

**MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN  
LMS 2419, THE DELANO, HELD ON TUESDAY, DECEMBER 8, 2009, AT 7:00 PM  
WITHIN THE EXERCISE ROOM AT 3023 WEST 4<sup>TH</sup> AVENUE, VANCOUVER, BC**

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**PRESENT:**                      40    Strata Lots represented in Person  
    7    Strata Lots represented by Proxy  
    47    Strata Lots represented in person or by proxy

**MANAGING AGENT:** Patricia DeCiman, ColyVan Pacific Real Estate Management Services Ltd.

**CALLING THE ROLL AND CERTIFICATION OF PROXIES**

The attendance register was confirmed at the time of commencement of the meeting. There were 40 eligible voters in attendance and 7 represented by proxy for a total of 47. With quorum requirements having been confirmed, the meeting was declared competent to proceed with the business at hand.

**VOTING CARDS & PROOF OF NOTICE**

Through acclamation, it was confirmed at the start of the meeting that each unit had received one voting card for themselves and for any proxy they might hold. It was further confirmed by the owners present that proper proof of notice for the meeting had been received.

**CALL TO ORDER**

The meeting was called to order by Council President – Jennifer Van Evra, at 7:02 pm

**APPROVAL OF PREVIOUS ANNUAL GENERAL MEETING MINUTES**

At this time, an owner identified a section in the last meeting minutes that referenced items that occurred after adjournment in the meeting. Thereafter, an amendment was presented to strike the below paragraph from the last Annual General Meeting dated November 24, 2008:

*After adjournment of the meeting, it was determined that exclusion of the proxies was incorrect and that they should have been included in the count.*

Thereafter, it was **MOVED/SECONDED** to amend the Minutes of the Annual General Meeting held November 24, 2008 as referenced above.

**MOTION CARRIED**  
(By Majority Vote)

**PRESIDENT'S REPORT**

Council President Jennifer Van Evra provided an overview of the year's highlights:

- Thanks to all the members of council for their very hard work all year.
- Special thanks to Dave Moore, who spent countless hours overseeing the trades-related work, including the roof, plumbing, heating, building envelope, new fob system and much

more. His knowledge, expertise and contacts in the field have been invaluable, and have saved owners thousands of dollars.

- Also a special thanks to Odette, our professional accountant, who did another phenomenal job of watching over the books, and to Steve Grimmett for all of his great work on the restoration refunds, various contracts, and most recently, the fob distribution. Also to Glenn Sammis for his work on the capital plan, the fobs and on security. But it's all been a very cooperative effort, so thanks to everyone on council.
- Thanks, too, to the owners who participated – all year we got lots of great support and very productive tips and suggestions.
- Thanks also to the owners who helped out with special projects – in particular to Deb, Rachel and Neil for their help on the roof committee that was formed at last year's AGM, to Steph for making the planters look beautiful all year round, and to Sandra for arranging the purchase of the new elliptical trainer.
- And thanks our management company, Colyvan Pacific, for all of their efforts.
- Early in the year, we parted ways with our previous manager, John Fournier. His replacement, Cheryle Pampu, did an absolutely spectacular job, so an enormous thank you to her. Cheryle got scooped up by a different company on the North Shore, but we're happy to say we now have Patricia DeCiman, who is in the process of getting to know the building. So a big welcome to Patricia.
- We sorted out our roof situation. Thanks to Dave and Neil, we got second and third opinions from top roofing industry consultants, and found that with some relatively inexpensive repairs, the roof could last many more years. Dave oversaw the repairs, and has lined up regular inspections and repairs as needed.
- The bill with IRC, the consultant who worked on our roofing situation last year, is being disputed, and the strata expects we will be successful.
- We shelved the solar hot water project for now; we will revisit the idea when it comes time to replace the roof in the future.
- We sorted out the Restoration Fund, and finally got cheques out to all of the owners – big thanks to Steve and Odette.
- We worked on developing our own capital plan to ensure that the necessary preventative inspections and maintenance are happening, and that we are budgeting for them. Thanks to Glenn, Steve, Odette and Dave for their work on this.
- We switched our plumbing contract from Milani to Latham's, and have noticed a significant improvement in both level of service and cost.
- We had some very minor plumbing repairs; we also augured the pipes.
- We repaired several cracks in the stucco. (They were cosmetic, so nothing of concern.)
- Dave is arranging regular envelope inspections and repairs as needed.

- We did all of the fire and safety upgrades that were recommended – new fire extinguishers, lighting, etc.
- We asked owners to remove any loose items from their parking stalls, because the fire and safety inspectors said that Rubbermaid lockers were fine, but all other items had to be removed. Thanks to owners for your cooperation.
- We got a new fob system, which council had planned to do – but ended up doing more quickly after an owner had an old fob stolen and we experienced several break-ins in the parkade. This system is entirely expandable, which means that we will be able to replace our key system; this is much more secure because fobs can be decommissioned if they are lost or stolen. Owners are reminded to please tell the caretaker, a strata member or management if yours is lost or stolen. We were able to give each owner a free fob, and two if they have two parking stalls, which kept the cost down for individual owners. There have been no break-ins reported since the new fob system was installed.
- Council is continuing to improve security, and has made several recommendations to the new council. The specifics of these ongoing improvements are not included in the minutes, as they should not be available to the general public. If you would like more details or have suggestions, please contact the strata council or Colyvan.
- The fence did not get repaired, but it is not forgotten – it will happen this spring.
- We are also in the process of getting the concrete cracks in the parkade filled. This cracking is normal.
- We had some ants this summer, but luckily, they were the harmless kind. They were also the kind that could not be effectively treated by spraying; instead we were advised to cut back trees, reduce lawn watering and remove any food sources such as pet food.
- We switched to a new insurance company. Offered through Colyvan, the group plan will mean a cost savings to owners with no reduction in service. It is important that all owners take the terms of the new policy to their contents insurance provider.
- We ordered a special snow blade for our tractor so our caretaker and/or volunteer owners can easily remove snow. This will save owners thousands of dollars.
- The Strata parted ways with the caretaker in November. The successful candidate to take over building management duties is Fonda Papathanious. He has extensive experience in large building repairs and maintenance and in addition to regular janitorial duties, he will provide a range of maintenance and repair work at the Delano including snow removal, power washing, patching and painting when there are leaks. So a big welcome to Fonda.
- We managed to balance the budget and have just a minor increase to the strata fees – even though our expenses are going up significantly with the HST.
- One final holiday note. If you have any extra warm clothes (jackets, blankets, sweaters, hats, mitts, boots, etc.), please place them in the boxes in the lobbies and they will be delivered to a local shelter.

In conclusion, it's been a busy year. But the strata council did an excellent job of protecting owners' investments and keeping costs down. Owners are encouraged to contact this year's strata council if they have any questions, concerns or suggestions.

## **INSURANCE REPORT**

As per the provisions of the Strata Property Act, the Strata Corporation's insurance policy was included as part of the notice of AGM package. The owners were informed the coverage is paid in full and that the policy is in good standing.

It was noted that the insurance provider for the strata corporation is CMW. The Agent advised that management has put in place a blanket policy which is anticipated to save the strata corporation on premiums. It was noted that coverage is in line with the requirement of the Strata Property Act and deductible amounts are expected to remain constant.

Owners are reminded that if they make any alterations, betterments and/or improvement to the original as built carpets, fixtures, cabinets, or upgrades to the interior of their unit etc., they should notify their individual insurance provider to include these betterments into their policies. The Strata Corporation's insurance policy only covers the "original as built design" and will not cover any upgrades or improvement owners may decide to make to individual strata lots. The owners were asked to take the 'declaration document' attached to these minutes to their homeowner insurance provider with the attached letter to ensure they are appropriately and seamlessly.

All owners were strongly advised to consult an expert in the interpretation of the Strata Corporation's Insurance policy or individual homeowner's policies. In the event of loss, it may be the most important leverage to any strata lot owner.

## **TREASURER'S REPORT**

The Treasurer reviewed the financial highlights of the past year and clarified questions taken from the floor.

The Treasurer reported that the amount of the CRF account as of October 31, 2009 is \$266,301.27.

The budgeted amount of \$15,000.00 for security (account #8230) and some of the Capital Asset will be used to pay for the new fobs.

This year the over spent amount of \$12,251.20 on Repair and Maintenance General account is from:

- Cleaning the horizontal drain lines (\$3,150.00) and clean 14 catch basins (\$3,561.66) located in the parkade.
- Installing carpet to three elevator lobbies in the parkade (\$2,277.45)
- Repairing two leaks, one in the West building (\$1,884.75) and one in the East building (\$1,561.62 )

The 4.12% increase to the maintenance fee was based on new accounts for projected caulking \$6,000.00, projected roof repair \$3,000.00, upcoming roof inspection \$2,000.00, upcoming envelope inspection \$3,000.00 and the additional 7% cost from the HST starting in July, 2010.

## **APPROVAL OF 2009/10 OPERATING BUDGET**

Following the discussion, it was **MOVED/SECONDED** to adopt the proposed 2009/10 operating budget as presented.

**MOTION CARRIED**  
(Unanimously)

**Maintenance Fee Payment Information**

**New Strata Fees & Payments**

For those owners who are on Pre-Authorized Payment (PAP), your Strata Fees will be adjusted automatically as per the amended fee schedule distributed at the Annual General Meeting Notice (also included with these Minutes).

**As a preferred method, Council would like to encourage all owners to set-up pre-authorized payments.**

**Information and forms can be obtained via ColyVan Pacific at (604) 683-8399.**

For those on PAP, a 3-month catch-up amount (Nov, Jan & Dec) will be taken as a lump sum on February 1, 2010.

The reason for this is that the fiscal year end is October 31<sup>st</sup> with the new monthly maintenance fees being effective retroactive to November 1<sup>st</sup>.

All those paying by cheque are requested to send a series of post-dated cheques for the year to ColyVan Pacific – c/o Susan Marvel - Accounts Receivable, along with a cheque for the 3-month shortfall adjustment.

**Please see schedule attached for your convenience.**

**ELECTION OF THE STRATA COUNCIL**

The out-going Council was thanked for their efforts and services over the past year, and were met by a generous round of applause from the ownership.

As per the provisions of the Strata Property Act, the acting Council resigned, with the following owners either nominated or volunteering to serve on Council for 2009/2010, and elected by acclamation:

Dave Moore	Unit	101W
Odette Krauzig	Unit	203C
Steve Grimmert	Unit	208W
Jill Love	Unit	106C
Jeremy Bobroff	Unit	406C
James Holley	Unit	307C
Justin Gebara	Unit	411E

The Property Manager, on behalf of the owners, thanked the out-going Council for their efforts over and welcomed the incoming member. The next council meeting will be set by the new council.

**NEW BUSINESS**

The following items were discussed:

- a) An owner made the point that individuals' names should be referenced with care in strata documents. The new council will be advised.

#### **ADJOURNMENT**

There being no further business the meeting adjourned at 8:40 p.m.

The first regular meeting of the Strata Council will be held on **Monday, January 27, 2010** at 7:00pm, within ColyVan's offices located at 202-5704 Balsam Street, Vancouver.

#### **ATTENTION**

Please keep these minutes on file as a permanent legal record of your Strata Corporation's business.  
Replacement of either minutes or bylaws will be at the owner's expense  
and not the Strata Corporation's.



## COLYVAN RESIDENTIAL STRATA PROGRAM Certificate of Insurance

**Name of Insured & Mailing Address:**

The Owners of Strata Plan LMS2419  
c/o ColyVan Pacific Real Estate Management Services Ltd.  
202 - 5704 Balsam Street  
Vancouver, BC V6M 4B9

**Name of Broker & Mailing Address:**

CMW Insurance Services Ltd.  
700-1901 Rosser Avenue  
Burnaby, BC V5C 6R6  
Tel: 604-294-3301 Fax: 604-294-3003  
cmwinsurance.com

**Location of Risk:** 2983, 3023, 3083 West 4th Avenue  
Vancouver, BC V6K 1R5

**Period of Insurance:** December 1, 2009 to December 1, 2010  
Both dated to 12:01 am Standard Time at the address of the Insured.

**Total Premium:** \$28,972.

*Coverage provided under this certificate is only for those coverages specified below and is subject to all terms, conditions, provisions, limitations and exclusions as set out in the Master Policies identified herein.*

**A. PROPERTY**

Premium (Section A): \$26,522.

Master Policy No. CDN3158

Certificate No. RCP01357

Insurance Company:

As per Schedule of Subscribing Insurers attached

Waiver of Subrogation:

The Insurers rights of subrogation are waived against  
ColyVan Pacific Real Estate Management Services Ltd.

Section	Sum Insured	Description of Coverages
A	\$18,808,000.	Property of Every Description
A	Not Covered	Business Interruption

**Conditions:**

All Risks of direct physical loss or damage to property described at Location of Risk shown above.

Basis of Loss Settlement – Replacement Cost including by-laws.

Extended Replacement Cost subject to an appraisal being filed with the Insurers and dated within 12 months prior to the effective date of the policy. Failing to do so, the policy shall be subject to Stated Amount Co-insurance.

**Special Conditions:**

Property additions, alterations and repairs are subject to a limit of 15% of the Sum Insured, with a maximum of \$500,000. Coverage is not provided for any additions, alterations or repairs which are in excess of this sub-limit unless reported to and specifically agreed to by Insurer(s) prior to the commencement date.

**Deductibles:**

All Losses \$1,000. except: Water Damage \$5,000.; Sewer Back-up \$5,000.; Residential Glass Breakage \$100.; Master Key \$250.; Earthquake 10% of the value of the building(s) involved in the loss (minimum \$100,000.); Flood \$10,000.

**Loss Payable To:**

The Condominium Corporation, subject to the Strata Property Act or similar statute in the province of jurisdiction

In consideration of the premium specified herein and subject to the terms and conditions of Master Policy CDN3158 and endorsement(s) attached thereto and hereto, insurance is provided to the NAMED INSURED to an amount not exceeding the SUM INSURED specified in this Certificate or in any endorsement(s) attached hereto, but in no event to exceed One Hundred Million Dollars (\$100,000,000.) in any one loss or occurrence.

**THIS POLICY CONTAINS A CLAUSE WHICH MAY LIMIT THE AMOUNT PAYABLE**

**B. BOILER & MACHINERY**

Master Policy No. CDN3158BM  
Insurance Company:

Premium (Section B): \$150.  
Certificate No. RCP01357BM  
Commonwealth Insurance Company  
1500-595 Burrard Street, Box 49115, Bentall Tower III,  
Vancouver, BC V7X 1G4  
\$500.

Deductible (Section B):  
Loss Payable:

To the Condominium Corporation (Subject to the Strata Property Act or similar statute in the province of jurisdiction)  
The Insurers rights of subrogation are waived against  
ColyVan Pacific Real Estate Management Services Ltd.

Waiver of Subrogation:

Section	Limits of Liability	Description of Coverages
B	\$18,808,000.	Comprehensive Boiler & Machinery, including by-laws subject to a sublimit of \$1,000,000.
B	Not Covered	Gross Rents
B	Included	\$100,000. Extra Expense

**C. GENERAL LIABILITY**

Master Policy No. 501177358  
Insurance Company:

Premium (Section C): \$1,340.  
Certificate No. CMW L0972  
Intact Insurance Company  
400-2955 Virtual Way  
Vancouver, BC V5M 4X6  
\$1,000. Bodily Injury and Property Damage Each Event  
\$10,000. Limited Pollution Liability  
ColyVan Pacific Real Estate Management Services Ltd.  
for their management of Strata Plan LMS2419

Deductibles (Section C):

Additional Named Insured:

Section	Limits of Liability	Description of Coverages
C	\$10,000,000.	Each Occurrence Limit
C	\$10,000,000.	General Aggregate Limit
C	\$10,000,000.	Non-Owned Automobile Coverage
C	\$10,000,000.	Personal Injury and Advertising Injury Liability
C	\$10,000,000.	Products - Completed Operations, Aggregate Limit
C	\$10,000.	Medical Payments
C	\$250,000.	Tenants Legal Liability
C	\$1,000,000.	Limited Pollution Liability
C	\$300,000.	Employers' Liability Extension
C	\$50,000.	Voluntary Compensation Extension (2/3 of Employee's Weekly Wage, but not exceeding \$500 per week)
C	\$300,000.	Employee Benefits - Aggregate Limit
C	\$300,000.	Employee Benefits - Each Employee



**D. PROFESSIONAL LIABILITY**

Master Policy No. 501148987(Section D1):  
Master Policy No. 501148986 (Section D2):  
Insurance Company:

Premium (Section D): \$680.  
Certificate No. CMW D1472  
Certificate No. CMW E1519  
Intact Insurance Company  
400-2955 Virtual Way  
Vancouver, BC V5M 4X6  
Nil  
\$1,000.  
Name of Insured (Section D2):  
ColyVan Pacific Real Estate Management Services Ltd.

Section	Limits of Liability	Description of Coverages
D1	\$5,000,000.	Directors & Officers Liability (Errors & Omissions) Per Wrongful Act and Annual Aggregate
D1	Not Covered	Discrimination Defense Costs Per Unsuccessful Action or Complaint
D1	Not Covered	Discrimination Defense Costs - Annual Aggregate
D2	\$1,000,000.	Errors & Omissions Liability Per Wrongful Act and Annual Aggregate

**E. CRIME**

Master Policy No. 501177358  
Insurance Company:

Premium (Section E): \$280.  
Certificate No. CMW L0972  
Intact Insurance Company  
400-2955 Virtual Way  
Vancouver, BC V5M 4X6  
\$500.

Deductible (Section E):

Section	Limit of Liability	Description of Coverages
E	\$5,000.	Broad Form Money and Securities, Loss Inside and Outside Premises
E	\$25,000.	Employee Dishonesty Coverage - Form A, Commercial Blanket Bond

The insurance provided by this individual Certificate is subject to all terms, conditions, provisions, limitations and exclusions of Master Policy Numbers CDN3158, 3158BM, 501177358, 501148987 and 501148986 and may be canceled by the Insurers by registered mail with thirty days notice or as provided by the Master Policy.

In the event of loss or damage or any change in risk, immediate notice must be given to the insurers or to the broker.

**SCHEDULE OF INSURERS**

**Section A. PROPERTY**

Master Policy No. CDN3158 Certificate No. RCP01357

The interest of each insurer hereunder is individual and not joint, and wherever any right or privilege is retained by the insurers, such right or privilege may be exercised by each insurer independently. The liability of each of the Insurer(s) shall be limited to that proportion of the loss which the percentage of liability set against the name of the individual Insurer bears to the total amount insured hereunder.

Insurers

Commonwealth Insurance Company  
ACE INA Canada  
Zurich Insurance Company Ltd

<u>Section</u>	<u>Interest</u>	<u>Premium</u>
A	55%	\$14,587.
A	25%	\$6,631.
A	20%	\$5,304.
Total:	100%	\$26,522.

Date Issued: December 9, 2009

E&OE /CHR/SV

**CMW Insurance Services Ltd.**  
(Authorized Representative)



**The Delano LMS 2419**  
**2009 Maintenance Fee Schedule - Approved**  
 November 1, 2008 - October 31, 2009

Unit No.	SL#	Unit Entitlement	Monthly Contingency Reserve Fund	Monthly Operating Fund	2009-2010 Maintenance Fee	2008/2009 Strata Fees	Monthly Increase 4-12%	Catch-Up (Nov to Jan)	Feb 2010 PAP
101C	46	634	6.07	195.69	201.76	\$193.78	\$7.98	\$23.95	\$225.71
102C	47	835	8.00	257.73	265.73	\$255.21	\$10.51	\$31.54	\$297.27
103C	48	829	7.94	255.88	263.82	\$253.38	\$10.44	\$31.32	\$295.13
104C	49	859	8.23	265.14	273.36	\$262.55	\$10.82	\$32.45	\$305.81
105C	50	851	8.15	262.67	270.82	\$260.10	\$10.72	\$32.15	\$302.97
106C	51	829	7.94	255.88	263.82	\$253.38	\$10.44	\$31.32	\$295.13
201C	52	634	6.07	195.69	201.76	\$193.78	\$7.98	\$23.95	\$225.71
202C	53	814	7.79	251.25	259.04	\$248.79	\$10.25	\$30.75	\$289.79
203C	54	829	7.94	255.88	263.82	\$253.38	\$10.44	\$31.32	\$295.13
204C	55	859	8.23	265.14	273.36	\$262.55	\$10.82	\$32.45	\$305.81
205C	56	859	8.23	265.14	273.36	\$262.55	\$10.82	\$32.45	\$305.81
206C	57	829	7.94	255.88	263.82	\$253.38	\$10.44	\$31.32	\$295.13
207C	58	814	7.79	251.25	259.04	\$248.79	\$10.25	\$30.75	\$289.79
208C	59	834	7.99	257.42	265.41	\$254.91	\$10.50	\$31.51	\$296.91
301C	60	634	6.07	195.69	201.76	\$193.78	\$7.98	\$23.95	\$225.71
302C	61	814	7.79	251.25	259.04	\$248.79	\$10.25	\$30.75	\$289.79
303C	62	829	7.94	255.88	263.82	\$253.38	\$10.44	\$31.32	\$295.13
304C	63	652	6.24	201.25	207.49	\$199.28	\$8.21	\$24.63	\$232.12
305C	64	813	7.79	250.94	258.72	\$248.49	\$10.24	\$30.71	\$289.44
306C	65	652	6.24	201.25	207.49	\$199.28	\$8.21	\$24.63	\$232.12
307C	66	829	7.94	255.88	263.82	\$253.38	\$10.44	\$31.32	\$295.13
308C	67	814	7.79	251.25	259.04	\$248.79	\$10.25	\$30.75	\$289.79
309C	68	834	7.99	257.42	265.41	\$254.91	\$10.50	\$31.51	\$296.91
401C	69	634	6.07	195.69	201.76	\$193.78	\$7.98	\$23.95	\$225.71
402C	70	814	7.79	251.25	259.04	\$248.79	\$10.25	\$30.75	\$289.79
403C	71	829	7.94	255.88	263.82	\$253.38	\$10.44	\$31.32	\$295.13
404C	72	652	6.24	201.25	207.49	\$199.28	\$8.21	\$24.63	\$232.12
405C	73	813	7.79	250.94	258.72	\$248.49	\$10.24	\$30.71	\$289.44
406C	74	652	6.24	201.25	207.49	\$199.28	\$8.21	\$24.63	\$232.12

Unit No.	SL#	Unit Entitlement	Monthly Contingency Reserve Fund	Monthly Operating Fund	2009-2010 Maintenance Fee	2008/2009 Strata Fees	Monthly Increase 4.12%	Catch-Up (Nov to Jan)	Feb 2010 PAP
407C	75	829	7.94	255.88	263.82	\$253.38	\$10.44	\$31.32	\$295.13
408C	76	814	7.79	251.25	259.04	\$248.79	\$10.25	\$30.75	\$289.79
409C	77	834	7.99	257.42	265.41	\$254.91	\$10.50	\$31.51	\$296.91
101E	1	840	8.04	259.27	267.32	\$256.74	\$10.58	\$31.73	\$299.05
102E	2	835	8.00	257.73	265.73	\$255.21	\$10.51	\$31.54	\$297.27
103E	3	628	6.01	193.84	199.85	\$191.94	\$7.91	\$23.72	\$223.58
104E	4	859	8.23	265.14	273.36	\$262.55	\$10.82	\$32.45	\$305.81
105E	5	859	8.23	265.14	273.36	\$262.55	\$10.82	\$32.45	\$305.81
106E	6	634	6.07	195.69	201.76	\$193.78	\$7.98	\$23.95	\$225.71
107E	7	603	5.77	186.12	191.90	\$184.30	\$7.59	\$22.78	\$214.68
108E	8	603	5.77	186.12	191.90	\$184.30	\$7.59	\$22.78	\$214.68
109E	9	634	6.07	195.69	201.76	\$193.78	\$7.98	\$23.95	\$225.71
110E	10	630	6.03	194.45	200.49	\$192.55	\$7.93	\$23.80	\$224.29
111E	11	630	6.03	194.45	200.49	\$192.55	\$7.93	\$23.80	\$224.29
201E	12	840	8.04	259.27	267.32	\$256.74	\$10.58	\$31.73	\$299.05
202E	13	835	8.00	257.73	265.73	\$255.21	\$10.51	\$31.54	\$297.27
203E	14	628	6.01	193.84	199.85	\$191.94	\$7.91	\$23.72	\$223.58
204E	15	859	8.23	265.14	273.36	\$262.55	\$10.82	\$32.45	\$305.81
205E	16	859	8.23	265.14	273.36	\$262.55	\$10.82	\$32.45	\$305.81
206E	17	634	6.07	195.69	201.76	\$193.78	\$7.98	\$23.95	\$225.71
207E	18	603	5.77	186.12	191.90	\$184.30	\$7.59	\$22.78	\$214.68
208E	19	603	5.77	186.12	191.90	\$184.30	\$7.59	\$22.78	\$214.68
209E	20	634	6.07	195.69	201.76	\$193.78	\$7.98	\$23.95	\$225.71
210E	21	634	6.07	195.69	201.76	\$193.78	\$7.98	\$23.95	\$225.71
211E	22	634	6.07	195.69	201.76	\$193.78	\$7.98	\$23.95	\$225.71
301E	23	840	8.04	259.27	267.32	\$256.74	\$10.58	\$31.73	\$299.05
302E	24	835	8.00	257.73	265.73	\$255.21	\$10.51	\$31.54	\$297.27
303E	25	628	6.01	193.84	199.85	\$191.94	\$7.91	\$23.72	\$223.58
304E	26	652	6.24	201.25	207.49	\$199.28	\$8.21	\$24.63	\$232.12
305E	27	802	7.68	247.54	255.22	\$245.12	\$10.10	\$30.30	\$285.52
306E	28	652	6.24	201.25	207.49	\$199.28	\$8.21	\$24.63	\$232.12
307E	29	634	6.07	195.69	201.76	\$193.78	\$7.98	\$23.95	\$225.71
308E	30	603	5.77	186.12	191.90	\$184.30	\$7.59	\$22.78	\$214.68
309E	31	603	5.77	186.12	191.90	\$184.30	\$7.59	\$22.78	\$214.68

Unit No.	SL#	Unit Entitlement	Monthly Contingency Reserve Fund	Monthly Operating Fund	2009-2010 Maintenance Fee	2008/2009 Strata Fees	Monthly Increase 4.12%	Catch-Up (Nov to Jan)	Feb 2010 PAP
310E	32	634	6.07	195.69	201.76	\$193.78	\$7.98	\$23.95	\$225.71
311E	33	634	6.07	195.69	201.76	\$193.78	\$7.98	\$23.95	\$225.71
312E	34	634	6.07	195.69	201.76	\$193.78	\$7.98	\$23.95	\$225.71
401E	35	840	8.04	259.27	267.32	\$256.74	\$10.58	\$31.73	\$299.05
402E	36	835	8.00	257.73	265.73	\$255.21	\$10.51	\$31.54	\$297.27
403E	37	628	6.01	193.84	199.85	\$191.94	\$7.91	\$23.72	\$223.58
404E	38	652	6.24	201.25	207.49	\$199.28	\$8.21	\$24.63	\$232.12
405E	39	652	6.24	201.25	207.49	\$199.28	\$8.21	\$24.63	\$232.12
406E	40	634	6.07	195.69	201.76	\$193.78	\$7.98	\$23.95	\$225.71
407E	41	603	5.77	186.12	191.90	\$184.30	\$7.59	\$22.78	\$214.68
408E	42	603	5.77	186.12	191.90	\$184.30	\$7.59	\$22.78	\$214.68
409E	43	634	6.07	195.69	201.76	\$193.78	\$7.98	\$23.95	\$225.71
410E	44	634	6.07	195.69	201.76	\$193.78	\$7.98	\$23.95	\$225.71
411E	45	634	6.07	195.69	201.76	\$193.78	\$7.98	\$23.95	\$225.71
101W	78	630	6.03	194.45	200.49	\$192.55	\$7.93	\$23.80	\$224.29
102W	79	630	6.03	194.45	200.49	\$192.55	\$7.93	\$23.80	\$224.29
103W	80	634	6.07	195.69	201.76	\$193.78	\$7.98	\$23.95	\$225.71
104W	81	603	5.77	186.12	191.90	\$184.30	\$7.59	\$22.78	\$214.68
105W	82	603	5.77	186.12	191.90	\$184.30	\$7.59	\$22.78	\$214.68
106W	83	634	6.07	195.69	201.76	\$193.78	\$7.98	\$23.95	\$225.71
107W	84	859	8.23	265.14	273.36	\$262.55	\$10.82	\$32.45	\$305.81
108W	85	859	8.23	265.14	273.36	\$262.55	\$10.82	\$32.45	\$305.81
109W	86	628	6.01	193.84	199.85	\$191.94	\$7.91	\$23.72	\$223.58
110W	87	835	8.00	257.73	265.73	\$255.21	\$10.51	\$31.54	\$297.27
111W	88	821	7.86	253.41	261.27	\$250.93	\$10.34	\$31.02	\$292.29
201W	89	634	6.07	195.69	201.76	\$193.78	\$7.98	\$23.95	\$225.71
202W	90	634	6.07	195.69	201.76	\$193.78	\$7.98	\$23.95	\$225.71
203W	91	634	6.07	195.69	201.76	\$193.78	\$7.98	\$23.95	\$225.71
204W	92	603	5.77	186.12	191.90	\$184.30	\$7.59	\$22.78	\$214.68
205W	93	603	5.77	186.12	191.90	\$184.30	\$7.59	\$22.78	\$214.68
206W	94	634	6.07	195.69	201.76	\$193.78	\$7.98	\$23.95	\$225.71
207W	95	859	8.23	265.14	273.36	\$262.55	\$10.82	\$32.45	\$305.81
208W	96	859	8.23	265.14	273.36	\$262.55	\$10.82	\$32.45	\$305.81
209W	97	628	6.01	193.84	199.85	\$191.94	\$7.91	\$23.72	\$223.58

Unit No.	SL#	Unit Entitlement	Monthly Contingency Reserve Fund	Monthly Operating Fund	2009-2010 Maintenance Fee	2008/2009 Strata Fees	Monthly Increase 4-12%	Catch-Up (Nov to Jan)	Feb 2010 PAP
210W	98	835	8.00	257.73	265.73	\$255.21	\$10.51	\$31.54	\$297.27
211W	99	821	7.86	253.41	261.27	\$250.93	\$10.34	\$31.02	\$292.29
301W	100	634	6.07	195.69	201.76	\$193.78	\$7.98	\$23.95	\$225.71
302W	101	634	6.07	195.69	201.76	\$193.78	\$7.98	\$23.95	\$225.71
303W	102	634	6.07	195.69	201.76	\$193.78	\$7.98	\$23.95	\$225.71
304W	103	603	5.77	186.12	191.90	\$184.30	\$7.59	\$22.78	\$214.68
305W	104	603	5.77	186.12	191.90	\$184.30	\$7.59	\$22.78	\$214.68
306W	105	634	6.07	195.69	201.76	\$193.78	\$7.98	\$23.95	\$225.71
307W	106	652	6.24	201.25	207.49	\$199.28	\$8.21	\$24.63	\$232.12
308W	107	813	7.79	250.94	258.72	\$248.49	\$10.24	\$30.71	\$289.44
309W	108	652	6.24	201.25	207.49	\$199.28	\$8.21	\$24.63	\$232.12
310W	109	628	6.01	193.84	199.85	\$191.94	\$7.91	\$23.72	\$223.58
311W	110	835	8.00	257.73	265.73	\$255.21	\$10.51	\$31.54	\$297.27
312W	111	821	7.86	253.41	261.27	\$250.93	\$10.34	\$31.02	\$292.29
401W	112	634	6.07	195.69	201.76	\$193.78	\$7.98	\$23.95	\$225.71
402W	113	634	6.07	195.69	201.76	\$193.78	\$7.98	\$23.95	\$225.71
403W	114	634	6.07	195.69	201.76	\$193.78	\$7.98	\$23.95	\$225.71
404W	115	603	5.77	186.12	191.90	\$184.30	\$7.59	\$22.78	\$214.68
405W	116	603	5.77	186.12	191.90	\$184.30	\$7.59	\$22.78	\$214.68
406W	117	634	6.07	195.69	201.76	\$193.78	\$7.98	\$23.95	\$225.71
407W	118	652	6.24	201.25	207.49	\$199.28	\$8.21	\$24.63	\$232.12
408W	119	652	6.24	201.25	207.49	\$199.28	\$8.21	\$24.63	\$232.12
409W	120	628	6.01	193.84	199.85	\$191.94	\$7.91	\$23.72	\$223.58
410W	121	835	8.00	257.73	265.73	\$255.21	\$10.51	\$31.54	\$297.27
411W	122	821	7.86	253.41	261.27	\$250.93	\$10.34	\$31.02	\$292.29
<b>Monthly</b>		87,022	833.33	26,860	27,693	\$26,597.58	\$1,095.83	\$3,287.50	\$30,980.92
<b>Annually</b>			<b>10000</b>	<b>322,321</b>	<b>332,321</b>	<b>\$319,171.00</b>	<b>\$13,150.00</b>	<b>\$39,450.00</b>	<b>\$371,771.00</b>