ANNUAL GENERAL MEETING MINUTES *WEDNESDAY, JANUARY 21, 2009*

WATERSIDE AT DOVER PLACE – STRATA PLAN LMS 2166

TIME & LOCATION:
7:00 pm – The Social Room
5880 Dover Crescent
Richmond, B.C.
V7C 5P5

STRATA COUNCIL 2007/2008

PRESIDENT
Sue Esplen - #149

TREASURER
John Lum - #429

MAINTENANCE & SPECIAL PROJECTS
Herman Mueller - #341

AT LARGE
Sandra Smith – #415
Naomi Bovey - #246
Radu Ciubotariu - #142
Donna Lee - #121

STRATA MANAGER
George Alexandru

BAYWEST MANAGEMENT
300 – 1770 BURRARD STREET
VANCOUVER, B.C. V6J 3G7
Phone: 604.257.0325
Direct Line: 604.714.1531
Direct Fax: 604.592.5289
email: galexandru@baywest.ca

RESIDENT MANAGER
Kelly Comber
Office: 604.821.0858
Emergencies: 604.680.5825

ATTENDANCE:

72 owners represented: 57 in person & 15 by proxy
George Alexandru - Baywest Management Corporation

(1) CALL TO ORDER

The meeting was called to order at 7:25 pm by Strata Manager George Alexandru, who in agreement with the Owners chaired the meeting.

(2) CALLING THE ROLL & CERTIFICATION OF PROXIES

As there are 203 strata lots at Waterside, and a quorum requires representation by 1/3 of all strata lots, a quorum for the meeting required representation by 68 strata lots. At 7:00 pm, the time the meeting was supposed to have been called to order, a quorum was not present. The call to order was postponed until 7:25 pm when a quorum was present.

(3) PROOF NOTICE OF MEETING

It was MOVED / SECONDED that proper notice of meeting had been provided in accordance with the requirements of the Strata Property Act.

CARRIED

(4) ADOPTION OF PREVIOUS AGM MINUTES

It was MOVED / SECONDED to adopt the Minutes of the Annual General Meeting of November 21, 2007, as distributed.

CARRIED

It was MOVED / SECONDED to adopt the Minutes of the Special General Meeting of May 14, 2008, as distributed.

CARRIED

(5) REPORT ON STRATA CORPORATION INSURANCE

The insurance policy for Strata Corporation LMS 2166, as attached to the AGM Notice, was reviewed briefly by the Owners and approved.
All Owners and Residents are reminded that the Strata Corporation's insurance policy does not provide coverage for individual contents, betterments or improvements (i.e. storage locker contents, clothing, furniture, decorating, upgrading of carpets, flooring, etc.). Owners and Residents must carry their own "Owner package" insurance for this coverage, including any improvements. You should contact

your home insurance company to determine if you have this coverage or not.

(6) PRESIDENT'S REPORT

Council President, Sue Esplen, provided a brief report to the Owners, highlighting several main maintenance events that shaped the last fiscal year administration of the complex. The Council President distributed a memo to all Owners at the beginning of the meeting.

(7) 2008 / 2009 BUDGET (Year end November 30th)

George Alexandru presented line by line the proposed budget for 2009, providing advice, input and responded to various questions from Owners. Several motions were received from the floor to amend the budget as follows:

- to eliminate account 7730 – Security – $47,000
- to reduce account 8560 to read $1,000
- to reduce account 8730 to read $500
- to reduce account 8740 to read $20,000

Following discussion, it was MOVED / SECONDED (71 in favor, 1 against, 0 abstentions) to approve the budget as amended in the total amount of $536,009.

CARRIED

OWNERS PLEASE NOTE:

THERE WILL BE AN INCREASE IN THE STRATA FEES.
PLEASE BE REMINDED THAT PAYMENT OF STRATA FEES BY CHEQUE IS NO LONGER PERMITTED UNDER THE STRATA CORPORATION BYLAWS. PAYMENT MUST BE MADE BY PRE-AUTHORIZED WITHDRAWAL.
IF YOU REQUIRE A PAC FORM, PLEASE SUBMIT A REQUEST BY EMAIL TO STRATA MANAGER GEORGE ALEXANDRU AT galexandru@baywest.ca.
AS YOUR NEW INCREASED STRATA FEE IS APPLICABLE RETROACTIVELY TO DECEMBER 1, 2008, OWNERS ARE ADVISED THAT AN ADDITIONAL CATCH-UP FEE MUST BE PAID.
THE CATCH-UP FEES WILL COVER THE DIFFERENCE BETWEEN THE OLD STRATA FEE AND THE NEW STRATA FEE FOR THE MONTHS OF DECEMBER 2008 AND JANUARY 2009.
PLEASE SEE ATTACHED STRATA FEE PAYMENT SCHEDULE AND THE CATCH-UP FEE PAYMENT SCHEDULE.
IMPORTANT: YOU DO NOT NEED TO TAKE ANY ACTION WITH RESPECT TO THE INCREASE IN STRATA FEES. BAYWEST WILL AUTOMATICALLY ADJUST THE AMOUNT THAT COMES OUT OF YOUR BANK ACCOUNT EACH MONTH.

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(8) ¾ VOTE "A" – PERMITTED PETS – BYLAWS AMENDMENT

Be it resolved by a 3/4 vote resolution of the Owners, Strata Plan LMS 2166, that the existing Bylaw # 44 be deleted in its entirety and replaced with the following

44 Pets

44.1 An Owner, tenant, occupant or visitor must not keep any pets on a strata lot or common property or on land that is a common asset except in accordance with these bylaws.

44.2 An Owner, tenant, occupant must not keep a pet on a strata lot other than one or more of the following Permitted Pets:
(a) A reasonable number of fish or other small aquarium animals;
(b) Up to two(2) small caged mammals;

(c) Up to two (2) caged birds;
(d) Up two (2) cats.

44.3 An Owner, tenant, occupant or visitor must not feed birds, rodents or other wild animals from any strata lot, limited common property, common property or land that is a common asset. No bird feeders of any kind are permitted to be kept on balconies, strata lots, common property or land that is a common asset.

44.4 An Owner, tenant or occupant must not harbour exotic pets, including not exhaustively, snakes, spiders or large members of the cat family.

44.5 An Owner, tenant or occupant must not keep a Permitted Pet which is a nuisance on a strata lot, on common property or on land that is a common asset. If an Owner, tenant or occupant has a pet which is not a Permitted Pet or if in the opinion of Council, the Permitted Pet is a nuisance or has caused or is causing an unreasonable interference with the use and enjoyment by residents or visitors of a strata lot, common property or common assets, the Council may order such pet to be removed permanently from the strata lot, the common property or common asset or all of them.

44.6 A pet Owner must ensure that a Permitted Pet is kept quiet, controlled and clean. Any excrement on common property or on land that is a common asset must be immediately disposed of by the pet Owner.

44.7 A pet Owner must not permit a Permitted Pet to interfere with any other person, pet or property, nor permit a Permitted Pet to disturb any other Owner, tenant, occupant with uncontrolled barking or howling.

44.8 A strata lot Owner must assume all liability for all actions by a Permitted Pet, regardless of whether the Owner had knowledge, notice or forewarning of the likelihood of such actions.

44.9 An Owner, tenant or occupant who contravene this bylaw, will be subject to a $200 fine per incident.

The floor was open for discussion, and it was MOVED / SECONDED to strike down resolution "A" and request that Council arrange for the review of the Strata Corporation Bylaws by a lawyer for an amount not to exceed $800.

CARRIED

(9) ¾ VOTE "B" – WINDOW COVERINGS – BYLAWS AMENDMENT

Be it resolved by a 3/4 vote resolution of the Owners, Strata Plan LMS 2166, that the existing Bylaw # 3 (3) (l) be deleted in its entirety and replaced with the following:

(l) Install any window coverings visible from the exterior of his strata lot, which are different in colour from those of the original building specifications and louvers must be 1 inch or 2 inches in width.

The floor was open for discussion, and it was MOVED / SECONDED to strike down resolution "B" and request that Council arrange for the review of the Strata Corporation Bylaws by a lawyer for an amount not to exceed $800.

CARRIED

(10) 3/4 VOTE "C" – 2nd FLOOR RE-CIRCULATING PIPING REPLACEMENT PROJECT

Be it resolved by a 3/4 vote resolution of the Owners, Strata Plan LMS 2166, that the Strata Corporation raise a sum of money not exceeding $15,000 to carry out the remainder of the 2nd floor re-circulating piping replacement project. Such expenditure is to be charged upon the Owners as a

special levy in proportion to the unit entitlement of their respective strata lots.
This special levy of $15,000 shall be assessed on January 13, 2009 and shall become due and payable in full immediately on the passing of this resolution by the Owners on title at the end of that day.

As a matter of financial convenience only, the Owners may pay this special levy over a period of three (3) months, such payments to be made in three (3) equal amounts on the first of each month commencing February 1, 2009 and ending on April 1, 2009.

Any Owner who fails to make any payment(s) in accordance with this resolution shall be assessed a fine of $25.00 on each such late payment. The Strata Corporation may further add interest charges on overdue payments at the rate of 10% per annum compounded annually.

The floor was opened for discussion and being no further questions, it was MOVED / SECONDED to adopt resolution "C" as presented (70 in favor, 2 against, 0 abstentions).

CARRIED

(11) ¾ VOTE "D" – BUILDING ENVELOPE PREVENTATIVE MAINTENANCE AND CRF STUDY

Be it resolved by a 3/4 vote resolution of the Owners, Strata Plan LMS 2166, that the Strata Corporation raise a sum of money not exceeding $30,000 to carry out the Building Envelope Preventative Maintenance and the CRF Study. Such expenditure is to be charged upon the Owners as a special levy in proportion to the unit entitlement of their respective strata lots.

This special levy of $30,000 shall be assessed on January 13, 2009 and shall become due and payable in full immediately on the passing of this resolution by the Owners on title at the end of that day.

As a matter of financial convenience only, the Owners may pay this special levy over a period of six (6) months, such payments to be made in six (6) equal amounts on the first of each month commencing February 1, 2009 and ending on July 1, 2009.

Any Owner who fails to make any payment(s) in accordance with this resolution, shall be assessed a fine of $25.00 on each such late payment. The Strata Corporation may further add interest charges on overdue payments at the rate of 10% per annum compounded annually.

The floor was opened for discussion. A motion was placed on the floor to amend the resolution "D" to read as follows:

"....*As a matter of financial convenience only, the Owners may pay this special levy over a period of six (6) months, such payments to be made in six (6) equal amounts on the first of each month commencing June 1, 2009 and ending on November 1, 2009."*

It was then MOVED / SECONDED to adopt resolution "D" as amended (69 in favour, 3 against, 0 abstentions).

CARRIED

(12) ¾ VOTE "E" – PARKADE ENTRANCE GRATE REPAIRS

Be it resolved by a 3/4 vote resolution of the Owners, Strata Plan LMS 2166, that the Strata Corporation raise a sum of money not exceeding $10,000 to carry out the necessary repairs to the Parkade entrance grate area, in an effort to alleviate the disturbing noise created when passed over by vehicles entering or exiting the building Parkade, such expenditure to be charged upon the Owners as a special levy in proportion to the unit entitlement of their respective strata lots.

This special levy of $10,000 shall be assessed on January 13, 2009 and shall become due and payable in full immediately on the passing of this resolution by the Owners on title at the end of that day.

As a matter of financial convenience only, the Owners may pay this special levy over a period of three (3) months, such payments to be made in three (3) equal amounts on the first of each month commencing February 1, 2009 and ending on April 1, 2009.
Any Owner who fails to make any payment(s) in accordance with this resolution shall be assessed a fine of $25.00 on each such late payment. The Strata Corporation may further add interest charges on overdue payments at the rate of 10% per annum compounded annually.

The floor was opened for discussions, and it was MOVED / SECONDED to adopt resolution "E" as presented (53 in favor, 9 against, 10 abstentions).

CARRIED

(13) ¾ VOTE "F" – ROOF REMEDIATION PROJECT – DEFICIT RECOVERY

Be it resolved by a 3/4 vote resolution of the Owners, Strata Plan LMS 2166, that the Strata Corporation raise a sum of money equal to $13,579.22 to recover the deficit incurred by the Strata Corporation in carrying out the recent roof remediation project. Such expenditure is to be charged upon the Owners as a special levy in proportion to the unit entitlement of their respective strata lots.
This special levy of $13,579.22 shall be assessed on January 13, 2009 and shall become due and payable in full immediately on the passing of this resolution by the Owners on title at the end of that day.

As a matter of financial convenience only, the Owners may pay this special levy over a period of three (3) months, such payments to be made in three (3) equal amounts on the first of each month commencing February 1, 2009 and ending on April 1, 2009.

Any Owner who fails to make any payment(s) in accordance with this resolution shall be assessed a fine of $25.00 on each such late payment. The Strata Corporation may further add interest charges on overdue payments at the rate of 10% per annum compounded annually.

The floor was opened for discussions, and it was MOVED / SECONDED to adopt resolution "F" as presented (61 in favor, 2 against, 9 abstentions).

CARRIED

(14) ELECTION OF 2008/2009 STRATA COUNCIL

The following Owners volunteered or were nominated to hold office for the 2008/2009 term:

Nason Higinbotham	#253
John Lum	#429
Herman Mueller	#341
Radu Ciubotariu	#142
Sue Esplen	#149
Donna Lee	#121
Naomi Bovey	#246

One of the Owners challenged the eligibility of Nason Higginbotham as a council member, knowing that he received recently a Power of Attorney from his spouse, allowing him to carry business and legal matters on her behalf without any limitations.
It was agreed that if later on, Council will obtain a legal advice and his eligibility as council member will be questioned, Nason Higginbotham agreed to step down from Council.

Later on, the Strata Manager identified that the following clause is part of the Strata Corporation Bylaws:

"***Persons Permitted on Council***

38 *As permitted by section 28(2) of the Act, a person other than an owner, an individual representing a corporate owner, and a tenant, may be a member of the council, but only with the written notarized consent of the owner, and only if such person falls within one of the following classes of persons:*

(a) a spouse, including a common law spouse, of an owner; and

(b) a professional advisor of an owner."

The Strata Manager called for additional nominations or volunteers, and as none were received, the above Owners were elected by acclamation.

At the conclusion of the Annual General Meeting, the new Strata Council met briefly, and decided to hold their first Council meeting on **Tuesday, February 3, 2009, at 6:00 pm** within the Social room of the complex.
Council also decided to appoint to the following positions the following council members:

Herman Mueller	President
Sue Esplen	Vice President
John Lum	Treasurer
Nason Higinbotham	Secretary & Building Maintenance
Radu Ciubotariu	At Large
Donna Lee	At Large
Naomi Bovey	At Large

(15) GENERAL DISCUSSION AND QUESTIONS

None.

(16) ADJOURNMENT

There being no further business, the meeting was adjourned at 10:20 pm.

Waterside At Dover Crescent (lms2166)
APPROVED BUDGET - December 1, 2008 to November 30, 2009

Account	Account Name	Year To Date 2008	Estimated Year End	Annual Budget	New Budget
	RECEIPTS / REVENUE				
5500-0000	Owners' Contributions	349,354.60	419,225.52	419,225.00	553,309.00
5510-0000	Bylaw Penalties	(50.00)	350.00	0.00	0.00
5520-0000	Common Room Rental	275.00	275.00	500.00	0.00
5531-0000	CRF Transfer	7,205.00	7,205.00	0.00	0.00
5542-0000	Deficit Recovery	0.00	0.00	0.00	(55,000.00)
5560-0000	Gas F/P Recovery	21,000.00	25,200.00	25,200.00	25,200.00
5600-0000	Interest Income	962.46	1,047.77	1,500.00	1,500.00
5610-0000	Keys/Remotes	765.00	825.00	0.00	0.00
5630-0000	Late Payment Penalty	2,250.00	3,050.00	1,000.00	0.00
5655-0000	Move In/Out Fee	1,900.00	2,200.00	2,000.00	2,000.00
5680-0000	Other Income	1,474.47	1,727.37	0.00	0.00
5690-0000	Parking Income	2,375.00	2,775.00	3,000.00	3,000.00
5700-0000	Prior Years Surplus	19,410.00	19,410.00	19,410.00	0.00
5730-0000	Strata Unit Rental	5,000.00	6,000.00	6,000.00	6,000.00
	TOTAL RECEIPTS / REVENUE	**$ 411,921.53**	**$ 489,290.66**	**$ 477,835.00**	**$ 536,009.00**
	EXPENSES & RESERVES				
	ADMINISTRATIVE EXPENSES				
6050-0000	Audit	0.00	0.00	2,500.00	3,500.00
6070-0000	Bank Charges	152.00	189.00	150.00	200.00
6150-0000	Insurance Deductibles / Claims	10,000.00	10,000.00	10,000.00	10,000.00
6170-0000	Insurance Premium	50,053.30	61,068.84	61,000.00	75,000.00
6190-0000	Legal Fees	30.00	30.00	2,000.00	2,000.00
6230-0000	Miscellaneous	146.86	146.86	2,000.00	1,000.00
6290-0000	Postage/Copies/Office Exp.	2,850.94	3,611.94	2,000.00	3,450.00
6310-0000	Telephone	1,736.83	2,160.47	1,325.00	2,100.00
	TOTAL ADMINISTRATIVE EXPENSES	**64,969.93**	**77,207.11**	**80,975.00**	**97,250.00**
	EMPLOYEE EXPENSES				
6420-0000	EI/CPP Employer Share	2,601.90	3,097.80	3,200.00	3,200.00
6450-0000	Wages Asst. Caretaker	1,207.50	1,979.25	2,000.00	2,000.00
6460-0000	Wages Caretaker	39,975.84	47,888.36	47,475.00	55,000.00
6490-0000	Workers' Compensation	465.31	465.31	450.00	600.00
	TOTAL EMPLOYEE EXPENSES	**44,250.55**	**53,430.72**	**53,125.00**	**60,800.00**
	UTILITIES				
6520-0000	Electricity	18,359.33	22,178.14	23,000.00	25,000.00
6530-0000	Gas	82,834.75	102,936.83	90,000.00	105,000.00
	TOTAL UTILITIES	**101,194.08**	**125,114.97**	**113,000.00**	**130,000.00**
	CONTRACT / BLDG EXPENSES				
7010-0000	Alarm Monitoring	1,716.98	2,075.52	1,340.00	2,200.00
7110-0000	Elevator & License	5,342.01	6,610.03	6,800.00	7,000.00
7190-0000	Fire Protection	2,782.81	2,782.81	2,400.00	0.00
7210-0000	Garage Door	3,138.95	3,138.95	500.00	0.00
7230-0000	Garbage Collection	11,228.99	13,488.70	12,500.00	13,500.00
7310-0000	Janitorial	0.00	0.00	1,000.00	0.00
7470-0000	Mechanical	1,440.60	1,440.60	2,860.00	0.00
7520-0000	Touchup Interior Painting	0.00	0.00	2,000.00	0.00
7590-0000	Property Management	32,537.95	39,039.35	39,380.00	40,959.00
7730-0000	Security	34,247.70	45,712.13	47,000.00	0.00
7810-0000	Window Cleaning	2,835.00	2,835.00	2,900.00	3,500.00

Waterside At Dover Crescent (lms2166)
APPROVED BUDGET - December 1, 2008 to November 30, 2009

Account	Account Name	Year To Date 2008	Estimated Year End	Annual Budget	New Budget
	TOTAL CONTRACT / BLDG EXPENSES	**95,270.99**	**117,123.09**	**118,680.00**	**67,159.00**
	REPAIRS & MAINTENANCE EXPENSES				
8092-0000	Fire Protection	1,119.30	1,119.30	2,000.00	5,000.00
8100-0000	Garage Door	485.64	1,639.55	1,000.00	0.00
8110-0000	General Repair & Maintenance	39,483.84	68,369.65	17,000.00	64,000.00
8120-0000	Gutter Cleaning	3,710.00	3,710.00	3,500.00	0.00
8180-0000	Mechanical	9,267.42	9,732.42	8,000.00	0.00
8200-0000	Pest Control	1,029.50	1,248.44	815.00	1,300.00
8270-0000	Supplies	340.31	560.28	1,000.00	1,000.00
8286-0000	Dryer Vent Cleaning/Mtce	0.00	0.00	1,500.00	3,500.00
	TOTAL REPAIRS & MAINTENANCE EXPENSES	**55,436.01**	**86,379.64**	**34,815.00**	**74,800.00**
	RESIDENT MANAGER UNIT EXPENSES				
8310-0000	1st Mortgage	6,164.20	7,397.04	7,400.00	8,100.00
8330-0000	Maintenance Fees	1,521.92	1,748.48	1,400.00	2,000.00
8340-0000	Property Taxes	869.82	869.82	1,000.00	1,100.00
8350-0000	Water/Sewer	515.05	515.05	500.00	600.00
	TOTAL RESIDENT MANAGER UNIT EXPENSES	**9,070.99**	**10,530.39**	**10,300.00**	**11,800.00**
	MAJOR PROJECT EXPENSES				
8455-0000	Special Projects	9,179.00	9,179.00	0.00	0.00
	TOTAL MAJOR PROJECT EXPENSES	**9,179.00**	**9,179.00**	**0.00**	**0.00**
	RECREATION FACILITIES EXPENSES				
8560-0000	Maintenance	316.59	539.42	2,000.00	1,000.00
	TOTAL RECREATION FACILITIES EXPENSES	**316.59**	**539.42**	**2,000.00**	**1,000.00**
	GROUND EXPENSES				
8730-0000	Ground Improvements	84.80	84.80	1,500.00	500.00
8735-0000	Irrigation System	847.91	1,189.16	2,500.00	2,500.00
8740-0000	Landscaping	17,603.80	21,131.80	20,740.00	20,000.00
8770-0000	Snow Removal	87.66	87.66	200.00	200.00
	TOTAL GROUND EXPENSES	**18,624.17**	**22,493.42**	**24,940.00**	**23,200.00**
	TOTAL OPERATING EXPENSES	**398,312.31**	**501,997.76**	**437,835.00**	**466,009.00**
	RESERVE FUNDS				
9010-0000	Contingency Reserve Fund	33,333.30	39,999.96	40,000.00	70,000.00
	TOTAL RESERVE FUNDS	**33,333.30**	**39,999.96**	**40,000.00**	**70,000.00**
	TOTAL EXPENSES & RESERVES	**431,645.61**	**541,997.72**	**477,835.00**	**536,009.00**
	SURPLUS / (DEFICIT)	**(19,724.08)**	**(52,707.06)**	**-**	**-**

Strata Plan LMS 2166

Catch up fee amount to be collected at February 1, 2009

(catch up fee = the difference between the last fiscal year strata fee and this new approved strata fee to cover Dec 2008 and Jan 2009)

Fiscal Year - December 1, 2008 - November 1, 2009							
			2008 Strata fee	2009 Strata fee	Catch up fee December 2008	Catch up fee for January 2009	Total to be collected at Feb 1, 2009
UNIT #	S/L	U/E					
101	1	49	$127.28	163.52	36.23	$36.23	$72.47
102	2	57	$145.78	187.93	42.15	$42.15	$84.30
103	3	57	$145.78	187.93	42.15	$42.15	$84.30
104	4	55	$141.16	181.82	40.67	$40.67	$81.34
105	5	107	$261.38	340.50	79.12	$79.12	$158.24
106	6	42	$97.10	128.16	31.06	$31.06	$62.11
107	7	109	$266.00	346.60	80.60	$80.60	$161.20
108	8	57	$145.78	187.93	42.15	$42.15	$84.30
109	98	85	$210.51	273.37	62.85	$62.85	$125.70
110	99	88	$217.45	282.52	65.07	$65.07	$130.14
111	100	63	$159.65	206.24	46.58	$46.58	$93.17
112	101	88	$217.45	282.52	65.07	$65.07	$130.14
113	102	80	$198.95	258.11	59.16	$59.16	$118.31
114	103	88	$217.45	282.52	65.07	$65.07	$130.14
115	104	93	$229.01	297.78	68.77	$68.77	$137.54
116	105	93	$229.01	297.78	68.77	$68.77	$137.54
117	106	88	$217.45	282.52	65.07	$65.07	$130.14
118	107	88	$217.45	282.52	65.07	$65.07	$130.14
119	108	88	$217.45	282.52	65.07	$65.07	$130.14
120	109	63	$145.65	192.24	46.58	$46.58	$93.17
121	110	88	$217.45	282.52	65.07	$65.07	$130.14
122	111	83	$205.89	267.26	61.37	$61.37	$122.75
123	9	59	$150.40	194.03	43.63	$43.63	$87.25
124	10	46	$106.35	140.36	34.01	$34.01	$68.03
125	11	57	$131.78	173.93	42.15	$42.15	$84.30
126	12	58	$148.09	190.98	42.89	$42.89	$85.77
127	13	46	$120.35	154.36	34.01	$34.01	$68.03
128	14	59	$150.40	194.03	43.63	$43.63	$87.25
129	151	83	$205.89	267.26	61.37	$61.37	$122.75
130	152	63	$159.65	206.24	46.58	$46.58	$93.17
131	153	63	$159.65	206.24	46.58	$46.58	$93.17
132	154	63	$159.65	206.24	46.58	$46.58	$93.17
133	155	88	$217.45	282.52	65.07	$65.07	$130.14
134	156	88	$217.45	282.52	65.07	$65.07	$130.14
135	157	93	$229.01	297.78	68.77	$68.77	$137.54
136	158	93	$229.01	297.78	68.77	$68.77	$137.54
137	159	88	$217.45	282.52	65.07	$65.07	$130.14
138	160	80	$198.95	258.11	59.16	$59.16	$118.31
139	161	63	$159.65	206.24	46.58	$46.58	$93.17
140	162	63	$159.65	206.24	46.58	$46.58	$93.17
141	163	63	$159.65	206.24	46.58	$46.58	$93.17
142	164	85	$210.51	273.37	62.85	$62.85	$125.70
143	15	57	$145.78	187.93	42.15	$42.15	$84.30

Strata Plan LMS 2166

Catch up fee amount to be collected at February 1, 2009

(catch up fee = the difference between the last fiscal year strata fee and this new approved strata fee to cover Dec 2008 and Jan 2009)

144	16	109	$266.00	346.60	80.60	$80.60	$161.20
145	17	42	$97.10	128.16	31.06	$31.06	$62.11
146	18	107	$261.38	340.50	79.12	$79.12	$158.24
147	19	55	$141.16	181.82	40.67	$40.67	$81.34
148	20	57	$131.78	173.93	42.15	$42.15	$84.30
149	21	57	$131.78	173.93	42.15	$42.15	$84.30
150	22	49	$113.28	149.52	36.23	$36.23	$72.47
201	23	60	$138.72	183.08	44.37	$44.37	$88.73
202	24	49	$113.28	149.52	36.23	$36.23	$72.47
203	25	57	$131.78	173.93	42.15	$42.15	$84.30
204	26	57	$145.78	187.93	42.15	$42.15	$84.30
205	27	55	$127.16	167.82	40.67	$40.67	$81.34
206	28	107	$261.38	340.50	79.12	$79.12	$158.24
207	29	42	$97.10	128.16	31.06	$31.06	$62.11
208	30	109	$266.00	346.60	80.60	$80.60	$161.20
209	31	57	$131.78	173.93	42.15	$42.15	$84.30
210	112	85	$210.51	273.37	62.85	$62.85	$125.70
211	113	88	$217.45	282.52	65.07	$65.07	$130.14
212	114	63	$159.65	206.24	46.58	$46.58	$93.17
213	115	88	$217.45	282.52	65.07	$65.07	$130.14
214	116	90	$222.07	288.62	66.55	$66.55	$133.10
215	117	88	$217.45	282.52	65.07	$65.07	$130.14
216	118	93	$229.01	297.78	68.77	$68.77	$137.54
217	119	93	$229.01	297.78	68.77	$68.77	$137.54
218	120	88	$217.45	282.52	65.07	$65.07	$130.14
219	121	88	$217.45	282.52	65.07	$65.07	$130.14
220	122	88	$217.45	282.52	65.07	$65.07	$130.14
221	123	63	$145.65	192.24	46.58	$46.58	$93.17
222	124	88	$217.45	282.52	65.07	$65.07	$130.14
223	125	83	$205.89	267.26	61.37	$61.37	$122.75
224	32	51	$131.91	169.62	37.71	$37.71	$75.42
225	33	90	$222.07	288.62	66.55	$66.55	$133.10
226	34	62	$143.34	189.18	45.85	$45.85	$91.69
227	35	102	$249.82	325.24	75.42	$75.42	$150.85
228	36	104	$254.44	331.34	76.90	$76.90	$153.80
229	37	62	$143.34	189.18	45.85	$45.85	$91.69
230	38	90	$222.07	288.62	66.55	$66.55	$133.10
231	39	51	$117.91	155.62	37.71	$37.71	$75.42
232	165	83	$205.89	267.26	61.37	$61.37	$122.75
233	166	63	$159.65	206.24	46.58	$46.58	$93.17
234	167	63	$159.65	206.24	46.58	$46.58	$93.17
235	168	63	$159.65	206.24	46.58	$46.58	$93.17
236	169	88	$217.45	282.52	65.07	$65.07	$130.14
237	170	88	$217.45	282.52	65.07	$65.07	$130.14
238	171	93	$229.01	297.78	68.77	$68.77	$137.54
239	172	93	$229.01	297.78	68.77	$68.77	$137.54
240	173	88	$217.45	282.52	65.07	$65.07	$130.14
241	174	90	$222.07	288.62	66.55	$66.55	$133.10
242	175	63	$159.65	206.24	46.58	$46.58	$93.17
243	176	63	$159.65	206.24	46.58	$46.58	$93.17
244	177	63	$159.65	206.24	46.58	$46.58	$93.17
245	178	85	$210.51	273.37	62.85	$62.85	$125.70

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Catch up fee amount to be collected at February 1, 2009

(catch up fee = the difference between the last fiscal year strata fee and this new approved strata fee to cover Dec 2008 and Jan 2009)

246	40	57	$145.78	187.93	42.15	$42.15	$84.30
247	41	109	$266.00	346.60	80.60	$80.60	$161.20
248	42	42	$97.10	128.16	31.06	$31.06	$62.11
249	43	107	$261.38	340.50	79.12	$79.12	$158.24
250	44	55	$127.16	167.82	40.67	$40.67	$81.34
251	45	57	$131.78	173.93	42.15	$42.15	$84.30
252	46	57	$131.78	173.93	42.15	$42.15	$84.30
253	47	49	$113.28	149.52	36.23	$36.23	$72.47
301	48	60	$138.72	183.08	44.37	$44.37	$88.73
302	49	49	$113.28	149.52	36.23	$36.23	$72.47
303	50	57	$131.78	173.93	42.15	$42.15	$84.30
304	51	57	$131.78	173.93	42.15	$42.15	$84.30
305	52	55	$127.16	167.82	40.67	$40.67	$81.34
306	53	107	$261.38	340.50	79.12	$79.12	$158.24
307	54	42	$97.10	128.16	31.06	$31.06	$62.11
308	55	109	$266.00	346.60	80.60	$80.60	$161.20
309	56	57	$131.78	173.93	42.15	$42.15	$84.30
310	126	85	$210.51	273.37	62.85	$62.85	$125.70
311	127	88	$217.45	282.52	65.07	$65.07	$130.14
312	128	63	$159.65	206.24	46.58	$46.58	$93.17
313	129	88	$217.45	282.52	65.07	$65.07	$130.14
314	130	90	$222.07	288.62	66.55	$66.55	$133.10
315	131	115	$279.87	364.91	85.04	$85.04	$170.07
316	132	115	$279.87	364.91	85.04	$85.04	$170.07
317	133	88	$217.45	282.52	65.07	$65.07	$130.14
318	134	88	$217.45	282.52	65.07	$65.07	$130.14
319	135	63	$159.65	206.24	46.58	$46.58	$93.17
320	136	88	$217.45	282.52	65.07	$65.07	$130.14
321	137	83	$205.89	267.26	61.37	$61.37	$122.75
322	138	55	$127.16	167.82	40.67	$40.67	$81.34
323	57	51	$117.91	155.62	37.71	$37.71	$75.42
324	58	90	$222.07	288.62	66.55	$66.55	$133.10
325	59	83	$205.89	267.26	61.37	$61.37	$122.75
326	60	82	$203.58	264.21	60.63	$60.63	$121.27
327	61	83	$205.89	267.26	61.37	$61.37	$122.75
328	62	83	$205.89	267.26	61.37	$61.37	$122.75
329	63	90	$222.07	288.62	66.55	$66.55	$133.10
330	64	51	$117.91	155.62	37.71	$37.71	$75.42
331	179	56	$129.47	170.88	41.41	$41.41	$82.82
332	180	83	$205.89	267.26	61.37	$61.37	$122.75
333	181	63	$159.65	206.24	46.58	$46.58	$93.17
334	182	63	$159.65	206.24	46.58	$46.58	$93.17
335	183	63	$159.65	206.24	46.58	$46.58	$93.17
336	184	88	$217.45	282.52	65.07	$65.07	$130.14
337	185	115	$279.87	364.91	85.04	$85.04	$170.07
338	186	115	$279.87	364.91	85.04	$85.04	$170.07
339	187	90	$222.07	288.62	66.55	$66.55	$133.10
340	188	63	$159.65	206.24	46.58	$46.58	$93.17
341	189	63	$159.65	206.24	46.58	$46.58	$93.17
342	190	63	$159.65	206.24	46.58	$46.58	$93.17
343	191	85	$210.51	273.37	62.85	$62.85	$125.70
344	65	57	$131.78	173.93	42.15	$42.15	$84.30

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Catch up fee amount to be collected at February 1, 2009

(catch up fee = the difference between the last fiscal year strata fee and this new approved strata fee to cover Dec 2008 and Jan 2009)

345	66	109	$266.00	346.60	80.60	$80.60	$161.20
346	67	42	$97.10	128.16	31.06	$31.06	$62.11
347	68	107	$261.38	340.50	79.12	$79.12	$158.24
348	69	55	$127.16	167.82	40.67	$40.67	$81.34
349	70	57	$131.78	173.93	42.15	$42.15	$84.30
350	71	57	$131.78	173.93	42.15	$42.15	$84.30
351	72	49	$113.28	149.52	36.23	$36.23	$72.47
401	73	60	$152.72	197.08	44.37	$44.37	$88.73
402	74	49	$127.28	163.52	36.23	$36.23	$72.47
403	75	57	$131.78	173.93	42.15	$42.15	$84.30
404	76	57	$145.78	187.93	42.15	$42.15	$84.30
405	77	55	$127.16	167.82	40.67	$40.67	$81.34
406	78	107	$261.38	340.50	79.12	$79.12	$158.24
407	79	42	$97.10	128.16	31.06	$31.06	$62.11
408	80	109	$266.00	346.60	80.60	$80.60	$161.20
409	81	57	$131.78	173.93	42.15	$42.15	$84.30
410	139	47	$108.66	143.41	34.75	$34.75	$69.51
411	140	85	$210.51	273.37	62.85	$62.85	$125.70
412	141	88	$217.45	282.52	65.07	$65.07	$130.14
413	142	63	$159.65	206.24	46.58	$46.58	$93.17
414	143	88	$217.45	282.52	65.07	$65.07	$130.14
415	144	116	$282.18	367.96	85.77	$85.77	$171.55
416	145	117	$284.49	371.01	86.51	$86.51	$173.03
417	146	88	$217.45	282.52	65.07	$65.07	$130.14
418	147	63	$159.65	206.24	46.58	$46.58	$93.17
419	148	88	$217.45	282.52	65.07	$65.07	$130.14
420	149	83	$205.89	267.26	61.37	$61.37	$122.75
421	150	54	$124.84	164.77	39.93	$39.93	$79.86
422	82	51	$117.91	155.62	37.71	$37.71	$75.42
423	83	90	$222.07	288.62	66.55	$66.55	$133.10
424	84	83	$205.89	267.26	61.37	$61.37	$122.75
425	85	82	$203.58	264.21	60.63	$60.63	$121.27
426	86	83	$205.89	267.26	61.37	$61.37	$122.75
427	87	83	$205.89	267.26	61.37	$61.37	$122.75
428	88	90	$222.07	288.62	66.55	$66.55	$133.10
429	89	51	$117.91	155.62	37.71	$37.71	$75.42
430	192	56	$143.47	184.88	41.41	$41.41	$82.82
431	193	83	$205.89	267.26	61.37	$61.37	$122.75
432	194	63	$159.65	206.24	46.58	$46.58	$93.17
433	195	63	$159.65	206.24	46.58	$46.58	$93.17
434	196	63	$159.65	206.24	46.58	$46.58	$93.17
435	197	117	$284.49	371.01	86.51	$86.51	$173.03
436	198	116	$282.18	367.96	85.77	$85.77	$171.55
437	199	63	$159.65	206.24	46.58	$46.58	$93.17
438	200	63	$159.65	206.24	46.58	$46.58	$93.17
439	201	63	$145.65	192.24	46.58	$46.58	$93.17
440	202	85	$210.51	273.37	62.85	$62.85	$125.70
441	203	46	$106.35	140.36	34.01	$34.01	$68.03
442	90	57	$131.78	173.93	42.15	$42.15	$84.30
443	91	109	$266.00	346.60	80.60	$80.60	$161.20
444	92	42	$97.10	128.16	31.06	$31.06	$62.11
445	93	107	$261.38	340.50	79.12	$79.12	$158.24

Strata Plan LMS 2166

Catch up fee amount to be collected at February 1, 2009

(catch up fee = the difference between the last fiscal year strata fee and this new approved strata fee to cover Dec 2008 and Jan 2009)

446	94	55	$141.16	181.82	40.67	$40.67	$81.34
447	95	57	$145.78	187.93	42.15	$42.15	$84.30
448	96	57	$145.78	187.93	42.15	$42.15	$84.30
449	97	49	$113.28	149.52	36.23	$36.23	$72.47
			$37,035.42	48,209.08	11,173.67	$11,173.67	$22,347.33

LMS 2166 - WATERSIDE AT DOVER PLACE						
APPROVED STRATA FEE SCHEDULE - DECEMBER 1, 2008 to NOVEMBER 30, 2009						
Unit #	S/L	U/E	Operating Portion	CRF Portion	Fireplace $14/Month	Monthly Strata Fee
101	1	49	$130.60	$18.92	$14.00	$163.52
102	2	57	$151.92	$22.00	$14.00	$187.93
103	3	57	$151.92	$22.00	$14.00	$187.93
104	4	55	$146.59	$21.23	$14.00	$181.82
105	5	107	$285.19	$41.31	$14.00	$340.50
106	6	42	$111.94	$16.21	$0.00	$128.16
107	7	109	$290.52	$42.08	$14.00	$346.60
108	8	57	$151.92	$22.00	$14.00	$187.93
109	98	85	$226.55	$32.81	$14.00	$273.37
110	99	88	$234.55	$33.97	$14.00	$282.52
111	100	63	$167.92	$24.32	$14.00	$206.24
112	101	88	$234.55	$33.97	$14.00	$282.52
113	102	80	$213.23	$30.88	$14.00	$258.11
114	103	88	$234.55	$33.97	$14.00	$282.52
115	104	93	$247.88	$35.90	$14.00	$297.78
116	105	93	$247.88	$35.90	$14.00	$297.78
117	106	88	$234.55	$33.97	$14.00	$282.52
118	107	88	$234.55	$33.97	$14.00	$282.52
119	108	88	$234.55	$33.97	$14.00	$282.52
120	109	63	$167.92	$24.32	$0.00	$192.24
121	110	88	$234.55	$33.97	$14.00	$282.52
122	111	83	$221.22	$32.04	$14.00	$267.26
123	9	59	$157.25	$22.78	$14.00	$194.03
124	10	46	$122.61	$17.76	$0.00	$140.36
125	11	57	$151.92	$22.00	$0.00	$173.93
126	12	58	$154.59	$22.39	$14.00	$190.98
127	13	46	$122.61	$17.76	$14.00	$154.36
128	14	59	$157.25	$22.78	$14.00	$194.03
129	151	83	$221.22	$32.04	$14.00	$267.26
130	152	63	$167.92	$24.32	$14.00	$206.24
131	153	63	$167.92	$24.32	$14.00	$206.24
132	154	63	$167.92	$24.32	$14.00	$206.24
133	155	88	$234.55	$33.97	$14.00	$282.52
134	156	88	$234.55	$33.97	$14.00	$282.52
135	157	93	$247.88	$35.90	$14.00	$297.78
136	158	93	$247.88	$35.90	$14.00	$297.78
137	159	88	$234.55	$33.97	$14.00	$282.52
138	160	80	$213.23	$30.88	$14.00	$258.11
139	161	63	$167.92	$24.32	$14.00	$206.24
140	162	63	$167.92	$24.32	$14.00	$206.24
141	163	63	$167.92	$24.32	$14.00	$206.24
142	164	85	$226.55	$32.81	$14.00	$273.37
143	15	57	$151.92	$22.00	$14.00	$187.93
144	16	109	$290.52	$42.08	$14.00	$346.60
145	17	42	$111.94	$16.21	$0.00	$128.16
146	18	107	$285.19	$41.31	$14.00	$340.50
147	19	55	$146.59	$21.23	$14.00	$181.82

LMS 2166 - WATERSIDE AT DOVER PLACE						
APPROVED STRATA FEE SCHEDULE - DECEMBER 1, 2008 to NOVEMBER 30, 2009						
Unit #	S/L	U/E	Operating Portion	CRF Portion	Fireplace $14/Month	Monthly Strata Fee
148	20	57	$151.92	$22.00	$0.00	$173.93
149	21	57	$151.92	$22.00	$0.00	$173.93
150	22	49	$130.60	$18.92	$0.00	$149.52
201	23	60	$159.92	$23.16	$0.00	$183.08
202	24	49	$130.60	$18.92	$0.00	$149.52
203	25	57	$151.92	$22.00	$0.00	$173.93
204	26	57	$151.92	$22.00	$14.00	$187.93
205	27	55	$146.59	$21.23	$0.00	$167.82
206	28	107	$285.19	$41.31	$14.00	$340.50
207	29	42	$111.94	$16.21	$0.00	$128.16
208	30	109	$290.52	$42.08	$14.00	$346.60
209	31	57	$151.92	$22.00	$0.00	$173.93
210	112	85	$226.55	$32.81	$14.00	$273.37
211	113	88	$234.55	$33.97	$14.00	$282.52
212	114	63	$167.92	$24.32	$14.00	$206.24
213	115	88	$234.55	$33.97	$14.00	$282.52
214	116	90	$239.88	$34.74	$14.00	$288.62
215	117	88	$234.55	$33.97	$14.00	$282.52
216	118	93	$247.88	$35.90	$14.00	$297.78
217	119	93	$247.88	$35.90	$14.00	$297.78
218	120	88	$234.55	$33.97	$14.00	$282.52
219	121	88	$234.55	$33.97	$14.00	$282.52
220	122	88	$234.55	$33.97	$14.00	$282.52
221	123	63	$167.92	$24.32	$0.00	$192.24
222	124	88	$234.55	$33.97	$14.00	$282.52
223	125	83	$221.22	$32.04	$14.00	$267.26
224	32	51	$135.93	$19.69	$14.00	$169.62
225	33	90	$239.88	$34.74	$14.00	$288.62
226	34	62	$165.25	$23.93	$0.00	$189.18
227	35	102	$271.86	$39.38	$14.00	$325.24
228	36	104	$277.19	$40.15	$14.00	$331.34
229	37	62	$165.25	$23.93	$0.00	$189.18
230	38	90	$239.88	$34.74	$14.00	$288.62
231	39	51	$135.93	$19.69	$0.00	$155.62
232	165	83	$221.22	$32.04	$14.00	$267.26
233	166	63	$167.92	$24.32	$14.00	$206.24
234	167	63	$167.92	$24.32	$14.00	$206.24
235	168	63	$167.92	$24.32	$14.00	$206.24
236	169	88	$234.55	$33.97	$14.00	$282.52
237	170	88	$234.55	$33.97	$14.00	$282.52
238	171	93	$247.88	$35.90	$14.00	$297.78
239	172	93	$247.88	$35.90	$14.00	$297.78
240	173	88	$234.55	$33.97	$14.00	$282.52
241	174	90	$239.88	$34.74	$14.00	$288.62
242	175	63	$167.92	$24.32	$14.00	$206.24
243	176	63	$167.92	$24.32	$14.00	$206.24
244	177	63	$167.92	$24.32	$14.00	$206.24

LMS 2166 - WATERSIDE AT DOVER PLACE						
APPROVED STRATA FEE SCHEDULE - DECEMBER 1, 2008 to NOVEMBER 30, 2009						
Unit #	S/L	U/E	Operating Portion	CRF Portion	Fireplace $14/Month	Monthly Strata Fee
245	178	85	$226.55	$32.81	$14.00	$273.37
246	40	57	$151.92	$22.00	$14.00	$187.93
247	41	109	$290.52	$42.08	$14.00	$346.60
248	42	42	$111.94	$16.21	$0.00	$128.16
249	43	107	$285.19	$41.31	$14.00	$340.50
250	44	55	$146.59	$21.23	$0.00	$167.82
251	45	57	$151.92	$22.00	$0.00	$173.93
252	46	57	$151.92	$22.00	$0.00	$173.93
253	47	49	$130.60	$18.92	$0.00	$149.52
301	48	60	$159.92	$23.16	$0.00	$183.08
302	49	49	$130.60	$18.92	$0.00	$149.52
303	50	57	$151.92	$22.00	$0.00	$173.93
304	51	57	$151.92	$22.00	$0.00	$173.93
305	52	55	$146.59	$21.23	$0.00	$167.82
306	53	107	$285.19	$41.31	$14.00	$340.50
307	54	42	$111.94	$16.21	$0.00	$128.16
308	55	109	$290.52	$42.08	$14.00	$346.60
309	56	57	$151.92	$22.00	$0.00	$173.93
310	126	85	$226.55	$32.81	$14.00	$273.37
311	127	88	$234.55	$33.97	$14.00	$282.52
312	128	63	$167.92	$24.32	$14.00	$206.24
313	129	88	$234.55	$33.97	$14.00	$282.52
314	130	90	$239.88	$34.74	$14.00	$288.62
315	131	115	$306.51	$44.39	$14.00	$364.91
316	132	115	$306.51	$44.39	$14.00	$364.91
317	133	88	$234.55	$33.97	$14.00	$282.52
318	134	88	$234.55	$33.97	$14.00	$282.52
319	135	63	$167.92	$24.32	$14.00	$206.24
320	136	88	$234.55	$33.97	$14.00	$282.52
321	137	83	$221.22	$32.04	$14.00	$267.26
322	138	55	$146.59	$21.23	$0.00	$167.82
323	57	51	$135.93	$19.69	$0.00	$155.62
324	58	90	$239.88	$34.74	$14.00	$288.62
325	59	83	$221.22	$32.04	$14.00	$267.26
326	60	82	$218.56	$31.65	$14.00	$264.21
327	61	83	$221.22	$32.04	$14.00	$267.26
328	62	83	$221.22	$32.04	$14.00	$267.26
329	63	90	$239.88	$34.74	$14.00	$288.62
330	64	51	$135.93	$19.69	$0.00	$155.62
331	179	56	$149.26	$21.62	$0.00	$170.88
332	180	83	$221.22	$32.04	$14.00	$267.26
333	181	63	$167.92	$24.32	$14.00	$206.24
334	182	63	$167.92	$24.32	$14.00	$206.24
335	183	63	$167.92	$24.32	$14.00	$206.24
336	184	88	$234.55	$33.97	$14.00	$282.52
337	185	115	$306.51	$44.39	$14.00	$364.91
338	186	115	$306.51	$44.39	$14.00	$364.91

LMS 2166 - WATERSIDE AT DOVER PLACE						
APPROVED STRATA FEE SCHEDULE - DECEMBER 1, 2008 to NOVEMBER 30, 2009						
Unit #	S/L	U/E	Operating Portion	CRF Portion	Fireplace $14/Month	Monthly Strata Fee
339	187	90	$239.88	$34.74	$14.00	$288.62
340	188	63	$167.92	$24.32	$14.00	$206.24
341	189	63	$167.92	$24.32	$14.00	$206.24
342	190	63	$167.92	$24.32	$14.00	$206.24
343	191	85	$226.55	$32.81	$14.00	$273.37
344	65	57	$151.92	$22.00	$0.00	$173.93
345	66	109	$290.52	$42.08	$14.00	$346.60
346	67	42	$111.94	$16.21	$0.00	$128.16
347	68	107	$285.19	$41.31	$14.00	$340.50
348	69	55	$146.59	$21.23	$0.00	$167.82
349	70	57	$151.92	$22.00	$0.00	$173.93
350	71	57	$151.92	$22.00	$0.00	$173.93
351	72	49	$130.60	$18.92	$0.00	$149.52
401	73	60	$159.92	$23.16	$14.00	$197.08
402	74	49	$130.60	$18.92	$14.00	$163.52
403	75	57	$151.92	$22.00	$0.00	$173.93
404	76	57	$151.92	$22.00	$14.00	$187.93
405	77	55	$146.59	$21.23	$0.00	$167.82
406	78	107	$285.19	$41.31	$14.00	$340.50
407	79	42	$111.94	$16.21	$0.00	$128.16
408	80	109	$290.52	$42.08	$14.00	$346.60
409	81	57	$151.92	$22.00	$0.00	$173.93
410	139	47	$125.27	$18.14	$0.00	$143.41
411	140	85	$226.55	$32.81	$14.00	$273.37
412	141	88	$234.55	$33.97	$14.00	$282.52
413	142	63	$167.92	$24.32	$14.00	$206.24
414	143	88	$234.55	$33.97	$14.00	$282.52
415	144	116	$309.18	$44.78	$14.00	$367.96
416	145	117	$311.84	$45.17	$14.00	$371.01
417	146	88	$234.55	$33.97	$14.00	$282.52
418	147	63	$167.92	$24.32	$14.00	$206.24
419	148	88	$234.55	$33.97	$14.00	$282.52
420	149	83	$221.22	$32.04	$14.00	$267.26
421	150	54	$143.93	$20.85	$0.00	$164.77
422	82	51	$135.93	$19.69	$0.00	$155.62
423	83	90	$239.88	$34.74	$14.00	$288.62
424	84	83	$221.22	$32.04	$14.00	$267.26
425	85	82	$218.56	$31.65	$14.00	$264.21
426	86	83	$221.22	$32.04	$14.00	$267.26
427	87	83	$221.22	$32.04	$14.00	$267.26
428	88	90	$239.88	$34.74	$14.00	$288.62
429	89	51	$135.93	$19.69	$0.00	$155.62
430	192	56	$149.26	$21.62	$14.00	$184.88
431	193	83	$221.22	$32.04	$14.00	$267.26
432	194	63	$167.92	$24.32	$14.00	$206.24
433	195	63	$167.92	$24.32	$14.00	$206.24
434	196	63	$167.92	$24.32	$14.00	$206.24

LMS 2166 - WATERSIDE AT DOVER PLACE						
APPROVED STRATA FEE SCHEDULE - DECEMBER 1, 2008 to NOVEMBER 30, 2009						
Unit #	S/L	U/E	Operating Portion	CRF Portion	Fireplace $14/Month	Monthly Strata Fee
435	197	117	$311.84	$45.17	$14.00	$371.01
436	198	116	$309.18	$44.78	$14.00	$367.96
437	199	63	$167.92	$24.32	$14.00	$206.24
438	200	63	$167.92	$24.32	$14.00	$206.24
439	201	63	$167.92	$24.32	$0.00	$192.24
440	202	85	$226.55	$32.81	$14.00	$273.37
441	203	46	$122.61	$17.76	$0.00	$140.36
442	90	57	$151.92	$22.00	$0.00	$173.93
443	91	109	$290.52	$42.08	$14.00	$346.60
444	92	42	$111.94	$16.21	$0.00	$128.16
445	93	107	$285.19	$41.31	$14.00	$340.50
446	94	55	$146.59	$21.23	$14.00	$181.82
447	95	57	$151.92	$22.00	$14.00	$187.93
448	96	57	$151.92	$22.00	$14.00	$187.93
449	97	49	$130.60	$18.92	$0.00	$149.52
Total		15111	$40,275.75	$5,833.33	$2,100.00	$48,209.08
			x 12	x 12	x 12	x 12
			$483,309.00	$70,000.00	$25,200.00	$578,509.00

Special Levy for the 2nd floor re-circulating piping replacement
LMS 2166 - AGM January 21, 2009
Payable over 3 months commencing February 1, 2009

Unit#	SL#	U/E	Monthly contribution	Total contribution
101	1	49	$16.21	$48.64
102	2	57	$18.86	$56.58
103	3	57	$18.86	$56.58
104	4	55	$18.20	$54.60
105	5	107	$35.40	$106.21
106	6	42	$13.90	$41.69
107	7	109	$36.07	$108.20
108	8	57	$18.86	$56.58
109	98	85	$28.13	$84.38
110	99	88	$29.12	$87.35
111	100	63	$20.85	$62.54
112	101	88	$29.12	$87.35
113	102	80	$26.47	$79.41
114	103	88	$29.12	$87.35
115	104	93	$30.77	$92.32
116	105	93	$30.77	$92.32
117	106	88	$29.12	$87.35
118	107	88	$29.12	$87.35
119	108	88	$29.12	$87.35
120	109	63	$20.85	$62.54
121	110	88	$29.12	$87.35
122	111	83	$27.46	$82.39
123	9	59	$19.52	$58.57
124	10	46	$15.22	$45.66
125	11	57	$18.86	$56.58
126	12	58	$19.19	$57.57
127	13	46	$15.22	$45.66
128	14	59	$19.52	$58.57
129	151	83	$27.46	$82.39
130	152	63	$20.85	$62.54
131	153	63	$20.85	$62.54
132	154	63	$20.85	$62.54
133	155	88	$29.12	$87.35
134	156	88	$29.12	$87.35
135	157	93	$30.77	$92.32
136	158	93	$30.77	$92.32
137	159	88	$29.12	$87.35
138	160	80	$26.47	$79.41
139	161	63	$20.85	$62.54
140	162	63	$20.85	$62.54
141	163	63	$20.85	$62.54
142	164	85	$28.13	$84.38
143	15	57	$18.86	$56.58
144	16	109	$36.07	$108.20
145	17	42	$13.90	$41.69
146	18	107	$35.40	$106.21
147	19	55	$18.20	$54.60
148	20	57	$18.86	$56.58
149	21	57	$18.86	$56.58
150	22	49	$16.21	$48.64
201	23	60	$19.85	$59.56

Special Levy for the 2nd floor re-circulating piping replacement
LMS 2166 - AGM January 21, 2009
Payable over 3 months commencing February 1, 2009

202	24	49	$16.21	$48.64
203	25	57	$18.86	$56.58
204	26	57	$18.86	$56.58
205	27	55	$18.20	$54.60
206	28	107	$35.40	$106.21
207	29	42	$13.90	$41.69
208	30	109	$36.07	$108.20
209	31	57	$18.86	$56.58
210	112	85	$28.13	$84.38
211	113	88	$29.12	$87.35
212	114	63	$20.85	$62.54
213	115	88	$29.12	$87.35
214	116	90	$29.78	$89.34
215	117	88	$29.12	$87.35
216	118	93	$30.77	$92.32
217	119	93	$30.77	$92.32
218	120	88	$29.12	$87.35
219	121	88	$29.12	$87.35
220	122	88	$29.12	$87.35
221	123	63	$20.85	$62.54
222	124	88	$29.12	$87.35
223	125	83	$27.46	$82.39
224	32	51	$16.88	$50.63
225	33	90	$29.78	$89.34
226	34	62	$20.51	$61.54
227	35	102	$33.75	$101.25
228	36	104	$34.41	$103.24
229	37	62	$20.51	$61.54
230	38	90	$29.78	$89.34
231	39	51	$16.88	$50.63
232	165	83	$27.46	$82.39
233	166	63	$20.85	$62.54
234	167	63	$20.85	$62.54
235	168	63	$20.85	$62.54
236	169	88	$29.12	$87.35
237	170	88	$29.12	$87.35
238	171	93	$30.77	$92.32
239	172	93	$30.77	$92.32
240	173	88	$29.12	$87.35
241	174	90	$29.78	$89.34
242	175	63	$20.85	$62.54
243	176	63	$20.85	$62.54
244	177	63	$20.85	$62.54
245	178	85	$28.13	$84.38
246	40	57	$18.86	$56.58
247	41	109	$36.07	$108.20
248	42	42	$13.90	$41.69
249	43	107	$35.40	$106.21
250	44	55	$18.20	$54.60
251	45	57	$18.86	$56.58
252	46	57	$18.86	$56.58
253	47	49	$16.21	$48.64

Special Levy for the 2nd floor re-circulating piping replacement
LMS 2166 - AGM January 21, 2009
Payable over 3 months commencing February 1, 2009

301	48	60	$19.85	$59.56
302	49	49	$16.21	$48.64
303	50	57	$18.86	$56.58
304	51	57	$18.86	$56.58
305	52	55	$18.20	$54.60
306	53	107	$35.40	$106.21
307	54	42	$13.90	$41.69
308	55	109	$36.07	$108.20
309	56	57	$18.86	$56.58
310	126	85	$28.13	$84.38
311	127	88	$29.12	$87.35
312	128	63	$20.85	$62.54
313	129	88	$29.12	$87.35
314	130	90	$29.78	$89.34
315	131	115	$38.05	$114.16
316	132	115	$38.05	$114.16
317	133	88	$29.12	$87.35
318	134	88	$29.12	$87.35
319	135	63	$20.85	$62.54
320	136	88	$29.12	$87.35
321	137	83	$27.46	$82.39
322	138	55	$18.20	$54.60
323	57	51	$16.88	$50.63
324	58	90	$29.78	$89.34
325	59	83	$27.46	$82.39
326	60	82	$27.13	$81.40
327	61	83	$27.46	$82.39
328	62	83	$27.46	$82.39
329	63	90	$29.78	$89.34
330	64	51	$16.88	$50.63
331	179	56	$18.53	$55.59
332	180	83	$27.46	$82.39
333	181	63	$20.85	$62.54
334	182	63	$20.85	$62.54
335	183	63	$20.85	$62.54
336	184	88	$29.12	$87.35
337	185	115	$38.05	$114.16
338	186	115	$38.05	$114.16
339	187	90	$29.78	$89.34
340	188	63	$20.85	$62.54
341	189	63	$20.85	$62.54
342	190	63	$20.85	$62.54
343	191	85	$28.13	$84.38
344	65	57	$18.86	$56.58
345	66	109	$36.07	$108.20
346	67	42	$13.90	$41.69
347	68	107	$35.40	$106.21
348	69	55	$18.20	$54.60
349	70	57	$18.86	$56.58
350	71	57	$18.86	$56.58
351	72	49	$16.21	$48.64
401	73	60	$19.85	$59.56

Special Levy for the 2nd floor re-circulating piping replacement
LMS 2166 - AGM January 21, 2009
Payable over 3 months commencing February 1, 2009

402	47	49	$16.21	$48.64
403	75	57	$18.86	$56.58
404	76	57	$18.86	$56.58
405	77	55	$18.20	$54.60
406	78	107	$35.40	$106.21
407	79	42	$13.90	$41.69
408	80	109	$36.07	$108.20
409	81	57	$18.86	$56.58
410	139	47	$15.55	$46.65
411	140	85	$28.13	$84.38
412	141	88	$29.12	$87.35
413	142	63	$20.85	$62.54
414	143	88	$29.12	$87.35
415	144	116	$38.38	$115.15
416	145	117	$38.71	$116.14
417	146	88	$29.12	$87.35
418	147	63	$20.85	$62.54
419	148	88	$29.12	$87.35
420	149	83	$27.46	$82.39
421	150	54	$17.87	$53.60
422	82	51	$16.88	$50.63
423	83	90	$29.78	$89.34
424	84	83	$27.46	$82.39
425	85	82	$27.13	$81.40
426	86	83	$27.46	$82.39
427	87	83	$27.46	$82.39
428	88	90	$29.78	$89.34
429	89	51	$16.88	$50.63
430	192	56	$18.53	$55.59
431	193	83	$27.46	$82.39
432	194	63	$20.85	$62.54
433	195	63	$20.85	$62.54
434	196	63	$20.85	$62.54
435	197	117	$38.71	$116.14
436	198	116	$38.38	$115.15
437	199	63	$20.85	$62.54
438	200	63	$20.85	$62.54
439	201	63	$20.85	$62.54
440	202	85	$28.13	$84.38
441	203	46	$15.22	$45.66
442	90	57	$18.86	$56.58
443	91	109	$36.07	$108.20
444	92	42	$13.90	$41.69
445	93	107	$35.40	$106.21
446	94	55	$18.20	$54.60
447	95	57	$18.86	$56.58
448	96	57	$18.86	$56.58
449	97	49	$16.21	$48.64
		15,111	$821.26	$15,000.00

Special Levy for the Building Envelope Preventative Maintenance and CRF Study
LMS 2166 - AGM January 21, 2009
Payable over 6 months commencing June 1, 2009

Unit#	SL#	U/E	Monthly contribution	Total contribution
101	1	49	$16.21	$97.28
102	2	57	$18.86	$113.16
103	3	57	$18.86	$113.16
104	4	55	$18.20	$109.19
105	5	107	$35.40	$212.43
106	6	42	$13.90	$83.38
107	7	109	$36.07	$216.40
108	8	57	$18.86	$113.16
109	98	85	$28.13	$168.75
110	99	88	$29.12	$174.71
111	100	63	$20.85	$125.07
112	101	88	$29.12	$174.71
113	102	80	$26.47	$158.82
114	103	88	$29.12	$174.71
115	104	93	$30.77	$184.63
116	105	93	$30.77	$184.63
117	106	88	$29.12	$174.71
118	107	88	$29.12	$174.71
119	108	88	$29.12	$174.71
120	109	63	$20.85	$125.07
121	110	88	$29.12	$174.71
122	111	83	$27.46	$164.78
123	9	59	$19.52	$117.13
124	10	46	$15.22	$91.32
125	11	57	$18.86	$113.16
126	12	58	$19.19	$115.15
127	13	46	$15.22	$91.32
128	14	59	$19.52	$117.13
129	151	83	$27.46	$164.78
130	152	63	$20.85	$125.07
131	153	63	$20.85	$125.07
132	154	63	$20.85	$125.07
133	155	88	$29.12	$174.71
134	156	88	$29.12	$174.71
135	157	93	$30.77	$184.63
136	158	93	$30.77	$184.63
137	159	88	$29.12	$174.71
138	160	80	$26.47	$158.82
139	161	63	$20.85	$125.07
140	162	63	$20.85	$125.07
141	163	63	$20.85	$125.07
142	164	85	$28.13	$168.75
143	15	57	$18.86	$113.16
144	16	109	$36.07	$216.40
145	17	42	$13.90	$83.38
146	18	107	$35.40	$212.43
147	19	55	$18.20	$109.19
148	20	57	$18.86	$113.16
149	21	57	$18.86	$113.16
150	22	49	$16.21	$97.28
201	23	60	$19.85	$119.12

Special Levy for the Building Envelope Preventative Maintenance and CRF Study
LMS 2166 - AGM January 21, 2009
Payable over 6 months commencing June 1, 2009

202	24	49	$16.21	$97.28
203	25	57	$18.86	$113.16
204	26	57	$18.86	$113.16
205	27	55	$18.20	$109.19
206	28	107	$35.40	$212.43
207	29	42	$13.90	$83.38
208	30	109	$36.07	$216.40
209	31	57	$18.86	$113.16
210	112	85	$28.13	$168.75
211	113	88	$29.12	$174.71
212	114	63	$20.85	$125.07
213	115	88	$29.12	$174.71
214	116	90	$29.78	$178.68
215	117	88	$29.12	$174.71
216	118	93	$30.77	$184.63
217	119	93	$30.77	$184.63
218	120	88	$29.12	$174.71
219	121	88	$29.12	$174.71
220	122	88	$29.12	$174.71
221	123	63	$20.85	$125.07
222	124	88	$29.12	$174.71
223	125	83	$27.46	$164.78
224	32	51	$16.88	$101.25
225	33	90	$29.78	$178.68
226	34	62	$20.51	$123.09
227	35	102	$33.75	$202.50
228	36	104	$34.41	$206.47
229	37	62	$20.51	$123.09
230	38	90	$29.78	$178.68
231	39	51	$16.88	$101.25
232	165	83	$27.46	$164.78
233	166	63	$20.85	$125.07
234	167	63	$20.85	$125.07
235	168	63	$20.85	$125.07
236	169	88	$29.12	$174.71
237	170	88	$29.12	$174.71
238	171	93	$30.77	$184.63
239	172	93	$30.77	$184.63
240	173	88	$29.12	$174.71
241	174	90	$29.78	$178.68
242	175	63	$20.85	$125.07
243	176	63	$20.85	$125.07
244	177	63	$20.85	$125.07
245	178	85	$28.13	$168.75
246	40	57	$18.86	$113.16
247	41	109	$36.07	$216.40
248	42	42	$13.90	$83.38
249	43	107	$35.40	$212.43
250	44	55	$18.20	$109.19
251	45	57	$18.86	$113.16
252	46	57	$18.86	$113.16
253	47	49	$16.21	$97.28

Special Levy for the Building Envelope Preventative Maintenance and CRF Study
LMS 2166 - AGM January 21, 2009
Payable over 6 months commencing June 1, 2009

301	48	60	$19.85	$119.12
302	49	49	$16.21	$97.28
303	50	57	$18.86	$113.16
304	51	57	$18.86	$113.16
305	52	55	$18.20	$109.19
306	53	107	$35.40	$212.43
307	54	42	$13.90	$83.38
308	55	109	$36.07	$216.40
309	56	57	$18.86	$113.16
310	126	85	$28.13	$168.75
311	127	88	$29.12	$174.71
312	128	63	$20.85	$125.07
313	129	88	$29.12	$174.71
314	130	90	$29.78	$178.68
315	131	115	$38.05	$228.31
316	132	115	$38.05	$228.31
317	133	88	$29.12	$174.71
318	134	88	$29.12	$174.71
319	135	63	$20.85	$125.07
320	136	88	$29.12	$174.71
321	137	83	$27.46	$164.78
322	138	55	$18.20	$109.19
323	57	51	$16.88	$101.25
324	58	90	$29.78	$178.68
325	59	83	$27.46	$164.78
326	60	82	$27.13	$162.80
327	61	83	$27.46	$164.78
328	62	83	$27.46	$164.78
329	63	90	$29.78	$178.68
330	64	51	$16.88	$101.25
331	179	56	$18.53	$111.18
332	180	83	$27.46	$164.78
333	181	63	$20.85	$125.07
334	182	63	$20.85	$125.07
335	183	63	$20.85	$125.07
336	184	88	$29.12	$174.71
337	185	115	$38.05	$228.31
338	186	115	$38.05	$228.31
339	187	90	$29.78	$178.68
340	188	63	$20.85	$125.07
341	189	63	$20.85	$125.07
342	190	63	$20.85	$125.07
343	191	85	$28.13	$168.75
344	65	57	$18.86	$113.16
345	66	109	$36.07	$216.40
346	67	42	$13.90	$83.38
347	68	107	$35.40	$212.43
348	69	55	$18.20	$109.19
349	70	57	$18.86	$113.16
350	71	57	$18.86	$113.16
351	72	49	$16.21	$97.28
401	73	60	$19.85	$119.12

Special Levy for the Building Envelope Preventative Maintenance and CRF Study
LMS 2166 - AGM January 21, 2009
Payable over 6 months commencing June 1, 2009

402	47	49	$16.21	$97.28
403	75	57	$18.86	$113.16
404	76	57	$18.86	$113.16
405	77	55	$18.20	$109.19
406	78	107	$35.40	$212.43
407	79	42	$13.90	$83.38
408	80	109	$36.07	$216.40
409	81	57	$18.86	$113.16
410	139	47	$15.55	$93.31
411	140	85	$28.13	$168.75
412	141	88	$29.12	$174.71
413	142	63	$20.85	$125.07
414	143	88	$29.12	$174.71
415	144	116	$38.38	$230.30
416	145	117	$38.71	$232.28
417	146	88	$29.12	$174.71
418	147	63	$20.85	$125.07
419	148	88	$29.12	$174.71
420	149	83	$27.46	$164.78
421	150	54	$17.87	$107.21
422	82	51	$16.88	$101.25
423	83	90	$29.78	$178.68
424	84	83	$27.46	$164.78
425	85	82	$27.13	$162.80
426	86	83	$27.46	$164.78
427	87	83	$27.46	$164.78
428	88	90	$29.78	$178.68
429	89	51	$16.88	$101.25
430	192	56	$18.53	$111.18
431	193	83	$27.46	$164.78
432	194	63	$20.85	$125.07
433	195	63	$20.85	$125.07
434	196	63	$20.85	$125.07
435	197	117	$38.71	$232.28
436	198	116	$38.38	$230.30
437	199	63	$20.85	$125.07
438	200	63	$20.85	$125.07
439	201	63	$20.85	$125.07
440	202	85	$28.13	$168.75
441	203	46	$15.22	$91.32
442	90	57	$18.86	$113.16
443	91	109	$36.07	$216.40
444	92	42	$13.90	$83.38
445	93	107	$35.40	$212.43
446	94	55	$18.20	$109.19
447	95	57	$18.86	$113.16
448	96	57	$18.86	$113.16
449	97	49	$16.21	$97.28
		15,111	$821.26	$30,000.00

Special Levy for repairs at the Parkade entrance grate
LMS 2166 - AGM January 21, 2009
Payable over 3 months commencing February 1, 2009

Unit#	SL#	U/E	Monthly contribution	Total contribution
101	1	49	$10.81	$32.43
102	2	57	$12.57	$37.72
103	3	57	$12.57	$37.72
104	4	55	$12.13	$36.40
105	5	107	$23.60	$70.81
106	6	42	$9.26	$27.79
107	7	109	$24.04	$72.13
108	8	57	$12.57	$37.72
109	98	85	$18.75	$56.25
110	99	88	$19.41	$58.24
111	100	63	$13.90	$41.69
112	101	88	$19.41	$58.24
113	102	80	$17.65	$52.94
114	103	88	$19.41	$58.24
115	104	93	$20.51	$61.54
116	105	93	$20.51	$61.54
117	106	88	$19.41	$58.24
118	107	88	$19.41	$58.24
119	108	88	$19.41	$58.24
120	109	63	$13.90	$41.69
121	110	88	$19.41	$58.24
122	111	83	$18.31	$54.93
123	9	59	$13.01	$39.04
124	10	46	$10.15	$30.44
125	11	57	$12.57	$37.72
126	12	58	$12.79	$38.38
127	13	46	$10.15	$30.44
128	14	59	$13.01	$39.04
129	151	83	$18.31	$54.93
130	152	63	$13.90	$41.69
131	153	63	$13.90	$41.69
132	154	63	$13.90	$41.69
133	155	88	$19.41	$58.24
134	156	88	$19.41	$58.24
135	157	93	$20.51	$61.54
136	158	93	$20.51	$61.54
137	159	88	$19.41	$58.24
138	160	80	$17.65	$52.94
139	161	63	$13.90	$41.69
140	162	63	$13.90	$41.69
141	163	63	$13.90	$41.69
142	164	85	$18.75	$56.25
143	15	57	$12.57	$37.72
144	16	109	$24.04	$72.13
145	17	42	$9.26	$27.79
146	18	107	$23.60	$70.81
147	19	55	$12.13	$36.40
148	20	57	$12.57	$37.72
149	21	57	$12.57	$37.72
150	22	49	$10.81	$32.43
201	23	60	$13.24	$39.71

Special Levy for repairs at the Parkade entrance grate
LMS 2166 - AGM January 21, 2009
Payable over 3 months commencing February 1, 2009

202	24	49	$10.81	$32.43
203	25	57	$12.57	$37.72
204	26	57	$12.57	$37.72
205	27	55	$12.13	$36.40
206	28	107	$23.60	$70.81
207	29	42	$9.26	$27.79
208	30	109	$24.04	$72.13
209	31	57	$12.57	$37.72
210	112	85	$18.75	$56.25
211	113	88	$19.41	$58.24
212	114	63	$13.90	$41.69
213	115	88	$19.41	$58.24
214	116	90	$19.85	$59.56
215	117	88	$19.41	$58.24
216	118	93	$20.51	$61.54
217	119	93	$20.51	$61.54
218	120	88	$19.41	$58.24
219	121	88	$19.41	$58.24
220	122	88	$19.41	$58.24
221	123	63	$13.90	$41.69
222	124	88	$19.41	$58.24
223	125	83	$18.31	$54.93
224	32	51	$11.25	$33.75
225	33	90	$19.85	$59.56
226	34	62	$13.68	$41.03
227	35	102	$22.50	$67.50
228	36	104	$22.94	$68.82
229	37	62	$13.68	$41.03
230	38	90	$19.85	$59.56
231	39	51	$11.25	$33.75
232	165	83	$18.31	$54.93
233	166	63	$13.90	$41.69
234	167	63	$13.90	$41.69
235	168	63	$13.90	$41.69
236	169	88	$19.41	$58.24
237	170	88	$19.41	$58.24
238	171	93	$20.51	$61.54
239	172	93	$20.51	$61.54
240	173	88	$19.41	$58.24
241	174	90	$19.85	$59.56
242	175	63	$13.90	$41.69
243	176	63	$13.90	$41.69
244	177	63	$13.90	$41.69
245	178	85	$18.75	$56.25
246	40	57	$12.57	$37.72
247	41	109	$24.04	$72.13
248	42	42	$9.26	$27.79
249	43	107	$23.60	$70.81
250	44	55	$12.13	$36.40
251	45	57	$12.57	$37.72
252	46	57	$12.57	$37.72
253	47	49	$10.81	$32.43

Special Levy for repairs at the Parkade entrance grate
LMS 2166 - AGM January 21, 2009
Payable over 3 months commencing February 1, 2009

301	48	60	$13.24	$39.71
302	49	49	$10.81	$32.43
303	50	57	$12.57	$37.72
304	51	57	$12.57	$37.72
305	52	55	$12.13	$36.40
306	53	107	$23.60	$70.81
307	54	42	$9.26	$27.79
308	55	109	$24.04	$72.13
309	56	57	$12.57	$37.72
310	126	85	$18.75	$56.25
311	127	88	$19.41	$58.24
312	128	63	$13.90	$41.69
313	129	88	$19.41	$58.24
314	130	90	$19.85	$59.56
315	131	115	$25.37	$76.10
316	132	115	$25.37	$76.10
317	133	88	$19.41	$58.24
318	134	88	$19.41	$58.24
319	135	63	$13.90	$41.69
320	136	88	$19.41	$58.24
321	137	83	$18.31	$54.93
322	138	55	$12.13	$36.40
323	57	51	$11.25	$33.75
324	58	90	$19.85	$59.56
325	59	83	$18.31	$54.93
326	60	82	$18.09	$54.27
327	61	83	$18.31	$54.93
328	62	83	$18.31	$54.93
329	63	90	$19.85	$59.56
330	64	51	$11.25	$33.75
331	179	56	$12.35	$37.06
332	180	83	$18.31	$54.93
333	181	63	$13.90	$41.69
334	182	63	$13.90	$41.69
335	183	63	$13.90	$41.69
336	184	88	$19.41	$58.24
337	185	115	$25.37	$76.10
338	186	115	$25.37	$76.10
339	187	90	$19.85	$59.56
340	188	63	$13.90	$41.69
341	189	63	$13.90	$41.69
342	190	63	$13.90	$41.69
343	191	85	$18.75	$56.25
344	65	57	$12.57	$37.72
345	66	109	$24.04	$72.13
346	67	42	$9.26	$27.79
347	68	107	$23.60	$70.81
348	69	55	$12.13	$36.40
349	70	57	$12.57	$37.72
350	71	57	$12.57	$37.72
351	72	49	$10.81	$32.43
401	73	60	$13.24	$39.71

Special Levy for repairs at the Parkade entrance grate
LMS 2166 - AGM January 21, 2009
Payable over 3 months commencing February 1, 2009

402	47	49	$10.81	$32.43
403	75	57	$12.57	$37.72
404	76	57	$12.57	$37.72
405	77	55	$12.13	$36.40
406	78	107	$23.60	$70.81
407	79	42	$9.26	$27.79
408	80	109	$24.04	$72.13
409	81	57	$12.57	$37.72
410	139	47	$10.37	$31.10
411	140	85	$18.75	$56.25
412	141	88	$19.41	$58.24
413	142	63	$13.90	$41.69
414	143	88	$19.41	$58.24
415	144	116	$25.59	$76.77
416	145	117	$25.81	$77.43
417	146	88	$19.41	$58.24
418	147	63	$13.90	$41.69
419	148	88	$19.41	$58.24
420	149	83	$18.31	$54.93
421	150	54	$11.91	$35.74
422	82	51	$11.25	$33.75
423	83	90	$19.85	$59.56
424	84	83	$18.31	$54.93
425	85	82	$18.09	$54.27
426	86	83	$18.31	$54.93
427	87	83	$18.31	$54.93
428	88	90	$19.85	$59.56
429	89	51	$11.25	$33.75
430	192	56	$12.35	$37.06
431	193	83	$18.31	$54.93
432	194	63	$13.90	$41.69
433	195	63	$13.90	$41.69
434	196	63	$13.90	$41.69
435	197	117	$25.81	$77.43
436	198	116	$25.59	$76.77
437	199	63	$13.90	$41.69
438	200	63	$13.90	$41.69
439	201	63	$13.90	$41.69
440	202	85	$18.75	$56.25
441	203	46	$10.15	$30.44
442	90	57	$12.57	$37.72
443	91	109	$24.04	$72.13
444	92	42	$9.26	$27.79
445	93	107	$23.60	$70.81
446	94	55	$12.13	$36.40
447	95	57	$12.57	$37.72
448	96	57	$12.57	$37.72
449	97	49	$10.81	$32.43
		15,111	$547.50	$10,000.00

Special Levy for deficit recovery for the Roof remediation project
LMS 2166 - AGM January 21, 2009
Payable over 3 months commencing February 1, 2009

Unit#	SL#	U/E	Monthly contribution	Total contribution
101	1	49	$14.68	$44.03
102	2	57	$17.07	$51.22
103	3	57	$17.07	$51.22
104	4	55	$16.47	$49.42
105	5	107	$32.05	$96.15
106	6	42	$12.58	$37.74
107	7	109	$32.65	$97.95
108	8	57	$17.07	$51.22
109	98	85	$25.46	$76.38
110	99	88	$26.36	$79.08
111	100	63	$18.87	$56.61
112	101	88	$26.36	$79.08
113	102	80	$23.96	$71.89
114	103	88	$26.36	$79.08
115	104	93	$27.86	$83.57
116	105	93	$27.86	$83.57
117	106	88	$26.36	$79.08
118	107	88	$26.36	$79.08
119	108	88	$26.36	$79.08
120	109	63	$18.87	$56.61
121	110	88	$26.36	$79.08
122	111	83	$24.86	$74.59
123	9	59	$17.67	$53.02
124	10	46	$13.78	$41.34
125	11	57	$17.07	$51.22
126	12	58	$17.37	$52.12
127	13	46	$13.78	$41.34
128	14	59	$17.67	$53.02
129	151	83	$24.86	$74.59
130	152	63	$18.87	$56.61
131	153	63	$18.87	$56.61
132	154	63	$18.87	$56.61
133	155	88	$26.36	$79.08
134	156	88	$26.36	$79.08
135	157	93	$27.86	$83.57
136	158	93	$27.86	$83.57
137	159	88	$26.36	$79.08
138	160	80	$23.96	$71.89
139	161	63	$18.87	$56.61
140	162	63	$18.87	$56.61
141	163	63	$18.87	$56.61
142	164	85	$25.46	$76.38
143	15	57	$17.07	$51.22
144	16	109	$32.65	$97.95
145	17	42	$12.58	$37.74
146	18	107	$32.05	$96.15
147	19	55	$16.47	$49.42
148	20	57	$17.07	$51.22
149	21	57	$17.07	$51.22
150	22	49	$14.68	$44.03
201	23	60	$17.97	$53.92

Special Levy for deficit recovery for the Roof remediation project
LMS 2166 - AGM January 21, 2009
Payable over 3 months commencing February 1, 2009

202	24	49	$14.68	$44.03
203	25	57	$17.07	$51.22
204	26	57	$17.07	$51.22
205	27	55	$16.47	$49.42
206	28	107	$32.05	$96.15
207	29	42	$12.58	$37.74
208	30	109	$32.65	$97.95
209	31	57	$17.07	$51.22
210	112	85	$25.46	$76.38
211	113	88	$26.36	$79.08
212	114	63	$18.87	$56.61
213	115	88	$26.36	$79.08
214	116	90	$26.96	$80.88
215	117	88	$26.36	$79.08
216	118	93	$27.86	$83.57
217	119	93	$27.86	$83.57
218	120	88	$26.36	$79.08
219	121	88	$26.36	$79.08
220	122	88	$26.36	$79.08
221	123	63	$18.87	$56.61
222	124	88	$26.36	$79.08
223	125	83	$24.86	$74.59
224	32	51	$15.28	$45.83
225	33	90	$26.96	$80.88
226	34	62	$18.57	$55.72
227	35	102	$30.55	$91.66
228	36	104	$31.15	$93.46
229	37	62	$18.57	$55.72
230	38	90	$26.96	$80.88
231	39	51	$15.28	$45.83
232	165	83	$24.86	$74.59
233	166	63	$18.87	$56.61
234	167	63	$18.87	$56.61
235	168	63	$18.87	$56.61
236	169	88	$26.36	$79.08
237	170	88	$26.36	$79.08
238	171	93	$27.86	$83.57
239	172	93	$27.86	$83.57
240	173	88	$26.36	$79.08
241	174	90	$26.96	$80.88
242	175	63	$18.87	$56.61
243	176	63	$18.87	$56.61
244	177	63	$18.87	$56.61
245	178	85	$25.46	$76.38
246	40	57	$17.07	$51.22
247	41	109	$32.65	$97.95
248	42	42	$12.58	$37.74
249	43	107	$32.05	$96.15
250	44	55	$16.47	$49.42
251	45	57	$17.07	$51.22
252	46	57	$17.07	$51.22
253	47	49	$14.68	$44.03

Special Levy for deficit recovery for the Roof remediation project
LMS 2166 - AGM January 21, 2009
Payable over 3 months commencing February 1, 2009

301	48	60	$17.97	$53.92
302	49	49	$14.68	$44.03
303	50	57	$17.07	$51.22
304	51	57	$17.07	$51.22
305	52	55	$16.47	$49.42
306	53	107	$32.05	$96.15
307	54	42	$12.58	$37.74
308	55	109	$32.65	$97.95
309	56	57	$17.07	$51.22
310	126	85	$25.46	$76.38
311	127	88	$26.36	$79.08
312	128	63	$18.87	$56.61
313	129	88	$26.36	$79.08
314	130	90	$26.96	$80.88
315	131	115	$34.45	$103.34
316	132	115	$34.45	$103.34
317	133	88	$26.36	$79.08
318	134	88	$26.36	$79.08
319	135	63	$18.87	$56.61
320	136	88	$26.36	$79.08
321	137	83	$24.86	$74.59
322	138	55	$16.47	$49.42
323	57	51	$15.28	$45.83
324	58	90	$26.96	$80.88
325	59	83	$24.86	$74.59
326	60	82	$24.56	$73.69
327	61	83	$24.86	$74.59
328	62	83	$24.86	$74.59
329	63	90	$26.96	$80.88
330	64	51	$15.28	$45.83
331	179	56	$16.77	$50.32
332	180	83	$24.86	$74.59
333	181	63	$18.87	$56.61
334	182	63	$18.87	$56.61
335	183	63	$18.87	$56.61
336	184	88	$26.36	$79.08
337	185	115	$34.45	$103.34
338	186	115	$34.45	$103.34
339	187	90	$26.96	$80.88
340	188	63	$18.87	$56.61
341	189	63	$18.87	$56.61
342	190	63	$18.87	$56.61
343	191	85	$25.46	$76.38
344	65	57	$17.07	$51.22
345	66	109	$32.65	$97.95
346	67	42	$12.58	$37.74
347	68	107	$32.05	$96.15
348	69	55	$16.47	$49.42
349	70	57	$17.07	$51.22
350	71	57	$17.07	$51.22
351	72	49	$14.68	$44.03
401	73	60	$17.97	$53.92

Special Levy for deficit recovery for the Roof remediation project
LMS 2166 - AGM January 21, 2009
Payable over 3 months commencing February 1, 2009

402	47	49	$14.68	$44.03
403	75	57	$17.07	$51.22
404	76	57	$17.07	$51.22
405	77	55	$16.47	$49.42
406	78	107	$32.05	$96.15
407	79	42	$12.58	$37.74
408	80	109	$32.65	$97.95
409	81	57	$17.07	$51.22
410	139	47	$14.08	$42.24
411	140	85	$25.46	$76.38
412	141	88	$26.36	$79.08
413	142	63	$18.87	$56.61
414	143	88	$26.36	$79.08
415	144	116	$34.75	$104.24
416	145	117	$35.05	$105.14
417	146	88	$26.36	$79.08
418	147	63	$18.87	$56.61
419	148	88	$26.36	$79.08
420	149	83	$24.86	$74.59
421	150	54	$16.18	$48.53
422	82	51	$15.28	$45.83
423	83	90	$26.96	$80.88
424	84	83	$24.86	$74.59
425	85	82	$24.56	$73.69
426	86	83	$24.86	$74.59
427	87	83	$24.86	$74.59
428	88	90	$26.96	$80.88
429	89	51	$15.28	$45.83
430	192	56	$16.77	$50.32
431	193	83	$24.86	$74.59
432	194	63	$18.87	$56.61
433	195	63	$18.87	$56.61
434	196	63	$18.87	$56.61
435	197	117	$35.05	$105.14
436	198	116	$34.75	$104.24
437	199	63	$18.87	$56.61
438	200	63	$18.87	$56.61
439	201	63	$18.87	$56.61
440	202	85	$25.46	$76.38
441	203	46	$13.78	$41.34
442	90	57	$17.07	$51.22
443	91	109	$32.65	$97.95
444	92	42	$12.58	$37.74
445	93	107	$32.05	$96.15
446	94	55	$16.47	$49.42
447	95	57	$17.07	$51.22
448	96	57	$17.07	$51.22
449	97	49	$14.68	$44.03
		15,111	$743.47	$13,579.22

COUNCIL MEETING MINUTES *TUESDAY, FEBRUARY 3, 2009*

WATERSIDE AT DOVER PLACE – STRATA PLAN LMS 2166

TIME & LOCATION:
6:00 pm
in the Social Room of 5880
Dover Crescent, Richmond, BC

STRATA COUNCIL 2008/2009

PRESIDENT
Herman Mueller - #341

VICE PRESIDENT
Sue Esplen - 149

TREASURER
John Lum - #429

SECRETARY / BUILDING MAINTENANCE
Nason Higinbotham - 253

AT LARGE
Naomi Bovey - #246
Radu Ciubotariu - #142
Donna Lee - #121

STRATA MANAGER
George Alexandru

BAYWEST MANAGEMENT
300 – 1770 BURRARD STREET
VANCOUVER, B.C. V6J 3G7
Phone: 604.257.0325
Direct Line: 604.714.1531
Direct Fax: 604.592.5289
Email: galexandru@baywest.ca

RESIDENT MANAGER
Kelly Comber
Office: 604.821.0858
Emergencies: 604.680.5825

ATTENDANCE: **REGRETS:**

Sue Esplen
John Lum
Herman Mueller
Radu Ciubotariu
Naomi Bovey
Donna Lee
Nason Higinbotham

George Alexandru - Baywest Management Corporation

GUEST:

Kelly Comber - Resident Manager

(1) CALL TO ORDER

The meeting was called to order at 6:09 pm. A quorum was established.

(2) RESIDENT MANAGER MONTHLY REPORT

Kelly Comber presented his monthly report. After providing his report and answering questions from Council, the Resident Manager left the meeting.

(3) ADOPTION OF PREVIOUS MINUTES

It was MOVED / SECONDED to adopt the minutes of November 4, 2008 as distributed.

CARRIED

Owners are reminded that no Council meeting was held in December 2008 as per Council's decision.

(4) FINANCIAL REPORT

It was MOVED and SECONDED to approve of the October, November and December 2008 Financial Statements as distributed with the proviso that an Overhead Door invoice in the amount of $225.24 captured in the November 2008 financial statements was charged in error to LMS 2166 instead of LMS 365. The Strata Manager was asked to reverse the payment.

CARRIED

The Accounts Receivable balance as of the date of the meeting was $91,192.23. The Strata Manager was authorized to proceed with fines for late payment and lien

charges against 3 strata lot Owners found in significant arrears. Owners are reminded that due to the short notice, no late payment fines will be applied for the special levies due on February 1, 2009. Staring March 1st, Council will impose late payment fees on all delinquent accounts.
The Strata Manager was asked to obtain a proposal for auditing the previous fiscal year financial statements.

FOR OWNERS INFORMATION:
When you signed the pre-authorized payment forms – PAP - with Baywest, you allowed Baywest to withdraw only the monthly-approved strata fees. Any other strata related payment obligations, such as, special levies, NSF charges, fines, interest, invoice charge back, etc., must be paid to LMS 2166 using additional payment methods, such as, cheques, money order, cash.
No additional invoices will be remitted for strata fees and/or any special levies. Owners should pay attention to the details that each special levy comes with, in order to avoid late payment penalties.
Owners are informed that on February 1, 2009, an additional amount, the catch-up fee, has been charged via the PAP system in addition of the new strata fee. This catch-up fee is the difference between the previous strata fees and the new one paid over the months of December 2008 and January 2009. As of March 1, 2009, only the new approved strata fees will be charged.

(5) BUSINESS ARISING FROM PREVIOUS MINUTES

5.1 UNINSURED MOTOR VEHICLES

The Strata Manager informed that all Residents have complied and provided storage insurance for their vehicles.

5.2 GARAGE GRATE REPAIRS

Council was in receipt of two quotes as follows:
- from J.S. Jose & Sons Contracting Ltd. – in the amount of $2,300 plus tax
- from RC&T Contracting – in the amount of $7,500 plus tax

Due to the conflict of interest, Council invited Radu Ciubotariu, partner and Owner of RC&T Contracting to leave the meeting during the deliberations. Council requested that the cost for the installation of a "V" shaped speed bumper that will redirect of the rainwater be included in the project. Herman Mueller offered to find out the additional cost.
Following discussion, it was MOVED /SECONDED to accept the proposal received from JS Jose & Sons Contracting, with the proviso that the final project would include the installation of an additional "V" shaped speed bumper.

CARRIED

5.3 WATER FALL FEATURE

Herman Mueller offered to investigate the options available with the council counterparts from Pelican Pointe, the strata adjacent to Waterside.

5.4 GUTTER MAINTENANCE

Council reported the project is completed. Several council members offered to perform a final inspection before the holdback deficiency fund in the amount of $1,732.50 is released.

5.5 ROOF REMEDIATION

Council reported the project is completed. Council requested that RC&T Contracting arrange for balcony and deck railing repairs at unit 415.

5.6 INSURABLE INCIDENTS

The Strata Manager reported the following incidents:

- An insurable deductible in the amount of $10,000, for the incident created by RC&T Contracting during the roof remediation project is yet to be received;
- A water damage insurable incident took place at units 434 and 335 due to a roof leak (vent damage created by the weight of the snow). Platinum Pacific Restoration has addressed the restoration process. A proposal for the roof repairs in the amount of $1,300 plus tax has been received from RC&T Contracting. Council requested an additional proposal be obtained before the final decision is made.
- A water damage insurable incident originating from unit 234. Platinum Pacific Restoration has addressed the restoration process. The water damage insurable deductible of $10,000 has been charged against the strata lot Owner.
- A water damage insurable incident originating from unit 344. Repairs are pending. The cost of the restoration, up to the water damage insurance deductible, will be charged back against the strata lot Owner.

5.7 BUILDING ENVELOPE ASSESSMENT / CRF STUDY

Council reviewed briefly the proposals received from Halsall Engineering. The Strata Manager was directed to obtain 2 additional proposals.

5.8 2nd FLOOR RECIRCULATING SYSTEM PIPING REPLACEMENT PROJECT

The Strata Manager was asked to obtain proposals from Latham's and restoration companies by the next meeting.

5.9 BYLAWS REVIEW

The Strata Manager was directed to initiate the Strata Corporation Bylaws review with Access Law Group at a cost not to exceed $800 plus tax.

5.10 STORAGE LOCKERS ASSIGNMENT

The Strata Manager informed that most of the Owners have return back the locker surveys. Council requested that a letter be send to all Owners that have 2 or more lockers to provide justification for the additional locker that they use. The Owners / Residents that do not comply with this request or do not provide an acceptable reason for using the additional locker(s), will have their privilege for using the additional lockers removed and the locker re-distributed to other Owners without a locker.

5.11 SIGNIFICANT CHANGE IN THE APPEARANCE AND USAGE OF THE COMMON PROPERTY – PARKING STALL ALTERATION – STRATA PROPERTY ACT CONTRAVENTION

Council was in receipt of a legal advice obtained from Hammerberg, Altman, Beaton & Maglio advising on the issue of the unauthorized parking stall alteration. Baywest Management supported the cost for the legal advice. Following discussion, Council requested a letter be send to the Owner in question requesting the following:

- Council would like to have access to the enclosed area for fire protection inspection;
- The enclosed area must be used for storing a motor vehicle and nothing else;
- In case of selling the unit, it is mandatory that the structure is removed and the parking stall area is brought to its initial condition at the Owner's cost.

Council decided to present a ¾ vote resolution for Owners' approval at the next general meeting to

validate the significant change in the usage and appearance of the common property.
Council reviewed the two previously received applications for similar parking stall alterations and decided to postpone any further decisions until the issue is reviewed and approved by the Owners.

5.12 LANDSCAPE MAINTENANCE – CONTRACT RENEWAL

Council was in receipt of 3 proposals as follows:
- from Kent C Landscaping Maintenance – in the amount of $23,100 plus tax
- from Ohran Landscaping – in the amount of $19,200 plus tax
- Other Side of the Fence Gardening Co. Ltd. – in the amount of $21,420 plus tax

Following discussion, it was MOVED / SECONDED to accept the proposal from Ohran Landscaping.
CARRIED

5.13 VISITOR PARKING RENTAL

Council revisited their previous decision to terminate the visitor parking area stall rental and decided to revoke their previous decision and allow parking stall rentals in the visitor parking area at $25 per month. The Strata Manager urged Council to re-consider, recommending that the visitor parking area be used for its approved designation and to avoid a potential contravention of the City's Development Permit for the building. Council retained the recommendation but decided to implement their decision as stated.
Council decided to implement a tagging system that would identify the parking stall renters from the visitors. Donna Lee offered to provide colored stickers to be used for visitors and parking stall renters in the visitors parking area.

5.14 WINDOW REPAIRS

Council was in receipt of 3 proposals from Accurate Glass as follows:
- for unit 220 – in the amount of $255 plus tax
- for unit 250 – in the amount of $260 plus tax
- for unit 347 – in the amount of $470 plus tax

Council was in agreement to allow the repairs as proposed.
The Strata Manager advised that the work has been authorized in November 2008 and only repairs to one of the units have been performed. The contractor claimed that the other two units did not provide access.

(6) CORRESPONDENCE

6.1 VARIOUS MAINTENANCE

Council was in receipt of a letter from unit 303 requesting council assistance with the following:
- Window leak – Council requested to be included on the repair list of Accurate Glass;
- Noise complaint – Council responded that the Owner should call the Police.

6.2 LATE PAYMENT PENALTY

Council was in receipt of a letter from the Owner of unit 110 requesting Council to remove the late payment penalty incurred for not paying in time the roof remediation project. Council agreed to remove the penalty. Owners are reminded that the timely payment of the strata fees and special levies is critical for the administration of the building.

6.3 VARIOUS MAINTENANCE

Council was in receipt of a letter from the Owner of unit 115, requesting Council's attention regarding various maintenance issues as follows:

- Lack of drain on her unit patio; Nason Higinbotham offered to investigate and report back to Council.
- Renting in the visitor parking area; Council responded that the issue has been addressed.

6.4 PIPE KNOCKING SOUND

Council was in receipt of a letter from the Owner of unit 213, requesting Council's assistance with identifying a pipe knocking sound created by the water supply system. Council was in agreement to investigate the issue with Latham's.

6.5 CRACK IN THE WALL

Council was in receipt of a letter from the Owner of unit 414 requesting Council to consider repairs to the storage locker wall where a minor water ingress incident has been identified. The Strata Manager was asked to arrange for repairs.

6.6 CHARGE BACK

Council was in receipt of letters from the Owner of unit 424 requesting Council's attention to the following:

- include his unit on the rental waiting list; Council was in agreement.
- Dispute Council decision to charge him back $1,000, the equivalent of the personal insurance deductible for an Owner affected by a water damage originating from his unit. Council responded that they stand behind their previous decision.

6.7 LATE PAYMENT PENALTY

Council was in receipt of letters from the Owners of units 207 and 229 requesting Council to waive the $25 penalty incurred due to late payment of the roof remediation project special levies. Council was in agreement.

6.8 FORM K – TENANT'S RESPONSIBILITIES

Council was in receipt of the form K from the Owner of unit 309. Council thanked the Owner for her information and compliance with the Strata Corporation Bylaws.

6.9 PARKING WASHING BAY

Council was in receipt of a letter from the Owner of unit 442 advising Council that he observed non-residents using the Strata facility for car repairs or non-residents using the facility for washing their car. Following discussion, Council decided to investigate possible closing options for the visitor's parking area and/or locking the hose bib. Nason Higinbotham offered to investigate the issue with the Resident Manager and report back to Council.

6.10 WINDOW REPAIR

Council was in receipt of a letter from the Owner of unit 250, expressing dissatisfaction with the overall protocol of communication used by the Strata Manager. Following discussion, Council reminds Owners that the final decision regarding regular maintenance around the property stays with Council

and not the Strata Manager. Council is inviting all Owners to review the business item "Protocol of Communication" and comply accordingly. Council responded that a quotation was received from Accurate Glass and authorization has been given to proceed at unit 250.

(7) NEW BUSINESS

7.1 UNIT 150 – RE-MORTGAGE

Council approved in between meetings the renewal terms for unit 150, the Resident Manager's unit, as follows:

- Principal balance - $38,351.15
- CIBC, variable open mortgage type;
- Annual interest rate – 3.5%
- Principal & interest - %671.20 / month
- Period – Feb 15, 2009 – Jan 15, 2014

Council requested a copy of the previous mortgage agreement be submitted by the next meeting.

7.2 SECURITY SERVICES – POLO SECURITY – CONTRACT TERMINATION

The Strata Manager confirmed that the contract with Polo Security has been terminated, effective

(6) CORRESPONDENCE

6.1 WINDOW SEAL

Council was in receipt of a letter from unit 350 requesting council assistance with her leaky windows. Council requested that Accurate Glass be dispatched to investigate and correct the problem.

6.2 RENTAL WAITING LIST

Council was in receipt of letters from several Owners requesting Council to add their unit to the rental waiting list. Council was in agreement and requested the addition to be completed as soon as possible.

6.3 STORAGE LOCKER ASSIGNMENT

Council was in receipt of letters from several Owners requesting to be added to the waiting storage locker list.
Council responded that currently the issue is under investigation and a final response will be provided to all Owners shortly. Until then, Council appreciates Owners' patience in waiting for the outcome of this investigation.

6.4 VISITOR PARKING RENTAL

Council was in receipt of letters from several Owners requesting to rent an additional stall in the visitor area. Council responded that due to numerous requests, all requests for rentals in the visitor parking area will be placed on hold, until the bylaw review is complete and any proposed amendments are approved by the Owners at the next general meeting.

6.5 HANDICAP ACCESS DOOR

Council was in receipt of a letter from the Owner of unit 119 requesting Council to consider the installation of a handicap access door at the front door. The Strata Manager was asked to obtain a proposal.

(7) NEW BUSINESS

7.1 GARAGE GATE INSTALLATION – VISITOR AREA

Council directed the Strata manager to obtain a quote for the installation of a garage gate in the visitor area by the next meeting.

7.2 WORK ORDER – CITY OF RICHMOND

The Strata Manager informed that following a Work Order received from the City of Richmond to certify the cross connection control assembly, Simplex Grinnell, the designated fire servicing company for the building has been dispatched and requested to address the issue.

7.3 LOCKER EPOXY INJECTION

Council was informed that arrangements have been done with Rite Handyman to proceed with epoxy injection to stop a minor water ingress at lockers 147 & 148. The project has been put on hold by the Owner until further notice.

7.5 WINDOW CLEANING

Council was in receipt of a proposal from International Building Maintenance to clean the inaccessible windows in the amount of $ 2700 plus tax.
Council was in agreement with the proposal as presented. A notice will be posted in the building shortly.

7.4 PROTOCOL OF COMMUNICATION

Council would like to inform Owners / Residents of the following protocol of communication that should be used at all times for matters related to the Strata administration:

Owners/Residents/Tenants:

- **All emergencies** must be reported, 24/7, to Baywest Management at phone # 604.257.0325.
In case of emergency, DO NOT leave a voice message on the Strata Manager's telephone or send an email.
- **For non-emergency matters**, the residents must follow the following protocol:
    - **Owners** – must address their maintenance requests, Bylaws contraventions, complaints, etc., in writing only, to Council and sent to Baywest Management; Baywest will gather all the requests and present them on behalf of the Owners at the next Council Meeting;
    - **Residents / Tenants** – must address their maintenance requests, Bylaws contraventions, complaints, etc., to the Owner / Landlord of their unit. Only the Owner of the unit is entitled to convey the request to Council, if he/she considers it is appropriate.
    Council will ignore any requests submitted in contravention of this rule.
    - **For Move ins / outs** – phone the Resident Manager's office @ 604.821.0858.

Owners / Residents / Tenants are reminded that Strata Council members should not be contacted directly at any time for any reason. Council members are volunteers and are entitled to their privacy and quiet enjoyment of their units.

REMINDER TO RESIDENTS: COUNCIL IS ASKING RESIDENTS TO WAIT FOR THE PARKING GATE TO CLOSE COMPLETELY BEFORE PROCEEDING. IT HAS BEEN OBSERVED THAT BY STOPING THE GATE IN MID CYCLE IT CREATES MORE MAINTENANCE AND SHORTEN THE LIFE SPAN OF THE PARKING GATE GEAR ASSEMBLY. IN ADDITION, BY NOT FOLLOWING THIS RULE, OWNERS / RESIDENTS INADVERTENTLY EXPOSE THE BUILDING TO SECURITY PROBLEMS.
RESIDENTS ARE KINDLY ASKED TO AVOID TAILGATING WHILE WAITING AT THE PARKING GATE TO ACCESS THE PARKADE.

(8) TERMINATION & NEXT COUNCIL MEETING

There being no further business, the meeting was terminated at 8:20 pm.

The next Council meeting will be held on **Tuesday, April 7, 2009**, at 6:00 pm in the Meeting Room of 5880 Dover Crescent, Richmond, B.C.

Please keep these minutes with your strata lot records. You will need to provide them to your realtor when you sell your strata lot. There will be a charge for copies.