MINUTES OF STRATA COUNCIL MEETING

THE OWNERS, STRATA PLAN EPS11179
"MONACO"
1342 JOHNSTON RD, WHITE ROCK

Date:	Monday, July 27, 2026
Time:	6:00 p.m.
Venue:	Monaco Amenity Room
Present:	Suzanne Clark; Susan Thomas; Derek Hayes; Sunil Sachdeva; Lawrence Thiessen; Thys Le Grange
Observer:	Sandra Dimenna
Regrets:	Maurlice Hadland
Strata Agent:	Ricky Tam (Senior Strata Manager) & Yoyo Chiu (Strata Manager)

1. Call to Order – The meeting was called to order at 6:00 p.m.
2. Quorum report – With 6 out of 7 members present, quorum was met and the meeting proceeded.
3. Approval of agenda – It was MOVED and SECONDED to approve the agenda as presented.
   CARRIED
4. Approval of council meeting minutes dated June 25, 2026 – It was MOVED and SECONDED to approve the minutes as presented.
   CARRIED
5. Reviewed financials to June 30, 2026 – It was MOVED and SECONDED to approve the financials for the period ending June 30, 2026 as presented.
   CARRIED
6. Delinquency Report – As of June 30, 2026, the Agent and the Treasurer reported that there were no outstanding strata fee balances.
7. Old Business

   a. **Tree Trimming** – The Agent reported that the current landscaper will provide a schedule for trimming the flowering dogwood trees after the flowering season. The Agent also advised that two quotations for landscape maintenance services had been obtained for Council's review, while Evershine Landscaping declined to submit a proposal. Council will coordinate with the current landscaper to clarify the maintenance scope in accordance with Council's expectations. Council will further consider potential changes to the landscaping contractor at a future meeting.

   b. **15-Month Warranty Review –** Council was advised that the Home Warranty Provider had responded to the first batch of deficiency items, confirming that the majority are warrantable and require the developer's follow-up. Council requested a list of the non-warrantable items for its records. It was also noted that the second batch of deficiencies is scheduled to be submitted by October 1, 2026.

   c. **Lobby Enterphone System –** It was reported that the repair is currently underway and council will update Strata Management once the repair has been completed.

d. **Visitor Parking Enforcement –** Council noted that the parking signage has been installed and the visitor parking rules are now in effect, in accordance with the notice distributed to owners on June 9, 2026. The Agent confirmed that all Council members, the Agent, and the concierge are authorized to request towing enforcement.

e. **Lighting Issues –** Council agreed to retain the existing motion sensor system and not replace it with timer switches for the accessible rooms on Level 2. It was also reported that the storage room at Unit 209 remains continuously illuminated, and the developer will be asked to investigate the timer switch.

f. **P2 Parkade Gate** – Council will coordinate with Precision Door to review restricting the gate opening height and adjusting the gate activation sensor to minimize wear on the P2 gate. Council may consider submitting a claim to the home warranty provider if appropriate.

g. **Equipment and Fireplace Maintenance** – Council will further investigate the Level 5 outdoor fireplace wall switch controlling the flame on/off function and will discuss the scope of ongoing maintenance at a future meeting.

h. **Access to Level 2 Lobby from P2 via Elevator 3 –** Council will follow up with Richmond Elevator and First Choice Security regarding the requested security enhancements.

i. **Block Watch Program** – Council proposed holding a Block Watch meeting in September 2026. Program details will be finalized and provided to the Agent for distribution to owners.

j. **Parkade Mirrors** – The Agent reported that Signarama advised the remaining parkade mirrors are on back order. The Agent has requested either a refund or an updated delivery schedule and is awaiting their response.

k. **Phase 2 Security Door Enhancement** – Council reviewed the next phase of the security upgrade project and approved proceeding with a limited scope focusing on priority doors, primarily those serving the P1/P2 parkade and commercial access areas. Council will coordinate with the contractor to proceed with the installation.

8. New Business

a. **Move-In/Move-Out Procedures –** Council discussed the move-in/move-out process and confirmed that all moving activities must be reported to the Agent or the concierge in advance. A move-in/move-out damage deposit shall be collected prior to the activity, and the concierge will conduct and document pre- and post-move inspections to determine whether the damage deposit may be released.

b. **Janitorial Services** – Council reviewed the performance of the new janitorial contractor, which commenced services on July 1, 2026, and expressed satisfaction with the quality of service provided.

c. **Patio Access and Amenity Room Accessibility –** To reduce costs, Council approved rekeying only the amenity room patio door and not the gym patio door. Council also decided not to proceed with the installation of an accessible door button for the amenity room due to the associated costs and hardwiring requirements. In addition, Council agreed to maintain a complete set of keys and fobs with the Council President for emergency purposes, with custody transferring to the Vice President during the President's absence.

d. **Elevator Notices** – Council requested that the concierge regularly rotate outdated notices to the community bulletin board while ensuring that current and important service notices remain posted in the elevators.

e. **Sidewalk Repairs** – Council will continue to follow up with the City of White Rock regarding the outstanding sidewalk repairs, which may pose a safety hazard to pedestrians.

f. **Strata Insurance** – Council noted that the strata insurance policy has been renewed with Acera Insurance. A summary of the insurance coverage has been uploaded to the owner portal for reference when obtaining individual homeowner insurance.

g. **Fob and Vehicle Registration Audit** – To enhance building security, Council approved conducting an annual audit of access fobs and registered vehicles. The Agent will prepare and distribute the audit procedures and owner notification in due course.

h. **Wooden Bench Maintenance** – A Council member volunteered to refinish and repair the wooden benches on Level 5. Council expressed no objection to the proposed volunteer work.

i. **Emergency Call-Out Procedure** – The Agent reviewed the emergency call-out procedures and emphasized the importance of using emergency services appropriately to improve response efficiency and minimize unnecessary costs. In the event of an elevator entrapment, residents are advised to remain calm, press the elevator emergency call button to contact the elevator monitoring service directly, and refrain from attempting to force open the elevator doors.

9. Correspondences – None.

10. Next meeting – The next council meeting is scheduled for August 27, 2026 at 2:00 p.m. in the amenity room.

11. Adjournment –There being no other business the meeting was adjourned at 8:23 p.m.

Minutes prepared by

Ricky Tam, Senior Strata Manager
Citybase Management Ltd
Agent for Strata Plan EPS11179

Please keep these minutes as a legal record. You will need to provide copies to a potential purchaser should you decide to sell your unit. Copies will be provided at a cost to the owner and not the strata corporation. Owners are encouraged to sign up for Power Strata to retrieve minutes if at all possible; enable the corporation to reduce printing and mailing costs to a minimum.

EPS 11179 Strata Corporation

COUNCIL MEETING MINUTES

Meeting Date: June 25th, 2026

Location: Amenity Room

1. CALL TO ORDER

The meeting was called to order at 1:49 PM.

2. ATTENDANCE AND QUORUM

- Council members in attendance included Derek Hayes, Thys Le Grange, Lawrence Theissen, Suzanne Clark, Susan Thomas, Sunil Sachdeva and Maurlice Hadland

Quorum Present? Yes ☑

3. APPROVAL OF AGENDA

- The agenda was approved with the addition of item g) under new business- strata insurance renewal

4. APPROVAL OF PREVIOUS MINUTES

- The previous minutes were formally approved by council members

5. APPROVE FINANCIAL STATEMENTS ENDING MAY 31ST, 2026

- Council approved the financial statements for the month of May

6. OLD BUSINESS

a) Tree Trimming:

- Five non-flowering trees were trimmed and shaped by an arborist last week.
- Flowering dogwood trimming is postponed for one to two months until the flowering period ends

b) 15-Month Warranty Review:

- To ensure all common area deficiencies identified since occupancy have been captured between the 15 month warranty on-site report (conducted by Strata Engineering) and the list compiled by council members, a review of documents is being undertaken by 2 council members

c) Enterophone Repair:

- Council has noted that there is an echo issue with the P2 intercom and is having the issue investigated
- The lobby enterophone repair solutions for the base area are still pending

d) Landscaping and Irrigation:

- The council ratified the email vote to hire Moscone's irrigation team to address irrigation flow rates, drainage issues, and fountain maintenance.
- Dead plants have been removed and soil added to the Johnston Road flower beds
- Council will direct Citybase to obtain quotes from three alternative landscaping companies to evaluate potential future service providers

e) Visitor Parking Rules Update:

- Council obtained 2 quotes regarding visitor parking signage and decals for overnight and extended parking
- Council made the decision to purchase and install seven signs and to purchase decals to be placed in vehicles when parking overnight or for extended periods of time
- Council wishes to remind owners that all current vehicle registration information should be on file with Citybase

f) Amenity/gym lights:

- Gym and amenity room lights are working and are on timers
- Timing adjustments are under consideration.

g) P2 Gate:

- To preserve the longevity of the P2 gate, council will consult with Precision Door about possibly restricting the gate opening height and readjustment of the gate activation 'eye'
- To minimize the wear on the P2 gate, council is asking pedestrians (dog walkers etc) to use the firedoor/ Stairwell D door on P2, (located adjacent to the gate) rather than the P2 gate when walking out of the garage
- Council did not hear back from Citybase in regards to the Warranty for the gate/we will remind them prior to our next meeting in July

h) Equipment and Fireplace maintenance:

- The Level 5 outdoor fireplace is functional – members have been shown how to turn it on using the controls at the base (the wall switch does not turn the flame on/off). Council will decide how to disseminate the instructions to residents.

- Council will consult with the installer to see if a wall switch with a timer can be installed

i) Access to second floor/ lobby from level P2 Elevator 3:

- Council will consult with Richmond Elevator regarding security and lobby access concerns

j) Expenses:

- Council decided to allow members to make purchases of items up to $200 without a formal vote. Such items are deemed necessary for the strata corporation's maintenance, functionality or safety.

k) Blockwatch:

- All paperwork has been submitted
- The program will proceed upon approval with a formal notice sent from Citybase to solicit volunteers

7. NEW BUSINESS

a) Move in/out procedures:

- Deferred to next council meeting

b) Location of the next AGM:

- Council is looking into an offsite location

c) Janitorial Services:

- A new company is taking over our Janitorial services effective July 1
- Any concerns or requests should be directed to the concierge

d) Failure of gym floor:

- Council is aware that our gym floor is failing in several areas due to delamination and adhesive failure
- Council ratified an email vote (June 16) to direct City Base to pursue the warranty claim.

e) Installation of a key fob pad in the outdoor patio area by the amenity room:

- This would function similarly to the lobby entrance. As a result, door security enhancement would be required
- Citybase will be tasked to obtain quotes

f) Status of sidewalk repairs outside our building:

- A council member has contacted the City of White Rock and is awaiting response on repair responsibility

g) Strata insurance 2026-2027:

- Council voted to bind insurance with Acera after reviewing three quotes provided by Citybase
- Citybase will send a formal summary to all owners once it is received. Residents should show this strata policy to their condo insurance provider to make sure they are covered in the event of a major water claim against them (and earthquake). The deductibles are very high if you are found to be responsible.
- Council strongly recommends residents purchase condo insurance (a policy that is designed to cover the interior of your individual unit, your personal belongings, and your liability).

8. CORRESPONDENCE

- None received

9. NEXT COUNCIL MEETING

- Date & Time: Monday, July 27th, 2026 at 6:00 PM in our amenity room

10. ADJOURNMENT

- Meeting officially adjourned at: 5:00 PM

EPS 11179 Strata Corporation

Council Meeting Minutes

Meeting Date: June 1, 2026

Location: Amenity Room

1. Call to Order

The meeting was called to order at 6:00 PM.

2. Attendance & Quorum

In-Person: Derek Hayes, Susan Thomas, Suzanne Clark, Sunil Sachdeva, Lawrence Theissen, and Maurlice Hadland.

Remote: Thys LeGrange.

Property Management: Ricky Tam and Yoyo Chiu

Quorum: Established.

3. Approval of the Agenda

The agenda was formally **approved**.

4. Approval of Previous Minutes

The minutes from the previous meeting were approved with this correction. The full financial report for April was not available for discussion during the meeting due to a lack of statement timing. CityBase will upload the finalized minutes to the owner portal.

5. Approve Financial Statement - April 2026

It was **moved, seconded** and **carried** to approve the financials for the period ending April, 2026 as presented.

6. Old Business

a) Tree Trimming

- It was **moved and seconded** to authorize a budget of up to $2,000 plus taxes for professional pruning and shaping of existing trees that could block views.

- **Carried.**
- One specific tree positioned directly against the building will be left untouched as it does not obstruct owner views. Flowering trees will not be trimmed at this time.

b) 15-Month Home Warranty Review

- A first draft of the 15 month warranty review is expected from Strata Engineering on June 2. Once received, Ricky (CityBase) will distribute the review draft to the council.
- Following council feedback, the report will be finalized and submitted to Travelers (the home warranty provider) who will assist with rectifying the common area warrantable deficiencies.

c) Enterphone System Repairs

- Ongoing functionality issues persist with the P2 parkade gate enterphone. The contractor is tasked with executing the repairs.
- The lobby enterphone is functioning but the aesthetics have not been completed.
- Repairs to the lobby enterphone may include sealing the underlying open conduits to prevent water damage before installing a wider metal base plate to improve aesthetics.

d) Carpet Quality & Cleaning

Council expressed dissatisfaction with the common hallway carpets, which remain stained/problematic despite two professional cleanings.

e) Hose for Pet Area

A replacement hose and nozzle for the pet area was purchased and is in place.

f) Retractable Screen Doors

- An owner is having retractable screen doors professionally installed.
- Council will develop guidelines for further installations.

g) Irrigation System Issues

- Significant, sitewide irrigation defects persist.
- Council is engaging the landscaper to inspect the network.

h) Fire Safety Report

- Monaco's first fire drill was held on April 28th at 10:00 a.m. In addition to the three members of the fire safety committee, White Rock's deputy fire chief also attended. Approximately 18 occupants participated.
- Many of the participants used the elevators rather than the stairs during the drill.
- For the next drill, occupants will practice using the nearest stairwell, as would be the case during a real fire.

- The next drill will take place in the fall, date to be determined.
- Council authorized the creation of two additional sets of building keys to ensure building safety in the event of an emergency.

i) Parking Signage

Installation of standard visitor parking signs is complete

j) Social Committee Report

- Terms of Reference: At the request of an owner, council debated adopting a corporate "Terms of Reference" document for the committee.
- By a majority vote, council rejected implementing a formal Terms of Reference, concluding that a volunteer-run committee collecting recyclables does not require complex, corporate-style documentation.

k) Hobby Survey

- There were 27 owner responses to the hobby room survey. 16 owners replied that they never used the hobby room, eight said rarely, and three indicated an occasional use of the hobby room.
- The council decided to defer any decision regarding repurposing the room until after another winter season.

l) Visitor Parking

- Rule Revisions: Council reviewed the final draft of the new visitor parking rules.
- Signage & Towing: Additional specialized signage will be ordered alongside upcoming parking rules regulations
- A towing company name will be prominently displayed on building signage as legally required.
- Citybase will send new visitor parking rules to owners which will come into effect once the signs are installed.

m) Amenity & Gym Lighting

- A discrepancy exists regarding missing light switches in the gym and amenity room, which are currently controlled by a central panel.
- CityBase is actively disputing this with the electrical installer to ensure a separate switch is installed per architectural drawings at no additional cost to the strata.

n) Blockwatch Initiative

- The program is temporarily delayed pending mandatory record checks.

- Council noted that a previous minute entry incorrectly stated an owner participation notice had been distributed. Monaco will draft and distribute the formal invitation notice once the record checks are finalized.

7. New Business

a) Maintenance & Cleaning Schedules

CityBase presented the upcoming property maintenance schedule:

- Parkade Power Washing: Scheduled for July 2nd and 3rd.
- Window and vent cleaning: Scheduled for mid-August (approx. August 13th).
- Notice Requirement: Residents will receive formal notices three days prior to these dates.

b) Phase 2 Security Enhancements (Stairwell D)

- Council voted unanimously to approve an expenditure of $2,864.66 with Action Door for Phase 2 security upgrades. This involves installing protective astragals on doors across levels P2, P3, and P4 inside Stairwell D to prevent unauthorized breach from the commercial P1 parkade level.

c) P2 Gate Warranty Verification

- Council discussed the ongoing operational issues with the P2 gate and the need to verify its warranty terms.
- CityBase will obtain the original contract and warranty certificate from the developer to confirm coverage.

d) Guidelines for Request to Alter Strata Lot Property, Limited Common Property, and Common Property

- Council has adopted two guidelines for owners wishing to a) change their entry door deadbolt with a keypad and b) alter adjacent bicycle/storage lockers. More alteration guidelines will become available as council receives/ approves any new owner requests.
- Before work can be approved, owners must contact CityBase to execute a formal indemnity agreement, provide proof of contractor insurance, and submit detailed work specifications.

e) Equipment and Fireplace Maintenance

- Council authorized CityBase to establish a recurring, preventative maintenance program for common property assets.
- CityBase will source and report service quotes for upkeep of the fireplaces and barbecue.

f) Date and Location of the Next AGM

- The current fiscal year ends on August 30, requiring the AGM to be hosted within two months of that date.
- Council is looking into renting an offsite space for this meeting.
- Date to be announced (probably mid to late October)

g) Recent damage to Elevator 3 during a move out

- Some council members reported significant damage to the inside of elevator #3 as well as the hallway side of the elevator on level 2 caused by a moveout.
- Citybase to follow up.

8. Next Council Meeting

The next council meeting is scheduled for Thursday, June 25th, 2026 at 2:00 p.m. in the amenity room.

9. Adjournment

The meeting officially adjourned at 8:53 PM.

EPS11179 - Monaco
COUNCIL RULES FOR VISITOR PARKING FINAL (V9)

4. VISITOR PARKING IN P2 GARAGE

4.1 All owners, tenants, residents and occupants must have their vehicle description and license plate registered with the property manager for their assigned resident parking stall(s).

4.2 As per EPS11179 By-Law 42.14, **Visitor parking stalls must only be used by visitors of residents and not as auxiliary parking for owners, tenants, residents or occupants of the strata corporation.**

4.3 As a courtesy, a resident is permitted to use a designated visitor parking stall for unloading or loading purposes only.

4.4 A visitor parking decal is required for overnight parking. Visitor parking decals must be obtained from the Concierge before 4 pm that same day. In the event of a lost visitor parking decal, the strata lot will be charged $50.00 to replace it.

4.5 A resident whose visitor requires extended parking (for more than 24 hours) must apply, in writing, to the property manager for permission in advance of the start date. Approval is at the discretion of the property manager and Strata Council and, is subject to an available parking space. A specific parking decal, obtainable from the Concierge, must be displayed in the visitor vehicle. In the event of a lost visitor parking decal, the strata lot will be charged $50.00 to replace it.

4.6 Any vehicles that violate these rules will be ticketed by the strata corporation or the parking enforcement company hired or authorized by the strata corporation. A ticket may result in a fine or subsequent towing of the vehicle. (Towing Company: White Rock Towing - Contact: 604-531-4111)

4.7 These posted Rules are enforced 24 hours/day, 7 days/week

Minutes of Strata Council Meeting

Strata Plan: EPS11179 "Monaco"

Date: Friday, May 15, 2026

Location: Amenity Room

Chaired by Derek Hayes

1. Quorum and Attendance

- **Present (In Person):** Derek Hayes (President), Maurlice Hadland (Secretary), Suzanne Clark (Treasurer), Sunil Sachdeva (Member at Large). Susan Thomas (Member at Large).
- **Present (Remote):** Thys Le Grange (Vice President)
- **Regrets:** Lawrence Thiessen (Member at Large).
- **Observers:** No observers were present.
- **Quorum:** Confirmed with 6 out of 7 members attending in person or remotely.

2. Call to Order

The meeting was called to order at 10:04 am

3. Approval of Agenda

The agenda was approved, moved and seconded with the addition of a welcome for our newest new council member, Maurlice Hadland

4. Approval of Previous Council Minutes

The minutes from the council meeting held on April 27, 2026, were approved, moved and carried as presented

5. Delinquency Report

No specific updates were recorded for the delinquency report during this session.

6. Outstanding Business

a. Tree Trimming: Council is awaiting quotes for trimming before proceeding.

b. 15-Month Warranty Review: The roof anchor inspection has been completed. All necessary inspections for the warranty review have been completed and the report will be shared with council for review once it has been completed.

c. Enterphone Repair: The enterophone was repositioned to improve visibility and screen access. As a result of this move, the area around the base needs to be refinished. Council is looking into this.

d. Carpet Cleaning: Susan will follow up with the cleaning company to address missed areas and remaining stains.

e. Hose for pet area: Maurlice will purchase a retractable hose and storage container for pet-related use.

f. Retractable Screen Doors: Conditional approval was granted to an owner. Council will draw up formal guidelines.

g. Monogrammed Outdoor Carpet: This item is ongoing; the supplier is having difficulty finding a matching font.

h. Directional Signage from elevator 3 to lobby: Council decided not to proceed with this item.

i. Parking Regulations: Council members are continuing work on the rules for visitor parking.

j. Door Lock Change: An owner was given permission to change their door lock to a smart lock system. Council to draw up guidelines.

k. Fire Safety Report: Discussion around the availability of keys came up and Derek will look into this.

l. Social Committee Report: The committee has $421.35 in an offsite account from recycling proceeds. An outdoor event is planned for this spring or summer, using the above funds. A new recycling sign has been placed near the bins.

7. New Business

a. Irrigation Planter Box System: A leak was reported on a Level 4 balcony. Also, several plants in our outdoor planters have died. Susan and Derek will follow up and ask the landscaper to check the building's outdoor irrigation system.

b. Google Drive Review: Council is training on Google Drive to improve record-keeping and meeting efficiency.

c. Hobby Room: Sunil is preparing a survey for owners to gauge interest and usage.

8. Correspondences:

a. Council received an email from an owner regarding outstanding items and is taking action.

9. Next Meeting Date

The next meeting is scheduled for June 1, 2026, at 6:00 PM in the Monaco Amenity Room.

10. Adjournment

The meeting was adjourned at 12:04 PM.

MINUTES OF STRATA COUNCIL MEETING

THE OWNERS, STRATA PLAN EPS11179
"MONACO"
1342 JOHNSTON RD, WHITE ROCK

Date:	Monday, April 27, 2026
Time:	6:00 p.m.
Venue:	Monaco Amenity Room
Present:	Suzanne Clark; Susan Thomas; Derek Hayes; Sunil Sachdeva
Observer:	N/A
Regrets:	Lawrence Thiessen; Thys Le Grange
Strata Agent:	Ricky Tam (Senior Strata Manager) & Yoyo Chiu (Strata Manager)

1. Call to Order – The meeting was called to order at 6:02 p.m.
2. Quorum report – With 4 out of 6 members present, quorum was met and the meeting proceeded.
3. Approval of agenda – It was MOVED and SECONDED to approve the agenda as presented.
   CARRIED
4. Approval of council meeting minutes dated April 10, 2026 – It was MOVED and SECONDED to approve the minutes as presented.
   CARRIED
5. Reviewed financials to March 31, 2026 – It was MOVED and SECONDED to approve the financials for the period ending March 31, 2026 as presented.
   CARRIED
6. Delinquency Report – As of April 27, 2026, the Agent reported that the outstanding balance for strata fees or special levy is expected to be cleared by early May 2026. Should payment not be received by that time, legal collection proceedings will be initiated.
7. Old Business
   a. **15-Month Warranty Review** – Strata Engineering ("SE") has scheduled the anchor inspection for April 30, 2026, and will commence the warranty review inspection on the same date. Council will compile a deficiency list and submit it to the Agent, who will forward it to SE for inclusion in their report.
   b. **Parkade Mirrors and Signage** – The Agent reported that the signage is currently under fabrication and has followed up with Signarama to confirm the installation date.
   c. **Security Enhancement**
      i. **Phase 2 – Interior Doors:** Council reviewed the next phase of security upgrades and agreed to proceed with a limited scope focusing on priority doors, primarily in areas impacted by P1/P2 and commercial access. The broader Phase 2 scope remains under consideration due to cost.

ii. **Security Cameras:** No update has been received from First Choice ("FC") regarding the quote for the residential entrance and podium level, including non-hardwired options such as solar-powered devices. The Agent will continue to follow up with FC.

d. **Enterphone Screen Glare and System Reliability –** Council reported intermittent issues at both the front entrance and P2 enterphone, including instances where visitors are unable to connect with residents. Council and the Agent will continue coordinating with FC for further investigation and necessary repairs.

e. **Exterior Maintenance Cleaning Services** – The Agent presented quotes for exterior dryer vent cleaning, window cleaning, and parkade cleaning. Following discussion, a majority of Council agreed to appoint Black Tie for these services, to be scheduled after the exterior warranty inspection by Strata Engineering, tentatively in June.

f. **Block Watch Program** – A notice inviting owner participation in the program has been distributed. Council will provide updates as they become available.

g. **Appointment of New Council Member** – Following Jenny's resignation and review of candidates, Council welcomed Sunil Sachdeva as a new council member.

h. **Gym and Amenity Room Lighting** – Council replaced malfunctioning lights in the gym and amenity rooms. The lights remain continuously on, and it was confirmed by the developer that no switches were installed. The Agent will follow up with Nightingale (original electrical contractor) for recommendations.

i. **Air Space Parcel Allocation and Jurisdiction** – The Agent provided an overview of the air space parcel allocations and corresponding jurisdiction. It was noted that this information should have been included in the disclosure statement at the time of purchase. A copy of the disclosure statement received from the developer has been circulated to Council for reference.

j. **Visitor Parking Rules** – The Agent provided guidance on draft visitor parking rules and enforcement procedures. Council will revisit this matter at the next interim meeting.

k. **Level 5 Landscaping** – As discussed in the previous meeting, Council agreed to remove trees on the west side of Level 5 that may be obstructing the sea view. Council will coordinate with the current landscaper to obtain recommendations for replacement landscaping following removal.

l. **Carpet Cleaning Service** – Jan Pro scheduled carpet cleaning for April 29.

m. **Janitorial Services** – Council approved replacing the current janitorial contractor, Alliance, with Jan Pro after reviewing the service agreement. The Agent will issue a termination notice to Alliance and coordinate with Jan Pro regarding their service commencement date.

8. New Business

a. **Appointment of New Council Member** – Following Katharine's resignation, interested owners are invited to submit their interest via email to Council or the Agent for review.

b. **Directional Signage from Elevator #3 to Lobby** – A council member proposed installing directional signage on the 2nd floor (Elevator #3) indicating "To Lobby / Visitor Entry P2." Council will revisit this item once a detailed proposal is provided for discussion at the next interim meeting.

c. **Landscaping Review for Streetscape Planters** – A council member proposed adding plants to the streetscape planters. Council will revisit this item at the next interim meeting upon receipt of a detailed proposal.

d. **Monogrammed "Monaco" Outdoor Lobby Carpet** – A council member proposed purchasing a monogrammed "Monaco" outdoor lobby carpet and will present further details for Council's approval at the next interim meeting.

e. **Update on Canopy Glass Panel Replacement** – The Agent advised that fabrication of the canopy glass panels is expected to be completed by May 1, with installation to follow accordingly.

f. **Garden Hose and Holder** – Council approved the purchase of a garden hose for the pet relief area on Level 5. A council member will arrange the purchase and be reimbursed.

g. **Update on Fire Safety Campaign** – Council will revisit and provide updates regarding fire drills and reporting.

h. **Request for Installation of Privacy Screen on Balcony** – The Agent relayed an owner's request to install a balcony privacy screen. After review, Council did not approve the request in accordance with current Bylaw Section 46.8.

i. **Request for Installation of Retractable Screen for Balcony Door** – The applicant will provide a more detailed proposal. Council will review and discuss at the next council meeting.

j. **Request for Electronic Door Lock Installation** – An owner requested approval to install an electronic door lock and inquired about specifications compatible with the master key system previously approved by Council.

k. **Request for Removal of Metal Storage Cage Partition** – An owner requested removal of a partition within the metal storage cage. Council expressed concerns regarding structural integrity and potential liability. The request may be considered subject to the applicant signing an indemnity agreement and undertaking letter, with potential reinstatement required prior to property conveyance.

9. Correspondences – None.

10. Next meeting – The next council meeting is scheduled for May 15, 2026 at 10:00 a.m. in the amenity room. A follow-up council meeting with the Agent is scheduled for June 1, 2026 at 6:00 p.m., also in the amenity room.

11. Adjournment –There being no other business the meeting was adjourned at 8:26 p.m.

Minutes prepared by

Ricky Tam, Senior Strata Manager
Citybase Management Ltd
Agent for Strata Plan EPS11179

Please keep these minutes as a legal record. You will need to provide copies to a potential purchaser should you decide to sell your unit. Copies will be provided at a cost to the owner and not the strata corporation. Owners are encouraged to sign up for Power Strata to retrieve minutes if at all possible; enable the corporation to reduce printing and mailing costs to a minimum.

MINUTES OF STRATA COUNCIL MEETING

THE OWNERS, STRATA PLAN11179
MONACO 1342 Johnston Road, White Rock BC

Held on Monday April 10, 2026, at 2:00 p.m. In the Amenity Room

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COUNCIL IN ATTENDANCE: Derek Hayes (President), Thys Le Grange (Vice President), Suzanne Clark (Treasurer), Katharine Archer (Secretary), Lawrence Thiessen (Member at Large), Susan Thomas (Member at Large)

STRATA MANAGER(S): None

REGRETS: Ricky Tam, Yoyo Chiu

OBSERVER(S): None

CALL TO ORDER
The meeting was called to order at 2:04 pm

QUORUM REPORT
With 5 out of 6 members present, quorum was met and the meeting proceeded. A 6th council member joined at 2:08 pm.

APPROVAL OF AGENDA
It was MOVED and SECONDED that the agenda be approved. The motion was CARRIED unanimously.

APPROVAL OF MINUTES DATED MARCH 30, 2026
It was MOVED and SECONDED that the minutes of the March 30, 2026 Council Meeting be approved. The motion was CARRIED unanimously.

OLD BUSINESS

1. **15 Month Warranty Review:**
   Council reviewed timing for the anchor certificate and 15-month warranty inspection.

   - The anchor inspection is scheduled for April 30, 2026, with the certificate expected 2–4 weeks following. A firm date for the Strata Engineering inspection has not yet been confirmed.
   - Council noted potential timing impacts on any overlapping one-year warranty items. A 2023 anchor certificate has been located; however, more recent certification may exist given post-possession use of the anchors.
   - One-year warranty items appear limited (primarily lighting and appliances) and will be addressed separately.
   - Council will continue follow-up with the Agent on timelines and updated certification.

2. **Parkade Mirrors and Signage:**
   No update available. The Agent is expected to continue follow-up regarding fabrication and installation timing.

3. **Security Enhancement - Interior Doors (Phase 2)**
   Council reviewed the next phase of security upgrades and agreed to proceed with a limited scope focused on priority doors only, primarily in areas impacted by P1/P2 and commercial access. The broader Phase 2 scope remains under consideration due to cost.

4. **Security Enhancement - Security Cameras**
   The lobby camera has now been replaced and is functioning correctly. Previous relocation work for the P2 camera has also been completed. Council discussed the potential installation of an additional exterior camera at the front entrance. The Agent will obtain a quote.

5. **Enterphone Issues**
   While the screen glare issue has been corrected, the enterphone system remains unreliable. Council noted intermittent failures at both the front entrance and P2 enterphone, including instances where visitors are unable to connect to residents. The Agent will continue to follow up with First Choice (“FC”).

6. **Amenity Room WIFI Installation**
   The WiFi installation has been completed. No further action required at this time.

7. **Update on Leak incident at SL21**
   No invoice has been received. The matter remains unresolved, with conflicting information regarding the source of the leak. Council and the Agent will continue follow-up.

8. **Exterior Maintenance Cleaning:**
   A second quote has been received for exterior cleaning services, including dryer vent cleaning, window cleaning, and parkade cleaning. Council requested a side-by-side comparison of quotes prior to making a decision.

9. **Block Watch Program:**
   Two council members attended the RCMP Block Watch program meeting on March 31, 2026. A Block Watch Captain and Co-Captain have been identified, and materials are available. A notice will be issued to residents inviting participation in the program.

10. **SL65 P2 Parkade Gate Damage:**
    No update at this time. Awaiting invoice and follow-up by the Agent.

11. **Unauthorized Vaping Store in Commercial Unit**
    The issue has been resolved and the business is no longer operating.

12. **SL24 P2 Parkade Gate Damage Incident**
    Repairs have been completed. The Agent continues to coordinate with the owner and ICBC.

13. **Water Ingress to P3 Electrical Room**
    The issue remains under investigation. No final report has been received.

14. **Gym and Amenity Room Lights**
    Council is awaiting quotes from the Agent.

15. **Commercial Retail Unit (“CRU”) Use & Shared Agreements (EPS11179 / EPS11170)**
    The Agent has not yet provided the relevant disclosure documentation. This item remains outstanding.

16. **Enforcement of Bylaws:**
    This item was deferred to the next meeting when the Agent is present.

17. **Level 5 Landscaping:**
    It was agreed that tree removal (on the west side of Level 5) may proceed if coordinated properly, with oversight to ensure no damage occurs to the waterproof membrane. There will be no cost to remove these trees as they will be donated in exchange for their removal. Replacement landscaping options will be reviewed at a future meeting.

NEW BUSINESS:

1. **P2 Gate Repairs**
   The P2 gate failed and required repair. Temporary measures were implemented, followed by full repair once parts became available. Council discussed restricting the gate opening height to reduce strain on the system and improve security. A quote has been requested.

2. **Visitor Parking Rules**
   Council discussed ongoing misuse of visitor parking by owners and agreed that stricter rules are required. Revised rules will be circulated for review.

3. **Carpet Cleaning Quotes**
   Council reviewed two quotes and agreed to proceed with Jan Pro for carpet cleaning.

4. **Janitorial Services**
   Council discussed the potential replacement of the current janitorial provider with a professional cleaning company. Further information and cost comparisons will be obtained before a decision is made.

5. **Council Communications**
   Council discussed internal communication practices, including the volume and format of emails. Council agreed that improved clarity in subject lines and communication structure would be beneficial, including identifying whether emails are informational, require decisions, or are urgent.

6. **Council Member Application**
   Council discussed a potential candidate. Availability concerns were noted. The individual will be contacted to confirm availability and potentially invited for an interview.

CORRESPONDENCE: None

DATE FOR NEXT MEETING:
April 27, 2026 at 6:00 pm - Monaco Amenity Room (with Agent)

TERMINATION OF MEETING: There being no other business, the meeting was adjourned at 3:27 pm

Please keep a copy of these minutes as a legal record. You will need to provide copies to a potential purchaser should you decide to sell your unit. Copies will be provided at a cost to the owner and not the strata corporation.

MINUTES OF STRATA COUNCIL MEETING

THE OWNERS, STRATA PLAN11179
MONACO 1342 Johnston Road, White Rock BC

Held on Monday March 30, 2026, at 6:00 p.m. In the Amenity Room

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COUNCIL IN ATTENDANCE: Derek Hayes (President), Thys Le Grange (Vice President), Suzanne Clark (Treasurer), Katharine Archer (Secretary), Lawrence Thiessen (Member at Large), Susan Thomas (Member at Large)

STRATA MANAGER(S): Ricky Tam, Yoyo Chiu

REGRETS: None

OBSERVER(S): None

CALL TO ORDER
The meeting was called to order at 6:02 pm

QUORUM REPORT
With 6 out of 6 members present, quorum was met and the meeting proceeded.

APPROVAL OF AGENDA
It was MOVED and SECONDED that the agenda be approved. The motion was CARRIED unanimously.

APPROVAL OF MINUTES DATED MARCH 11, 2026
It was MOVED and SECONDED that the minutes of the March 11, 2026 Council Meeting be approved. The motion was CARRIED unanimously.

REVIEW OF FINANCIALS TO FEBRUARY 28, 2026
It was MOVED and SECONDED to approve the financials for the period ending February 28, 2026 as presented. The motion was CARRIED unanimously.

DELINQUENCY REPORT
As of March 30, 2026, the Agent reported that one strata lot had outstanding arrears related to the Special Levy. The owner has advised that the balance will be cleared in early April. Should payment not be received by the specified date, legal collection proceedings will be initiated.

Owners are reminded that Strata fees are due on the 1st of each month. The Council thanks all Owners who have made their monthly Strata fee payments in full and on time each month

OLD BUSINESS

1. **15 Month Warranty Review:**
   Roof anchor inspection date: April 30, 2026. The report and certificate for this will be provided in a timely manner
   Strata Engineering ("SE") to perform onsite 15-month warranty inspection towards the end of May with the report following approximately one month after.

2. **Parkade Mirrors and Signage:**
   A revised quote was received from Signarama without the mirrors (they have already been installed by the developer). Removal of the mirrors resulted in a revised quote with higher per unit pricing for signage. The net cost difference was minimal compared to the original quote. Council unanimously agreed to proceed with the original quote and keep the mirrors as potential additions/replacements for the future. The Agent will confirm fabrication of signage incorporating Council's prior comments. Estimated lead time is approximately one month.

3. **Electrum Payment Update:**
   The Agent confirmed that payment has now been received. No further action at this time.

4. **Security Enhancement - Interior Doors (Phase 2)**
   Quote received and under review. Derek, Thys, and Lawrence will conduct a final walkthrough to confirm scope.

5. **Security Enhancement - Security Cameras**
   Lobby camera set to be replaced by First Choice ("FC") March 31, 2026. Council is considering whether additional exterior cameras (outside front door and outside 5th floor exterior amenities) may be warranted. The Agent will obtain additional quotes and Council will make a final decision once received.

6. **Enterphone Screen Glare**
   FC has been requested to adjust the screen brightness due to visibility issues caused by sunlight reflection.

7. **Amenity Room WIFI Installation**
   FC is scheduled to assess/install on March 31, 2026.

8. **Update on Leak incident at SL21**
   Repairs to common property resulting from a prior in-suite leak remain outstanding. Council and the Agent will continue to follow up with the developer.

9. **Exterior Maintenance Cleaning:**
   A quote has been received for dryer vent cleaning (exterior), window cleaning, and parkade cleaning. A second quote (received March 30, 2026) is under review and will be forwarded to Council.

10. **Block Watch Program:**
    Two council members will attend the RCMP Block Watch program meeting scheduled for March 31, 2026. Updates to follow.

11. **Appointment of New Council Member and Seeking Additional Council Member:**
    Council welcomes Katharine Archer as our Secretary. Following Jenny's resignation, a notice was issued to owners. The Agent will redistribute the notice and arrange posting on the notice board. Interested candidates are invited to submit their interest for Council's review and interview.

12. **SL65 P2 Parkade Gate Damage:**
    The incident involved a contractor for SL65. An invoice from Precision Door is pending. Upon receipt, the Agent will forward it to the owner for settlement or submit an ICBC claim if required

NEW BUSINESS:

1. **Unauthorized Vaping Store in Commercial Unit**
   It has been noted that this business is operating without approval. It has been reported to the City of White Rock and enforcement is underway.

2. **SL24 P2 Parkade Gate Damage Incident**
   A damage incident occurred on March 18, 2026. Owner reported the incident and the Agent is coordinating with ICBC to resolve.

3. **Water Ingress to P3 Electrical Room**
   Water ingress to P3 electrical room is under investigation; the developer advised that the suspected source was a conduit associated with an irrigation power line at Level 4, and that the conduit within the planters has since been sealed. The developer recommended monitoring the area during rainfall and reporting any further signs of water ingress. Following discussion, Council resolved to include this item in the deficiency list for submission to SE as part of the warranty review.

4. **Gym and Amenity Room Lights**
   Council is seeking a solution to the problem with lights always remaining on (no switch installed by developer). Council proposed installing switches to address the issue. The Agent will consult Nightingale (the original electrical contractor) for recommendations.

5. **Commercial Retail Unit ("CRU") Use & Shared Agreements (EPS11179 / EPS11170)**
   The Agent provided an overview of the air space parcel allocations and corresponding jurisdiction. It was noted that this information should have been included in the disclosure statement provided at the time of purchase. The Agent will circulate a copy of the disclosure statement received from the developer to Council for reference.

6. **Enforcement of Bylaws:**
   Several complaints regarding bylaw and rule violations, including visitor parking misuse, were reported. The Agent advised that warning notices will be issued and placed on vehicle windshields as a courtesy reminder. Formal violation letters will follow if non-compliance persists. In the interim, Council was encouraged to review the current parking rules to determine whether amendments are required to strengthen enforcement.

7. **Council Meeting Structure:**
   It was agreed that Council will move to a temporary bi-weekly meeting schedule. Interim meetings will be conducted and will focus on operational and ongoing items, while monthly meetings will also include a review of financial statements and delinquency reports, unless required sooner.

CORRESPONDENCE:

1. **Landscaping concerns:**
   An owner raised concerns regarding trees on Level 5 potentially obstructing views as they mature and result in high ongoing maintenance costs. It was noted that, should removal proceed, undertaking the work this year would be more cost-effective before further growth occurs. Council discussed the matter and will revisit it at the next council meeting

DATES FOR NEXT MEETINGS:
April 10, 2026 at 2:00 pm - Monaco Amenity Room (without Agent)
April 27, 2026 at 6:00 pm - Monaco Amenity Room (with Agent)

TERMINATION OF MEETING: There being no other business, the meeting was adjourned at 8:22 pm

Please keep a copy of these minutes as a legal record. You will need to provide copies to a potential purchaser should you decide to sell your unit. Copies will be provided at a cost to the owner and not the strata corporation.

MINUTES OF STRATA COUNCIL MEETING

THE OWNERS, STRATA PLAN EPS11179
"MONACO"
1342 JOHNSTON RD, WHITE ROCK

Date:	Wednesday, March 11, 2026
Time:	6:00 p.m.
Venue:	Monaco Amenity Room
Present:	Suzanne Clark; Thys Le Grange; Lawrence Thiessen; Susan Thomas
Observer:	N/A
Regrets:	Derek Hayes; Katharine Archer
Strata Agent:	Ricky Tam (Senior Strata Manager) & Yoyo Chiu (Strata Manager)

1. Call to Order – The meeting was called to order at 6:09 p.m.
2. Quorum report – With 4 out of 6 members present, quorum was met and the meeting proceeded.
3. Approval of agenda – It was MOVED and SECONDED to approve the agenda as presented.

   CARRIED
4. Approval of council meeting minutes dated January 28, 2026 – It was MOVED and SECONDED to approve the minutes as presented.

   CARRIED
5. Reviewed financials to January 31, 2026 – It was MOVED and SECONDED to approve the financials for the period ending January 31, 2026 as presented.

   CARRIED
6. Delinquency Report – As of March 11, 2026, the Agent reported one strata lot with outstanding arrears related to the Special Levy. Legal collection action will be initiated as required.
7. Old Business

   a. **15-Month Warranty Review** – Strata Engineering ("SE") advised that a roof anchor certificate is required for the site inspection and is currently awaiting submission from the developer. In the interim, the Agent requested SE to provide a quotation for anchor inspection and certification as a backup plan for future use, along with pricing for this year's dryer vent and window cleaning. The Agent will follow up within two weeks, and Council aims to finalize the quote by the end of March.

   b. **Parkade Mirrors and Signage** – The developer installed parkade mirrors as a courtesy; however, this differed from the approved scope, which had excluded mirrors. Council also requested revised signage wording. Signarama is to provide an updated quotation and shop drawings for final approval prior to fabrication.

   c. **Electrum Contract and Agreement** – The revised agreement from Electrum was reviewed and executed by Council and the Agent. A Stripe account has been set up. Electrum confirmed that payment has been made; the Agent will verify and report back to Council.

d. **Security Enhancement**

   i. **Phase 1 – Exterior Doors:** The exterior door enhancement was completed.

   ii. **Phase 2 – Interior Doors:** Quotation received and under review; the council will conduct a final site walkthrough will be scheduled to confirm scope.

   iii. **Security Cameras:** Council coordinated with First Choice ("FC") on camera adjustments; however, a ceiling-mounted bracket was incorrectly installed on the wall and requires correction. Additional camera quotations are also being requested.

e. **Janitorial Services –** Following escalation and discussions with Alliance's senior management, Council noted improvements in service quality and is satisfied with the revised supervision and staffing arrangements.

f. **Graffiti Issue on BC Hydro Transformer** – The reported graffiti has been removed.

g. **Amenity Room Wi-Fi Installation** – Rogers attended a site visit and recommended coordinating with First Choice (original low-voltage contractor) to confirm wiring locations and connection points.

h. **Handicap Button at Garbage Room** – The malfunctioning handicap button has been repaired by the developer. If the issue reoccurs, it will be added to the deficiency list.

i. **Leak incident at SL21** – A prior in-suite leak caused damage to the hallway. Repairs to the common property remain outstanding. Council and the Agent will continue to follow up with the developer.

j. **Odor in Bathroom Drains** – Multiple units reported odors. Due to increased complaints, a notice will be issued to owners advising them to report directly to the developer's deficiency team and provide access for investigation.

8. New Business

a. **Exterior Maintenance Cleaning Services** – The Agent advised on recommended services for the year, including dryer vent cleaning, window cleaning, and parkade cleaning. One quotation has been received, with another pending for Council's review.

b. **Block Watch Program** – Council will explore participation in the RCMP Block Watch program and attend a scheduled session on March 31, 2026. Updates will follow.

c. **Water Leak Sensor (In-suite)** – The Agent recommended encouraging owners to install water leak sensors; however, this will not be a mandatory requirement.

d. **Appointment of New Council Member** – Following Jenny's resignation, a notice will be distributed to owners regarding the vacancy. Interested candidates may contact the Agent, who will forward submissions to Council for review and interview.

e. **Fire Safety Plan** – Volunteers have been recruited to form a Fire Safety Plan committee.

9. Correspondences

    a. **SL65 P2 Parkade Gate Damage –** The incident involved a contractor for SL65. Council and the Agent are coordinating with the owner toward resolution and will assist ICBC as needed.

    b. **EV Charger in Visitor Stalls** – A proposal was received to install EV charging stations in visitor stalls for residents without rough-ins. After discussion, Council unanimously declined the proposal due to fairness considerations and associated costs.

    c. **Observer Participation at Council Meetings** – Council proposed allowing owners to attend meetings for a maximum of 15 minutes, subject to at least three days' advance booking and submission of discussion topics. Attendance will be confirmed by the Agent.

    d. **Council Meeting Duration** – It was advised and noted that meetings will aim to be kept to approximately 1.5 hours, with a maximum duration of 2 hours.

    e. **Vaping Store in Commercial Unit –** An unauthorized vaping store was reported operating in a commercial unit. The Agent will follow up with the commercial unit owner and the commercial strata council.

10. Next meeting – The next council meeting is scheduled for March 30, 2026 at 6:00 p.m. The venue will be confirmed (Monaco Amenity Room or Zoom).

11. Adjournment –There being no other business the meeting was adjourned at 8:52 p.m.

Minutes prepared by

Ricky Tam, Senior Strata Manager
Citybase Management Ltd
Agent for Strata Plan EPS11179

Please keep these minutes as a legal record. You will need to provide copies to a potential purchaser should you decide to sell your unit. Copies will be provided at a cost to the owner and not the strata corporation. Owners are encouraged to sign up for Power Strata to retrieve minutes if at all possible; enable the corporation to reduce printing and mailing costs to a minimum.

MINUTES OF STRATA COUNCIL MEETING

THE OWNERS, STRATA PLAN EPS11179
"MONACO"
1342 JOHNSTON RD, WHITE ROCK

Date:	Tuesday, January 28, 2026
Time:	6:00 p.m.
Venue:	Monaco Amenity Room
Present:	Derek Hayes; Suzanne Clark; Thys Le Grange; Lawrence Thiessen; Susan Thomas
Observer:	N/A
Regrets:	Jennifer Evans
Strata Agent:	Ricky Tam (Senior Strata Manager) & Yoyo Chiu (Strata Manager)

1. Call to Order – The meeting was called to order at 6:00 p.m.
2. Quorum report – With 5 out of 6 members present, quorum was met and the meeting proceeded.
3. Approval of agenda – It was MOVED and SECONDED to approve the agenda as presented.
CARRIED
4. Approval of council meeting minutes dated January 6, 2026 – It was MOVED and SECONDED to approve the minutes as presented.
CARRIED
5. Reviewed financials to December 31, 2025 – It was MOVED and SECONDED to approve the financials for the period ending December 31, 2025 as presented.
CARRIED
6. Delinquency Report – As of January 28, 2026, the Agent reported that most arrears have been collected. For units with arrears exceeding 60 days, legal collection actions will proceed in accordance with the direction approved in the previous council meeting minutes.
7. Old Business

   a. **15-Month Warranty Review** – The signed agreement with Strata Engineering was received. Most required documents have been submitted, except for the anchor certificate. The Agent has requested the outstanding document from the developer and is awaiting a response.

   b. **Parkade Mirrors and Signage** – The signed quote from Signarama was provided and a deposit was paid to proceed with design development per council's direction. A finalized design package will be presented to council for approval prior to fabrication.

   c. **Electrum Contract and Agreement** – Council and the Agent reviewed the agreement and requested a revised version from Electrum. Errors were noted in prior monthly statements, and Electrum was asked to provide clarification before proceeding with the 'Stripe' payment setup. Follow-up is ongoing.

   d. **Power Washing at the Front Entrance** – A complimentary trial test for concrete staining was conducted on January 29, 2026. The matter will be reviewed following the results. Council also directed that leaf clearing at the entrance be increased as part of the janitorial/gardening scope to reduce staining.

e. **Night Patrol** – The signed agreement was received, and night patrol services have commenced.

f. **Security Enhancement**

    i. **Phase 1 – Exterior Doors:** Quote presented; council to confirm decision in the coming weeks.

    ii. **Phase 2 – Interior Doors:** Quote received and under review.

    iii. **Security Cameras:** Council was coordinating with First Choice regarding camera angle adjustments and additional camera quotes.

g. **Janitorial Services –** Ongoing performance concerns were noted despite escalation. The Agent would engage Alliance's senior management regarding supervision and potential reassignment of personnel.

h. **Graffiti Issue on BC Hydro Transformer** – BC Hydro was notified; no response had been received to date.

i. **Appointment for new council member/ secretary** – 2 owners expressed interest in joining council. Council would proceed with interviews and finalize an appointment prior to the next council meeting.

j. **Pet-related Issue** – Complaints regarding unleashed dogs and pet waste were noted. The Agent would issue reminders and warning letters as required. A general reminder notice would be circulated and posted.

k. **Smoking Violation** – Reminder notices regarding the smoking bylaw were distributed and posted throughout the building.

l. **Recycling Fundraising** – The recycling fundraising program has commenced, and a dedicated bank account has been established. Council will invite owners to participate as volunteers.

m. **Communication Channel –** Council was considering establishing a dedicated strata Gmail account and Google Drive for document management. The Agent would be advised once implemented.

8. New Business

a. **HVAC issue** – Temperature and balancing issues related to the HVAC system were reported. Council directed that this item be included on the deficiency list for the developer's review and remediation.

b. **Leak incident at SL21** – A leak originating from a washing machine within a strata lot resulted in damage to the hallway. The developer was notified to follow up on the repair of the common property, and action was pending.

c. **Privacy considerations and procedure** – Council and the Agent discussed privacy obligations and procedures in compliance with the Personal Information Protection Act (PIPA). Lawrence was unanimously appointed as Privacy Officer.

d. **Amenity Room Wi-Fi Installation** – A quote and plan options from Rogers were presented for discussion. Council agreed in principle to proceed with the mid-range plan and directed the Agent to coordinate a site inspection with Rogers to confirm feasibility and final pricing.

e. **Handicap Button at Garbage Room** – It was reported that the handicap button was not functioning properly. The developer was notified to address the issue. In the interim, council directed that this item be included on the deficiency list and forwarded to Strata Engineering.

f. **Elevator Protection and Move-In/Move-Out Inspections** – Council directed that the concierge take pre- and post-move inspection photos for all move activities prior to the release of damage deposits. Council also discussed installing protective film on elevator doors to reduce scratches and damage. Council recalled that the developer was to follow up on the replacement of a damaged elevator door surface identified during the September walkthrough.

g. **Odor in Bathroom Drains** – Odors were reported in multiple units. Council requested that the developer investigate and follow up on the matter.

9. Correspondences

   a. **Fire Safety Plan** – The Agent forwarded Radius' Fire Safety Plan to council for review. Amendments may be required following council's review.

   b. **Snow Removal Salting Concerns** – The Agent advised council of potential liability concerns if reduced salting was requested. To minimize concrete deterioration, it was recommended that excess salt be washed away when weather conditions permitted.

   c. Clarification on Distribution of Notices

      i. **Email Delivery Issues** – The Agent advised that non-receipt of emails may have been due to spam filtering or outdated contact information, and owners were reminded to ensure their contact details were current with Citybase.

      ii. **Notice Distribution to Tenants** – Owners and owners' representatives were reminded that they were responsible for notifying their tenants of notices. Tenants were advised to review notices posted in elevators and on cork boards.

   d. **Tailgating Incident into Parkade P2** – Council advised residents to wait for parkade gates to fully close before proceeding, in order to reduce tailgating and security risks.

   e. **Concierge Security Measures** – Council directed the concierge to remain attentive to individuals entering the building and to politely request unit information where appropriate to enhance security.

f. **SL93 Request for Visitor Parking (Disability-Related)** – Council unanimously determined that designated accessible visitor parking stalls could not be assigned for exclusive use by individual residents.

10. Next meeting – The next council meeting will be held on March 11, 2026 at 6:00 p.m. in the Monaco Amenity Room.

11. Adjournment –There being no other business the meeting was adjourned at 8:40 p.m.

Minutes prepared by

Ricky Tam, Senior Strata Manager
Citybase Management Ltd
Agent for Strata Plan EPS11179

Please keep these minutes as a legal record. You will need to provide copies to a potential purchaser should you decide to sell your unit. Copies will be provided at a cost to the owner and not the strata corporation. Owners are encouraged to sign up for Power Strata to retrieve minutes if at all possible; enable the corporation to reduce printing and mailing costs to a minimum.

MINUTES OF STRATA COUNCIL MEETING

THE OWNERS, STRATA PLAN EPS11179
“MONACO”
1342 JOHNSTON RD, WHITE ROCK

Date:	Tuesday, January 6, 2026
Time:	6:00 p.m.
Venue:	Monaco Amenity Room
Present:	Derek Hayes; Suzanne Clark; Thys Le Grange; Jennifer Evans; Lawrence Thienssen; Susan Thomas
Observer:	N/A
Regrets:	N/A
Strata Agent:	Ricky Tam (Senior Strata Manager) & Yoyo Chiu (Strata Manager)

1. Call to Order – The meeting was called to order at 6:02 p.m.
2. Quorum report – With 6 out of 6 members present, quorum was met and the meeting proceeded.
3. Hearing – Several owners attended the meeting to express concerns regarding building security following a recent break-in. The Agent and Council acknowledged these concerns and discussed proactive security measures. Owners were reminded to report any suspicious activity directly to the RCMP.
4. Approval of agenda – It was MOVED and SECONDED to approve the agenda as presented.
   CARRIED
5. Approval of council meeting minutes dated December 1, 2025 – It was MOVED and SECONDED to approve the agenda as presented.
   CARRIED
6. Reviewed financials to November 30, 2025 – It was MOVED and SECONDED to approve the financials for the period ending November 30, 2025 as presented.
   CARRIED
7. Delinquency Report – The Treasurer and Agent reviewed the delinquency report. After discussion of arrears and collection status, Council unanimously agreed to proceed with legal action for collection of outstanding balances once accounts exceed 60 days overdue.
8. Outstanding Business
   a. **Reporting Deficiency Procedure** – Council and the Agent agreed on a revised deficiency reporting process. The strata will engage a third-party engineer to conduct the 15-month home warranty review per the approved resolution in the AGM. Council will submit identified deficiencies to management, who will coordinate inclusion with the engineer. Upon completion of the review, management will assist with reporting to the home warranty provider.
   b. **Warranty Review** – 3 quotations were presented for Council’s review. Council unanimously approved engaging Strata Engineering to conduct the 15-month home warranty review. The Agent will proceed with confirmation.

c. **Common Area Deficiency List** – Council reviewed outstanding common area deficiencies. The list will be forwarded to the engaged engineer for review and incorporation during the inspection.

d. **Front Door Issue** - Council discussed ongoing concerns regarding the front door's reliability and functionality. A site walkthrough was completed prior to the meeting with a council member, the Agent, and the locksmith. Preventive upgrades were discussed, and the front door was confirmed to be included in the broader security upgrade scope.

e. **Parkade Mirrors and Signage** –2 quotations were reviewed. Council unanimously approved engaging Signarama for the installation. Council requested that additional CCTV signage be included. The Agent will coordinate quantities and final approvals with Council and the contractor.

f. **Rodent Control** – Following clarification of Apex Pest Canada's scope and pricing, Council determined the cost exceeded expectations. Alternative vendors were reviewed, and Council approved engaging Terminix. Bait stations have already been installed per Council's direction.

g. **Electrum Contract and Agreement** – As the former council member overseeing this matter is no longer on Council, Council requested the Agent continue follow-up with Electrum regarding the service agreement and report back accordingly.

h. **Power Washing at the Front Entrance** – Council discussed staining on the concrete surface at the main entrance. Two quotations were reviewed; neither contractor provided guarantees nor trial testing. A Council member proposed an alternative contractor willing to conduct a complimentary test patch. That contractor will coordinate directly with the Council President and copy management on updates.

i. **Storage locker Mesh Removal** – The Agent advised that no engineering or assessment report by qualified party has been received from the owner to date. Upon receipt of the report, Council will revisit the request for further review and consideration.

9. New Business

a. **Communication Channel** – Council discussed improving communication efficiency between Council, management, and owners. It was agreed that Council members will copy management including team members on correspondence. Council may also consider establishing a dedicated strata Gmail account for owner communication.

b. **Security Enhancement** – Following a site walkthrough with the locksmith, Council, and the Agent, security upgrades were discussed in two phases:

   i. Securing exterior doors (astragals, mesh for glass panels, and metal covers); and

   ii. Upgrades to storage rooms and interior stairwells.
   The Agent will request quotations from Action Integrated Security Solutions. Additional surveillance cameras were also discussed, with scope and quantity to be determined.

c. **Night Patrol or Extended Concierge Hours** – In response to the recent break-in, security enhancement options were reviewed, including associated costs. Council unanimously approved engaging a night patrol service on temporary basis, to be reassessed after 2 months (noting 1 month cancellation notice period). The Agent will issue a notice to owners.

d. **Janitorial Service (Alliance)** – Council expressed concerns regarding janitorial performance. The Agent will escalate the matter to Alliance's senior management and work with Council to implement corrective measures, with a two-week review period.

e. **BC Hydro Transformer –** Council noted that the BC Hydro transformer must remain unobstructed per BC Hydro requirements. Regarding graffiti, Council requested the Agent confirm with the developer whether matching paint is available for repainting.

f. **Appointment for New Council Member / Secretary** – Council is considering appointing an additional council member. The Agent was directed to issue a notice to owners and forward candidate information to Council for interviews and final selection.

g. **Pet Issues** – The Council reported multiple complaints regarding unleashed pets and pet waste in common areas. A reminder notice will be issued to owners regarding bylaw compliance.

h. **Recycling Fundraising** – Council advised that a voluntary recycling fundraising initiative has been established to generate supplemental income for the strata.

i. **Smoking Violations –** Council discussed ongoing complaints related to smoking violations. Residents were reminded to report odor concerns to concierge staff to assist with investigation. Notices have already been issued and posted in elevators.

10. Next meeting – The next council meeting will be held on January 28, 2026 at 6:00 p.m. in the Monaco Amenity Room.

11. Adjournment –There being no other business the meeting was adjourned at 8:40 p.m.

Minutes prepared by

Ricky Tam, Senior Strata Manager
Citybase Management Ltd
Agent for Strata Plan EPS11179

Please keep these minutes as a legal record. You will need to provide copies to a potential purchaser should you decide to sell your unit. Copies will be provided at a cost to the owner and not the strata corporation. Owners are encouraged to sign up for Power Strata to retrieve minutes if at all possible; enable the corporation to reduce printing and mailing costs to a minimum.

COUNCIL MEETING MINUTES – December 1, 2025

MONACO – STRATA PLAN EPS 11179

LOCATION:
AMENITY ROOM

STRATA COUNCIL 2025/2026

PRESIDENT
Derek Hayes - UNIT #504

VICE PRESIDENT
Stephen Banham – UNIT #804

TREASURER
Suzanne Clark – UNIT #312

SECRETARY
Arthur Self – UNIT #704

MEMBERS AT LARGE
Jennifer Evans – UNIT #209
Lawrence Thiessen – UNIT #1301
Susan Thomas – UNIT #315

STRATA MANAGER
Ricky Tam

CITYBASE CLIENT SERVICE CENTRE
604-708-8998
info@citybase.ca

MAILING ADDRESS:
CITYBASE MANAGEMENT LTD.
1200 W 73RD AVENUE
VANCOUVER, B.C. V6P 6G5

JOIN CITYBASE
WWW.CITYBASE.CA

Citybase Management Ltd. Property Management

ATTENDANCE:		**REGRETS:**
Stephen	Arthur	Susan
Suzanne	Jennifer	
Derek	Lawrence	

(1) CALL TO ORDER – 6:01p.m.

(2) Guest/Hearing None.

(3) Approval of the Agenda

New items to be added under New Business for:
- General Process & Responsibilities.
- Owner attendance at Council meetings.

It was proposed and accepted that the Agenda be accepted.

(4) Approval of Minutes for 29 October 2025 meeting

Minutes reviewed and unanimously approved.

(5) Financial Report

Suzanne presented her report on the financial results for the period to 31 October 2025. Results were reviewed with a number of open issues still to be addressed from the September meeting:-

– Arrears now total $24,263.72. Council to work with Citybase to expedite the collection of arrears.

- Citybase advised the accounting team remits payment promptly as soon as invoices are received from Rogers. However, there are two invoices from Rogers that incurred late fees because the developer did not inform them about an additional two accounts that needed to be transferred. They only discovered this after contacting a Rogers representative and developer advised they will cover on the late fee. The related email was forwarded to Council for record keeping
- Overall, Council still has issues understanding our current budget and Citybase is requested to assist as soon as possible please.

Our expectation is the November results will be back on track.

Suzanne recommended that Council accept her report which was unanimously approved.

(6) Delinquency (See Financial Report).

(7) Litigation Report None.

(8) Business Arising from Previous Minutes.

(a) Owner-proposed electronic door lock replacement to their Unit. Council has conducted a test to prove the master key will operate this lock. This application is thus approved and Citybase is asked to inform the Owner. Council to now prepare guidelines for such a type of lock for inclusion in our Rules/Bylaws.

(b) Front door security update: The door now appears to be working fine. The report on the second locksmith visit on 3 Nov 2025 has been received. Suzanne to action Citybase to pass the costs for that visit to the Developer as this second visit was necessitated given the first visit failed to solve the issue. Citybase has contacted the developer multiple times and council members were included in the correspondence for transparency. However, the developer has not responded. Suzanne to action Citybase to get quotes for fully fixing the lobby door (extra hardware needed) for Council to approve the budget.

(c) Parkade. Jenny provided an update report.

   i. The selected contractor (Richmond Signs & Graphics Ltd) is not available this month and work will start installing mirrors and signs in January 2026.
   ii. FYI: Council now also have the updated Owner/parking stall spreadsheet so as to assist in any Parkade issues.
   iii. Suzanne to work with Jenny on getting quotes for possible carpet installed in front of the elevators in order to reduce/prevent muck entering the tile-floored elevators.
   iv. A review of cameras (esp. P2) is underway to ensure alignment etc. together with the numbers for best coverage etc..

(d) Monaco Rules were issued in November.

(e) BC Hydro Mounted Transformer, PMT (in the alley). Council to keep an eye on this area.

(f) Contract Updates:

   i. snow clearing (SERVUS) is now in place.
   ii. gym equipment maintenance (ELK Fitness Repairs Inc.) is now in place. The first gym equipment visit has already taken place. Additionally, signs are being installed to advise gym users of etiquette needs and post-use cleaning materials have been provided. Suzanne will work with the Concierge on procuring a small table to hold such materials by the gym door.
   iii. EV Charging cost recovery paperwork (with ELECTRUM) has been established.

(9) <u>Correspondence</u>

a) An Owner has made a (second) request to remove mesh between their Parkade storage lockers. Council remains concerned about the impact of such an activity. To move forward, Citybase are requested to furnish Council with the company proposed to be employed by the Owner for this work and the extent of engineering involved. Once received, and quickly reviewed by Council, Citybase to contact the Owner. Approval will be on a case-by-case basis and Council to update the Monaco Rules appropriately.

(10) <u>New Business</u>

a) General Process & Responsibilities: Derek prosed a small description document to assist Council Members in carrying out their Role-based duties – this was submitted as an adjunct to the existing flow chart already approved. Jenny offered to incorporate such clarifying words directly onto the flow chart and thus provide an easy-to-use aide memoire to Council members in their Roles. Council also approved that any costs to a max. $500 in any functional area will only need e-mail Council approval as opposed to at a Council meeting.

b) Backup Generator: Stephen confirmed that POWER WEST are the contractor for this equipment. Owner are reminded in the event of a hydro power failure, that the backup generator will then kick in and provide emergency power for the elevators and lighting in the common areas only.

c) Gardening Contract Review. Derek submitted his report identifying a number of concerns:

   i. The landscaping contractor was engaged prior to the formation of the strata council per the developer instruction as the current landscaper is also the original installer of the landscaping. The contract is pending the contractor signature for record purposes.

   ii. Fallen leaf stains at the front of the building. Citybase to request the potential contractors (2) to do a small area sample clean for review.

   iii. The clean-up of garden areas adjacent to (and only accessible by) various Units is ongoing.

d) Security and Privacy: report will be available for review and Council approval at the next meeting. Council agreed to get Citybase to work with Richmond Elevator on their next regular service meeting to reduce the elevator chime volume.

e) Building Maintenance: report will be available for review and Council approval at the next meeting.

f) Rodent Control: APEX PEST CANADA have been awarded a small contract to deploy bait stations in order to reduce unwanted rodents on the property.

g) 15th Month Warranty Review. Item deferred to the next meeting.

h) Feedback on Janitorial/Concierge services to ALLIANCE: deferred to next meeting.

i) Owner attendance at Council meetings; Per our Bylaws 22.4, Owners can attend Council meetings as Observers Only. Owners will be asked to leave if Confidential matters are to be discussed.

j) Christmas decorations in the Lobby: Suzanne is working with Alliance – thank you.

k) All Owners are strongly encouraged to join the Citybase website www.citybase.ca to stay abreast of all issues within our building.

(11) Meeting Terminated at 8:35 pm.

(12) Next Meeting – 5 January 2026 at 6:00 pm in the Amenity Room.

POST MEETING NOTE: Arthur has resigned from Council.

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

Please contact Citybase Management Ltd. if you have any questions regarding registration or log in.

COUNCIL MEETING MINUTES – October 29, 2025

MONACO – STRATA PLAN EPS 11179

LOCATION:
AMENITY ROOM

STRATA COUNCIL 2025/2026

PRESIDENT
Derek Hayes - UNIT #504

VICE PRESIDENT
Stephen Banham – UNIT #804

TREASURER
Suzanne Clark – UNIT #312

SECRETARY
Arthur Self - #704

MEMBERS AT LARGE
Jennifer Evans – UNIT #209
Lawrence Thiessen – UNIT #1301
Susan Thomas – UNIT #315

STRATA MANAGER
Ricky Tam

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JOIN CITYBASE
WWW.CITYBASE.CA

ATTENDANCE:

Stephen	Arthur
Suzanne	Jennifer
Derek	Lawrence
Susan	

REGRETS:

(1) CALL TO ORDER – 6:10p.m.
Council welcomed Susan Thomas as our new Council member.

(2) Guest/Hearing
Council reviewed the summary report prepared by Tom (Owner supporting Fire Safety), and the proposed next steps towards finalizing the Monaco Fire Safety Plan (FSP). Key steps are: (a) identify the in-house Fire Safety Director and Deputy; (b) compile a list for the Fire Dept. of any Residents who may need assistance in case of an emergency and (c) prepare and post a notice about Meeting Point in case of evacuation.. Tom continues to assist on this project for Council.

(3) Approval of the Agenda
It was proposed and accepted that the Agenda being accepted..

(4) Approval of Minutes for 9 October 2025 meeting
Minutes reviewed and unanimously approved.

(5) Financial Report
Suzanne presented her report on the financial results for the period to 30 September 2025. Results were reviewed with a number of open issues still to be addressed – including there are number of significant arrears (AGM Special Levy and FOB purchases) which are impacting the results.
Council to contact Citybase Financial to request a notice to impacted Owners on how to clear any such arrears.
Our expectation is the October results will then be more representative.
Suzanne recommended that Council accept her report which was unanimously approved.

(6) Delinquency (See Financial Report).

(7) Litigation Report None.

(8) Business Arising from Previous Minutes.

(a) Owner-proposed electronic door lock replacement to their Unit. The Owner confirmed that the capability of such a lock to be master key compatible. Council to conduct an actual test to prove such. If successful, this application is approved. Council to now prepare guidelines for such a type of lock for inclusion in any Rules/Bylaws.
(b) Hot water issue has now been solved.
(c) Post Meeting Note: The Lobby door continues to not close intermittently – Council is closely monitoring this with the Developer to ensure building security.
(d) Council Roles and Responsibilities. After discussion, all positions have now been filled. These are:-
    i. Gardening (Derek);
    ii. Parkade (Jenny);
    iii. Security & Privacy (Lawrence)
    iv. EVs (Arthur);
    v. Council vacation absences (Steve);
    vi. Financial (Suzanne).
    vii. Building Maintenance (Susan);
    viii. Backup generator (Steve);
    ix. Fire Safety (Owner supporting Council).
    x. Common Area Deficiencies (Derek).
    xi. Council I/F to Property Management (Arthur).
(e) Common Area Deficiencies List: update provided. This is a living document.
(f) Parkade. Jenny provided an update report. Various Visitor parking options were discussed with our preference (for now) on the honor system. Results to date show a high volume of Owners still parking in Visitor spots rather than their allocated stalls; if this continues, Council will review a more controlled Visitor parking scheme. A number of quotes have been received for notices and mirrors in the Parkade – Jenny will submit her recommendations to Council soonest.
(g) Owner Vehicle List: Citybase provided the current list of Owner vehicles to Council - it is clearly incomplete. Property Manager to issue a notice to **ALL OWNERS** saying that it is **MANDATORY** to register all their vehicles.
(h) Monaco Rules: full draft now prepared but will be adjusted to reflect the (above) agreed Visitor Parking approach. Arthur to re-submit to Council for early release to Owners.
(i) BC Hydro Pad Mounted Transformer, PMT (in the alley) – the area around this is now becoming littered with a lot of waste. Following feedback from BC Hydro, this is now a Strata responsibility. Council to review the scope of the current janitorial contract.
(j) Tracking Council Vacation: up and running.

(9) <u>Correspondence</u>

None.

(10) <u>New Business</u>

a) Gardening Contract Review. An issue has arisen where garden areas adjacent to (and only accessible by) various Units has resulted in these areas growing out of control. Discussion centered on whether or not such areas are common property (Strat to maintain) or limited common property (Owner to maintain). Moving forward:-

   a. Council to confirm with Property Manager (PM) if these areas are common property or not.
   b. PM to confirm the actual number of such areas and associated Unit #s.
   c. PM to then contact these Owners for their views on next steps.

b) Council agreed to set a specific and regular date for ongoing meetings – this being the last Wednesday of each month.
c) 15th Month Warranty Review. Two proposals were submitted to Council from Strata Engineering and RDH Building Sciences. Review ongoing.
d) Gym equipment maintenance: two quotes were reviewed and Council agreed on 2/year support. Suzanne to submit her recommendation for Council approval.
e) Snow clearing removal: Two quotes received. Susan to submit her recommendation to Council for approval.
f) Council process for review/approval of Role Leader initiatives. Briefly reviewed with emphasis on needed Council approval of Plans before implementation.
g) All Owners are strongly encouraged to join the Citybase website www.citybase.ca to stay abreast of all issues within our building.

(11) **Meeting Terminated at 8:05 pm.**

(12) **Next Meeting** – 1 December 2025 at 6:00 pm in the Amenity Room.

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

Please contact Citybase Management Ltd. if you have any questions regarding registration or log in.

COUNCIL MEETING MINUTES – October 9, 2025

MONACO – STRATA PLAN EPS 11179

LOCATION:
AMENITY ROOM

STRATA COUNCIL 2025/2026

PRESIDENT
Derek Hayes - UNIT #504

VICE PRESIDENT
Stephen Banham – UNIT #804

TREASURER
Suzanne Clark – UNIT #312

SECRETARY
Arthur Self - #704

MEMBERS AT LARGE
Jennifer Evans – UNIT #209
Lawrence Thiessen – UNIT #1301

STRATA MANAGER
Ricky Tam

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VANCOUVER, B.C. V6P 6G5

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WWW.CITYBASE.CA

Citybase Management Ltd. Property Management

ATTENDANCE:
Stephen
Arthur
Suzanne
Jennifer
Derek

REGRETS:
Lawrence

(1) CALL TO ORDER – 6:01p.m.

(2) Approval of the Agenda

It was proposed and accepted that the Agenda item re: 7th Member be the first issue under Item (9) and that (12) Date Of the Next Meeting (DONM) be added to this agenda. Revised agenda agreed.

(3) Guest/Hearing

An Owner presented on a proposed electronic door lock replacement to their Unit. There would be no impact to the existing door, trim or latch. Council requested the Owner explore the capability of such a lock to be master key compatible for a variety reasons such a safety. Owner feedback awaited for Council review and final decision.

(4) Approval of Minutes for 3 Sept 2025 meeting

Minutes reviewed and unanimously approved.

(5) Financial Report

Suzanne presented the financial results for the period to 31 August 2025 (September results not yet available). Much discussion ensued on this first set of data and our understanding to date. A number of issues are already being discussed with Citybase Financial. Suzanne recommended that Council accept her report and this was unanimously approved. Going forward (and for record keeping), Suzanne will prepare a brief report for future Council meetings.

(6) Delinquency Report N/A

(7) Litigation Report N/A

(8) Business Arising from Previous Minutes.

(a) Appointment of a 7th Council Member.
Three Owner names have been submitted for this position. Jennifer will head a small committee to review and make a recommendation to Council.

(b) Council Roles and Responsibilities. A list of such positions (10) was discussed and agreed. Six (6) have been agreed and the remainder are expected to be filled once the 7th member has been identified. A full list of such positions and names will be published on or before the next Council meeting. To date, we have:-

i. Gardening (Derek);
ii. Parkade (Jenny);
iii. EVs (Arthur);
iv. Council vacation absences (Steve);
v. Financial (Suzanne).
vi. Fire Safety (an Owner is supporting Council).

(c) Common Area Deficiencies List: a walkthrough with the Developer and Property Manager was scheduled for the next day. POST MEETING NOTE: this occurred and is agreed as a work in progress right now as this list is incomplete.
(d) Existing contracts and contractors – Property Manager has supplied. Suzanne is reviewing for completeness.
(e) Parkade signs/mirrors etc. Jenny is now the lead for this, and plans will be established and communicated to All soonest.
(f) Amenity Room charges (if any) – see Rules item below.
(g) Program FOBs – Key Council members (3) now have their FOBs programmed to all floors access.
(h) Fire Safety Plan – this has been received and is under review. Agenda item for the next Council meeting.

(9) <u>Correspondence</u>

None.

(10) <u>New Business</u>

a) EV Update - Arthur provided an update to Council on EVs within our building. After having met with Electrum President, he presented an information package to be sent to all Owners on the EV charging concept in Monaco plus the process to get connected. Council approved the release of this Electrum package to the Owners and Arthur to request Property Manager to action.
b) Draft Strata Rules:-
   i. These were presented to Council for their review and approval. Discussion focused on rental of the Amenity Room and the BBQ. It was decided that each of the two facilities would be considered separately and not combined. It was further decided that Council did not want people trekking dirt from around the BBQ on the 5th floor into the Amenity Room on the 2nd floor and therefore the two facilities should not be rented to the same Owner for the same period. It was further decided that NO rental charge would be made for Owners renting the Amenity Room or the BBQ. Renters would be charged $100 for 4 hours of the Amenity room and $50 for the BBQ. The damage deposits would remain unchanged.
   ii. In the interests of time at this meeting, it was agreed for any comments to be sent to Arthur who will then prepare a final version for Council approval and issue to all Owners. Timeline is this month.
c) Peace Arch News – Council discussed this idea from an Owner. As it is available online, Council declined to move forward on hard copies in the Lobby.
d) Communication and Management of new issues: Steve presented a concept for Council to agree a project (or issue), assign a Council lead, and then work with an

appropriate name in the Property Management organization as required. This way Council retains ownership of issues and ensures good communications etc. on progress and outcomes.

e) Tracking vacation plans of Council members – with Council meeting planning, Steve has initiated a small project to ensure Council is fully aware of planned dates of absence.
f) "Returnables" – Suzanne present her idea of Owners perhaps taking responsibility for such as opposed to putting everything in the garbage. If such a separation could be easily achieved, perhaps there is mileage in such a concept for raising a few dollars for Strata/Owner usage (e.g. a Social Committee maybe?). Suzanne will explore further.
g) BC Hydro Pad Mounted Transformer, PMT (in the alley) – the area around this is now becoming littered with a lot of waste. As this may well increase and become an environmental hazard, Council agreed to raise this through Citybase into BC Hydro to see if they can solve this by (say) a fence?.
h) Lobby Cork Board – whilst we see this as a deficiency (need a better one?), Council discussed whether Owners could post on this cork board?. This needs a little further thought to prevent 'misuse'. Council to include guidelines in the upcoming Rules document. Council confirmed this cork board was the property of the Strata and that Council meeting minutes should be posted there after each meeting.
i) All Owners are strongly encouraged to join the Citybase website www.citybase.ca to stay abreast of all issues within our building.

(11) **Meeting Terminated at 8:15 pm.**

POST MEETING NOTE: Council have since met with Ricky Tam, Property Manager on ways to improve communication and reduce confusion. Progress was made and a further review will occur in two months so as to ensure good communications on all Owner and Council issues.

(12) **Next Meeting** – 29 October 2025 at 6:00 pm in the Amenity Room.

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

Please contact Citybase Management Ltd. if you have any questions regarding registration or log in.

COUNCIL MEETING MINUTES – September 3, 2025

MONACO – STRATA PLAN EPS 11179

LOCATION:
AMENITY ROOM

STRATA COUNCIL 2025/2026

PRESIDENT
Tomas Chapman - UNIT #605

VICE PRESIDENT
Stephen Banham – UNIT #804

TREASURER
Suzanne Clark – UNIT #312

SECRETARY
Arthur Self - #704

MEMBERS AT LARGE
Jennifer Evans – UNIT #209
Derek Hayes – Unit #504
Lawrence Thiessen – UNIT #1301

STRATA MANAGER
Ricky Tam

CITYBASE CLIENT SERVICE CENTRE
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info@citybase.ca

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1200 W 73RD AVENUE
VANCOUVER, B.C. V6P 6G5

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WWW.CITYBASE.CA

Citybase Management Ltd. Property Management

ATTENDANCE:
Tom
Stephen
Arthur
Suzanne
Jennifer
Derek
Lawrence

REGRETS:

(1) CALL TO ORDER – 5:30p.m.
(2) Guest/Hearing – None
(3) Approval of Minutes for last meeting N/A
(4) Financial Report
Not available yet for August 2025
(5) Delinquency Report N/A
(6) Litigation Report N/A
(7) Business Arising from Previous Minutes.
N/A
(8) Correspondence

Two letters have been received from Owners:-

a) One Owner has requested approval to remove the partition between their two storage lockers. Council discussed this and did not approve this due to this being a common property issue (see Bylaws). Additionally, concerns were raised on the potential weakening of the overall storage area metal structure. Property Manager will follow-up with the Owner.

b) One Owner has requested approval to install a smart (code-based) lock on their Unit door. Again, and after discussion, Council did not approve this as this is also a common property issue (see Bylaws). Property Manager will follow-up with the Owner.

(9) New Business

A wide range of issues were discussed:-

a) Council Roles and Responsibilities: Council felt that there a number of Roles need to be fulfilled in order for the smooth running of our building - these included: Security, Privacy, Building Maintenance, Garden Maintenance, Fire Safety, Parkade and Back-up generator. Council thought it appropriate, as a first step, to request feedback from the Property Manager on specifics around these roles.

b) Common Area Deficiencies List – Council will move ahead to start preparing such a list for ongoing discussions with the Developer (Solterra). Some Owners have already provided a few inputs, but ALL Owners are encouraged to contact any Council member with inputs they might have.

c) As pointed out at the AGM, Owners need clear guidelines for emergency and non-emergency issues in common and non-common areas. Property Manager has since published such in the elevators and on the Citybase website.
d) Council have requested a clear list of current contracts and contractors.
e) Parkade Issues. Council unanimously voted to remind all Residents of the following:-
    a. **Guest parking is for Guests ONLY. Residents <u>must</u> use their own parking stalls.**
    b. **No Storage of any kind in the Parkade and private garages – this includes PEDAL BIKES as Residents have bike lockers.**
f) To complement our existing Bylaws, Council will be publishing a clear set of Rules for all Owners in the near future.
g) Council Member access to all floors – a motion was made and seconded to approve FOBs for all Council Members to be programmed for such. After much discussion, this motion was reworded to support only three (3) FOBs (President, VP, Treasurer) to have such – this being in cases of security, fire and so on. Motion passed by a majority.
h) A motion was made and seconded to install the following in the Parkade:
    a. Mirrors on some corners,
    b. Speed signs (10Km/h),
    c. Signs on Parkade entrance door to wait for it to close (common security issue for all) before moving on (in or out),
    d. A notice around the main entrance about CCTV in use in our building, and
    e. The generation of Visitor Parking Permits (1/Owner).

    Motion was passed unanimously, and the Property Manager will be requested to get quotes for Council review/approval.
i) Potential safety issue in the stairwells – Council discussing this with the Property Manager.
j) All Owners are strongly encouraged to join the Citybase website www.citybase.ca to stay abreast of all issues within our building.

(10) <u>Meeting Terminated at 6:40 pm.</u>

(11) <u>Next Meeting</u> – 9 October 2025 at 7:00 pm in the Amenity Room.

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

Please contact Citybase Management Ltd. if you have any questions regarding registration or log in.

MINUTES OF STRATA COUNCIL MEETING

THE OWNERS, STRATA PLAN EPS11179
“MONACO”
1342 JOHNSTON RD, WHITE ROCK

Date:	Thursday, August 28, 2025
Time:	8:15 p.m.
Venue:	Monaco
Present:	Tomas Chapman; Stephen Banham; Suzanne Clark; Arthur Self; Jennifer Evans; Derek Hayes; Lawrence Thienssen
Observer:	N/A
Regrets:	N/A
Strata Agent:	Ricky Tam (Senior Strata Manager) & Yoyo Chiu (Strata Manager)

1. Call to Order – The meeting was called to order at 8:15 p.m.
2. Quorum report – With 7 out of 7 members present, quorum was met and the meeting proceeded.
3. Appointment of Strata Council Positions:

Tomas Chapman	P
Stephen Banham	VP
Suzanne Clark	T
Arthur Self	S
Jennifer Evans	M
Derek Hayes	M
Lawrence Thienssen	M

4. Other Business
    a. **Fob Purchase** – The majority of the council agreed to set the cost of additional fobs at $150 each, with a maximum of four fobs permitted per unit. The Agent will prepare draft fob rules for council review. Once approved, a notice will be distributed to all owners.
    b. **EV Charging Rules** – The Agent will prepare and circulate draft rules for council review.
    c. **Visitor Parking Rules** – The Agent will also prepare draft visitor parking rules for council review.
    d. **Move-In/Change of Ownership Rules** – Draft rules will be provided by the Agent for council review.
    e. **Amenity Booking Rules** – The council agreed to further discuss the booking fee for private events at the next meeting. The Agent will prepare draft rules for review and input.
    f. **Council Keys and Fobs** – The Agent will coordinate with the concierge to prepare a set of keys and arrange fob access for council members.

5. Next meeting – To be determined upon request.

6. Adjournment –There being no other business the meeting was adjourned at 8:48 p.m.

Minutes prepared by

Ricky Tam, Senior Strata Manager
Citybase Management Ltd
Agent for Strata Plan EPS11179

Please keep these minutes as a legal record. You will need to provide copies to a potential purchaser should you decide to sell your unit. Copies will be provided at a cost to the owner and not the strata corporation. Owners are encouraged to sign up for Power Strata to retrieve minutes if at all possible; enable the corporation to reduce printing and mailing costs to a minimum.

Minutes of the Annual General Meeting of the Owners Strata Plan EPS11179 held on **Thursday, August 28, 2025, at 6 pm, at Monaco Amenity Room.**

(a) The meeting was called to order at 6:08 pm.

(b) Calling of the Roll indicated that 36 votes were represented in person or by proxy.

(c) A Quorum was present. A final attendance of 36 votes out of 97 votes (37.11%) was represented either in person or by proxy.

(d) Citybase Management Ltd. was elected to chair the meeting.

(e) It was moved and seconded that Proof of Notice of the meeting was given. **CARRIED**

(f) It was moved and seconded to approve the meeting agenda as presented. **CARRIED**

(g) The Strata Manager provided an overview of the respective responsibilities of the strata corporation, individual owners and the developer.

(h) The agent briefly explained the strata insurance summary of coverage which was attached in the AGM package. The agent also reminded all owners to purchase their own content insurance.

(i) **Adoption of Proposed Operating Budget of the fiscal year from September 1, 2025 – August 31, 2026**

The Agent put the proposed budget on the floor for discussion. After discussion, it was then moved and seconded to approve to vote on the proposed budget as presented, all in favour. **CARRIED**

Result:
35 votes in favour, 1 against, and 0 abstention (total number of votes = 36 votes) 35 out of 36 votes in favour = 97.22%; therefore, the proposed budget was **PASSED**

(j) **<u>¾ Vote Resolution #1 – Special Levy for Warranty Review</u>**
WHERE AS the strata is new and does not have the funds to perform a warranty review.

THEREFORE, BE IT RESOLVED Owners, Strata Plan EPS11179 approve a special assessment in the total amount of $11,000. This special assessment is **<u>due upon approval</u>** and shall be charged upon the owners in proportion to the unit entitlement of their respective strata lots, as set out in the table (please see attached schedule).

This Special Resolution will be considered as a Special Levy of the Strata Corporation and Section 116 of the Strata Property Act (Certificate of Lien) shall be applicable where an owner fails to make the required payment as authorized by the passing of this Special Resolution.

The agent explained the warranty review to all owners. After a discussion, it was moved and seconded to vote on the resolution as presented, all in favour. **CARRIED**

<u>Result:</u>
35 votes in favour, 1 against and 0 abstention (total number of votes = 36 votes) 35 out of 36 votes in favour = 97.22%; therefore, the ¾ Vote Resolution #1 was **PASSED.**

End of Resolution #1

(k) **General Discussion**

<u>Steep Parkade Ramp</u>
Owners reported that the ramp leading to the residential parkade gate is excessively steep, causing vehicle bumpers to scrape. The Agent will forward this concern to the developer for review and follow-up.

<u>Contact Information</u>
Several owners noted difficulty in reaching the developer's deficiency team and requested a list of appropriate contacts for different issues. To address this, the Agent will redistribute the contact list notice to all owners and post copies in the elevators for residents' reference.

<u>Handicap Button at P2</u>
An owner reported that the handicap button located on P2 is not functioning properly. The Agent will raise this issue with the developer for rectification.

<u>Carpet Cleaning Request</u>
An owner suggested that carpet cleaning be arranged by the developer, as it was reported that dirt in the common areas was caused by the developer's contractors. The Agent will forward this request to the developer for their response.

<u>Stairwell Safety Concern</u>
It was noted that one of the stairwells in the parkade may pose a safety concern, as doors allow entry but do not permit re-entry except through the exit. The Agent will investigate the situation further following the meeting to gain a clearer understanding.

<u>Water Fountain on 5th Floor Podium</u>
A deficiency related to the water fountain on the 5th floor podium was reported. The Agent will follow up on this matter accordingly.

<u>Additional Fob Purchases</u>
The Agent reported that follow-up is underway with the fob supplier regarding new batches of fobs. Once the supply is confirmed, a notice will be distributed to all owners outlining the ordering procedure and relevant details.

Elevator Fob Access to Parkade
An owner inquired about removing the fob requirement for elevator access to the visitor parkade, suggesting this would allow guests to enter more freely. The Agent cautioned that this may create security concerns and will consult with the fob supplier for professional advice.

Garbage Room Door
An owner recommended ensuring that the garbage room door remains closed at all times to reduce the risk of rodents and pests. The Agent will remind the garbage collection company of this requirement.

(l) Election of Strata Council

Tomas Chapman	P
Stephen Banham	VP
Suzanne Clark	T
Arthur Self	S
Jennifer Evans	M
Derek Hayes	M
Lawrence Thienssen	M

(m) There being no further business, it was moved and seconded to adjourn the meeting 8:06 PM

Please keep these minutes as a legal record. You will need to provide copies to a potential purchaser should you decide to sell your unit. Copies will be provided at a cost to the owner and not the strata corporation.

Strata Plan EPS11179, Monaco
1342 Johnston Rd, White Rock
Adopted Annual Operating Budget
September 1, 2025 to August 31, 2026

ACCOUNT TITLE		Adopted Budget	Remainder - Market Condo	Parcel 2 - Commercial	Parcel 1 - Garage/Parking
REVENUE					
Maintenance Fee Revenue Remainder - B2 Market Condo	$	854,231.26	854,231.26		
Income Recovery - Parcel 2 - Commercial		73,299.24		73,299.24	
Income Recovery - Parcel 1 - Garage/Parking		23,591.90			23,591.90
Move In Fees		0			
Misc. Revenue		0			
Access Card		0			
Fines		0			
Interest Income		0			
TOTAL REVENUE	$	951,122.39	854,231.26	73,299.24	23,591.90
EXPENSES					
Administration					
Audit Fees	$	945.00	879.48	65.52	0.00
Bank Charges		272.00	253.14	18.86	0.00
Communications (Internet/Cable)		2,750.00	2,559.34	190.66	0.00
Insurance		185,000.00	172,173.97	12,826.03	0.00
Garage Insurance		0.00	0.00	0.00	0.00
Insurance Appraisal		600.00	558.40	41.60	0.00
Garage Insurance Appraisal		600.00	520.25	38.76	40.99
Management Fees		31,308.00	27,146.88	2,022.30	2,138.82
Management Fees - Airspace Parcel		12,000.00	10,405.09	775.12	819.79
Professional Fees (warranty Review)		5,000.00	4,335.45	322.97	341.58
Photocopy / Postage / Courier/Administration		3,000.00	2,792.01	207.99	0.00
Total Administration	$	**241,475.00**	**221,624.03**	**16,509.79**	**3,341.17**
Building					
Elevator	$	15,000.00	13,960.05	1,039.95	0.00
Emergency Generator		4,000.00	3,468.36	258.37	273.26
Fire Alarm Monitoring		1,690.00	1,465.38	109.16	115.45
Fire Equipment Maintenance		3,000.00	2,601.27	193.78	204.95
Fire Equipment Maintenance Garage		800.00	693.67	51.67	54.65
Garage Door (Residential Only)		500.00	500.00	0.00	0.00
Garage Door (Residential and Commercial)		1,250.00	1,163.34	86.66	0.00
Garage Door (ASP1, and shared loading bays)		1,250.00	125.00	125.00	1,000.00
HVAC		6,500.00	5,636.09	419.86	444.05
HVAC Energy Systems		214,000.00	203,000.00	11,000.00	0.00
Garage Janitorial		15,000.00	7,500.00	3,750.00	3,750.00
Janitorial		31,000.00	28,850.77	2,149.23	0.00
Concierge		105,000.00	78,750.00	15,750.00	10,500.00
Pest Control		2,000.00	400.00	1,000.00	600.00
R&M - General (Residential)		7,000.00	7,000.00	0.00	0.00
R&M - General		7,000.00	6,069.64	452.16	478.21
Supplies		1,500.00	1,396.01	103.99	0.00
Dryer Vent Cleaning		5,000.00	4,653.35	346.65	0.00
Window Cleaning		10,000.00	9,306.70	693.30	0.00
Total Building	$	**431,490.00**	**376,539.64**	**37,529.79**	**17,420.57**
Utilities					
Electricity	$	22,000.00	19,076.00	1,421.06	1,502.94
Garage Electricity		6,500.00	5,636.09	419.86	444.05
Garbage & Recycling		16,000.00	14,890.72	1,109.28	0.00
Gas		40,000.00	37,226.80	2,773.20	0.00
Water & Sewage		70,000.00	65,146.91	4,853.09	0.00
Compactor Lease		10,000.00	8,670.91	645.94	683.16
Total Utilities	$	**164,500.00**	**150,647.43**	**11,222.42**	**2,630.15**
Grounds Maintenance					
Irrigation	$	1,500.00	1,396.01	103.99	0.00
Grounds Improvements		0.00	0.00	0.00	0.00
Landscaping		25,000.00	23,266.75	1,733.25	0.00
Snow Removal		8,000.00	1,600.00	6,200.00	200.00
Total Grounds Maintenance	$	**34,500.00**	**26,262.76**	**8,037.24**	**200.00**
Amenities	$				
Fitness Room - Quarterly Maintenance Visits		1,500.00	1,500.00	0.00	0.00
Total Recreation Area	$	**1,500.00**	**1,500.00**	**0.00**	**0.00**
TOTAL EXPENSES	$	**873,465.00**	**776,573.87**	**73,299.24**	**23,591.90**
Transfer to CRF		77,657.39	77,657.39		
TOTAL EXPENSES & TRANSFERS	$	**951,122.39**			

Strata Plan EPS11179, Monaco
1342 Johnston Rd, White Rock
Adopted Monthly Strata Fee Schedule
September 1, 2025 to August 31, 2026

S.L.	UNIT	U/E	OPERATING FUND CONTRIBUTION	CRF FUND CONTRIBUTION	TOTAL MONTHLY FEES DUE
1	201	70	451.74	45.17	**496.91**
2	202	66	425.93	42.59	**468.52**
3	203	70	451.74	45.17	**496.91**
4	204	70	451.74	45.17	**496.91**
5	205	72	464.65	46.46	**511.11**
6	206	72	464.65	46.46	**511.11**
7	207	71	458.19	45.82	**504.01**
8	208	119	767.95	76.80	**844.75**
9	209	181	1,168.06	116.81	**1,284.87**
10	210	152	980.92	98.09	**1,079.01**
11	211	151	974.46	97.45	**1,071.91**
12	212	128	826.04	82.60	**908.64**
13	301	93	600.16	60.02	**660.18**
14	302	69	445.28	44.53	**489.81**
15	303	70	451.74	45.17	**496.91**
16	304	66	425.93	42.59	**468.52**
17	305	70	451.74	45.17	**496.91**
18	306	70	451.74	45.17	**496.91**
19	307	72	464.65	46.46	**511.11**
20	308	72	464.65	46.46	**511.11**
21	309	71	458.19	45.82	**504.01**
22	310	88	567.90	56.79	**624.69**
23	311	134	864.75	86.48	**951.23**
24	312	139	897.02	89.70	**986.72**
25	313	151	974.46	97.45	**1,071.91**
26	314	127	819.58	81.96	**901.54**
27	315	118	761.50	76.15	**837.65**
28	316	76	490.45	49.05	**539.50**
29	317	96	619.53	61.95	**681.48**
30	318	112	722.78	72.28	**795.06**
31	401	93	600.16	60.02	**660.18**
32	402	69	445.28	44.53	**489.81**
33	403	70	451.74	45.17	**496.91**
34	404	67	432.37	43.24	**475.61**
35	405	70	451.74	45.17	**496.91**
36	406	70	451.74	45.17	**496.91**
37	407	72	464.65	46.46	**511.11**
38	408	72	464.65	46.46	**511.11**
39	409	71	458.19	45.82	**504.01**
40	410	66	425.93	42.59	**468.52**
41	411	62	400.11	40.01	**440.12**
42	412	161	1,038.99	103.90	**1,142.89**
43	413	130	838.94	83.89	**922.83**
44	414	89	574.35	57.44	**631.79**
45	415	94	606.62	60.66	**667.28**
46	416	76	490.45	49.05	**539.50**
47	417	96	619.53	61.95	**681.48**
48	418	112	722.78	72.28	**795.06**
49	501	106	684.05	68.41	**752.46**
50	502	83	535.63	53.56	**589.19**
51	503	126	813.13	81.31	**894.44**
52	504	126	813.13	81.31	**894.44**
53	505	89	574.35	57.44	**631.79**

Strata Plan EPS11179, Monaco
1342 Johnston Rd, White Rock
Adopted Monthly Strata Fee Schedule
September 1, 2025 to August 31, 2026

S.L.	UNIT	U/E	OPERATING FUND CONTRIBUTION	CRF FUND CONTRIBUTION	TOTAL MONTHLY FEES DUE
54	506	106	684.05	68.41	**752.46**
55	601	67	432.37	43.24	**475.61**
56	602	66	425.93	42.59	**468.52**
57	603	89	574.35	57.44	**631.79**
58	604	127	819.58	81.96	**901.54**
59	605	126	813.13	81.31	**894.44**
60	606	89	574.35	57.44	**631.79**
61	607	72	464.65	46.46	**511.11**
62	701	67	432.37	43.24	**475.61**
63	702	66	425.93	42.59	**468.52**
64	703	89	574.35	57.44	**631.79**
65	704	127	819.58	81.96	**901.54**
66	705	126	813.13	81.31	**894.44**
67	706	89	574.35	57.44	**631.79**
68	707	72	464.65	46.46	**511.11**
69	801	67	432.37	43.24	**475.61**
70	802	66	425.93	42.59	**468.52**
71	803	89	574.35	57.44	**631.79**
72	804	127	819.58	81.96	**901.54**
73	805	126	813.13	81.31	**894.44**
74	806	89	574.35	57.44	**631.79**
75	807	72	464.65	46.46	**511.11**
76	901	67	432.37	43.24	**475.61**
77	902	66	425.93	42.59	**468.52**
78	903	89	574.35	57.44	**631.79**
79	904	127	819.58	81.96	**901.54**
80	905	126	813.13	81.31	**894.44**
81	906	89	574.35	57.44	**631.79**
82	907	72	464.65	46.46	**511.11**
83	1001	67	432.37	43.24	**475.61**
84	1002	66	425.93	42.59	**468.52**
85	1003	89	574.35	57.44	**631.79**
86	1004	126	813.13	81.31	**894.44**
87	1005	126	813.13	81.31	**894.44**
88	1006	89	574.35	57.44	**631.79**
89	1007	73	471.10	47.11	**518.21**
90	1103	192	1,239.05	123.90	**1,362.95**
91	1101	199	1,284.22	128.42	**1,412.64**
92	1102	197	1,271.32	127.13	**1,398.45**
93	1203	194	1,251.95	125.20	**1,377.15**
94	1201	198	1,277.77	127.78	**1,405.55**
95	1202	197	1,271.32	127.13	**1,398.45**
96	1302	289	1,865.03	186.50	**2,051.53**
97	1301	290	1,871.48	187.15	**2,058.63**
TOTAL U/E		10,028	64,714.62	6,471.45	71,186.07
			x 12	x 12	x 12
			776,575.44	**77,657.40**	**854,232.84**

Strata Plan EPS11179, Monaco

1342 Johnston Rd, White Rock

3/4 Vote Resolution #1 - Special Levy for 15 Month Warranty Review

S.L.	UNIT	U/E	PROPOSED SPECIAL LEVY PAYMENT
1	201	70	**76.79**
2	202	66	**72.40**
3	203	70	**76.79**
4	204	70	**76.79**
5	205	72	**78.98**
6	206	72	**78.98**
7	207	71	**77.88**
8	208	119	**130.53**
9	209	181	**198.54**
10	210	152	**166.73**
11	211	151	**165.64**
12	212	128	**140.41**
13	301	93	**102.01**
14	302	69	**75.69**
15	303	70	**76.79**
16	304	66	**72.40**
17	305	70	**76.79**
18	306	70	**76.79**
19	307	72	**78.98**
20	308	72	**78.98**
21	309	71	**77.88**
22	310	88	**96.53**
23	311	134	**146.99**
24	312	139	**152.47**
25	313	151	**165.64**
26	314	127	**139.31**
27	315	118	**129.44**
28	316	76	**83.37**
29	317	96	**105.31**
30	318	112	**122.86**
31	401	93	**102.01**
32	402	69	**75.69**
33	403	70	**76.79**
34	404	67	**73.49**
35	405	70	**76.79**
36	406	70	**76.79**
37	407	72	**78.98**
38	408	72	**78.98**
39	409	71	**77.88**
40	410	66	**72.40**
41	411	62	**68.01**
42	412	161	**176.61**
43	413	130	**142.60**
44	414	89	**97.63**
45	415	94	**103.11**
46	416	76	**83.37**
47	417	96	**105.31**
48	418	112	**122.86**
49	501	106	**116.27**
50	502	83	**91.05**
51	503	126	**138.21**
52	504	126	**138.21**

Strata Plan EPS11179, Monaco

1342 Johnston Rd, White Rock

3/4 Vote Resolution #1 - Special Levy for 15 Month Warranty Review

S.L.	UNIT	U/E	PROPOSED SPECIAL LEVY PAYMENT
53	505	89	**97.63**
54	506	106	**116.27**
55	601	67	**73.49**
56	602	66	**72.40**
57	603	89	**97.63**
58	604	127	**139.31**
59	605	126	**138.21**
60	606	89	**97.63**
61	607	72	**78.98**
62	701	67	**73.49**
63	702	66	**72.40**
64	703	89	**97.63**
65	704	127	**139.31**
66	705	126	**138.21**
67	706	89	**97.63**
68	707	72	**78.98**
69	801	67	**73.49**
70	802	66	**72.40**
71	803	89	**97.63**
72	804	127	**139.31**
73	805	126	**138.21**
74	806	89	**97.63**
75	807	72	**78.98**
76	901	67	**73.49**
77	902	66	**72.40**
78	903	89	**97.63**
79	904	127	**139.31**
80	905	126	**138.21**
81	906	89	**97.63**
82	907	72	**78.98**
83	1001	67	**73.49**
84	1002	66	**72.40**
85	1003	89	**97.63**
86	1004	126	**138.21**
87	1005	126	**138.21**
88	1006	89	**97.63**
89	1007	73	**80.08**
90	1103	192	**210.61**
91	1101	199	**218.29**
92	1102	197	**216.09**
93	1203	194	**212.80**
94	1201	198	**217.19**
95	1202	197	**216.09**
96	1302	289	**317.01**
97	1301	290	**318.11**
TOTAL U/E		10,028	11,000.00

Strata Plan EPS11179

Special Levy – 15 Month Warranty Review
(Please refer to "Special Assessment Approved Payment Schedule"

PAYMENT OPTIONS

Option 1 – Pre-authorized Debit
(for those owners who have signed-up the auto-debit payment plan only)

Kindly complete and return this authorization form by email, fax or by mail. The authorized payment will be debited from owner's bank account along with the monthly strata fee on the next debit cycle once received.

Option 2 – Cheque / Bank Draft / Cash

If owner(s) choose **not** to pay with pre-authorized debit or **do not have** pre-authorized debit set up, kindly remit cheque or bank draft to our office on or before the due date in person or by mail to our office.

Cheque/Bank Draft payable to ***"Strata Plan EPS11179"*** *and mail it to the address below:*

Citybase Management Ltd.
400 - 1200 W 73rd Avenue,
Vancouver V6P 6G5 BC

PRE-AUTHORIZED DEBIT AUTHORIZATION (PAD)

Special Levy – 15 Month Warranty Review

Strata Plan No. **EPS11179**

** IMPORTANT **
ACTION IS REQUIRED

Unit Number: _______________

Name of Registered Owner(s): _________________________

Option 1:
Pre-Authorized Direct Debit (for those owners who have signed up for the auto-debit payment plan only) ***Please note that the Special Levy <u>will not be debited</u> without this authorization.*

I authorize Citybase Management Ltd to debit the Special Levies from my bank account directly.

____
Signature

If you have any inquiry regarding billing or statement, please contact us at 604-708-8998 ext.310. Thank you.