow Removal	1,181	4,000	2,819	4,000
7423 Supplies	6,931	6,000	(931)	6,000
7607 Tree Maintenance	8,232	6,000	(2,232)	8,000
7850 Water / Sewer	153,327	153,000	(327)	153,500
7853 Water Purification	17,604	17,600	(4)	17,604
7856 Window Repairs	2,720	7,500	4,781	3,000
TOTAL BUILDING & GROUND EXPENSES	606,410	677,235	70,825	635,104
<u>REC. CENTRE EXPENSES</u>				
7056 Pool / Sauna	653	1,000	347	1,000
7201 Recreation Facilities / Amenity - Chemicals	3,014	2,500	(514)	2,500
7208 Recreation Facilities / Amenity - Furniture / Equ	1,422	2,500	1,078	2,000
7214 Recreation Facilities / Amenity - Mechanical	5,145	600	(4,545)	5,000
TOTAL REC. CENTRE EXPENSES	10,235	6,600	(3,635)	10,500
9010 Reserve - Contingency Fund	60,000	60,000	--	60,000
TOTAL EXPENSES	999,349	1,059,760	60,411	1,203,311
CURRENT YR NET SURPLUS/(DEFICIT)	47,664	(8,322)	55,986	(55,986)
9990 Operating Surplus (Deficit) Balance Forward	8,322	8,322	0	55,986
ENDING OP SURPLUS/(DEFICIT)	55,986	--	55,986	(0)

NW 3119 - QUEEN'S GATE
Proposed Strata Fee Schedule
Apr 01, 2020 to Mar 31, 2021

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	422.11	23.97	446.08	399.77	46.31
3	103 - 8560 General Currie	732	277.11	15.74	292.85	262.45	30.40
4	105 - 8560 General Currie	1170	442.93	25.15	468.08	419.49	48.59
5	106 - 8560 General Currie	1170	442.93	25.15	468.08	419.49	48.59
6	107 - 8560 General Currie	732	277.11	15.74	292.85	262.45	30.40
7	109 - 8560 General Currie	998	377.82	21.45	399.27	357.83	41.44
8	111 - 8560 General Currie	1153	436.49	24.79	461.28	413.40	47.88
9	113 - 8560 General Currie	1118	423.25	24.03	447.28	400.85	46.43
10	115 - 8520 General Currie	1018	385.39	21.88	407.27	365.00	42.27
11	117 - 8520 General Currie	1122	424.76	24.12	448.88	402.28	46.60
12	119 - 8520 General Currie	1153	436.49	24.79	461.28	413.40	47.88
13	121 - 8520 General Currie	998	377.82	21.45	399.27	357.83	41.44
14	123 - 8520 General Currie	732	277.11	15.74	292.85	262.45	30.40
15	124 - 8520 General Currie	1170	442.93	25.15	468.08	419.49	48.59
16	125 - 8520 General Currie	1170	442.93	25.15	468.08	419.49	48.59
17	127 - 8520 General Currie	732	277.11	15.74	292.85	262.45	30.40
18	129 - 8520 General Currie	1115	422.11	23.97	446.08	399.77	46.31
19	128 - 8520 General Currie	1059	400.91	22.76	423.67	379.70	43.97
20	126 - 8520 General Currie	1282	485.33	27.56	512.89	459.65	53.24
21	122 - 8520 General Currie	743	281.28	15.97	297.25	266.40	30.85
22	120 - 8520 General Currie	757	286.58	16.27	302.85	271.42	31.43
23	118 - 8520 General Currie	1036	392.20	22.27	414.47	371.45	43.02
24	116 - 8520 General Currie	1180	446.71	25.37	472.08	423.08	49.00
25	114 - 8560 General Currie	1181	447.09	25.39	472.48	423.44	49.04
26	112 - 8560 General Currie	1035	391.82	22.25	414.07	371.09	42.98
27	110 - 8560 General Currie	757	286.58	16.27	302.85	271.42	31.43
28	108 - 8560 General Currie	743	281.28	15.97	297.25	266.40	30.85
29	104 - 8560 General Currie	1282	485.33	27.56	512.89	459.65	53.24
30	102 - 8560 General Currie	1036	392.20	22.27	414.47	371.45	43.02
31	201 - 8560 General Currie	1149	434.98	24.70	459.68	411.97	47.71
32	203 - 8560 General Currie	732	277.11	15.74	292.85	262.45	30.40
33	205 - 8560 General Currie	1152	436.12	24.76	460.88	413.04	47.84
34	206 - 8560 General Currie	1170	442.93	25.15	468.08	419.49	48.59
35	207 - 8560 General Currie	732	277.11	15.74	292.85	262.45	30.40
36	209 - 8560 General Currie	998	377.82	21.45	399.27	357.83	41.44
37	211 - 8560 General Currie	1153	436.49	24.79	461.28	413.40	47.88
38	213 - 8560 General Currie	1122	424.76	24.12	448.88	402.28	46.60
39	215 - 8560 General Currie	1021	386.52	21.95	408.47	366.07	42.40
40	217 - 8520 General Currie	1018	385.39	21.88	407.27	365.00	42.27
41	219 - 8520 General Currie	1122	424.76	24.12	448.88	402.28	46.60
42	221 - 8520 General Currie	1153	436.49	24.79	461.28	413.40	47.88
43	223 - 8520 General Currie	998	377.82	21.45	399.27	357.83	41.44
44	225 - 8520 General Currie	732	277.11	15.74	292.85	262.45	30.40
45	226 - 8520 General Currie	1170	442.93	25.15	468.08	419.49	48.59
46	227 - 8520 General Currie	1152	436.12	24.76	460.88	413.04	47.84
47	229 - 8520 General Currie	732	277.11	15.74	292.85	262.45	30.40
48	231 - 8520 General Currie	1115	422.11	23.97	446.08	399.77	46.31
49	230 - 8520 General Currie	1059	400.91	22.76	423.67	379.70	43.97
50	228 - 8520 General Currie	1282	485.33	27.56	512.89	459.65	53.24
51	224 - 8520 General Currie	743	281.28	15.97	297.25	266.40	30.85
52	222 - 8520 General Currie	757	286.58	16.27	302.85	271.42	31.43

**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
Proposed Strata Fee Schedule
Apr 01, 2020 to Mar 31, 2021

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	387.66	22.01	409.67	367.15	42.52
54	218 - 8520 General Currie	1180	446.71	25.37	472.08	423.08	49.00
55	216 - 8560 General Currie	993	375.92	21.35	397.27	356.03	41.24
56	214 - 8560 General Currie	1181	447.09	25.39	472.48	423.44	49.04
57	212 - 8560 General Currie	1017	385.01	21.86	406.87	364.64	42.23
58	210 - 8560 General Currie	757	286.58	16.27	302.85	271.42	31.43
59	208 - 8560 General Currie	743	281.28	15.97	297.25	266.40	30.85
60	204 - 8560 General Currie	1282	485.33	27.56	512.89	459.65	53.24
61	202 - 8560 General Currie	1075	406.96	23.11	430.07	385.43	44.64
62	301 - 8560 General Currie	1005	380.47	21.60	402.07	360.34	41.73
63	304 - 8560 General Currie	1074	406.58	23.09	429.67	385.07	44.60
64	305 - 8560 General Currie	1170	442.93	25.15	468.08	419.49	48.59
65	306 - 8560 General Currie	732	277.11	15.74	292.85	262.45	30.40
66	308 - 8560 General Currie	998	377.82	21.45	399.27	357.83	41.44
67	310 - 8560 General Currie	1153	436.49	24.79	461.28	413.40	47.88
68	312 - 8560 General Currie	1127	426.65	24.23	450.88	404.08	46.80
69	314 - 8560 General Currie	1021	386.52	21.95	408.47	366.07	42.40
70	316 - 8520 General Currie	1018	385.39	21.88	407.27	365.00	42.27
71	318 - 8520 General Currie	1122	424.76	24.12	448.88	402.28	46.60
72	320 - 8520 General Currie	1153	436.49	24.79	461.28	413.40	47.88
73	322 - 8520 General Currie	998	377.82	21.45	399.27	357.83	41.44
74	324 - 8520 General Currie	732	277.11	15.74	292.85	262.45	30.40
75	325 - 8520 General Currie	1170	442.93	25.15	468.08	419.49	48.59
76	326 - 8520 General Currie	1074	406.58	23.09	429.67	385.07	44.60
77	329 - 8520 General Currie	1005	380.47	21.60	402.07	360.34	41.73
78	328 - 8520 General Currie	1034	391.44	22.23	413.67	370.73	42.94
79	327 - 8520 General Currie	1282	485.33	27.56	512.89	459.65	53.24
80	323 - 8520 General Currie	743	281.28	15.97	297.25	266.40	30.85
81	321 - 8520 General Currie	757	286.58	16.27	302.85	271.42	31.43
82	319 - 8520 General Currie	1034	391.44	22.23	413.67	370.73	42.94
83	317 - 8520 General Currie	1180	446.71	25.37	472.08	423.08	49.00
84	315 - 8560 General Currie	983	372.14	21.13	393.27	352.45	40.82
85	313 - 8560 General Currie	1181	447.09	25.39	472.48	423.44	49.04
86	311 - 8560 General Currie	1036	392.20	22.27	414.47	371.45	43.02
87	309 - 8560 General Currie	757	286.58	16.27	302.85	271.42	31.43
88	307 - 8560 General Currie	743	281.28	15.97	297.25	266.40	30.85
89	303 - 8560 General Currie	1282	485.33	27.56	512.89	459.65	53.24
90	302 - 8560 General Currie	1034	391.44	22.23	413.67	370.73	42.94
91	101 - 8500 General Currie	751	284.31	16.14	300.45	269.27	31.18
92	102 - 8500 General Currie	732	277.11	15.74	292.85	262.45	30.40
93	103 - 8500 General Currie	1305	494.04	28.05	522.09	467.90	54.19
94	104 - 8500 General Currie	1047	396.36	22.51	418.87	375.39	43.48
95	105 - 8500 General Currie	1144	433.09	24.59	457.68	410.17	47.51
96	106 - 8500 General Currie	1393	527.35	29.94	557.29	499.45	57.84
97	107 - 8500 General Currie	730	276.36	15.69	292.05	261.74	30.31
98	108 - 8500 General Currie	991	375.17	21.30	396.47	355.32	41.15
99	109 - 8500 General Currie	1299	491.77	27.92	519.69	465.75	53.94
100	110 - 8500 General Currie	1362	515.61	29.28	544.89	488.33	56.56
101	111 - 8500 General Currie	756	286.20	16.25	302.45	271.06	31.39
102	112 - 8500 General Currie	1079	408.48	23.19	431.67	386.87	44.80
103	113 - 8500 General Currie	1079	408.48	23.19	431.67	386.87	44.80
104	114 - 8500 General Currie	1237	468.29	26.59	494.88	443.52	51.36

**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
Proposed Strata Fee Schedule
Apr 01, 2020 to Mar 31, 2021

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	518.26	29.43	547.69	490.84	56.85
106	116 - 8500 General Currie	1369	518.26	29.43	547.69	490.84	56.85
107	117 - 8500 General Currie	1340	507.28	28.81	536.09	480.45	55.64
108	118 - 8500 General Currie	1400	529.99	30.10	560.09	501.96	58.13
109	119 - 8500 General Currie	1407	532.65	30.25	562.90	504.47	58.43
110	120 - 8500 General Currie	1048	396.74	22.53	419.27	375.75	43.52
111	121 - 8500 General Currie	1286	486.85	27.64	514.49	461.09	53.40
112	201 - 8500 General Currie	751	284.31	16.14	300.45	269.27	31.18
113	202 - 8500 General Currie	732	277.11	15.74	292.85	262.45	30.40
114	203 - 8500 General Currie	1305	494.04	28.05	522.09	467.90	54.19
115	204 - 8500 General Currie	1047	396.36	22.51	418.87	375.39	43.48
116	205 - 8500 General Currie	1144	433.09	24.59	457.68	410.17	47.51
117	206 - 8500 General Currie	1393	527.35	29.94	557.29	499.45	57.84
118	207 - 8500 General Currie	730	276.36	15.69	292.05	261.74	30.31
119	208 - 8500 General Currie	991	375.17	21.30	396.47	355.32	41.15
120	209 - 8500 General Currie	1299	491.77	27.92	519.69	465.75	53.94
121	210 - 8500 General Currie	1362	515.61	29.28	544.89	488.33	56.56
122	211 - 8500 General Currie	756	286.20	16.25	302.45	271.06	31.39
123	212 - 8500 General Currie	1079	408.48	23.19	431.67	386.87	44.80
124	213 - 8500 General Currie	1079	408.48	23.19	431.67	386.87	44.80
125	214 - 8500 General Currie	1237	468.29	26.59	494.88	443.52	51.36
126	215 - 8500 General Currie	1369	518.26	29.43	547.69	490.84	56.85
127	216 - 8500 General Currie	1369	518.26	29.43	547.69	490.84	56.85
128	217 - 8500 General Currie	1363	515.99	29.30	545.29	488.69	56.60
129	218 - 8500 General Currie	1400	529.99	30.10	560.09	501.96	58.13
130	219 - 8500 General Currie	1407	532.65	30.25	562.90	504.47	58.43
131	220 - 8500 General Currie	1048	396.74	22.53	419.27	375.75	43.52
132	221 - 8500 General Currie	1286	486.85	27.64	514.49	461.09	53.40
133	301 - 8500 General Currie	751	284.31	16.14	300.45	269.27	31.18
134	302 - 8500 General Currie	732	277.11	15.74	292.85	262.45	30.40
135	303 - 8500 General Currie	1305	494.04	28.05	522.09	467.90	54.19
136	304 - 8500 General Currie	1047	396.36	22.51	418.87	375.39	43.48
137	305 - 8500 General Currie	1000	378.57	21.50	400.07	358.54	41.53
138	306 - 8500 General Currie	1101	416.80	23.67	440.47	394.76	45.71
139	308 - 8500 General Currie	1024	387.66	22.01	409.67	367.15	42.52
140	309 - 8500 General Currie	1299	491.77	27.92	519.69	465.75	53.94
141	310 - 8500 General Currie	1375	520.53	29.56	550.09	493.00	57.09
142	311 - 8500 General Currie	756	286.20	16.25	302.45	271.06	31.39
143	312 - 8500 General Currie	1079	408.48	23.19	431.67	386.87	44.80
144	313 - 8500 General Currie	1079	408.48	23.19	431.67	386.87	44.80
145	314 - 8500 General Currie	1237	468.29	26.59	494.88	443.52	51.36
146	315 - 8500 General Currie	1372	519.40	29.49	548.89	491.92	56.97
147	316 - 8500 General Currie	1372	519.40	29.49	548.89	491.92	56.97
148	317 - 8500 General Currie	1377	521.29	29.60	550.89	493.71	57.18
149	318 - 8500 General Currie	1231	466.02	26.46	492.48	441.37	51.11
150	319 - 8500 General Currie	1238	468.67	26.61	495.28	443.88	51.40
151	320 - 8500 General Currie	1048	396.74	22.53	419.27	375.75	43.52
152	321 - 8500 General Currie	1286	486.85	27.64	514.49	461.09	53.40
153	101 - 8580 General Currie	744	281.66	15.99	297.65	266.76	30.89
154	102 - 8580 General Currie	733	277.49	15.76	293.25	262.81	30.44
155	103 - 8580 General Currie	1258	476.25	27.04	503.29	451.05	52.24
156	104 - 8580 General Currie	1054	399.01	22.66	421.67	377.90	43.77

**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
Proposed Strata Fee Schedule
Apr 01, 2020 to Mar 31, 2021

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	435.74	24.74	460.48	412.68	47.80
158	106 - 8580 General Currie	792	299.82	17.03	316.85	283.97	32.88
159	107 - 8580 General Currie	733	277.49	15.76	293.25	262.81	30.44
160	108 - 8580 General Currie	733	277.49	15.76	293.25	262.81	30.44
161	109 - 8580 General Currie	744	281.66	15.99	297.65	266.76	30.89
162	110 - 8580 General Currie	1039	393.33	22.34	415.67	372.53	43.14
163	111 - 8580 General Currie	743	281.28	15.97	297.25	266.40	30.85
164	112 - 8580 General Currie	961	363.81	20.66	384.47	344.56	39.91
165	113 - 8580 General Currie	750	283.93	16.12	300.05	268.91	31.14
166	114 - 8580 General Currie	1069	404.69	22.98	427.67	383.28	44.39
167	115 - 8580 General Currie	1089	412.26	23.41	435.67	390.45	45.22
168	116 - 8580 General Currie	1242	470.18	26.70	496.88	445.31	51.57
169	117 - 8580 General Currie	1356	513.34	29.15	542.49	486.18	56.31
170	118 - 8580 General Currie	1367	517.50	29.39	546.89	490.13	56.76
171	119 - 8580 General Currie	736	278.63	15.82	294.45	263.89	30.56
172	120 - 8580 General Currie	730	276.36	15.69	292.05	261.74	30.31
173	121 - 8580 General Currie	1229	465.26	26.42	491.68	440.65	51.03
174	122 - 8580 General Currie	1254	474.72	26.96	501.68	449.61	52.07
175	123 - 8580 General Currie	1053	398.63	22.64	421.27	377.55	43.72
176	124 - 8580 General Currie	1270	480.79	27.30	508.09	455.35	52.74
177	201 - 8580 General Currie	744	281.66	15.99	297.65	266.76	30.89
178	202 - 8580 General Currie	733	277.49	15.76	293.25	262.81	30.44
179	203 - 8580 General Currie	1258	476.25	27.04	503.29	451.05	52.24
180	204 - 8580 General Currie	1054	399.01	22.66	421.67	377.90	43.77
181	205 - 8580 General Currie	1151	435.74	24.74	460.48	412.68	47.80
182	206 - 8580 General Currie	792	299.82	17.03	316.85	283.97	32.88
183	207 - 8580 General Currie	733	277.49	15.76	293.25	262.81	30.44
184	208 - 8580 General Currie	733	277.49	15.76	293.25	262.81	30.44
185	209 - 8580 General Currie	744	281.66	15.99	297.65	266.76	30.89
186	210 - 8580 General Currie	1039	393.33	22.34	415.67	372.53	43.14
187	211 - 8580 General Currie	743	281.28	15.97	297.25	266.40	30.85
188	212 - 8580 General Currie	961	363.81	20.66	384.47	344.56	39.91
189	213 - 8580 General Currie	750	283.93	16.12	300.05	268.91	31.14
190	214 - 8580 General Currie	1069	404.69	22.98	427.67	383.28	44.39
191	215 - 8580 General Currie	1089	412.26	23.41	435.67	390.45	45.22
192	216 - 8580 General Currie	1242	470.18	26.70	496.88	445.31	51.57
193	217 - 8580 General Currie	1356	513.34	29.15	542.49	486.18	56.31
194	218 - 8580 General Currie	1367	517.50	29.39	546.89	490.13	56.76
195	219 - 8580 General Currie	736	278.63	15.82	294.45	263.89	30.56
196	220 - 8580 General Currie	847	320.65	18.21	338.86	303.69	35.17
197	221 - 8580 General Currie	1229	465.26	26.42	491.68	440.65	51.03
198	222 - 8580 General Currie	1254	474.72	26.96	501.68	449.61	52.07
199	223 - 8580 General Currie	1053	398.63	22.64	421.27	377.55	43.72
200	224 - 8580 General Currie	1270	480.79	27.30	508.09	455.35	52.74
201	301 - 8580 General Currie	744	281.66	15.99	297.65	266.76	30.89
202	302 - 8580 General Currie	733	277.49	15.76	293.25	262.81	30.44
203	303 - 8580 General Currie	1258	476.25	27.04	503.29	451.05	52.24
204	304 - 8580 General Currie	1054	399.01	22.66	421.67	377.90	43.77
205	305 - 8580 General Currie	1151	435.74	24.74	460.48	412.68	47.80
206	306 - 8580 General Currie	1160	439.14	24.94	464.08	415.91	48.17
207	308 - 8580 General Currie	1105	418.32	23.75	442.07	396.19	45.88
208	310 - 8580 General Currie	1039	393.33	22.34	415.67	372.53	43.14

**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
Proposed Strata Fee Schedule
Apr 01, 2020 to Mar 31, 2021

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	281.28	15.97	297.25	266.40	30.85
210	312 - 8580 General Currie	974	368.73	20.94	389.67	349.22	40.45
211	313 - 8580 General Currie	750	283.93	16.12	300.05	268.91	31.14
212	314 - 8580 General Currie	1069	404.69	22.98	427.67	383.28	44.39
213	315 - 8580 General Currie	1089	412.26	23.41	435.67	390.45	45.22
214	316 - 8580 General Currie	1242	470.18	26.70	496.88	445.31	51.57
215	317 - 8580 General Currie	1363	515.99	29.30	545.29	488.69	56.60
216	318 - 8580 General Currie	1373	519.78	29.51	549.29	492.28	57.01
217	319 - 8580 General Currie	736	278.63	15.82	294.45	263.89	30.56
218	320 - 8580 General Currie	847	320.65	18.21	338.86	303.69	35.17
219	321 - 8580 General Currie	1229	465.26	26.42	491.68	440.65	51.03
220	322 - 8580 General Currie	1254	474.72	26.96	501.68	449.61	52.07
221	323 - 8580 General Currie	1053	398.63	22.64	421.27	377.55	43.72
222	324 - 8580 General Currie	1270	480.79	27.30	508.09	455.35	52.74
232,594			88,053.36	4,999.99	93,053.35	83,394.91	9,658.44
Total Annual Strata Fees (x 12 months) =			1,056,640.32	59,999.88	1,116,640.20	1,000,738.92	

**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.*