

# baywest

management corp

300 - 1770 Burrard Street  
Vancouver BC Canada V6J 3G7  
Phone (604) 267-0326

March 13, 2009

**TO THE OWNERS OF  
STRATA PLAN BCS 2787 - THE ESPLANADE**  
188 East Esplanade Street,  
North Vancouver, B.C.  
V7L 4Y1

Dear Owners:

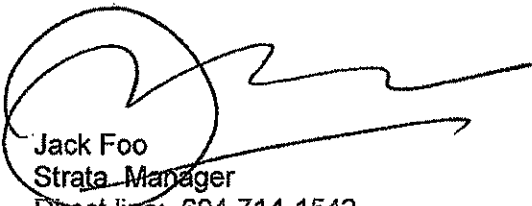
**RE: STRATA PLAN BCS 2787 - THE ESPLANADE  
2008 / 2009 REVISED STRATA FEES**

**Please find enclosed the Minutes of the 2009 Special General Meeting held on Wednesday,  
March 4, 2009.**

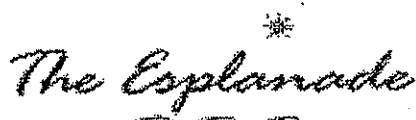
The revised 2008 / 2009 operating budget was approved with an about 6.17% increase in strata fees and is to be retroactive back to the start of the fiscal year, August 1, 2008.

All payments must be made payable to Strata Plan BCS 2787 by either post-dated cheques or pre-authorized payment plan. If you are on a pre-authorized payment plan, the strata fees will be drawn automatically on the first of every month unless we are informed in writing to do differently. Should you have any questions regarding the information, please do not hesitate to contact the writer.

Yours truly,  
On behalf of Owners of Strata Plan BCS 2787



Jack Foo  
Strata Manager  
Direct line: 604-714-1542  
Direct Fax: 604-592-3684  
Email: [jfoo@baywest.ca](mailto:jfoo@baywest.ca)

**SPECIAL GENERAL MEETING MINUTES****WEDNESDAY, MARCH 4, 2009****THE ESPLANADE - STRATA PLAN BCS 2787****LOCATION:**

7:00 p.m.

The Lonsdale Quay Hotel  
123 Carrie Cates Court  
North Vancouver, B.C.

**STRATA COUNCIL****2008/2009****PRESIDENT**

Ryan Lee

**TREASURER**

Joyce Deacon

**SECRETARY**

Jason Lingbanan

**PRIVACY OFFICER**

Linda Seifred

**AT LARGE**

Amyr Lajji  
Wayne Jackson

**STRATA MANAGER**

Jack Foo

Direct Line: 604-714-1542

Direct Fax: 604-592-3684

Email: jfoo@baywest.ca

**STRATA ACCOUNTANT**

Liza Wong

Direct Line: (604) 714-6380

Email: lwong@baywest.ca

**BAYWEST MANAGEMENT****300 - 1770 BURRARD STREET****VANCOUVER, BC V6J 3G7**

24 Hr: 604-257-0325

**PRESENT:**

37 Strata Lots Represented

20 In Person

17 By Proxy

Jack Foo, Strata Manager, Baywest Management Corporation

**(1) CALL TO ORDER**

The meeting was called to order at 7.05 p.m. by the Strata Manager, Jack Foo.

**(2) CALLING THE ROLL & CERTIFICATION OF PROXIES**

152 strata lots were eligible to vote at the Special General Meeting. As a quorum required representation by 1/3 of eligible strata lots, a quorum in this instance required representation by 51 strata lots.

At the time the meeting was scheduled to be called to order, a quorum was not present. Therefore, the meeting was called to order half an hour later, and the owners present were deemed to constitute a quorum, in accordance with the strata corporation bylaw.

**(3) PROOF OF NOTICE OF MEETING**

It was MOVED/SECONDED that proper notice of meeting had been provided according to the requirements of the Strata Property Act.

**CARRIED****(4) ADOPTION OF THE AGENDA**

It was MOVED/SECONDED to adopt the Agenda for the Special General Meeting as presented.

**CARRIED****(5) ADOPTION OF ANNUAL GENERAL MEETING MINUTES**

It was MOVED/SECONDED to adopt the Annual General Meeting Minutes of August 7, 2008 as distributed.

**CARRIED****(6) RATIFICATION OF RULES**

It was MOVED/SECONDED to ratify the adopted Amenity Room Usage Rules as presented.

**37 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED****CARRIED**

**(7) CONSIDERATION OF THE REVISED 2008/09 OPERATING BUDGET**

It was MOVED/SECONDED to adopt the revised 2008/09 budget as presented.

Following questions and comments on the proposed budget, a vote was called to adopt the revised Operation Budget as presented.

**37 Favour 0 Opposed 0 abstained**

**CARRIED**

A copy of the adopted revised budget and strata fees is attached to the minutes. The budget and maintenance fees will be retroactive back to August 1, 2008.

Owners wishing to pay by automatic transfers from their bank accounts to the Strata Corporation's bank account are requested to complete the attached form titled Personally Approved Debit Service Agreement and fax or mail it, along with a VOID cheque, to Baywest Management. Owners already set up on the auto pay system need not take any action, as we will adjust your fees accordingly effective April 1, 2009.

Owners wishing to pay by postdated cheques are requested to forward a series of cheques to Baywest Management. Cheques should be made payable to BCS 2787 (the Strata Corporation's legal name).

Should you have any questions regarding the payment of maintenance fees please contact Jack Foo at 604-714-1542 or jfoo@baywest.ca.

**(8) CONSIDERATION OF ¾ VOTES**

**¾ VOTE "A" - BYLAW ADDITION**

**Be it resolved**, as a three-quarter (3/4) vote of the Owners of Strata Plan BCS 2787, The Esplanade, that the following bylaw be added to the Strata Corporation bylaws:

**3.5 Hazards**

- (a) Everything shall be done to reduce fire hazards and nothing should be brought or stored on a strata lot or the common property which will in any way increase or tend to increase the risk of fire or the rate of fire insurance or any other insurance policy held by the Strata Corporation, or which will invalidate any insurance policy.
- (b) No material substances, especially burning material such as cigarettes or matches, shall be thrown out, or be permitted to fall out, of any window, door, balcony, stairway, passage or other part of the strata lot or common property.
- (c) No combustible, flammable or offensive material, except in a small amount of fuel normally used in outdoor barbecues, shall be stored in any strata lot.
- (d) Residents shall endeavor to conserve the plumbing system and electrical system of the building and any damage to any of these systems, caused by the wrongful act or omission or negligence of a resident or visitor shall be repaired at the expense of the owner.
- (e) No Live / Real Christmas tree is permitted in the strata lot at any time.

It was MOVED/SECONDED to present ¾ Vote "A" as presented.

Following questions from owners on the item, a vote was called to adopt ¾ Vote "A" as presented.

**37 In Favour, 0 Opposed and 0 Abstained**

**CARRIED**

### **¾ VOTE "B" - BYLAW ADDITION**

**Be it resolved**, as a three-quarter (3/4) vote of the Owners of Strata Plan BCS 2787, The Esplanade, that the following bylaw be added to the Strata Corporation bylaws:

#### **9.(a) Council Eligibility**

9.(a).1 The Spouse of an owner may stand for council.

(a).2 No person may stand for council or continue to be on council with respect to a strata lot if the strata corporation is entitled to register a lien against that strata lot under section 116(1) of the Act.

(a).3 No person may stand for council or continue to be on council with respect to a strata lot if there are amounts owing to the strata corporation charged against the strata lot in respect of administrative fees, bank charges, fines, penalties, interest or the costs, including the legal costs, of remedying a contravention of the bylaws or rules.

(a).4 No person may stand for council or continue to be on council with respect to a strata lot if there are amounts owing to the strata corporation charged against the strata lot in respect of administration fees, bank charges, fines, penalties, interest or the cost, including the legal costs, of remedying a contravention of the bylaw or rules for which the owner is responsible under section 131 of the Act.

It was MOVED/SECONDED to present ¾ Vote "B" as presented.

Following questions from owners on the item, a vote was called to adopt ¾ Vote "B" as presented.

**37 In Favour, 0 Opposed and 0 Abstained**

**CARRIED**

### **¾ VOTE "C" - BYLAW ADDITION**

**Be it resolved**, as a three-quarter (3/4) vote of the Owners of Strata Plan BCS 2787, The Esplanade, that the following bylaw be added to the Strata Corporation bylaws:

#### **27.(8) Proxies**

(a) An instrument appointing a proxy must be in writing signed by the appointer or his or her attorney, and may be either general or for a particular meeting.

(b) A proxy need not be an owner.

(c) Despite these bylaws on appointment of a proxy, if the owner's interest is subject to a registered mortgage and if the mortgage provides that the power of vote conferred on an owner under this Act may be exercised by the mortgagee and if the mortgagee has given written notice of the mortgage to the corporation, an instrument or proxy is not necessary to give the mortgagee the power to vote.

(d) The mortgagee must indicate his or her presence at the calling of the roll and the mortgagee, rather than the owner, must be issued a voting card.

It was MOVED/SECONDED to present ¾ Vote "C" as presented.

Following questions from owners on the item, a vote was called to adopt ¾ Vote "C" as presented.

**37 In Favour, 0 Opposed and 0 Abstained**

**CARRIED**

### **¾ VOTE "D" - BYLAW ADDITION**

**Be it resolved**, as a three-quarter (3/4) vote of the Owners of Strata Plan BCS 2787, The Esplanade, that the following bylaw be added to the Strata Corporation bylaws:

#### **31. Claims on Insurance Policies**

- (1) In the event that loss or damage occurs to common property or limited common property or common facilities that gives rise to a valid claim under the Strata Corporation's insurance policy, it is agreed and understood that if the origin of the loss is within the interior confines of an individual Strata Lot, the deductible of the Strata Corporation's policy relative to the loss shall be paid by the individual Strata Lot owner in whose lot the cause of the damage originated.
- (2) The foregoing will also hold true if the careless, negligent or inattentive acts of a Strata Lot owner or any member of their family or their guests or agents cause damage outside the Strata lot and the origination of the loss is anywhere on the premises.
- (3) In the event that an owner or any member of their family or their guests or agents cause damage to common property, limited common property or common facilities and the damage so caused is not covered by insurance, the Strata Lot owner shall be held responsible for such loss and promptly reimburse the Strata Corporation for the full cost of repair or replacement of the damage done.
- (4) The only exception to the foregoing is where loss originates from the rupture or malfunction of a permanent public facility supply line or sewer system that extends from common property into an individual unit, in which case the deductible shall be the responsibility of the Strata Corporation. It is further agreed and understood that where any loss or damage originates from "common property" as defined in the Strata Property Act and is not the responsibility of the Strata Lot owner as previously defined, payment of the deductible shall then be the responsibility of the Strata Corporation.
- (5) Damage to personal property of an owner or occupant of the unit, together with any upgrading, substituting or improvements or betterments to the unit that have been made or acquired by the present owner from those originally installed shall be the responsibility of the present owner.

It was MOVED/SECONDED to present ¾ Vote "D" as presented.

Following questions from owners on the item, a vote was called to adopt ¾ Vote "D" as presented.

**37 In Favour, 0 Opposed and 0 Abstained**

**CARRIED**

### **¾ VOTE "E" - BYLAW ADDITION**

**Be it resolved**, as a three-quarter (3/4) vote of the Owners of Strata Plan BCS 2787, The Esplanade, that the following bylaw be added to the Strata Corporation bylaws:

#### **32. Annual and Special General Meetings - Quorum**

Notwithstanding section 48(3) of the Act, if within 1/2 hour from the time appointed for an annual or special general meeting a quorum is not present, the meeting shall be terminated if the meeting was convened upon the requisition of members; but in circumstances where the meeting was called by the strata council, if within 1/2 hour from the time appointed a quorum is not present for the meeting, the eligible voters present in person or by proxy shall constitute a quorum.

It was MOVED/SECONDED to present ¾ Vote "E" as presented.

Following questions from owners on the item, a vote was called to adopt ¾ Vote "E" as presented.

**37 In Favour, 0 Opposed and 0 Abstained**

**CARRIED**

### **¾ VOTE "F" - BYLAW ADDITION**

**Be it resolved**, as a three-quarter (3/4) vote of the Owners of Strata Plan BCS 2787, The Esplanade, that the following bylaw be added to the Strata Corporation bylaws:

**33. An owner of a strata lot will not:**

- (1) use, or permit any occupant of his or her strata lot to use his or her strata lot for any purpose which involves undue traffic or noise in or about the strata lot or common property between the hours of 10:30 p.m. and 7:00 a.m. or that encourages loitering by persons in or about the strata lot or common property;
- (2) make, cause or produce or permit any occupant of his or her strata lot or any guest, employee, agent or invitee of the owner or occupant to make, cause or produce, undue noise, smell, vibration or glare in or about any strata lot or common property or to do anything which will interfere unreasonably with any other owner or occupant;
- (3) use, or permit any occupant of his or her strata lot or a guest, employee, agent or invitee of the owner or occupant to use any musical instrument, amplifier, sound reproduction equipment or other device within or about any strata lot or the common property or any limited common property such that it causes a disturbance or interferes with the comfort and enjoyment of any other owner or occupant;
- (4) an owner of a strata lot who has or installs hard floor surfaces such as hardwood floors or tile in his or her strata lot must take all reasonable steps to satisfy noise complaints from neighbours, including without limitation, ensuring that no less than 60% of such hard floor surfaces, excepting only kitchens, bathrooms and entry areas, are covered with area rugs or carpet and avoiding walking on such flooring with hard shoes.
- (5) obstruct or use, or permit any occupant of his or her strata lot or a guest, employee, agent or invitee of the owner or occupant to obstruct or use, the sidewalks, walkways, passages and driveways of the common property for any purpose other than ingress or egress from the strata lots or parking areas within the common property of the strata plan;
- (6) leave, or permit any occupant of his or her strata lot or any guest, employee, agent or invitee of the owner or occupant to leave, on the common property or any limited common property any shopping cart or any other item designated from time to time by the strata council.
- (7) use, or permit any occupant of his or her strata lot or any guest, employee, agent or invitee of the owner or occupant to use, a barbecue, hibachi or other like cooking device on a balcony, deck or patio unless such barbecue, hibachi or cooking device is powered by propane or electricity and such propane or electricity powered barbecues, hibachis and other light cooking devices will not be used except in accordance with rules and regulations made by the strata corporation from time to time by the strata council;
- (8) shake, or permit any occupant of his or her strata lot or any guest, employee, agent or invitee of the owner or occupant to shake, any mops or dusters of any kind, nor throw, or permit any occupant of his or her strata lot or any guest, employee, agent or invitee of the owner or occupant to throw, any refuse out of the windows or doors or from the balcony of a strata lot;
- (9) permit a condition to exist within his or her strata lot which will result in the waste or excessive consumption of the building's domestic water supply or heated water;
- (10) allow his or her strata lot to become unsanitary or a source of odour;
- (11) feed, or permit any occupant of his or her strata lot or a guest, employee, agent or invitee of the owner or occupant to feed, pigeons, gulls or other birds, squirrels, rodents or other animals from the strata lot or anywhere on or in close proximity to the common property or any limited common property, but this will not apply to a pet permitted to be kept in his or her strata lot pursuant to these bylaws and the rules and regulations made hereunder, which pet will be fed only in his or her strata lot;
- (12) install, or permit any occupant of his or her strata lot or any guest, employee, agent or invitee of the owner or occupant to install, any window coverings visible from the exterior of his or her strata lot which are different in size or colour from those of the original building specifications;

- (13) hang or display, or permit any occupant of his or her strata lot or any guest, employee, agent or invitee of the owner or occupant to hang or display, any laundry, washing, clothing, bedding or other articles from windows, balconies or other parts of the building so that they are visible from the outside of the building;
- (14) use or install, or permit any occupant of his or her strata lot or any guest, employee, agent or invitee of the owner or occupant use or install, in or about the strata lot any shades, awnings, window or balcony guards or screens, ventilators, supplementary heating or air conditioning devices, except those installations approved in writing by the strata council;
- (15) erect on or fasten to, or permit any occupant of his or her strata lot or any guest, employee, agent or invitee of the owner or occupant to erect on or fasten to, the strata lot, the common property or any limited common property any television or radio antenna or similar structure or appurtenance;
- (16) place, or permit any occupant of his or her strata lot or any guest, employee, agent or invitee of the owner or occupant to place, any signs, billboards, notices or other advertising matter of any kind on, or visible from the exterior of a strata lot;
- (17) place, or permit any occupant of his or her strata lot or a guest, employee, agent or invitee of the owner to place, any indoor-outdoor carpeting on any deck, patio balcony, or place any items on any deck, patio or the balcony except free-standing, self-contained planter boxes, summer furniture and accessories (subject to bylaw 7.2) nor install, or permit any occupant of his or her strata lot or a guest, employee, agent or invitee of the owner or occupant to install, any a hanging plants or baskets or other hanging items within three feet of a balcony railing line;
- (18) give, or permit any occupant of his or her strata lot or a guest, employee, agent or invitee of the owner to give, any keys, combinations, security cards or other means of access to the building, the parking garage or common areas to any person other than an employee, contractor, occupant or guest of the strata lot permitted by these bylaws.
- (19) install, or permit any occupant of his or her strata lot or any guest, employee, agent or invitee of the owner or occupant to install Christmas lightings before November 15<sup>th</sup> of the year approaching Christmas and must remove them before January 15<sup>th</sup> of the year following Christmas.
- (20) affix or permit any occupant of his or her strata lot or any guest, employee, agent or invitee of the owner or occupant to permanently affix any affixtures to limited common area and the exterior envelope of the building. (i.e. no drilling into concrete, metal window frames, railings etc.)

It was MOVED/SECONDED to present ¾ Vote "F" as presented.

It was MOVED/SECONDED to amend section 33.4 to read: "an owner of a strata lot who has or installs hard floor surfaces such as hardwood floors or tile in his or her strata lot must take all reasonable steps to satisfy noise complaints from neighbours".

**CARRIED**

It was MOVED/SECONDED to amend section 33.12 to read: "install, or permit any occupant of his or her strata lot or any guest, employee, agent or invitee of the owner or occupant to install, any window coverings visible from the exterior of his or her strata lot which are different in colour from those of the original building specifications"

**CARRIED**

It was MOVED/SECONDED to amend section 33.16 to read: "with exception to the Live and Work units, where signage specific to the business conducted within the unit, to place, or permit any occupant of his or her strata lot or any guest, employee, agent or invitee of the owner or occupant to place, any signs, billboards, notices or other advertising matter of any kind on, or visible from the exterior of a strata lot."

**CARRIED**

Following questions from owners on the item, a vote was called to adopt ¾ Vote "F" as amended.

**36 In Favour, 0 Opposed and 1 Abstained**

**CARRIED**

### **¾ VOTE "G" - BYLAW ADDITION**

**Be it resolved**, as a three-quarter (3/4) vote of the Owners of Strata Plan BCS 2787, The Esplanade, that the following bylaw be added to the Strata Corporation bylaws:

#### **34. Moving In or Out**

- (1) Any moving of large household items must be arranged through the Concierge or a council designated person at least 7 working days in advance.
- (2) All moves must take place between the hours of 8:00 AM and 4:00 PM. Any unauthorized moves may result in the imposition of a fine at the discretion of council.
- (3) All moves in the tower block must be made only through the back entrance through the loading dock at the back alley. No items are permitted to be transported via the Esplanade entrance of the front lobby, the 3<sup>rd</sup> floor side entrance by the Amenity room, or any of the parkade levels.
- (4) A resident must ensure that the lobby doors are not left open, ajar or unattended at all time.
- (5) A resident must ensure that all common areas are left damage free, clean and all hallways and lobby areas vacuumed immediately upon completion of the move.
- (6) A non refundable booking fee of \$100 shall be levied against a strata lot for booking the elevator. This applies also to moving from one suite to another in the building.
- (7) All moves must be completed within the 4 hours time frame allocated.

It was MOVED/SECONDED to present ¾ Vote "G" as presented.

It was MOVED/SECONDED to amend section 34.4 to read: "A resident must ensure that the doors are not left open, ajar or unattended at all time."  
**CARRIED**

Following questions from owners on the item, a vote was called to adopt ¾ Vote "G" as amended.

**37 In Favour, 0 Opposed and 0 Abstained**

**CARRIED**

### **¾ VOTE "H" - BYLAW ADDITION**

**Be it resolved**, as a three-quarter (3/4) vote of the Owners of Strata Plan BCS 2787, The Esplanade, that the following bylaw be added to the Strata Corporation bylaws:

#### **35. Vehicles and Parking**

- (1) An owner shall use the parking space(s) which has (have) been specifically assigned to their strata lot, save and except for private arrangements with other owners for the use of parking spaces assigned to such other owners.
- (2) No oil changes, repairs or adjustments to motor vehicles or other mechanical equipment shall be carried out on limited common or common property.
- (3) The parking spaces assigned to a strata lot shall not be rented or leased to non-residents.
- (4) No vehicle shall park in a manner which will reduce the width of the garage roadway or another strata lot's assigned parking space.
- (5) Only currently insured vehicles are permitted on the parking stalls.



- (6) for unlicensed vehicles, storage insurance with third party liability is the minimum acceptable coverage. Proof of insurance (i.e. copy of the policy) must be forwarded to the Strata Management office.
- (7) Vehicles dripping oil or other fluids must be removed until repairs are made to resolve the problem. The owner assigned to the stall is responsible for cleaning the parking stall. Failure to comply with this requirement will result in the Strata Council arranging for the clean-up at the owner's expense.
- (8) Parking stalls shall be kept in a clean and tidy condition by the user and shall not be used for storage or for keeping items that are not specifically permitted by the Council or by rules.
- (9) The maximum speed limit in the parkade is 10 KM/HR; fines may be imposed for excess speed.
- (10) Upon entering or exiting the parkade, residents/occupants must wait until the gate completely closes behind them.
- (11) All guests must visibly display a valid parking pass. Written notes are not acceptable. Any vehicle not displaying a pass will be towed at the vehicle owner's expense without notice.
- (12) Visitors may not park in the visitor parking stall for a period of longer than 48 hours in a week. If a resident has a guest staying longer than 48 hours, the resident must contact a member of the Strata Council or an appointed parking supervisor to advise how long the guest will be staying and confirm a departure date.
- (13) Replacement of Residential Parking Passes are \$20.00 each, and replacement of Visitors Parking Passes are \$100.00 each

It was MOVED/SECONDED to present  $\frac{3}{4}$  Vote "H" as presented.

Following questions from owners on the item, a vote was called to adopt  $\frac{3}{4}$  Vote "H" as presented.

**36 In Favour, 1 Opposed and 0 Abstained**

**CARRIED**

#### **$\frac{3}{4}$ VOTE "I" - BYLAW ADDITION**

**Be it resolved**, as a three-quarter (3/4) vote of the Owners of Strata Plan BCS 2787, The Esplanade, that the following bylaw be added to the Strata Corporation bylaws:

#### **36. Selling of Strata Lots**

- 1) An owner of a strata lot, when selling his strata lot, will not permit "For Sale" signs to be placed on or about the common property except on the area designated for such purpose.
- 2) An owner of a strata lot, when selling a strata lot, will not hold or permit to be held, any public open house except in the manner set out in (3) & (4) below.
- 3) Owners must, for security reasons, advise the Council of any "Open House" dates scheduled during the sale of a strata lot and owners must arranged to escort all open house clients from and to building entrances and for the duration of the open house visit.
- 4) In the absence of an owner, realtors must ensure they are available to greet all persons attending an "Open House" at the entrance to the building and escort them through the building at all times.
- 5) At no time, is any form of soliciting within the building allowed, which includes approaching strata lot owners, leaving leaflets, name cards and other forms of printed materials on unit doors, mailboxes or in any common area of the building.

It was MOVED/SECONDED to present ¾ Vote "I" as presented.

Following questions from owners on the item, a vote was called to adopt ¾ Vote "I" as presented.

**37 In Favour, 0 Opposed and 0 Abstained**

**CARRIED**

**¾ VOTE "J" - BYLAW AMENDMENT**

**Be it resolved**, as a three-quarter (3/4) vote of the Owners of Strata Plan BCS 2787, The Esplanade, that the following bylaw of the Strata Corporation be amended:

**To Amend Bylaw 23. (a) and (b) to read:**

23.(a) \$200 for each contravention of a bylaw, and

23.(b) \$50 for each contravention of a rule.

It was MOVED/SECONDED to present ¾ Vote "J" as presented.

Following questions from owners on the item, a vote was called to adopt ¾ Vote "J" as presented.

**37 In Favour, 0 Opposed and 0 Abstained**

**CARRIED**

**¾ VOTE "K" - BYLAW AMENDMENT**

**Be it resolved**, as a three-quarter (3/4) vote of the Owners of Strata Plan BCS 2787, The Esplanade, that the following bylaw of the Strata Corporation be amended:

**To Amend Bylaw 28. (l) and (m) to read:**

28. (l) elect a council, if the meeting is an Annual General Meeting

28.(m) deal with new business, including any matters about which notice has been given

It was MOVED/SECONDED to present ¾ Vote "K" as presented.

Following questions from owners on the item, a vote was called to adopt ¾ Vote "K" as presented.

**37 In Favour, 0 Opposed and 0 Abstained**

**CARRIED**

**(9) TERMINATION OF MEETING**

There being no further business, the meeting was terminated at 9:55 p.m.

Submitted by:  
Jack Foo, Strata Manager

*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.*

**Esplanade (BCS2787)**  
**APPROVED REVISED BUDGET – AUGUST 1, 2008- JULY 31, 2009**

| <b>Account</b>                        | <b>Account Name</b>            | <b>Revised Budget</b> |
|---------------------------------------|--------------------------------|-----------------------|
| <b>RECEIPTS / REVENUE</b>             |                                |                       |
| 5500                                  | Owners' Contributions          | 559,582.50            |
| 5510                                  | Bylaw Penalties                | 500.00                |
| 5600                                  | Interest Income                | 250.00                |
| 5610                                  | Keys/Remotes                   | 4,500.00              |
| 5630                                  | Late Payment Penalty           | 1,000.00              |
| 5655                                  | Move In/Out Fee                | 6,000.00              |
| <b>TOTAL RECEIPTS / REVENUE</b>       |                                | <b>\$ 571,832.50</b>  |
| <b>EXPENSES &amp; RESERVES</b>        |                                |                       |
| <b>ADMINISTRATIVE EXPENSES</b>        |                                |                       |
| 6030                                  | Appraisal                      | 1,102.50              |
| 6052                                  | Statutory Review of Books      | 525.00                |
| 6070                                  | Bank Charges                   | 240.00                |
| 6150                                  | Insurance Deductibles / Claims | 2,000.00              |
| 6170                                  | Insurance Premium              | 53,000.00             |
| 6230                                  | Miscellaneous                  | 250.00                |
| 6236                                  | Move In/Out Expense            | 0.00                  |
| 6290                                  | Postage/Copies/Office Exp.     | 5,000.00              |
| <b>TOTAL ADMIN. EXP.</b>              |                                | <b>62,117.50</b>      |
| <b>UTILITIES</b>                      |                                |                       |
| 6520                                  | Electricity                    | 48,000.00             |
| 6530                                  | Gas                            | 5,000.00              |
| 6532                                  | Steam (Heat & Hot Water)       | 130,000.00            |
| 6540                                  | Water & Sewer                  | 43,000.00             |
| <b>TOTAL UTILITIES</b>                |                                | <b>226,000.00</b>     |
| <b>CONTRACT / BLDG EXP.</b>           |                                |                       |
| 7010                                  | Alarm Monitoring               | 1,200.00              |
| 7098                                  | Concierge                      | 27,000.00             |
| 7110                                  | Elevator & License             | 11,000.00             |
| 7130                                  | Emergency Generator            | 2,200.00              |
| 7190                                  | Fire Protection                | 2,000.00              |
| 7210                                  | Garage Door                    | 1,000.00              |
| 7230                                  | Garbage Collection             | 7,500.00              |
| 7310                                  | Janitorial                     | 55,400.00             |
| 7350                                  | Landscaping                    | 6,000.00              |
| 7470                                  | Mechanical                     | 15,000.00             |
| 7590                                  | Property Management            | 33,415.00             |
| 7610                                  | Recycling                      | 2,500.00              |
| 7730                                  | Security                       | 25,000.00             |
| <b>TOTAL CONTRACT / BLDG EXP.</b>     |                                | <b>189,215.00</b>     |
| <b>REPAIRS &amp; MAINTENANCE EXP.</b> |                                |                       |
| 8039                                  | Cleaning & Supplies            | 2,500.00              |
| 8110                                  | General Repair & Maintenance   | 10,000.00             |

|  |                          |                   |
|--|--------------------------|-------------------|
| 8170                                   | Locks/Keys               | 6,000.00          |
| 8180                                   | Mechanical               | 3,000.00          |
| 8240                                   | Snow Removal             | 3,000.00          |
| 8270                                   | Supplies                 | 1,000.00          |
| 8290                                   | Window Cleaning          | 5,000.00          |
| <b>TOTAL REPAIRS &amp; MAINT. EXP.</b> |                          | <b>30,500.00</b>  |
| <b>MAJOR PROJECT EXPENSES</b>          |                          |                   |
| 8442                                   | Security Upgrade         | 12,000.00         |
| <b>TOTAL MAJOR PROJECT EXP.</b>        |                          | <b>12,000.00</b>  |
| <b>TOTAL OPERATING EXP.</b>            |                          | <b>519,832.50</b> |
| <b>RESERVE FUNDS</b>                   |                          |                   |
| 9010                                   | Contingency Reserve Fund | 52,000.00         |
| <b>TOTAL RESERVE FUNDS</b>             |                          | <b>52,000.00</b>  |
| <b>TOTAL EXPENSES &amp; RESERVES</b>   |                          | <b>571,832.50</b> |
| <b>SURPLUS / (DEFICIT)</b>             |                          | <b>-</b>          |

**THE ESPLANADE – BCS 2787 – APPROVED REVISED STRATA FEE  
FOR THE FISCAL YEAR AUGUST 1, 2008 TO JULY 31, 2009**

| Unit# | SL# | U/E | Operating<br>(A) | CRF<br>(B) | New Strata Fee<br>(A) + (B) |
|-------|-----|-----|------------------|------------|-----------------------------|
| 301   | 10  | 127 | 313.3            | 32.1       | 345.4                       |
| 302   | 11  | 148 | 365.12           | 37.4       | 402.52                      |
| 303   | 12  | 139 | 342.91           | 35.13      | 378.04                      |
| 304   | 13  | 123 | 303.44           | 31.09      | 334.53                      |
| 305   | 14  | 124 | 305.91           | 31.34      | 337.25                      |
| 501   | 23  | 88  | 258.56           | 26.49      | 285.05                      |
| 502   | 24  | 67  | 196.86           | 20.17      | 217.03                      |
| 503   | 25  | 110 | 323.2            | 33.12      | 356.32                      |
| 504   | 26  | 96  | 282.07           | 28.9       | 310.97                      |
| 505   | 27  | 68  | 199.8            | 20.47      | 220.27                      |
| 506   | 28  | 110 | 323.2            | 33.12      | 356.32                      |
| 507   | 29  | 68  | 199.8            | 20.47      | 220.27                      |
| 508   | 30  | 88  | 258.56           | 26.49      | 285.05                      |
| 601   | 31  | 88  | 258.56           | 26.49      | 285.05                      |
| 602   | 32  | 67  | 196.86           | 20.17      | 217.03                      |
| 603   | 33  | 110 | 323.2            | 33.12      | 356.32                      |
| 604   | 34  | 96  | 282.07           | 28.9       | 310.97                      |
| 605   | 35  | 68  | 199.8            | 20.47      | 220.27                      |
| 606   | 36  | 110 | 323.2            | 33.12      | 356.32                      |
| 607   | 37  | 68  | 199.8            | 20.47      | 220.27                      |
| 608   | 38  | 88  | 258.56           | 26.49      | 285.05                      |
| 701   | 39  | 88  | 258.56           | 26.49      | 285.05                      |
| 702   | 40  | 68  | 199.8            | 20.47      | 220.27                      |

|      |    |     |        |       |        |
|------|----|-----|--------|-------|--------|
| 703  | 41 | 110 | 323.2  | 33.12 | 356.32 |
| 704  | 42 | 96  | 282.07 | 28.9  | 310.97 |
| 705  | 43 | 68  | 199.8  | 20.47 | 220.27 |
| 706  | 44 | 110 | 323.2  | 33.12 | 356.32 |
| 707  | 45 | 68  | 199.8  | 20.47 | 220.27 |
| 708  | 46 | 88  | 258.56 | 26.49 | 285.05 |
| 801  | 47 | 88  | 258.56 | 26.49 | 285.05 |
| 802  | 48 | 68  | 199.8  | 20.47 | 220.27 |
| 803  | 49 | 110 | 323.2  | 33.12 | 356.32 |
| 804  | 50 | 96  | 282.07 | 28.9  | 310.97 |
| 805  | 51 | 68  | 199.8  | 20.47 | 220.27 |
| 806  | 52 | 110 | 323.2  | 33.12 | 356.32 |
| 807  | 53 | 68  | 199.8  | 20.47 | 220.27 |
| 808  | 54 | 88  | 258.56 | 26.49 | 285.05 |
| 901  | 55 | 88  | 258.56 | 26.49 | 285.05 |
| 902  | 56 | 68  | 199.8  | 20.47 | 220.27 |
| 903  | 57 | 110 | 323.2  | 33.12 | 356.32 |
| 904  | 58 | 93  | 273.25 | 27.99 | 301.24 |
| 905  | 59 | 68  | 199.8  | 20.47 | 220.27 |
| 906  | 60 | 110 | 323.2  | 33.12 | 356.32 |
| 907  | 61 | 68  | 199.8  | 20.47 | 220.27 |
| 908  | 62 | 88  | 258.56 | 26.49 | 285.05 |
| 1001 | 63 | 88  | 258.56 | 26.49 | 285.05 |
| 1002 | 64 | 68  | 199.8  | 20.47 | 220.27 |
| 1003 | 65 | 110 | 323.2  | 33.12 | 356.32 |
| 1004 | 66 | 93  | 273.25 | 27.99 | 301.24 |
| 1005 | 67 | 68  | 199.8  | 20.47 | 220.27 |
| 1006 | 68 | 110 | 323.2  | 33.12 | 356.32 |
| 1007 | 69 | 68  | 199.8  | 20.47 | 220.27 |
| 1008 | 70 | 88  | 258.56 | 26.49 | 285.05 |
| 1101 | 71 | 88  | 258.56 | 26.49 | 285.05 |
| 1102 | 72 | 68  | 199.8  | 20.47 | 220.27 |
| 1103 | 73 | 110 | 323.2  | 33.12 | 356.32 |
| 1104 | 74 | 93  | 273.25 | 27.99 | 301.24 |
| 1105 | 75 | 68  | 199.8  | 20.47 | 220.27 |
| 1106 | 76 | 110 | 323.2  | 33.12 | 356.32 |
| 1107 | 77 | 68  | 199.8  | 20.47 | 220.27 |
| 1108 | 78 | 88  | 258.56 | 26.49 | 285.05 |
| 1201 | 79 | 88  | 258.56 | 26.49 | 285.05 |
| 1202 | 80 | 68  | 199.8  | 20.47 | 220.27 |
| 1203 | 81 | 110 | 323.2  | 33.12 | 356.32 |
| 1204 | 82 | 93  | 273.25 | 27.99 | 301.24 |
| 1205 | 83 | 68  | 199.8  | 20.47 | 220.27 |
| 1206 | 84 | 110 | 323.2  | 33.12 | 356.32 |
| 1207 | 85 | 68  | 199.8  | 20.47 | 220.27 |
| 1208 | 86 | 88  | 258.56 | 26.49 | 285.05 |
| 1401 | 87 | 88  | 258.56 | 26.49 | 285.05 |
| 1402 | 88 | 68  | 199.8  | 20.47 | 220.27 |
| 1403 | 89 | 110 | 323.2  | 33.12 | 356.32 |
| 1404 | 90 | 93  | 273.25 | 27.99 | 301.24 |
| 1405 | 91 | 68  | 199.8  | 20.47 | 220.27 |

|      |     |     |        |       |        |
|------|-----|-----|--------|-------|--------|
| 1406 | 92  | 110 | 323.2  | 33.12 | 356.32 |
| 1407 | 93  | 68  | 199.8  | 20.47 | 220.27 |
| 1408 | 94  | 88  | 258.56 | 26.49 | 285.05 |
| 1501 | 95  | 88  | 258.56 | 26.49 | 285.05 |
| 1502 | 96  | 68  | 199.8  | 20.47 | 220.27 |
| 1503 | 97  | 110 | 323.2  | 33.12 | 356.32 |
| 1504 | 98  | 93  | 273.25 | 27.99 | 301.24 |
| 1505 | 99  | 68  | 199.8  | 20.47 | 220.27 |
| 1506 | 100 | 110 | 323.2  | 33.12 | 356.32 |
| 1507 | 101 | 68  | 199.8  | 20.47 | 220.27 |
| 1508 | 102 | 88  | 258.56 | 26.49 | 285.05 |
| 1601 | 103 | 88  | 258.56 | 26.49 | 285.05 |
| 1602 | 104 | 68  | 199.8  | 20.47 | 220.27 |
| 1603 | 105 | 110 | 323.2  | 33.12 | 356.32 |
| 1604 | 106 | 93  | 273.25 | 27.99 | 301.24 |
| 1605 | 107 | 68  | 199.8  | 20.47 | 220.27 |
| 1606 | 108 | 110 | 323.2  | 33.12 | 356.32 |
| 1607 | 109 | 68  | 199.8  | 20.47 | 220.27 |
| 1608 | 110 | 88  | 258.56 | 26.49 | 285.05 |
| 1701 | 111 | 88  | 258.56 | 26.49 | 285.05 |
| 1702 | 112 | 68  | 199.8  | 20.47 | 220.27 |
| 1703 | 113 | 110 | 323.2  | 33.12 | 356.32 |
| 1704 | 114 | 93  | 273.25 | 27.99 | 301.24 |
| 1705 | 115 | 68  | 199.8  | 20.47 | 220.27 |
| 1706 | 116 | 110 | 323.2  | 33.12 | 356.32 |
| 1707 | 117 | 68  | 199.8  | 20.47 | 220.27 |
| 1708 | 118 | 88  | 258.56 | 26.49 | 285.05 |
| 1801 | 119 | 88  | 258.56 | 26.49 | 285.05 |
| 1802 | 120 | 68  | 199.8  | 20.47 | 220.27 |
| 1803 | 121 | 110 | 323.2  | 33.12 | 356.32 |
| 1804 | 122 | 93  | 273.25 | 27.99 | 301.24 |
| 1805 | 123 | 68  | 199.8  | 20.47 | 220.27 |
| 1806 | 124 | 110 | 323.2  | 33.12 | 356.32 |
| 1807 | 125 | 68  | 199.8  | 20.47 | 220.27 |
| 1808 | 126 | 88  | 258.56 | 26.49 | 285.05 |
| 1901 | 127 | 88  | 258.56 | 26.49 | 285.05 |
| 1902 | 128 | 68  | 199.8  | 20.47 | 220.27 |
| 1903 | 129 | 110 | 323.2  | 33.12 | 356.32 |
| 1904 | 130 | 93  | 273.25 | 27.99 | 301.24 |
| 1905 | 131 | 68  | 199.8  | 20.47 | 220.27 |
| 1906 | 132 | 110 | 323.2  | 33.12 | 356.32 |
| 1907 | 133 | 68  | 199.8  | 20.47 | 220.27 |
| 1908 | 134 | 88  | 258.56 | 26.49 | 285.05 |
| 2001 | 135 | 88  | 258.56 | 26.49 | 285.05 |
| 2002 | 136 | 68  | 199.8  | 20.47 | 220.27 |
| 2003 | 137 | 126 | 370.21 | 37.93 | 408.14 |
| 2004 | 138 | 106 | 311.45 | 31.91 | 343.36 |
| 2005 | 139 | 126 | 370.21 | 37.93 | 408.14 |
| 2006 | 140 | 67  | 196.86 | 20.17 | 217.03 |
| 2007 | 141 | 88  | 258.56 | 26.49 | 285.05 |
| 2101 | 142 | 88  | 258.56 | 26.49 | 285.05 |

|        |     |     |           |          |           |
|--------|-----|-----|-----------|----------|-----------|
| 2102   | 143 | 68  | 199.8     | 20.47    | 220.27    |
| 2103   | 144 | 126 | 370.21    | 37.93    | 408.14    |
| 2104   | 145 | 106 | 311.45    | 31.91    | 343.36    |
| 2105   | 146 | 126 | 370.21    | 37.93    | 408.14    |
| 2106   | 147 | 67  | 196.86    | 20.17    | 217.03    |
| 2107   | 148 | 88  | 258.56    | 26.49    | 285.05    |
| 2201   | 149 | 99  | 290.88    | 29.8     | 320.68    |
| 2202   | 150 | 107 | 314.39    | 32.21    | 346.6     |
| 2203   | 151 | 125 | 367.27    | 37.63    | 404.9     |
| 2204   | 152 | 106 | 311.45    | 31.91    | 343.36    |
| 2205   | 153 | 98  | 287.95    | 29.5     | 317.45    |
| 2301   | 154 | 205 | 602.33    | 61.71    | 664.04    |
| 2302   | 155 | 166 | 487.74    | 49.97    | 537.71    |
| 2303   | 156 | 165 | 484.81    | 49.66    | 534.47    |
| LW01   | 8   | 99  | 244.23    | 25.02    | 269.25    |
| LW02   | 7   | 99  | 244.23    | 25.02    | 269.25    |
| LW03   | 6   | 99  | 244.23    | 25.02    | 269.25    |
| LW04   | 5   | 99  | 244.23    | 25.02    | 269.25    |
| LW05   | 4   | 99  | 244.23    | 25.02    | 269.25    |
| LW06   | 3   | 107 | 263.97    | 27.04    | 291.01    |
| LW07   | 2   | 110 | 271.37    | 27.8     | 299.17    |
| LW08   | 1   | 105 | 259.04    | 26.53    | 285.57    |
| TH09   | 9   | 186 | 458.86    | 47.01    | 505.87    |
| TH10   | 22  | 141 | 347.85    | 35.64    | 383.49    |
| TH11   | 21  | 146 | 360.18    | 36.9     | 397.08    |
| TH12   | 20  | 121 | 298.5     | 30.58    | 329.08    |
| TH13   | 19  | 127 | 313.3     | 32.1     | 345.4     |
| TH14   | 18  | 128 | 315.77    | 32.35    | 348.12    |
| TH15   | 17  | 128 | 315.77    | 32.35    | 348.12    |
| TH16   | 16  | 128 | 315.77    | 32.35    | 348.12    |
| TH17   | 15  | 127 | 313.3     | 32.1     | 345.4     |
| 14,831 |     |     | 42,299.41 | 4,333.80 | 46,633.21 |