

**MINUTES
ANNUAL GENERAL MEETING
THE OWNERS STRATA PLAN EPS 1236
ORA**

***Held on Wednesday, September 6, 2017
Within 5th Floor Amenity Room
5511 Hollybridge Way, Richmond, BC***

The meeting was called to order at 7:30 p.m. by Douglas Mak, Strata Manager.

FirstService Residential BC Ltd. was represented by Douglas Mak and Edward Lee.

QUORUM STATUS

Subject to the Bylaws, a quorum for a general meeting is eligible voters holding 1/3 of the Strata Corporation's votes, present in person or by proxy. As the Strata Corporation currently consists of 325 eligible voters, 109 represents quorum in this instance. At the commencement of the meeting there were 81 eligible voters in attendance and 77 represented by proxy for a total of 158 votes represented. The quorum requirements had been achieved and the meeting proceeded.

PROOF OF NOTICE

It was noted that the Notice of Meeting, dated August 16, 2017, complied with the notice requirements of the *Strata Property Act* and that the most recently approved financial statements had been received.

APPROVAL OF AGENDA

It was moved and seconded to approve the Agenda as distributed with the Notice of Meeting. **CARRIED.**

APPROVAL OF GENERAL MEETING MINUTES

It was moved and seconded to approve the Minutes of the Annual General Meeting held July 28, 2016 as previously circulated. **CARRIED.**

PRESIDENT'S REPORT

Please refer to the President's Report that was attached to the Notice of the Annual General Meeting.

RATIFICATION OF RULES – MAJORITY VOTE

It was moved and seconded to ratify the Rules or changes to the Rules as circulated.

There was a discussion on the Strata Rules that were presented for ratification,

It was moved and seconded to amend Rule #12 to read as follows:

12. No underwater diving equipment may be used in the pool.

93 IN FAVOUR, 0 OPPOSED, 27 ABSTAINED. **CARRIED.**

It was moved and seconded to amend Rule #4 to read as follows:

4. No drinks or food allowed in the Facility, except water.

120 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

It was then moved and seconded to ratify the Rules as amended.

119 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

INSURANCE REPORT

At this point in the meeting, the Chairperson took the opportunity to advise those in attendance of the following information regarding Strata Lot ownership and other matters concerning the Strata Corporation.

Strata Corporation Insurance

Please refer to the Insurance Summary included with your Notice of Meeting, which outlines the insured perils, the limits of coverage and the applicable deductibles. Please note the water damage deductible for the Strata Corporation is \$15,000.00.

Section 149 of the *Strata Property Act* requires the Strata Corporation to have adequate full replacement value insurance for the common property, common assets, buildings shown on the Strata Plan and fixtures built or installed on a Strata Lot. Your Strata Corporation's insurance policy is currently held with BFL Canada and is insured for a replacement value of \$75,300,000.00 based on information received from the Appraisal.

The Chairperson reminded all Owners to obtain their own insurance coverage for **personal property contents** as well as **third party liability coverage**. Individual homeowner or Tenant insurance coverage is strongly recommended. Owners should also obtain additional coverage if they make any major improvements within their Strata lots, such as upgrading of appliances, fixtures, floor coverings, hardwood floors, etc. (subject to approval as outlined in the Strata Corporation Bylaws). **Displacement coverage** would also assist Owners or Tenants who would have to move out of their suites during a major loss, and **loss of rental coverage** is recommended for those individuals who rent out their units for investment purposes.

Non-Resident Owners should be sure that their Tenants clearly understand that in the event of a fire, flood or some other incident, if a Resident's possessions are damaged, that Resident must make a claim for compensation to his/her own insurance. Personal belongings are NOT covered by the building insurance policy.

Strata Corporation Insurance Coverage

The Strata Corporation's policy typically "insures against all risks of direct physical loss or damage to the property insured", subject to exclusions and applicable deductible.

Insured property is the building as it was delivered by the developer at the time of completion of construction. Insured property includes the fixed structure, permanently installed original fittings and fixtures, mechanical equipment and machinery, fire suppression systems and common assets.

The Strata Corporation's policy notably does NOT provide coverage for loss or damage to:

- Strata Lot Owner's and/or Tenant's personal property,
- Strata Lot Owner's betterments and/or improvements to Strata Lot,
- Strata Lot Owner's and/or Tenant's additional living expenses,
- Strata Lot Owner's rental income loss.

Strata Lot Owner and/or Tenant Insurance Coverage Recommendation

It is recommended that all Strata Lot Owners and/or Tenants acquire the applicable coverage:

- Personal property, such as furniture, clothing and similar personal property in the Strata Lot or designated storage space in the building, subject to a deductible.
- Strata Lot betterments and/or improvements completed at a Strata Lot Owner's expense, such as upgraded flooring, millwork, fixtures, etc.
- Additional living expenses incurred by a Resident as a result of the insured premises being uninhabitable as a direct result of an insured loss or damage.
- Loss of rental income incurred by a Strata Lot Owner as a result of the insured premises being uninhabitable by the tenant as a result of an insured loss or damage.
- Strata Corporation's deductible chargeback (e.g. water, fire) incurred in the event of a claim that originated from within an Owner's Strata Lot.

*****Example*****

In a rental situation there are three separate parties therefore there should be three separate insurance policies (Strata Corporation Policy, Owner's Policy and Tenant's Policy).

BUDGET APPROVAL

It was moved and seconded to bring the proposed operating budget to the floor for discussion.

After a lengthy discussion, the vote was called. The results were as follows:

84 IN FAVOUR, 34 OPPOSED, 8 ABSTAINED. **CARRIED.**

Owners please note: Strata fees have increased, retroactive to June 1, 2017.

PAYMENT OPTIONS (MONTHLY STRATA FEES ONLY):

1. **Owners Currently On Pre-Authorized Payment (PAD):** There is no action required from these Owners as any new Strata fees and/or retroactive fees adjustments will be automatically adjusted.
2. **Owners Who Pay By Post-Dated Cheques:** Please send in 12 post-dated cheques payable to Strata Plan EPS 1236, as well as any retroactive payment, as per the attached fee schedule.
3. **Owners Who Pay By E-Banking:** Owners will have to re-submit the Strata fee amount for future months, as well as any retroactive payment if necessary, as per the attached fee schedule.

If you have any questions regarding your account, please contact the Accounts Receivable Department at 604.684.5329.

**CONSIDERATION OF 3/4 VOTE RESOLUTION "A"
BYLAW AMENDMENT**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "A" reads as follows:

WHEREAS The Owners, Strata Plan EPS 1236, pursuant to Division 2 of Part 7 of the *Strata Property Act*, S.B.C. 1998, may amend the Bylaws of their Strata Corporation;

AND WHEREAS The Owners, Strata Plan EPS 1236, wish to amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a 3/4 vote resolution of The Owners, Strata Plan EPS 1236, in person or by proxy at this General Meeting that the Bylaws of their Strata Corporation be amended as follows, such amendment to be effective upon the filing of an Amendment to Bylaws in prescribed form in the Land Title Office

the Bylaws filed in the Land Title Office on December 20, 2013 under registration no. CA3522486 be and are hereby repealed;

the Bylaws filed in the Land Title Office on September 10, 2015 under registration no. CA4668091 be and are hereby repealed;

the Bylaws filed in the Land Title Office on August 12, 2016 under registration no. CA5420463 be and are hereby repealed;

the Schedule of Standard Bylaws to the *Strata Property Act*, S.B.C. 1998, c. 43 be and is hereby repealed; and

the Bylaws attached hereto be and are hereby substituted therefore.

There was a motion to amend the proposed bylaw 3.5(g)(ii) to read as follows:

3.5(g)(ii): use fire pits, fireplaces, unattended candles or any other flame-bearing item on his, her or its deck or patio, with the exception of patios originally fitted with outdoor natural gas hookups which may be permitted an outdoor natural gas or propane fire feature, subject to applicable Provincial and City Fire Regulations.

This motion was seconded, and after some discussion, the vote was called. The results were as follows:

101 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

There was a motion to remove proposed bylaws #27.4(e) which reads as follows:

27.4(e): not permit entry to or exit from the Live/Work Strata Lot through the Common Property lobbies located at 6200 River Road, 6951 Elmbridge Way, and 6971 Elmbridge Way, Richmond, British Columbia.

This motion was seconded, and after some discussion, the vote was called. The results were as follows:

95 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

There was a motion to remove proposed bylaw 27.4(g) which reads as follows:

27.4(g): keep a written record of the names and contact information for at least 30 days, of all Persons that he, she or it allows entry into the building as part of its business operation and provide this information to the Strata Corporation upon a written request.

This motion was seconded, and after some discussion, the vote was called. The results were as follows:

68 IN FAVOUR, 37 OPPOSED, 5 ABSTAINED. **DEFEATED**

After some discussion, the vote was called to approve the proposed bylaws as amended. The results were as follows:

71 IN FAVOUR, 59 OPPOSED, 9 ABSTAINED. **DEFEATED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "B"
AUTHORIZE ACTION – 2014 AND 2015 ELECTRICAL CONSUMPTION**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "B" reads as follows:

WHEREAS:

- A. Pursuant to s. 171 of the Strata Property Act, S.B.C. 1998, c. 43 (the “Act”) a Strata Corporation may sue, as a representative of all Owners, about any matter affecting the Strata Corporation if the suit is authorized by a 3/4 vote resolution at an annual or special general meeting;
- B. A Strata Corporation may obtain retroactive approval to continue an action commenced prior to obtaining a 3/4 vote resolution at an annual or special general meeting;
- C. The Strata Corporation is located within a building (the “Condominium”), which is divided into two separate legal parcels – remainder parcel, which consists of commercial space (the “Commercial Parcel”) owned by 6951 Elmbridge Way Ltd. and a residential air space parcel (the “Residential Parcel”) owned by members of the Strata Corporation.
- D. In or around November 18, 2013 the 6951 Elmbridge Way Ltd. agreed to pay for 18% of the repair and maintenance costs related to shared areas of the building including but not limited to common electrical systems and distribution (the “Agreement”).
- E. The parties to the Agreement were 6951 Elmbridge Way Ltd., as the Owner of the Commercial Parcel, and 6951 Elmbridge Way Ltd., as the Owner of the Residential Parcel.
- F. At the time the Agreement was entered into, the Strata Corporation did not exist.
- G. The Agreement was registered against the title to each of the Strata Lots within the Strata Corporation.
- H. In 2014, the Strata Corporation was charged \$21,342.29 by and paid to B.C. Hydro for the Commercial Owner’s 18% share of electricity consumption used for the benefit of the Commercial Owner and the benefit of its tenants and visitors (the “2014 Commercial Consumption”).
- I. In 2015, the Strata Corporation was charged \$20,358.85 by and paid to B.C. Hydro for the Commercial Owner’s 18% share of electricity consumption used for the benefit of the Commercial Owner and the benefit of its tenants and visitors (the “2015 Commercial Consumption”).
- J. The Strata Corporation did not benefit from the 2014 or the 2015 Commercial Consumption.
- K. The Strata Corporation demanded payment for the 2014 and 2015 Commercial Consumption from 6951 Elmbridge Way Ltd. but has not been reimbursed.
- L. On February 2, 2017, the Strata Corporation commenced an action in the Provincial Court of British Columbia (Small Claims Court), Richmond Registry with court file number 27460 (the “2014 BC Hydro Action”), a copy of which is attached at Appendix A to this Resolution.
- M. On February 2, 2017, the Strata Corporation commenced an action in the Provincial Court of British Columbia (Small Claims Court), Richmond Registry with court file number 27463 (the “2015 BC Hydro Action”), a copy of which is attached at Appendix B to this Resolution.

- N. The 2014 BC Hydro Action and the 2015 BC Hydro Action will be referred to collectively as the (“Actions”).
- O. The Strata Corporation has not served 6951 Elmbridge Way Ltd. with the Actions and has until February 1, 2018 to do so or its claims will expire;
- P. The Strata Corporation wishes to continue the Actions and serve 6951 Elmbridge Way Ltd. in this respect;
- Q. The Strata Corporation may wish to commence and participate in other proceedings related to each of the Actions (the “Related Proceedings”); and
- R. The Strata Corporation may wish to commence and participate in appeals or other proceedings arising from orders made in each of the Actions (the “Appeals”).

BE IT RESOLVED:

- 1. The Strata Corporation is fully authorized to continue each of the Actions as if each action was authorized by a 3/4 vote resolution at an annual or special general meeting pursuant to section 171 of the Act prior to February 2, 2017.
- 2. The Strata Corporation is fully authorized to take such steps in relation to each of the Actions, Related Proceedings and Appeals as its Strata Council may consider advisable, including, but not limited to:
 - a. serving each defendant with the Actions;
 - b. adding, substituting or removing any parties in any of the Actions or Related Proceedings;
 - c. commencing, continuing and participating in any counterclaims or third party claims in Related Proceedings;
 - d. transferring one or both of the Actions to the Supreme Court of British Columbia;
 - e. participating in mediations and otherwise conducting settlement negotiations in relation to any of the Actions, Related Proceedings or Appeals;
 - f. entering into agreements to settle any of the Actions, Related Proceedings or Appeals, binding on the Strata Corporation; and
 - g. discontinuing or consenting to the dismissal of any of the Actions, Related Proceedings or Appeals, in whole or in part, with or without payment of legal costs by the Strata Corporation;
 - h. preparing for and participating in any trials or hearings in any of the Actions, Related Proceedings or Appeals.

3. All funds recovered from any of the legal proceedings above shall be deposited into the Strata Corporation's operating account and used for such purposes as the registered Owners may direct by 3/4 vote resolution at the next annual or special general meeting following receipt of such funds.

After some discussion, the vote was called. The results were as follows:

93 IN FAVOUR, 5 OPPOSED, 1 ABSTAINED. **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "C"
AUTHORIZE ACTION – 2014 AND 2015 GAS CONSUMPTION**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "C" reads as follows:

WHEREAS:

- A. Pursuant to s. 171 of the Strata Property Act, S.B.C. 1998, c. 43 (the "Act") a Strata Corporation may sue, as a representative of all Owners, about any matter affecting the Strata Corporation if the suit is authorized by a 3/4 vote resolution at an annual or special general meeting;
- B. A Strata Corporation may obtain retroactive approval to continue an action commenced prior to obtaining a 3/4 vote resolution at an annual or special general meeting;
- C. The Strata Corporation is located within a building (the "Condominium"), which is divided into two separate legal parcels – remainder parcel, which consists of commercial space (the "Commercial Parcel") owned by 6951 Elmbridge Way Ltd. and a residential air space parcel (the "Residential Parcel") owned by members of the Strata Corporation.
- D. In or around November 18, 2013 the 6951 Elmbridge Way Ltd. agreed to pay for 18% of the repair and maintenance costs related to shared areas of the building including but not limited to natural gas distribution systems (the "Agreement").
- E. The parties to the Agreement were 6951 Elmbridge Way Ltd., as the Owner of the Commercial Parcel, and 6951 Elmbridge Way Ltd., as the Owner of the Residential Parcel.
- F. At the time the Agreement was entered into, the Strata Corporation did not exist.
- G. The Agreement was registered against the title to each of the Strata Lots within the Strata Corporation.
- H. In 2014, the Strata Corporation was charged \$9,786.18 by and paid to Fortis B.C. for the Commercial Owner's 18% share of gas consumption used for the Commercial Owner's benefit and the benefit of its tenants and visitors (the "2014 Commercial Consumption").
- I. In 2015, the Strata Corporation was charged \$13,972.20 by and paid to Fortis B.C. for the Commercial Owner's 18% share of gas consumption used for the Commercial Owner's benefit and the benefit of its tenants and visitors (the "2015 Commercial Consumption").

- J. The Strata Corporation did not benefit from the 2014 or the 2015 Commercial Consumption.
- K. The Strata Corporation demanded payment for the 2014 and 2015 Commercial Consumption from 6951 Elmbridge Way Ltd. but has not been reimbursed.
- L. On February 2, 2017, the Strata Corporation commenced an action in the Provincial Court of British Columbia (Small Claims Court), Richmond Registry with court file number 27462 (the "2014 Fortis Action"), a copy of which is attached at Appendix A to this Resolution.
- M. On February 2, 2017, the Strata Corporation commenced an action in the Provincial Court of British Columbia (Small Claims Court), Richmond Registry with court file number 27461 (the "2015 Fortis Action"), a copy of which is attached at Appendix B to this Resolution.
- N. The 2014 Fortis Action and the 2015 Fortis Action will be referred to collectively as the ("Actions").
- O. The Strata Corporation has not served 6951 Elmbridge Way Ltd. with the Actions and has until February 1, 2018 to do so or its claims will expire;
- P. The Strata Corporation wishes to continue the Actions and serve 6951 Elmbridge Way Ltd. in this respect;
- Q. The Strata Corporation may wish to commence and participate in other proceedings related to each of the Actions (the "Related Proceedings"); and
- R. The Strata Corporation may wish to commence and participate in appeals or other proceedings arising from orders made in each of the Actions (the "Appeals").

BE IT RESOLVED:

- 1. The Strata Corporation is fully authorized to continue each of the Actions as if each action was authorized by a 3/4 vote resolution at an annual or special general meeting pursuant to section 171 of the Act prior to February 2, 2017.
- 2. The Strata Corporation is fully authorized to take such steps in relation to each of the Actions, Related Proceedings and Appeals as its Strata Council may consider advisable, including, but not limited to:
 - a. serving each defendant with the Actions;
 - b. adding, substituting or removing any parties in any of the Actions or Related Proceedings;
 - c. commencing, continuing and participating in any counterclaims or third party claims in Related Proceedings;
 - d. transferring one or both of the Actions to the Supreme Court of British Columbia;

- e. participating in mediations and otherwise conducting settlement negotiations in relation to any of the Actions, Related Proceedings or Appeals;
 - f. entering into agreements to settle any of the Actions, Related Proceedings or Appeals, binding on the Strata Corporation; and
 - g. discontinuing or consenting to the dismissal of any of the Actions, Related Proceedings or Appeals, in whole or in part, with or without payment of legal costs by the Strata Corporation;
 - h. preparing for and participating in any trials or hearings in any of the Actions, Related Proceedings or Appeals.
3. All funds recovered from any of the legal proceedings above shall be deposited into the Strata Corporation's operating account and used for such purposes as the registered Owners may direct by 3/4 vote resolution at the next annual or special general meeting following receipt of such funds.

After some discussion, the vote was called. The results were as follows:

94 IN FAVOUR, 5 OPPOSED, 1 ABSTAINED. **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "D"
AUTHORIZE ACTION – REPAIR AND MAINTENANCE COSTS**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "D" reads as follows:

WHEREAS:

- A. Pursuant to s. 171 of the Strata Property Act, S.B.C. 1998, c. 43 (the "Act") a Strata Corporation may sue, as a representative of all Owners, about any matter affecting the Strata Corporation if the suit is authorized by a 3/4 vote resolution at an annual or special general meeting;
- B. A Strata Corporation may obtain retroactive approval to continue an action commenced prior to obtaining a 3/4 vote resolution at an annual or special general meeting;
- C. The Strata Corporation is located within a building (the "Condominium"), which is divided into two separate legal parcels – remainder parcel, which consists of commercial space (the "Commercial Parcel") owned by 6951 Elmbridge Way Ltd. and a residential air space parcel (the "Residential Parcel") owned by members of the Strata Corporation.
- D. In or around November 18, 2013 the 6951 Elmbridge Way Ltd. agreed to pay for 18% of the repair and maintenance costs related to shared areas of the building including but not limited to irrigation, fire protection systems, and street level maintenance (the "Agreement").
- E. The parties to the Agreement were 6951 Elmbridge Way Ltd., as the Owner of the Commercial Parcel, and 6951 Elmbridge Way Ltd., as the Owner of the Residential Parcel.

- F. At the time the Agreement was entered into, the Strata Corporation did not exist.
- G. The Agreement was registered against the title to each of the Strata Lots within the Strata Corporation.
- H. In 2014, the Strata Corporation was charged and paid \$844.04 and in 2015, \$2,840.72 by various contractors for the Commercial Owner's 18% share of costs for repairs and maintenance used for the Commercial Owner's benefit and the benefit of its tenants and visitors (the "Commercial Share Costs").
- I. The Strata Corporation demanded payment for the Commercial Share Costs from 6951 Elmbridge Way Ltd. but has not been reimbursed by 6951 Elmbridge Way Ltd.
- J. On March 9, 2017, the Strata Corporation commenced an action in the Provincial Court of British Columbia (Small Claims Court) with court file number RMD-P-C-27501 (the "Action"), a copy of which is attached at Appendix A to this Resolution.
- K. The Strata Corporation has not served 6951 Elmbridge Way Ltd. with the Action and has until March 8, 2018 to do so or its claim will expire;
- L. The Strata Corporation wishes to continue the Action and serve 6951 Elmbridge Way Ltd.;
- M. The Strata Corporation may wish to commence and participate in other proceedings related to the Action (the "Related Proceedings"); and
- N. The Strata Corporation may wish to commence and participate in appeals or other proceedings arising from orders made in the Action (the "Appeals").

BE IT RESOLVED:

- 1. The Strata Corporation is fully authorized to continue the Action as if the action was authorized by a 3/4 vote resolution at an annual or special general meeting pursuant to section 171 of the Act prior to March 9, 2017.
- 2. The Strata Corporation is fully authorized to take such steps in relation to the Action, Related Proceedings and Appeals as its Strata Council may consider advisable, including, but not limited to:
 - a. serving the defendants with the Action;
 - b. adding, substituting or removing any parties in the Action or Related Proceedings;
 - c. commencing, continuing and participating in any counterclaims or third party claims in Related Proceedings;
 - d. transferring the Action to the Supreme Court of British Columbia;
 - e. participating in mediations and otherwise conducting settlement negotiations in relation to the Action, Related Proceedings or Appeals;

- f. entering into an agreement to settle the Action, Related Proceedings or Appeals, binding on the Strata Corporation; and
 - g. discontinuing or consenting to the dismissal of the Action, Related Proceedings or Appeals, in whole or in part, with or without payment of legal costs by the Strata Corporation;
 - h. preparing for and participating in any trials or hearings in the Action, Related Proceedings or Appeal.
3. All funds recovered from any of the legal proceedings above shall be deposited into the Strata Corporation's operating account and used for such purposes as the registered owners may direct by 3/4 vote resolution at the next annual or special general meeting following receipt of such funds.

After some discussion, the vote was called. The results were as follows:

94 IN FAVOUR, 5 OPPOSED, 0 ABSTAINED. **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "E"
AUTHORIZE ACTION – UNAUTHORIZED ELECTRICAL CONSUMPTION**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "E" reads as follows:

WHEREAS:

- A. Pursuant to s. 171 of the Strata Property Act, S.B.C. 1998, c. 43 (the "Act") a Strata Corporation may sue, as a representative of all Owners, about any matter affecting the Strata Corporation if the suit is authorized by a 3/4 vote resolution at an annual or general meeting;
- B. A Strata Corporation may obtain retroactive approval to continue an action commenced prior to obtaining a 3/4 vote resolution at an annual or special general meeting;
- C. In or around January 2015, the Strata Corporation, legally known as The Owners, Strata Plan EPS1236 (the "Strata Corporation"), discovered that in or around March to October 2014, a temporary electrical panel had been connected for the use and benefit of T & T Supermarket Inc. and/or the use and benefit of 6951 Elmbridge Way Ltd. or its tenants, without the Strata Corporation's consent (the "Unauthorized Electrical Consumption").
- D. The Strata Corporation was charged and paid \$15,825.75 in electrical costs for the Unauthorized Electrical Consumption (the "Electrical Cost").
- E. On or about January 29, 2015, the Strata Corporation demanded payment from 6951 Elmbridge Way Ltd. and T & T Supermarket Inc. for the Electrical Cost but has not been reimbursed.

- F. On November 29, 2016, the Strata Corporation commenced an action in the Provincial Court of British Columbia (Small Claims Court) with court file number RMD-P-C-27313 (the "Action"), a copy of which is attached at Appendix A to this Resolution.
- G. The Strata Corporation has not served 6951 Elmbridge Way Ltd. and T & T Supermarket Inc. with the Action and has until November 28, 2017 to do so or its claim will expire;
- H. The Strata Corporation wishes to continue the Action and serve the parties responsible for the Electrical Consumption;
- I. The Strata Corporation may wish to commence and participate in other proceedings related to the Action (the "Related Proceedings"); and
- J. The Strata Corporation may wish to commence and participate in appeals or other proceedings arising from orders made in the Action (the "Appeals").

BE IT RESOLVED:

- 1. The Strata Corporation is fully authorized to continue the Action as if the suit was authorized by a 3/4 vote resolution at an annual or special general meeting pursuant to section 171 of the Act prior to November 29, 2016.
- 2. The Strata Corporation is fully authorized to take such steps in relation to the Action, Related Proceedings and Appeals as its Strata Council may consider advisable, including, but not limited to:
 - a. serving the defendants with the Action;
 - b. adding, substituting or removing any parties in the Action or Related Proceedings;
 - c. commencing, continuing and participating in any counterclaims or third party claims in Related Proceedings;
 - d. transferring the Action to the Supreme Court of British Columbia;
 - e. participating in mediations and otherwise conducting settlement negotiations in relation to the Action, Related Proceedings or Appeals;
 - f. entering into an agreement to settle the Action, Related Proceedings or Appeals, binding on the Strata Corporation; and
 - g. discontinuing or consenting to the dismissal of the Action, Related Proceedings or Appeals, in whole or in part, with or without payment of legal costs by the Strata Corporation;
 - h. preparing for and participating in any trials or hearings in the Action, Related Proceedings or Appeal.

3. All funds recovered from any of the legal proceedings above shall be deposited into the Strata Corporation's operating account and used for such purposes as these registered Owners may direct by 3/4 vote resolution at the next annual or special general meeting following receipt of such funds.

After some discussion, the vote was called. The results were as follows:

95 IN FAVOUR, 5 OPPOSED, 1 ABSTAINED. **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "F"
WAIVER OF DEPRECIATION REPORT**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "F" reads as follows:

WHEREAS The Owners, Strata Plan EPS 1236, wish to waive the requirement to obtain a Depreciation Report otherwise required under Section 94 of the *Strata Property Act*;

BE IT RESOLVED by a 3/4 vote resolution of The Owners, Strata Plan EPS 1236, in person or by proxy at this General Meeting that in accordance with Section 94(3) (a) of the *Strata Property Act* the requirement to obtain a Depreciation Report is hereby waived until the next Annual General Meeting.

After some discussion, the vote was called. The results were as follows:

113 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

Since 3/4 Vote Resolution "F" Waiver of Depreciation Report was passed, there was no need to put forth Majority Vote Resolution "G" – Depreciation Report for review and consideration.

ELECTION OF COUNCIL

The Chairperson advised that under the Bylaws of the Strata Corporation the Council must consist of a minimum of 3 to a maximum of 7. Those persons elected to the Council at this meeting will hold office until the next Annual General Meeting.

The following persons agreed to stand for Council:

Margaret Herscheid
Chung Leung Seto
Erin Yao
David Feldstein
James Chan
Chris Chan
Chris Hudson
David Sun
Alice Iu
Edward Li
Teresa Zeng

Jessica Chen
Julian Cheung

After the ballots were counted, the following persons were elected by Majority Vote:

Erin Yao
Chris Chan
Chris Hudson
David Sun
Alice lu
Edward Li
Teresa Zeng

TERMINATION OF MEETING

There being no further business, it was moved to terminate the meeting at 11:30 p.m. **CARRIED.**

FirstService Residential BC Ltd.



Douglas Mak
Senior Strata Manager
Per the Owners
Strata Plan EPS 1236

DM/cm

Email: info@fsresidential.com
General: 604.683.8900 (24 hours emergencies)
Customer Care Centre: 1.855.273.1967 (24 hours non-emergency)
www.fsresidential.com

Please keep a copy of these minutes for future reference, which will be required at the time of sale. A charge, as per the *Strata Property Act*, will be assessed for replacement copies.

FIRSTSERVICE OFFERS CONVENIENCE!

1. ***Pre-Authorized Debit Payment (PAD)***

For Owners who wish to enroll in our PAD for the 1st time, a copy of our PAD Agreement can be downloaded from our website at www.fsresidential.com under the “Forms” section.

2. ***Online/Telephone Banking***

FirstService offers convenience! Our office has established electronic banking relationships with the major chartered banks and all participating credit unions in BC (i.e. Vancity, Coast Capital Savings, etc.) to make it easier for you to remit your Strata fees, special levies, etc.

I'M INTERESTED, HOW DO I DO THIS?

1. Go to bill payment option and set up “**FirstService Residential (Strata)**” as a vendor.
2. You will be required to provide your FirstService personally assigned unique reference number (without dashes or spaces). This number can be found in your FirstService correspondence.
3. Enter your payment amount and payment date. You should also be able to set this up as a recurring payment every month.

WHEN SHOULD I MAKE MY PAYMENTS?

It takes 1 to 3 business days for us to receive your payment depending on your financial institution. Please note it is the customer’s responsibility to ensure that payments are received by FirstService Residential by the due date to avoid any late payment fines.

EPS 1236 - ORA
Approved Budget
Jun 01, 2017 to May 31, 2018

INCOME

FEES

| | |
|-------------------------------|-------------------------|
| Operating Fund Contribution | 1,200,425 |
| Contingency Fund Contribution | 106,000 |
| TOTAL FEES | <u>1,306,425</u> |

| | |
|----------------------------|-------------------------|
| Interest Income | 100 |
| Miscellaneous Income | 12,000 |
| Move In / Move Out Fee | 15,000 |
| Security Card / Key Income | 2,000 |
| TOTAL INCOME | <u>1,335,525</u> |

EXPENSES

OPERATING EXPENSES

| | |
|---|-------------------------|
| Administration | 12,000 |
| Audit | 315 |
| Building Manager | 130,000 |
| Carpet Cleaning | 5,500 |
| Drainage/Dyke/Recycle | 46,500 |
| Drain Flushing / Catch-Basin Cleaning | 15,000 |
| Electricity | 71,800 |
| Elevator Maintenance | 70,000 |
| Easement - Remainder Expenses | 30,000 |
| Fire Equipment Maintenance / Monitoring | 16,000 |
| Garbage Removal | 50,000 |
| Gas | 66,000 |
| Gas Sensor | 23,000 |
| Garage Security Door | 7,000 |
| Generator Maintenance | 7,000 |
| HVAC Maintenance | 18,000 |
| Insurance | 120,000 |
| Janitorial Supplies | 5,000 |
| Janitorial Services | 81,000 |
| Lighting Supplies | 500 |
| Landscaping | 20,000 |
| LED Lighting | 43,200 |
| Management Fees | 73,710 |
| Miscellaneous | 2,000 |
| Parking Lot Maintenance | 4,000 |
| Pest Control | 1,500 |
| Professional Fees | 50,000 |
| Recreation Facilities / Amenity - Repairs / Maintenance | 25,000 |
| Repair and Maintenance | 40,000 |
| Security / Enterphone System | 5,000 |
| Security Services | 35,000 |
| Security Upgrades / Maintenance | 30,000 |
| Telephone | 5,500 |
| Water / Sewer | 93,000 |
| Window Cleaning | 17,000 |
| TOTAL OPERATING EXPENSES | <u>1,219,525</u> |

| | |
|-------------------------------|-------------------------|
| Reserve - Contingency Fund | 106,000 |
| Reserve - Depreciation Report | 10,000 |
| TOTAL EXPENSES | <u>1,335,525</u> |

| | |
|---|-----------------|
| CURRENT YEAR SURPLUS / (DEFICIT) | <u>0</u> |
|---|-----------------|

| | |
|---|--------|
| Operating Surplus (Deficit) Balance Forward | 27,902 |
|---|--------|

| | |
|---|-----------------------------|
| ENDING OPERATING SURPLUS / (DEFICIT) | <u><u>27,902</u></u> |
|---|-----------------------------|

EPS 1236 - ORA
Approved Strata Fee Schedule
Jun 01, 2017 to May 31, 2018

| <u>Strata Lot #</u> | <u>Unit Address</u> | <u>Unit Entitlement</u> | <u>Monthly Strata Fees</u> |
|-------------------------|---------------------------|-----------------------------|--------------------------------|
| 1 | 205 - 6951 Elmbridge Way | 54 | \$ 246.01 |
| 2 | 203 - 6951 Elmbridge Way | 50 | 227.79 |
| 3 | 202 - 6951 Elmbridge Way | 82 | 373.57 |
| 4 | 201 - 6951 Elmbridge Way | 55 | 250.57 |
| 5 | 305 - 6951 Elmbridge Way | 54 | 246.01 |
| 6 | 303 - 6951 Elmbridge Way | 49 | 223.23 |
| 7 | 302 - 6951 Elmbridge Way | 81 | 369.02 |
| 8 | 301 - 6951 Elmbridge Way | 55 | 250.57 |
| 9 | 505 - 6951 Elmbridge Way | 52 | 236.90 |
| 10 | 503 - 6951 Elmbridge Way | 50 | 227.79 |
| 11 | 502 - 6951 Elmbridge Way | 81 | 369.02 |
| 12 | 501 - 6951 Elmbridge Way | 56 | 255.12 |
| 13 | 508 - 6951 Elmbridge Way | 83 | 378.13 |
| 14 | 507 - 6951 Elmbridge Way | 74 | 337.13 |
| 15 | 506 - 6951 Elmbridge Way | 74 | 337.13 |
| 16 | 606 - 6951 Elmbridge Way | 52 | 236.90 |
| 17 | 605 - 6951 Elmbridge Way | 50 | 227.79 |
| 18 | 603 - 6951 Elmbridge Way | 82 | 373.57 |
| 19 | 602 - 6951 Elmbridge Way | 55 | 250.57 |
| 20 | 601 - 6951 Elmbridge Way | 51 | 232.34 |
| 21 | 610 - 6951 Elmbridge Way | 50 | 227.79 |
| 22 | 609 - 6951 Elmbridge Way | 76 | 346.24 |
| 23 | 608 - 6951 Elmbridge Way | 73 | 332.57 |
| 24 | 607 - 6951 Elmbridge Way | 74 | 337.13 |
| 25 | 707 - 6951 Elmbridge Way | 52 | 236.90 |
| 26 | 706 - 6951 Elmbridge Way | 51 | 232.34 |
| 27 | 705 - 6951 Elmbridge Way | 75 | 341.68 |
| 28 | 703 - 6951 Elmbridge Way | 73 | 332.57 |
| 29 | 702 - 6951 Elmbridge Way | 74 | 337.13 |
| 30 | 701 - 6951 Elmbridge Way | 51 | 232.34 |
| 31 | 711 - 6951 Elmbridge Way | 50 | 227.79 |
| 32 | 710 - 6951 Elmbridge Way | 76 | 346.24 |
| 33 | 709 - 6951 Elmbridge Way | 74 | 337.13 |
| 34 | 708 - 6951 Elmbridge Way | 74 | 337.13 |
| 35 | 807 - 6951 Elmbridge Way | 52 | 236.90 |
| 36 | 806 - 6951 Elmbridge Way | 51 | 232.34 |
| 37 | 805 - 6951 Elmbridge Way | 75 | 341.68 |
| 38 | 803 - 6951 Elmbridge Way | 73 | 332.57 |
| 39 | 802 - 6951 Elmbridge Way | 74 | 337.13 |
| 40 | 801 - 6951 Elmbridge Way | 51 | 232.34 |
| 41 | 811 - 6951 Elmbridge Way | 51 | 232.34 |
| 42 | 810 - 6951 Elmbridge Way | 76 | 346.24 |
| 43 | 809 - 6951 Elmbridge Way | 73 | 332.57 |
| 44 | 808 - 6951 Elmbridge Way | 74 | 337.13 |
| 45 | 907 - 6951 Elmbridge Way | 52 | 236.90 |
| 46 | 906 - 6951 Elmbridge Way | 51 | 232.34 |
| 47 | 905 - 6951 Elmbridge Way | 76 | 346.24 |
| 48 | 903 - 6951 Elmbridge Way | 73 | 332.57 |
| 49 | 902 - 6951 Elmbridge Way | 74 | 337.13 |
| 50 | 901 - 6951 Elmbridge Way | 51 | 232.34 |
| 51 | 912 - 6951 Elmbridge Way | 50 | 227.79 |
| 52 | 910 - 6951 Elmbridge Way | 76 | 346.24 |
| 53 | 909 - 6951 Elmbridge Way | 74 | 337.13 |
| 54 | 908 - 6951 Elmbridge Way | 74 | 337.13 |
| 55 | 1007 - 6951 Elmbridge Way | 52 | 236.90 |
| 56 | 1006 - 6951 Elmbridge Way | 51 | 232.34 |
| 57 | 1005 - 6951 Elmbridge Way | 76 | 346.24 |
| 58 | 1003 - 6951 Elmbridge Way | 73 | 332.57 |
| 59 | 1002 - 6951 Elmbridge Way | 74 | 337.13 |

EPS 1236 - ORA
Approved Strata Fee Schedule
Jun 01, 2017 to May 31, 2018

| <u>Strata Lot #</u> | <u>Unit Address</u> | <u>Unit Entitlement</u> | <u>Monthly Strata Fees</u> |
|-------------------------|-----------------------------|-----------------------------|--------------------------------|
| 60 | 1001 - 6951 Elmbridge Way | 51 | \$ 232.34 |
| 61 | 1011 - 6951 Elmbridge Way | 50 | 227.79 |
| 62 | 1010 - 6951 Elmbridge Way | 76 | 346.24 |
| 63 | 1009 - 6951 Elmbridge Way | 74 | 337.13 |
| 64 | 1008 - 6951 Elmbridge Way | 74 | 337.13 |
| 65 | 1107 - 6951 Elmbridge Way | 52 | 236.90 |
| 66 | 1106 - 6951 Elmbridge Way | 50 | 227.79 |
| 67 | 1105 - 6951 Elmbridge Way | 76 | 346.24 |
| 68 | 1103 - 6951 Elmbridge Way | 73 | 332.57 |
| 69 | 1102 - 6951 Elmbridge Way | 74 | 337.13 |
| 70 | 1101 - 6951 Elmbridge Way | 51 | 232.34 |
| 71 | 1112 - 6951 Elmbridge Way | 50 | 227.79 |
| 72 | 1110 - 6951 Elmbridge Way | 76 | 346.24 |
| 73 | 1109 - 6951 Elmbridge Way | 74 | 337.13 |
| 74 | 1108 - 6951 Elmbridge Way | 74 | 337.13 |
| 75 | 1205 - 6951 Elmbridge Way | 52 | 236.90 |
| 76 | 1203 - 6951 Elmbridge Way | 84 | 382.68 |
| 77 | 1202 - 6951 Elmbridge Way | 84 | 382.68 |
| 78 | 1201 - 6951 Elmbridge Way | 82 | 373.57 |
| 79 | 1208 - 6951 Elmbridge Way | 86 | 391.79 |
| 80 | 1207 - 6951 Elmbridge Way | 53 | 241.45 |
| 81 | 1206 - 6951 Elmbridge Way | 82 | 373.57 |
| 82 | 1505 - 6951 Elmbridge Way | 52 | 236.90 |
| 83 | 1503 - 6951 Elmbridge Way | 84 | 382.68 |
| 84 | 1502 - 6951 Elmbridge Way | 85 | 387.24 |
| 85 | 1501 - 6951 Elmbridge Way | 82 | 373.57 |
| 86 | 1508 - 6951 Elmbridge Way | 86 | 391.79 |
| 87 | 1507 - 6951 Elmbridge Way | 53 | 241.45 |
| 88 | 1506 - 6951 Elmbridge Way | 82 | 373.57 |
| 89 | 2011 - 5511 Hollybridge Way | 94 | 428.24 |
| 90 | 2010 - 5511 Hollybridge Way | 94 | 428.24 |
| 91 | 2009 - 5511 Hollybridge Way | 94 | 428.24 |
| 92 | 2008 - 5511 Hollybridge Way | 94 | 428.24 |
| 93 | 2007 - 5511 Hollybridge Way | 94 | 428.24 |
| 94 | 3018 - 5511 Hollybridge Way | 94 | 428.24 |
| 95 | 3017 - 5511 Hollybridge Way | 94 | 428.24 |
| 96 | 3016 - 5511 Hollybridge Way | 94 | 428.24 |
| 97 | 3015 - 5511 Hollybridge Way | 94 | 428.24 |
| 98 | 3013 - 5511 Hollybridge Way | 94 | 428.24 |
| 99 | 5022 - 5511 Hollybridge Way | 94 | 428.24 |
| 100 | 5021 - 5511 Hollybridge Way | 94 | 428.24 |
| 101 | 5019 - 5511 Hollybridge Way | 94 | 428.24 |
| 102 | 5017 - 5511 Hollybridge Way | 94 | 428.24 |
| 103 | 5016 - 5511 Hollybridge Way | 94 | 428.24 |
| 104 | 5018 - 5511 Hollybridge Way | 91 | 414.57 |
| 105 | 5020 - 5511 Hollybridge Way | 91 | 414.57 |
| 106 | 5023 - 5511 Hollybridge Way | 97 | 441.91 |
| 107 | 5025 - 5511 Hollybridge Way | 94 | 428.24 |
| 108 | 6023 - 5511 Hollybridge Way | 96 | 437.35 |
| 109 | 6022 - 5511 Hollybridge Way | 96 | 437.35 |
| 110 | 6020 - 5511 Hollybridge Way | 96 | 437.35 |
| 111 | 6018 - 5511 Hollybridge Way | 96 | 437.35 |
| 112 | 6017 - 5511 Hollybridge Way | 96 | 437.35 |
| 113 | 6019 - 5511 Hollybridge Way | 103 | 469.24 |
| 114 | 6021 - 5511 Hollybridge Way | 103 | 469.24 |
| 115 | 6025 - 5511 Hollybridge Way | 96 | 437.35 |
| 116 | 205 - 6971 Elmbridge Way | 75 | 341.68 |
| 117 | 203 - 6971 Elmbridge Way | 74 | 337.13 |
| 118 | 202 - 6971 Elmbridge Way | 56 | 255.12 |
| 119 | 201 - 6971 Elmbridge Way | 58 | 264.23 |

EPS 1236 - ORA
Approved Strata Fee Schedule
Jun 01, 2017 to May 31, 2018

| <u>Strata</u> <u>Lot #</u> | <u>Unit Address</u> | <u>Unit</u> <u>Entitlement</u> | | <u>Monthly</u> <u>Strata Fees</u> |
|-------------------------------|-----------------------------|-----------------------------------|----|--------------------------------------|
| 120 | 2006 - 5511 Hollybridge Way | 104 | \$ | 473.80 |
| 121 | 2005 - 5511 Hollybridge Way | 97 | | 441.91 |
| 122 | 2003 - 5511 Hollybridge Way | 97 | | 441.91 |
| 123 | 305 - 6971 Elmbridge Way | 76 | | 346.24 |
| 124 | 303 - 6971 Elmbridge Way | 75 | | 341.68 |
| 125 | 302 - 6971 Elmbridge Way | 56 | | 255.12 |
| 126 | 301 - 6971 Elmbridge Way | 58 | | 264.23 |
| 127 | 3012 - 5511 Hollybridge Way | 104 | | 473.80 |
| 128 | 3011 - 5511 Hollybridge Way | 96 | | 437.35 |
| 129 | 3010 - 5511 Hollybridge Way | 97 | | 441.91 |
| 130 | 505 - 6971 Elmbridge Way | 76 | | 346.24 |
| 131 | 503 - 6971 Elmbridge Way | 74 | | 337.13 |
| 132 | 502 - 6971 Elmbridge Way | 56 | | 255.12 |
| 133 | 501 - 6971 Elmbridge Way | 54 | | 246.01 |
| 134 | 6016 - 5511 Hollybridge Way | 137 | | 624.14 |
| 135 | 6015 - 5511 Hollybridge Way | 139 | | 633.25 |
| 136 | 6013 - 5511 Hollybridge Way | 148 | | 674.25 |
| 137 | 6012 - 5511 Hollybridge Way | 148 | | 674.25 |
| 138 | 605 - 6971 Elmbridge Way | 76 | | 346.24 |
| 139 | 603 - 6971 Elmbridge Way | 74 | | 337.13 |
| 140 | 602 - 6971 Elmbridge Way | 52 | | 236.90 |
| 141 | 601 - 6971 Elmbridge Way | 54 | | 246.01 |
| 142 | 710 - 6971 Elmbridge Way | 76 | | 346.24 |
| 143 | 709 - 6971 Elmbridge Way | 73 | | 332.57 |
| 144 | 708 - 6971 Elmbridge Way | 74 | | 337.13 |
| 145 | 707 - 6971 Elmbridge Way | 52 | | 236.90 |
| 146 | 706 - 6971 Elmbridge Way | 51 | | 232.34 |
| 147 | 705 - 6971 Elmbridge Way | 75 | | 341.68 |
| 148 | 703 - 6971 Elmbridge Way | 74 | | 337.13 |
| 149 | 702 - 6971 Elmbridge Way | 74 | | 337.13 |
| 150 | 701 - 6971 Elmbridge Way | 51 | | 232.34 |
| 151 | 711 - 6971 Elmbridge Way | 51 | | 232.34 |
| 152 | 810 - 6971 Elmbridge Way | 76 | | 346.24 |
| 153 | 809 - 6971 Elmbridge Way | 74 | | 337.13 |
| 154 | 808 - 6971 Elmbridge Way | 74 | | 337.13 |
| 155 | 807 - 6971 Elmbridge Way | 52 | | 236.90 |
| 156 | 806 - 6971 Elmbridge Way | 51 | | 232.34 |
| 157 | 805 - 6971 Elmbridge Way | 76 | | 346.24 |
| 158 | 803 - 6971 Elmbridge Way | 74 | | 337.13 |
| 159 | 802 - 6971 Elmbridge Way | 74 | | 337.13 |
| 160 | 801 - 6971 Elmbridge Way | 51 | | 232.34 |
| 161 | 811 - 6971 Elmbridge Way | 51 | | 232.34 |
| 162 | 910 - 6971 Elmbridge Way | 76 | | 346.24 |
| 163 | 909 - 6971 Elmbridge Way | 74 | | 337.13 |
| 164 | 908 - 6971 Elmbridge Way | 74 | | 337.13 |
| 165 | 907 - 6971 Elmbridge Way | 52 | | 236.90 |
| 166 | 906 - 6971 Elmbridge Way | 51 | | 232.34 |
| 167 | 905 - 6971 Elmbridge Way | 76 | | 346.24 |
| 168 | 903 - 6971 Elmbridge Way | 73 | | 332.57 |
| 169 | 902 - 6971 Elmbridge Way | 74 | | 337.13 |
| 170 | 901 - 6971 Elmbridge Way | 51 | | 232.34 |
| 171 | 912 - 6971 Elmbridge Way | 50 | | 227.79 |
| 172 | 1010 - 6971 Elmbridge Way | 75 | | 341.68 |
| 173 | 1009 - 6971 Elmbridge Way | 74 | | 337.13 |
| 174 | 1008 - 6971 Elmbridge Way | 74 | | 337.13 |
| 175 | 1007 - 6971 Elmbridge Way | 52 | | 236.90 |
| 176 | 1006 - 6971 Elmbridge Way | 50 | | 227.79 |
| 177 | 1005 - 6971 Elmbridge Way | 76 | | 346.24 |
| 178 | 1003 - 6971 Elmbridge Way | 73 | | 332.57 |
| 179 | 1002 - 6971 Elmbridge Way | 74 | | 337.13 |

EPS 1236 - ORA
Approved Strata Fee Schedule
Jun 01, 2017 to May 31, 2018

| <u>Strata</u> <u>Lot #</u> | <u>Unit Address</u> | <u>Unit</u> <u>Entitlement</u> | <u>Monthly</u> <u>Strata Fees</u> |
|-------------------------------|-----------------------------|-----------------------------------|--------------------------------------|
| 180 | 1001 - 6971 Elmbridge Way | 51 | \$ 232.34 |
| 181 | 1011 - 6971 Elmbridge Way | 50 | 227.79 |
| 182 | 1110 - 6971 Elmbridge Way | 76 | 346.24 |
| 183 | 1109 - 6971 Elmbridge Way | 73 | 332.57 |
| 184 | 1108 - 6971 Elmbridge Way | 74 | 337.13 |
| 185 | 1107 - 6971 Elmbridge Way | 52 | 236.90 |
| 186 | 1106 - 6971 Elmbridge Way | 51 | 232.34 |
| 187 | 1105 - 6971 Elmbridge Way | 75 | 341.68 |
| 188 | 1103 - 6971 Elmbridge Way | 74 | 337.13 |
| 189 | 1102 - 6971 Elmbridge Way | 74 | 337.13 |
| 190 | 1101 - 6971 Elmbridge Way | 51 | 232.34 |
| 191 | 1112 - 6971 Elmbridge Way | 50 | 227.79 |
| 192 | 1210 - 6971 Elmbridge Way | 75 | 341.68 |
| 193 | 1209 - 6971 Elmbridge Way | 73 | 332.57 |
| 194 | 1208 - 6971 Elmbridge Way | 74 | 337.13 |
| 195 | 1207 - 6971 Elmbridge Way | 52 | 236.90 |
| 196 | 1206 - 6971 Elmbridge Way | 50 | 227.79 |
| 197 | 1205 - 6971 Elmbridge Way | 76 | 346.24 |
| 198 | 1203 - 6971 Elmbridge Way | 74 | 337.13 |
| 199 | 1202 - 6971 Elmbridge Way | 74 | 337.13 |
| 200 | 1201 - 6971 Elmbridge Way | 51 | 232.34 |
| 201 | 1211 - 6971 Elmbridge Way | 50 | 227.79 |
| 202 | 1510 - 6971 Elmbridge Way | 75 | 341.68 |
| 203 | 1509 - 6971 Elmbridge Way | 73 | 332.57 |
| 204 | 1508 - 6971 Elmbridge Way | 74 | 337.13 |
| 205 | 1507 - 6971 Elmbridge Way | 52 | 236.90 |
| 206 | 1506 - 6971 Elmbridge Way | 50 | 227.79 |
| 207 | 1505 - 6971 Elmbridge Way | 75 | 341.68 |
| 208 | 1503 - 6971 Elmbridge Way | 74 | 337.13 |
| 209 | 1502 - 6971 Elmbridge Way | 74 | 337.13 |
| 210 | 1501 - 6971 Elmbridge Way | 51 | 232.34 |
| 211 | 1511 - 6971 Elmbridge Way | 51 | 232.34 |
| 212 | 1608 - 6971 Elmbridge Way | 85 | 387.24 |
| 213 | 1607 - 6971 Elmbridge Way | 53 | 241.45 |
| 214 | 1606 - 6971 Elmbridge Way | 82 | 373.57 |
| 215 | 1605 - 6971 Elmbridge Way | 52 | 236.90 |
| 216 | 1603 - 6971 Elmbridge Way | 84 | 382.68 |
| 217 | 1602 - 6971 Elmbridge Way | 84 | 382.68 |
| 218 | 1601 - 6971 Elmbridge Way | 82 | 373.57 |
| 219 | 1708 - 6971 Elmbridge Way | 85 | 387.24 |
| 220 | 1707 - 6971 Elmbridge Way | 53 | 241.45 |
| 221 | 1706 - 6971 Elmbridge Way | 82 | 373.57 |
| 222 | 1705 - 6971 Elmbridge Way | 52 | 236.90 |
| 223 | 1703 - 6971 Elmbridge Way | 84 | 382.68 |
| 224 | 1702 - 6971 Elmbridge Way | 84 | 382.68 |
| 225 | 1701 - 6971 Elmbridge Way | 82 | 373.57 |
| 226 | 3001 - 5511 Hollybridge Way | 93 | 423.68 |
| 227 | 3002 - 5511 Hollybridge Way | 93 | 423.68 |
| 228 | 3003 - 5511 Hollybridge Way | 93 | 423.68 |
| 229 | 3005 - 5511 Hollybridge Way | 93 | 423.68 |
| 230 | 3006 - 5511 Hollybridge Way | 93 | 423.68 |
| 231 | 3007 - 5511 Hollybridge Way | 102 | 464.69 |
| 232 | 201 - 6200 River Road | 61 | 277.90 |
| 233 | 202 - 6200 River Road | 75 | 341.68 |
| 234 | 203 - 6200 River Road | 54 | 246.01 |
| 235 | 205 - 6200 River Road | 58 | 264.23 |
| 236 | 2001 - 5511 Hollybridge Way | 104 | 473.80 |
| 237 | 2002 - 5511 Hollybridge Way | 98 | 446.46 |
| 238 | 301 - 6200 River Road | 61 | 277.90 |
| 239 | 302 - 6200 River Road | 75 | 341.68 |

EPS 1236 - ORA
Approved Strata Fee Schedule
Jun 01, 2017 to May 31, 2018

| <u>Strata Lot #</u> | <u>Unit Address</u> | <u>Unit Entitlement</u> | <u>Monthly Strata Fees</u> |
|-------------------------|-----------------------------|-----------------------------|--------------------------------|
| 240 | 303 - 6200 River Road | 54 | \$ 246.01 |
| 241 | 305 - 6200 River Road | 58 | 264.23 |
| 242 | 3008 - 5511 Hollybridge Way | 104 | 473.80 |
| 243 | 3009 - 5511 Hollybridge Way | 98 | 446.46 |
| 244 | 5001 - 5511 Hollybridge Way | 93 | 423.68 |
| 245 | 5003 - 5511 Hollybridge Way | 92 | 419.13 |
| 246 | 5006 - 5511 Hollybridge Way | 92 | 419.13 |
| 247 | 5008 - 5511 Hollybridge Way | 92 | 419.13 |
| 248 | 5009 - 5511 Hollybridge Way | 92 | 419.13 |
| 249 | 5010 - 5511 Hollybridge Way | 106 | 482.91 |
| 250 | 501 - 6200 River Road | 61 | 277.90 |
| 251 | 502 - 6200 River Road | 75 | 341.68 |
| 252 | 503 - 6200 River Road | 54 | 246.01 |
| 253 | 505 - 6200 River Road | 58 | 264.23 |
| 254 | 6009 - 5511 Hollybridge Way | 136 | 619.58 |
| 255 | 6010 - 5511 Hollybridge Way | 136 | 619.58 |
| 256 | 6011 - 5511 Hollybridge Way | 151 | 687.92 |
| 257 | 5015 - 5511 Hollybridge Way | 104 | 473.80 |
| 258 | 5013 - 5511 Hollybridge Way | 94 | 428.24 |
| 259 | 5012 - 5511 Hollybridge Way | 91 | 414.57 |
| 260 | 5011 - 5511 Hollybridge Way | 120 | 546.69 |
| 261 | 5007 - 5511 Hollybridge Way | 91 | 414.57 |
| 262 | 5005 - 5511 Hollybridge Way | 91 | 414.57 |
| 263 | 5002 - 5511 Hollybridge Way | 94 | 428.24 |
| 264 | 601 - 6200 River Road | 61 | 277.90 |
| 265 | 602 - 6200 River Road | 76 | 346.24 |
| 266 | 603 - 6200 River Road | 50 | 227.79 |
| 267 | 605 - 6200 River Road | 52 | 236.90 |
| 268 | 6008 - 5511 Hollybridge Way | 104 | 473.80 |
| 269 | 6007 - 5511 Hollybridge Way | 94 | 428.24 |
| 270 | 6006 - 5511 Hollybridge Way | 90 | 410.02 |
| 271 | 6005 - 5511 Hollybridge Way | 129 | 587.69 |
| 272 | 6003 - 5511 Hollybridge Way | 99 | 451.02 |
| 273 | 6002 - 5511 Hollybridge Way | 99 | 451.02 |
| 274 | 6001 - 5511 Hollybridge Way | 102 | 464.69 |
| 275 | 703 - 6200 River Road | 74 | 337.13 |
| 276 | 705 - 6200 River Road | 75 | 341.68 |
| 277 | 706 - 6200 River Road | 50 | 227.79 |
| 278 | 707 - 6200 River Road | 52 | 236.90 |
| 279 | 708 - 6200 River Road | 74 | 337.13 |
| 280 | 709 - 6200 River Road | 74 | 337.13 |
| 281 | 710 - 6200 River Road | 76 | 346.24 |
| 282 | 711 - 6200 River Road | 50 | 227.79 |
| 283 | 701 - 6200 River Road | 51 | 232.34 |
| 284 | 702 - 6200 River Road | 74 | 337.13 |
| 285 | 803 - 6200 River Road | 73 | 332.57 |
| 286 | 805 - 6200 River Road | 75 | 341.68 |
| 287 | 806 - 6200 River Road | 51 | 232.34 |
| 288 | 807 - 6200 River Road | 52 | 236.90 |
| 289 | 808 - 6200 River Road | 74 | 337.13 |
| 290 | 809 - 6200 River Road | 73 | 332.57 |
| 291 | 810 - 6200 River Road | 75 | 341.68 |
| 292 | 811 - 6200 River Road | 50 | 227.79 |
| 293 | 801 - 6200 River Road | 51 | 232.34 |
| 294 | 802 - 6200 River Road | 74 | 337.13 |
| 295 | 903 - 6200 River Road | 73 | 332.57 |
| 296 | 905 - 6200 River Road | 76 | 346.24 |
| 297 | 906 - 6200 River Road | 50 | 227.79 |
| 298 | 907 - 6200 River Road | 52 | 236.90 |
| 299 | 908 - 6200 River Road | 74 | 337.13 |

EPS 1236 - ORA
Approved Strata Fee Schedule
Jun 01, 2017 to May 31, 2018

| <u>Strata Lot #</u> | <u>Unit Address</u> | <u>Unit Entitlement</u> | <u>Monthly Strata Fees</u> |
|--|------------------------|-------------------------|-------------------------------|
| 300 | 909 - 6200 River Road | 73 | \$ 332.57 |
| 301 | 910 - 6200 River Road | 75 | 341.68 |
| 302 | 912 - 6200 River Road | 51 | 232.34 |
| 303 | 901 - 6200 River Road | 51 | 232.34 |
| 304 | 902 - 6200 River Road | 74 | 337.13 |
| 305 | 1003 - 6200 River Road | 73 | 332.57 |
| 306 | 1005 - 6200 River Road | 75 | 341.68 |
| 307 | 1006 - 6200 River Road | 51 | 232.34 |
| 308 | 1007 - 6200 River Road | 52 | 236.90 |
| 309 | 1008 - 6200 River Road | 74 | 337.13 |
| 310 | 1009 - 6200 River Road | 73 | 332.57 |
| 311 | 1010 - 6200 River Road | 76 | 346.24 |
| 312 | 1011 - 6200 River Road | 50 | 227.79 |
| 313 | 1001 - 6200 River Road | 51 | 232.34 |
| 314 | 1002 - 6200 River Road | 74 | 337.13 |
| 315 | 1101 - 6200 River Road | 83 | 378.13 |
| 316 | 1102 - 6200 River Road | 82 | 373.57 |
| 317 | 1103 - 6200 River Road | 82 | 373.57 |
| 318 | 1105 - 6200 River Road | 53 | 241.45 |
| 319 | 1106 - 6200 River Road | 86 | 391.79 |
| 320 | 1201 - 6200 River Road | 83 | 378.13 |
| 321 | 1202 - 6200 River Road | 82 | 373.57 |
| 322 | 1203 - 6200 River Road | 82 | 373.57 |
| 323 | 1205 - 6200 River Road | 53 | 241.45 |
| 324 | 1206 - 6200 River Road | 85 | 387.24 |
| Total = | | <u>23,897</u> | <u>\$ 108,868.89</u> |
| Total Annual Strata Fees (X 12 months) = | | | <u>\$ 1,306,426.68</u> |

Note:

The monthly strata fee includes a 8.83% contribution to the Contingency Reserve Fund.



MEMORANDUM

TO: The Owners, Strata Plan EPS 1236

DATE: June 29, 2018

FROM: Linh Doyle, Regional Director

RE: SPECIAL GENERAL MEETING MINUTES

Attached are the minutes of the Special General Meeting held on June 25, 2018. Please read and retain them for future reference.

ELECTION OF COUNCIL

Vote Resolution A was passed, the previous Council resigned and new Council elected:

- Ting Yu (Joe) Lee
- Edward Letian Li
- Rui Huang
- Erin Yao
- Lu Cheng
- James Chan
- David Feldstein

FSRConnect™ REGISTRATION

To benefit from **FSRConnect™** and help your Strata save money, please contact Connect Customer Care at connect.bc@fsresidential.com to further assist you in your registration process.

* * *

Encl.

LD/sm

**MINUTES
SPECIAL GENERAL MEETING
THE OWNERS STRATA PLAN EPS 1236
ORA**

***Held on Monday, June 25, 2018
Within 5th Floor Amenity Room
5511 Hollybridge Way, Richmond, BC***

The meeting was called to order at 7:30 p.m. by Linh Doyle, Regional Director.

FirstService Residential BC Ltd. was represented by Linh Doyle, Peter Chan, John Poon and Edward Lee.

QUORUM STATUS

Subject to the Bylaws, a quorum for a general meeting is eligible voters holding 1/3 of the Strata Corporation's votes, present in person or by proxy. As the Strata Corporation currently consists of 325 eligible voters, 109 represents quorum in this instance. At the commencement of the meeting there were 57 eligible voters in attendance and 85 represented by proxy for a total of 142 votes represented. The quorum requirements had been achieved and the meeting proceeded.

It was moved, seconded and carried to approve Linh Doyle, Strata Agent as Chairperson of the meeting.

PROOF OF NOTICE

It was noted that the Notice of Meeting, dated June 4, 2018, complied with the notice requirements of the *Strata Property Act* and that the most recently approved financial statements had been received.

APPROVAL OF AGENDA

It was moved, seconded and carried to amend the distributed agenda by removing item #6 President Report. The amended agenda was approved unanimously.

APPROVAL OF GENERAL MEETING MINUTES

It was moved and seconded to approve the Minutes of the Annual General Meeting held September 6, 2017 as previously circulated. **CARRIED.**

**CONSIDERATION OF MAJORITY VOTE RESOLUTION
REMOVING COUNCIL MEMBERS**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution reads as follows:

WHEREAS in accordance with Strata Corporation EPS 1236 Bylaw 11 – Removing Council Members, The Owners, Strata Plan EPS 1236 wish to remove the current council members;

AND WHEREAS, The Owners, Strata Plan EPS 1236, wish to hold an election to replace the current council members;

BE IT RESOLVED by a majority vote resolution of The Owners, Strata Plan EPS 1236, in person or by proxy at this General Meeting, will request the current council resign and will then hold an election to replace the council members for the remainder of the term.

After some discussion, the vote was called. The results were as follows:

136 IN FAVOUR, 35 OPPOSED, 6 ABSTAINED. **CARRIED.**

ELECTION OF COUNCIL

The Chairperson advised that under the Bylaws of the Strata Corporation the Council must consist of a minimum of 3 to a maximum of 7. Those persons elected to the Council at this meeting will hold office until the next SPECIAL General Meeting.

The following persons agreed to stand for Council:

Hearing no objections, the above-noted were elected by majority vote.

- Ting Yu (Joe) Lee
- Edward Letian Li
- Rui Huang
- Erin Yao
- Lu Cheng
- James Chan
- David Feldstein

TERMINATION OF MEETING

There being no further business, it was moved to terminate the meeting at 9:25 p.m. **CARRIED.**

FirstService Residential BC Ltd.



Linh Doyle
Regional Director
Per the Owners
Strata Plan EPS 1236

LD/sm

Email: linh.doyle@fsresidential.com

Direct Line: 604.601.6403

General: 604.683.8900 (*24 hours' emergencies*)

Customer Care Centre: 1.855.273.1967 (*24 hours' non-emergency*)

www.fsresidential.com

Please keep a copy of these minutes for future reference, which will be required at the time of sale. A charge, as per the *Strata Property Act*, will be assessed for replacement copies.

FIRSTSERVICE OFFERS CONVENIENCE!

1. *Pre-Authorized Debit Payment (PAD)*

For Owners who wish to enroll in our PAD for the 1st time, a copy of our PAD Agreement can be downloaded from our website at www.fsresidential.com under the "Forms" section.

2. *Online/Telephone Banking*

FirstService offers convenience! Our office has established electronic banking relationships with the major chartered banks and all participating credit unions in BC (i.e. Vancity, Coast Capital Savings, etc.) to make it easier for you to remit your Strata fees, special levies, etc.

I'M INTERESTED, HOW DO I DO THIS?

1. Go to bill payment option and set up "**FirstService Residential (Strata)**" as a vendor.
2. You will be required to provide your FirstService personally assigned unique reference number (without dashes or spaces). This number can be found in your FirstService correspondence.
3. Enter your payment amount and payment date. You should also be able to set this up as a recurring payment every month.

WHEN SHOULD I MAKE MY PAYMENTS?

It takes 1 to 3 business days for us to receive your payment depending on your financial institution. Please note it is the customer's responsibility to ensure that payments are received by FirstService Residential by the due date to avoid any late payment fines.



MEMORANDUM

TO: The Owners, Strata Plan EPS 1236 **DATE:** August 17, 2018
FROM: Linh Doyle, Strata Manager
RE: **ANNUAL GENERAL MEETING MINUTES**

Attached are the minutes of the Annual General Meeting held on Thursday, August 9, 2018. Please read and retain them for future reference.

STRATA FEES:

There was no increase in strata fees.

NEW BYLAWS/RULES WERE PASSED. Please access FSR**Connect**[™] Association Documents for the current Bylaws/Rules.

NEW COUNCIL:

Ting Yu (Joe) Lee
Edward Letian Li
Rui Huang
Erin Yao
Lu Cheng
James Chan
David Feldstein

FSRConnect**[™] REGISTRATION**

To benefit from FSR**Connect**[™] and help your Strata save money, please contact Connect Customer Care at connect.bc@fsresidential.com to further assist you in your registration process.

Enclosure

LD/cn

**MINUTES
ANNUAL GENERAL MEETING
THE OWNERS STRATA PLAN EPS 1236
ORA**

***Held on Thursday, August 9, 2018
Within the 5th Floor Amenity Room
5511 Hollybridge Way, Richmond, BC***

The meeting was called to order at 7:05 p.m. by Linh Doyle, Strata Manager.

FirstService Residential BC Ltd. was represented by Linh Doyle.

QUORUM STATUS

Subject to the Bylaws, a quorum for a general meeting is eligible voters holding 1/3 of the Strata Corporation's votes, present in person or by proxy. As the Strata Corporation currently consists of 324 eligible voters, 108 represents quorum in this instance. At the commencement of the meeting there were 25 eligible voters in attendance and 95 represented by proxy for a total of 120 votes represented. The quorum requirements had been achieved and the meeting proceeded.

PROOF OF NOTICE

It was noted that the Notice of Meeting, dated July 19, 2018, complied with the notice requirements of the *Strata Property Act* and that the most recently approved financial statements had been received.

APPROVAL OF AGENDA

It was moved and seconded to amend the Agenda by adding President Report item after Approval of General Meeting Minutes. **CARRIED.**

It was moved and seconded to approve the Agenda as amended. **CARRIED.**

APPROVAL OF GENERAL MEETING MINUTES

It was moved and seconded to approve the Minutes of the Special General Meeting held June 25, 2018 as previously circulated. **CARRIED.**

President's Report – Ora EPS 1236 AGM – August 9, 2018

Dear Owners,

Our current set of Council has been recently elected in an SGM on June 25. We have had the first Council meeting on July 11 and now we are here at our AGM once again within just over 4 weeks.

In a very short time the Council as a group has accomplished many things. Other than the 7 Council members, there are many other volunteer owners which is very much appreciated by the Council. Their work and contribution has made a big difference to our community.

Going forward, the Council also appreciates everyone, owners as well as residents' input and knowledge in the management and operation of our building complex.

The below are some items that have been accomplished:

- Repaired a broken AC in the gym with a much lower cost than usual
- Brought Smart-Tek back on-site to restore the building Fob/ Intercom system
- Brought in a new Strata Agent with Mandarin speaking skill
- Met with Onni Group's representative and rebuild a healthier relationship with them. Onni accepted our good will and dismiss the possibility of moving our cost sharing dispute to Supreme Court.
- Performed a walk-through with the Commercial Landscaper to formulize a plan to improve the Strata landscaping.
- Worked diligently to prepare the proposed budget and to ensure that there will be no strata fees increase in the next fiscal year.
- Promoted the use of amenity rooms and facilities to owners
- Reviewed Bylaws

Owners please be reminded that we are here for the owners and will be reaching out to you for ideas. We live here at the Ora too!

Thanks so much and look forward to a good year and your support!!

All our best,

Strata President

On behalf of the Strata Council of EPS 1236.

INSURANCE REPORT

At this point in the meeting, the Chairperson took the opportunity to advise those in attendance of the following information regarding strata lot ownership and other matters concerning the Strata Corporation.

Strata Corporation Insurance

Please refer to the Insurance Summary included with your Notice of Meeting, which outlines the insured perils, the limits of coverage and the applicable deductibles. Please note the water damage deductible for the Strata Corporation is \$20,000.00.

Section 149 of the *Strata Property Act* requires the Strata Corporation to have adequate full replacement value insurance for the common property, common assets, buildings shown on the Strata Plan and fixtures built or installed on a strata lot. Your Strata Corporation's insurance policy is currently held with BFL Canada and is insured for a 150% extended replacement cost based on information received from the Appraisal.

The Chairperson reminded all Owners to obtain their own insurance coverage for **personal property contents** as well as **third party liability coverage**. Individual homeowner or Tenant insurance coverage is strongly recommended. Owners should also obtain additional coverage if they make any major improvements within their strata lots, such as upgrading of appliances, fixtures, floor coverings, hardwood floors, etc. (subject to approval as outlined in the Strata Corporation Bylaws). **Displacement coverage** would also assist Owners or Tenants who would have to move out of their suites during a major loss, and **loss of rental coverage** is recommended for those individuals who rent out their units for investment purposes.

Non-resident Owners should be sure that their Tenants clearly understand that in the event of a fire, flood or some other incident, if a resident's possessions are damaged, that resident must make a claim for compensation to his/her own insurance. Personal belongings are NOT covered by the building insurance policy.

Strata Corporation Insurance Coverage

The Strata Corporation's policy typically "insures against all risks of direct physical loss or damage to the property insured", subject to exclusions and applicable deductible.

Insured property is the building as it was delivered by the developer at the time of completion of construction. Insured property includes the fixed structure, permanently installed original fittings and fixtures, mechanical equipment and machinery, fire suppression systems and common assets.

The Strata Corporation's policy notably does NOT provide coverage for loss or damage to:

- Strata lot Owner's and/or Tenant's personal property,
- Strata lot Owner's betterments and/or improvements to strata lot,
- Strata lot Owner's and/or Tenant's additional living expenses,
- Strata lot Owner's rental income loss.

Strata Lot Owner and/or Tenant Insurance Coverage Recommendation

It is recommended that all strata lot Owners and/or Tenants acquire the applicable coverage:

- Personal property, such as furniture, clothing and similar personal property in the strata lot or designated storage space in the building, subject to a deductible.
- Strata lot betterments and/or improvements completed at a strata lot Owner's expense, such as upgraded flooring, millwork, fixtures, etc.
- Additional living expenses incurred by a resident as a result of the insured premises being uninhabitable as a direct result of an insured loss or damage.
- Loss of rental income incurred by a strata lot Owner as a result of the insured premises being uninhabitable by the tenant as a result of an insured loss or damage.
- Strata Corporation's deductible chargeback (e.g. water, fire) incurred in the event of a claim that originated from within an Owner's strata lot.

****Example****

In a rental situation there are three separate parties therefore there should be three separate insurance policies (Strata Corporation Policy, Owner's Policy and Tenant's Policy).

BUDGET APPROVAL

It was moved and seconded to bring the proposed operating budget(s) to the floor for discussion.

After some discussion, the vote was called. The results were as follows:

119 IN FAVOUR, 0 OPPOSED, 1 ABSTAINED. **CARRIED.**

Owners please note: There was no increase in strata fees.

PAYMENT OPTIONS (MONTHLY STRATA FEES ONLY):

1. **Owners Currently On Pre-Authorized Payment (PAD):** There is no action required from these Owners as any new strata fees and/or retroactive fees adjustments (if any) will be automatically adjusted.
2. **Owners Who Pay By Post-Dated Cheques:** Please send in 12 post-dated cheques payable to Strata Plan EPS 1236, as well as any retroactive payment if necessary, as per the attached fee schedule.
3. **Owners Who Pay By E-Banking:** Owners will have to re-submit the strata fee amount for future months, as well as any retroactive payment if necessary, as per the attached fee schedule.

If you have any questions regarding your account, please contact the Accounts Receivable Department at 604.684.5329.

**CONSIDERATION OF 3/4 VOTE RESOLUTION "A"
WAIVER OF DEPRECIATION REPORT**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "A" reads as follows:

WHEREAS The Owners, Strata Plan EPS 1236, wish to waive the requirement to obtain a Depreciation Report otherwise required under Section 94 of the *Strata Property Act*,

BE IT RESOLVED by a 3/4 vote resolution of The Owners, Strata Plan EPS 1236, in person or by proxy at this General Meeting that in accordance with Section 94(3) (a) of the *Strata Property Act* the requirement to obtain a Depreciation Report is hereby waived until the next Annual General Meeting.

After some discussion, the vote was called. The results were as follows:

120 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "B"
CRF EMERGENCY EXPENDITURE
BOILER PUMPS REPLACEMENT**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "B" reads as follows:

WHEREAS Section 96 of the *Strata Property Act* states that a Strata Corporation must not spend money from the Contingency Reserve Fund unless first approved by a 3/4 vote resolution at an Annual or Special General Meeting, or authorized under Section 98(3);

AND WHEREAS The Owners, Strata Plan EPS 1236, were faced with an emergency expenditure to ensure safety or prevent significant loss or damage, whether physical or otherwise. The Strata boiler system broke down in December 2017, all boiler pumps had to be replaced at the total cost of \$38,175.75. Due to budget constraints, a portion of the payment, in the amount of \$25,630.50 was issued from the Contingency Reserve Fund.

BE IT RESOLVED that the Owners, Strata Plan EPS 1236, in person or by proxy at this General Meeting ratify the emergency expense from the Contingency Reserve Fund in the amount of \$25,630.50 to attend to the replacement of the boilers.

After some discussion, the vote was called. The results were as follows:

120 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "C"
BYLAW AMENDMENT**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "C" reads as follows:

WHEREAS The Owners, Strata Plan EPS 1236, pursuant to Division 2 of Part 7 of the *Strata Property Act*, S.B.C. 1998, may amend the Bylaws of their Strata Corporation;

AND WHEREAS The Owners, Strata Plan EPS 1236, wish to amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a 3/4 vote resolution of The Owners, Strata Plan EPS 1236, in person or by proxy at this General Meeting that the Bylaws of their Strata Corporation be amended as follows, such amendment to be effective upon the filing of an Amendment to Bylaws in prescribed form in the Land Title Office.

by adding a new Bylaw 47, to read as follows:

47. Marijuana

- (1) *A strata lot and the common property (including limited common property) must not be used, occupied or modified for the purpose of the growing, producing, harvesting, marketing, selling or distribution of cannabis or marijuana. Storage within a strata lot or transport through common property of cannabis or marijuana is also prohibited, except for quantities less than or equal to limits specified (if any) for legal personal possession of cannabis or marijuana under relevant Canadian or BC legislation.*

After some discussion, the vote was called. The results were as follows:

120 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "D"
SMALL CLAIM ACTION AGAINST RANCHO MANAGEMENT**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "D" reads as follows:

WHEREAS Pursuant to s. 171 of the *Strata Property Act*, S.B.C. 1998, c. 43 (the "Act") a Strata Corporation may sue, as a representative of all Owners, about any matter affecting the Strata Corporation if the suit is authorized by a 3/4 vote resolution at an Annual or Special General Meeting;

AND WHEREAS

- A. Rancho Management Services (B.C.) Ltd. ("Rancho") was appointed as the Strata agent for the The Owners, Strata Plan EPS 1236 (the "Strata Corporation") by the developers, Onni Elmbridge 2009 Development Limited Partnership and 6951 Elmbridge Way Ltd. (collectively "Onni"), and continued to manage the Strata Corporation until January 31, 2017.
- B. In or around October 2016, the Strata Corporation discovered issues with Rancho's provision of services to and on behalf of the Strata Corporation including, but not limited to, failure to submit warranty claims in a timely manner, creation of unauthorized accounts with Telus, unauthorized payment of invoices, and failure to claim and collect move-in / move-out fees in respect of strata lots owned by Onni (the "Breaches").
- C. In respect of the Breaches, the Strata Corporation obtained a written legal opinion from Polina Hristov, dated June 1, 2018.
- D. It is in the best interests of the Strata Corporation to commence an action against Rancho in respect of the Breaches.

BE IT RESOLVED by a 3/4 vote resolution of The Owners, Strata Plan EPS 1236, in person or by proxy at this General Meeting that

1. The Strata Corporation is fully authorized to commence an action against Rancho and such other person or persons as legal counsel may advise.
2. The Strata Corporation is fully authorized to take such steps in relation to the action as the Strata Council may consider advisable, including, but not limited to:
 - a. retaining legal counsel to advise and represent the Strata Corporation;
 - b. appointing, through Strata Council, a member or members of Strata Council to instruct legal counsel on behalf of the Strata Corporation;
 - c. commencing the action in either the Provincial Court of British Columbia (Small Claims Court) *or the Supreme Court of British Columbia*;
 - d. adding, substituting or removing any parties in the action;
 - e. commencing, continuing and participating in any counterclaims or third party claims in the action;
 - f. participating in mediations and otherwise conducting settlement negotiations in relation to the action;
 - g. entering into an agreement to settle the action, binding on the Strata Corporation; and
 - h. discontinuing or consenting to the dismissal of the action, in whole or in part, with or without payment of legal costs by the Strata Corporation;
 - i. preparing for and participating in any trials or hearings in the action; and
 - j. taking any steps in the action, including any appeals of any interlocutory or final orders, as Strata Council may deem advisable.
3. All funds recovered from any of the legal proceedings above shall be deposited into the Strata Corporation's operating account and used for such purposes as the registered owners may direct by 3/4 vote resolution at the next Annual or Special General Meeting following receipt of such funds.

Upon further discussion, it was moved and seconded to **remove** "*or the Supreme Court of British Columbia*" from the above item **2 (c)**. **CARRIED.**

The vote was then called for the approval of the amended Resolution D. The results were as follows:

103 IN FAVOUR, 17 OPPOSED, 0 ABSTAINED. **CARRIED.**

RATIFICATION OF RULES – MAJORITY VOTE

It was moved and seconded to ratify the Rules or changes to the Rules as circulated.

120 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

ELECTION OF COUNCIL

The Chairperson advised that under the Bylaws of the Strata Corporation the Council must consist of a minimum of 3 to a maximum of 7. Those persons elected to the Council at this meeting will hold office until the next Annual General Meeting.

The following persons agreed to stand for Council:

Ting Yu (Joe) Lee
Edward Letian Li
Rui Huang
Erin Yao
Lu Cheng
James Chan
David Feldstein

Hearing no objections, the above-noted were elected by majority vote.

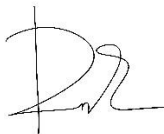
NEW BUSINESS

1. **5th Floor Court Yard:** Council was asked to consider the possibility of utilizing the 5th floor court yard space.
2. **Building Manager Salary Review:** Council was asked to consider the possibility of reviewing the Building Manager Salary.
3. **Summer BBQ Party:** The Owners are encouraged to volunteer to help organize a Summer BBQ Party at the Ora by registering at orasupervisor@fsresidential.com.
4. **Yoga Class:** It was noted that there is a free Yoga Class run by an owner at the Ora. Everyone is welcome to join on a first come first served basis. Further information will be posted at the building for residents' reference.

TERMINATION OF MEETING

There being no further business, it was moved to terminate the meeting at 9:00 p.m. **CARRIED.**

FirstService Residential BC Ltd.



Linh Doyle
Regional Director
Per the Owners
Strata Plan EPS 1236
LD/cn

Email: Linh.Doyle@fsresidential.com
General: 604.683.8900 (24 hours emergencies)
Customer Care Centre: 1.855.273.1967 (24 hours non-emergency)
www.fsresidential.com

FIRSTSERVICE OFFERS CONVENIENCE!

1. *Pre-Authorized Debit Payment (PAD)*

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I'M INTERESTED, HOW DO I DO THIS?

1. Go to bill payment option and set up "**FirstService Residential (Strata)**" as a vendor.
2. You will be required to provide your FirstService personally assigned unique reference number (without dashes or spaces). This number can be found in your FirstService correspondence.
3. Enter your payment amount and payment date. You should also be able to set this up as a recurring payment every month.

WHEN SHOULD I MAKE MY PAYMENTS?

It takes 1 to 3 business days for us to receive your payment depending on your financial institution. Please note it is the customer's responsibility to ensure that payments are received by FirstService Residential by the due date to avoid any late payment fines.

Please keep a copy of these minutes for future reference, which will be required at the time of sale. A charge, as per the *Strata Property Act*, will be assessed for replacement copies.

EPS 1236 - ORA
Approved Annual Budget
Jun 01, 2018 to May 31, 2019

| <u>A/C Description</u> | <u>Approved 2018/2019 Budget</u> \$ |
|--|--|
| <u>INCOME</u> | |
| <u>STRATA FEES</u> | |
| 4002 Operating Fund Contribution | 1,200,425 |
| 4003 Contingency Fund Contribution | 106,000 |
| TOTAL STRATA FEES | <hr/> 1,306,425 |
| 4523 Bylaw / Late Payment Fine | -- |
| 4640 Interest Income | -- |
| 4700 Miscellaneous Income | 3,000 |
| 4702 Move In / Move Out Fee | 15,000 |
| 4763 Security Card / Key Income | 2,000 |
| TOTAL INCOME | <hr/> 1,326,425 |
| <u>EXPENSES</u> | |
| <u>GENERAL EXPENSES</u> | |
| 5005 Administration | 20,000 |
| 5015 Audit | 315 |
| 5222 Building Manager | 110,000 |
| 6300 Insurance | 120,000 |
| 6402 Janitorial Services | 75,000 |
| 6700 Management Fees | 75,000 |
| 6705 Miscellaneous | 500 |
| 7084 Professional Fees | 40,000 |
| 7606 Telephone | 5,000 |
| TOTAL GENERAL EXPENSES | <hr/> 445,815 |
| <u>BUILDING & GROUND EXPENSES</u> | |
| 5446 Carpet Cleaning | 6,200 |
| 5653 Drainage/Dyke/Recycle | 48,000 |
| 5654 Drain Flushing / Catch-Basin Cleaning | 15,000 |
| 5705 Electricity | 98,000 |
| 5715 Elevator Maintenance | 70,000 |
| 5902 Fire Equipment Maintenance / Monitoring | 16,000 |
| 6001 Garbage Removal | 50,000 |
| 6005 Gas | 60,000 |
| 6009 Gas Sensor | 20,000 |
| 6030 Garage Security Door | 5,000 |

| | |
|---|------------------|
| 6036 Generator Maintenance | 5,000 |
| 6204 HVAC Maintenance | 12,000 |
| 6401 Janitorial Supplies | 5,000 |
| 6507 Lighting Supplies | 1,500 |
| 6511 Landscaping | 23,500 |
| 6512 Landscaping Improvement | 10,000 |
| 6535 LED Lighting | 10,000 |
| 7008 Parking Lot Maintenance | 6,000 |
| 7015 Pest Control | 1,500 |
| 7240 Repair and Maintenance | 77,910 |
| 7403 Security / Enterphone System | 4,000 |
| 7405 Security Services | 30,000 |
| 7406 Security Upgrades / Maintenance | 30,000 |
| 7850 Water / Sewer | 90,000 |
| 7855 Window Cleaning | 15,000 |
| TOTAL BUILDING & GROUND EXPENSES | 709,610 |
| | |
| <u>REC. CENTRE EXPENSES</u> | |
| 7225 Recreation Facilities / Amenity - Repairs / Mainte | 25,000 |
| TOTAL REC. CENTRE EXPENSES | 25,000 |
| | |
| <u>EASEMENT EXPENSES</u> | |
| 5781 Easement - Remainder Expenses | 30,000 |
| TOTAL EASEMENT EXPENSES | 30,000 |
| | |
| 9010 Reserve - Contingency Fund | 106,000 |
| 9105 Reserve - Depreciation Report | 10,000 |
| TOTAL EXPENSES | 1,326,425 |
| | |
| CURRENT YR NET SURPLUS/(DEFICIT) | -- |
| | |
| 9990 Operating Surplus (Deficit) Balance Forward | 163,672 |
| ENDING OP SURPLUS/(DEFICIT) | 163,672 |

EPS 1236 - ORA
Approved Strata Fee Schedule
Jun 01, 2018 to May 31, 2019

| Strata Lot Number | Civic Address | Unit Entitlement | Op. Fund Monthly Contribution \$ | CRF Monthly Contribution \$ | Total Monthly Strata Fees \$ | OLD Monthly Strata Fees \$ | Monthly Difference * \$ |
|------------------------------|--------------------------|-----------------------------|---|--|---|---|---------------------------------------|
| 1 | 205 - 6951 Elmbridge Way | 54 | 226.05 | 19.96 | 246.01 | 246.01 | - |
| 2 | 203 - 6951 Elmbridge Way | 50 | 209.31 | 18.48 | 227.79 | 227.79 | - |
| 3 | 202 - 6951 Elmbridge Way | 82 | 343.26 | 30.31 | 373.57 | 373.57 | - |
| 4 | 201 - 6951 Elmbridge Way | 55 | 230.24 | 20.33 | 250.57 | 250.57 | - |
| 5 | 305 - 6951 Elmbridge Way | 54 | 226.05 | 19.96 | 246.01 | 246.01 | - |
| 6 | 303 - 6951 Elmbridge Way | 49 | 205.12 | 18.11 | 223.23 | 223.23 | - |
| 7 | 302 - 6951 Elmbridge Way | 81 | 339.08 | 29.94 | 369.02 | 369.02 | - |
| 8 | 301 - 6951 Elmbridge Way | 55 | 230.24 | 20.33 | 250.57 | 250.57 | - |
| 9 | 505 - 6951 Elmbridge Way | 52 | 217.68 | 19.22 | 236.90 | 236.90 | - |
| 10 | 503 - 6951 Elmbridge Way | 50 | 209.31 | 18.48 | 227.79 | 227.79 | - |
| 11 | 502 - 6951 Elmbridge Way | 81 | 339.08 | 29.94 | 369.02 | 369.02 | - |
| 12 | 501 - 6951 Elmbridge Way | 56 | 234.42 | 20.70 | 255.12 | 255.12 | - |
| 13 | 508 - 6951 Elmbridge Way | 83 | 347.45 | 30.68 | 378.13 | 378.13 | - |
| 14 | 507 - 6951 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 15 | 506 - 6951 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 16 | 606 - 6951 Elmbridge Way | 52 | 217.68 | 19.22 | 236.90 | 236.90 | - |
| 17 | 605 - 6951 Elmbridge Way | 50 | 209.31 | 18.48 | 227.79 | 227.79 | - |
| 18 | 603 - 6951 Elmbridge Way | 82 | 343.26 | 30.31 | 373.57 | 373.57 | - |
| 19 | 602 - 6951 Elmbridge Way | 55 | 230.24 | 20.33 | 250.57 | 250.57 | - |
| 20 | 601 - 6951 Elmbridge Way | 51 | 213.49 | 18.85 | 232.34 | 232.34 | - |
| 21 | 610 - 6951 Elmbridge Way | 50 | 209.31 | 18.48 | 227.79 | 227.79 | - |
| 22 | 609 - 6951 Elmbridge Way | 76 | 318.15 | 28.09 | 346.24 | 346.24 | - |
| 23 | 608 - 6951 Elmbridge Way | 73 | 305.59 | 26.98 | 332.57 | 332.57 | - |
| 24 | 607 - 6951 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 25 | 707 - 6951 Elmbridge Way | 52 | 217.68 | 19.22 | 236.90 | 236.90 | - |
| 26 | 706 - 6951 Elmbridge Way | 51 | 213.49 | 18.85 | 232.34 | 232.34 | - |

**The retroactive fee adjustment is calculated as the difference between the new strata fees and old strata fees, multiplied by the number of months subsequent to the year end in which the old strata fees were assessed.*

EPS 1236 - ORA
Approved Strata Fee Schedule
Jun 01, 2018 to May 31, 2019

| Strata Lot Number | Civic Address | Unit Entitlement | Op. Fund Monthly Contribution \$ | CRF Monthly Contribution \$ | Total Monthly Strata Fees \$ | OLD Monthly Strata Fees \$ | Monthly Difference * \$ |
|------------------------------|--------------------------|-----------------------------|---|--|---|---|---------------------------------------|
| 27 | 705 - 6951 Elmbridge Way | 75 | 313.96 | 27.72 | 341.68 | 341.68 | - |
| 28 | 703 - 6951 Elmbridge Way | 73 | 305.59 | 26.98 | 332.57 | 332.57 | - |
| 29 | 702 - 6951 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 30 | 701 - 6951 Elmbridge Way | 51 | 213.49 | 18.85 | 232.34 | 232.34 | - |
| 31 | 711 - 6951 Elmbridge Way | 50 | 209.31 | 18.48 | 227.79 | 227.79 | - |
| 32 | 710 - 6951 Elmbridge Way | 76 | 318.15 | 28.09 | 346.24 | 346.24 | - |
| 33 | 709 - 6951 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 34 | 708 - 6951 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 35 | 807 - 6951 Elmbridge Way | 52 | 217.68 | 19.22 | 236.90 | 236.90 | - |
| 36 | 806 - 6951 Elmbridge Way | 51 | 213.49 | 18.85 | 232.34 | 232.34 | - |
| 37 | 805 - 6951 Elmbridge Way | 75 | 313.96 | 27.72 | 341.68 | 341.68 | - |
| 38 | 803 - 6951 Elmbridge Way | 73 | 305.59 | 26.98 | 332.57 | 332.57 | - |
| 39 | 802 - 6951 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 40 | 801 - 6951 Elmbridge Way | 51 | 213.49 | 18.85 | 232.34 | 232.34 | - |
| 41 | 811 - 6951 Elmbridge Way | 51 | 213.49 | 18.85 | 232.34 | 232.34 | - |
| 42 | 810 - 6951 Elmbridge Way | 76 | 318.15 | 28.09 | 346.24 | 346.24 | - |
| 43 | 809 - 6951 Elmbridge Way | 73 | 305.59 | 26.98 | 332.57 | 332.57 | - |
| 44 | 808 - 6951 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 45 | 907 - 6951 Elmbridge Way | 52 | 217.68 | 19.22 | 236.90 | 236.90 | - |
| 46 | 906 - 6951 Elmbridge Way | 51 | 213.49 | 18.85 | 232.34 | 232.34 | - |
| 47 | 905 - 6951 Elmbridge Way | 76 | 318.15 | 28.09 | 346.24 | 346.24 | - |
| 48 | 903 - 6951 Elmbridge Way | 73 | 305.59 | 26.98 | 332.57 | 332.57 | - |
| 49 | 902 - 6951 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 50 | 901 - 6951 Elmbridge Way | 51 | 213.49 | 18.85 | 232.34 | 232.34 | - |
| 51 | 912 - 6951 Elmbridge Way | 50 | 209.31 | 18.48 | 227.79 | 227.79 | - |
| 52 | 910 - 6951 Elmbridge Way | 76 | 318.15 | 28.09 | 346.24 | 346.24 | - |

**The retroactive fee adjustment is calculated as the difference between the new strata fees and old strata fees, multiplied by the number of months subsequent to the year end in which the old strata fees were assessed.*

EPS 1236 - ORA
Approved Strata Fee Schedule
Jun 01, 2018 to May 31, 2019

| Strata Lot Number | Civic Address | Unit Entitlement | Op. Fund Monthly Contribution \$ | CRF Monthly Contribution \$ | Total Monthly Strata Fees \$ | OLD Monthly Strata Fees \$ | Monthly Difference * \$ |
|------------------------------|---------------------------|-----------------------------|---|--|---|---|---------------------------------------|
| 53 | 909 - 6951 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 54 | 908 - 6951 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 55 | 1007 - 6951 Elmbridge Way | 52 | 217.68 | 19.22 | 236.90 | 236.90 | - |
| 56 | 1006 - 6951 Elmbridge Way | 51 | 213.49 | 18.85 | 232.34 | 232.34 | - |
| 57 | 1005 - 6951 Elmbridge Way | 76 | 318.15 | 28.09 | 346.24 | 346.24 | - |
| 58 | 1003 - 6951 Elmbridge Way | 73 | 305.59 | 26.98 | 332.57 | 332.57 | - |
| 59 | 1002 - 6951 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 60 | 1001 - 6951 Elmbridge Way | 51 | 213.49 | 18.85 | 232.34 | 232.34 | - |
| 61 | 1011 - 6951 Elmbridge Way | 50 | 209.31 | 18.48 | 227.79 | 227.79 | - |
| 62 | 1010 - 6951 Elmbridge Way | 76 | 318.15 | 28.09 | 346.24 | 346.24 | - |
| 63 | 1009 - 6951 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 64 | 1008 - 6951 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 65 | 1107 - 6951 Elmbridge Way | 52 | 217.68 | 19.22 | 236.90 | 236.90 | - |
| 66 | 1106 - 6951 Elmbridge Way | 50 | 209.31 | 18.48 | 227.79 | 227.79 | - |
| 67 | 1105 - 6951 Elmbridge Way | 76 | 318.15 | 28.09 | 346.24 | 346.24 | - |
| 68 | 1103 - 6951 Elmbridge Way | 73 | 305.59 | 26.98 | 332.57 | 332.57 | - |
| 69 | 1102 - 6951 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 70 | 1101 - 6951 Elmbridge Way | 51 | 213.49 | 18.85 | 232.34 | 232.34 | - |
| 71 | 1112 - 6951 Elmbridge Way | 50 | 209.31 | 18.48 | 227.79 | 227.79 | - |
| 72 | 1110 - 6951 Elmbridge Way | 76 | 318.15 | 28.09 | 346.24 | 346.24 | - |
| 73 | 1109 - 6951 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 74 | 1108 - 6951 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 75 | 1205 - 6951 Elmbridge Way | 52 | 217.68 | 19.22 | 236.90 | 236.90 | - |
| 76 | 1203 - 6951 Elmbridge Way | 84 | 351.63 | 31.05 | 382.68 | 382.68 | - |
| 77 | 1202 - 6951 Elmbridge Way | 84 | 351.63 | 31.05 | 382.68 | 382.68 | - |
| 78 | 1201 - 6951 Elmbridge Way | 82 | 343.26 | 30.31 | 373.57 | 373.57 | - |

**The retroactive fee adjustment is calculated as the difference between the new strata fees and old strata fees, multiplied by the number of months subsequent to the year end in which the old strata fees were assessed.*

EPS 1236 - ORA
Approved Strata Fee Schedule
Jun 01, 2018 to May 31, 2019

| Strata Lot Number | Civic Address | Unit Entitlement | Op. Fund Monthly Contribution \$ | CRF Monthly Contribution \$ | Total Monthly Strata Fees \$ | OLD Monthly Strata Fees \$ | Monthly Difference * \$ |
|------------------------------|-----------------------------|-----------------------------|---|--|---|---|---------------------------------------|
| 79 | 1208 - 6951 Elmbridge Way | 86 | 360.00 | 31.79 | 391.79 | 391.79 | - |
| 80 | 1207 - 6951 Elmbridge Way | 53 | 221.86 | 19.59 | 241.45 | 241.45 | - |
| 81 | 1206 - 6951 Elmbridge Way | 82 | 343.26 | 30.31 | 373.57 | 373.57 | - |
| 82 | 1505 - 6951 Elmbridge Way | 52 | 217.68 | 19.22 | 236.90 | 236.90 | - |
| 83 | 1503 - 6951 Elmbridge Way | 84 | 351.63 | 31.05 | 382.68 | 382.68 | - |
| 84 | 1502 - 6951 Elmbridge Way | 85 | 355.82 | 31.42 | 387.24 | 387.24 | - |
| 85 | 1501 - 6951 Elmbridge Way | 82 | 343.26 | 30.31 | 373.57 | 373.57 | - |
| 86 | 1508 - 6951 Elmbridge Way | 86 | 360.00 | 31.79 | 391.79 | 391.79 | - |
| 87 | 1507 - 6951 Elmbridge Way | 53 | 221.86 | 19.59 | 241.45 | 241.45 | - |
| 88 | 1506 - 6951 Elmbridge Way | 82 | 343.26 | 30.31 | 373.57 | 373.57 | - |
| 89 | 2011 - 5511 Hollybridge Way | 94 | 393.49 | 34.75 | 428.24 | 428.24 | - |
| 90 | 2010 - 5511 Hollybridge Way | 94 | 393.49 | 34.75 | 428.24 | 428.24 | - |
| 91 | 2009 - 5511 Hollybridge Way | 94 | 393.49 | 34.75 | 428.24 | 428.24 | - |
| 92 | 2008 - 5511 Hollybridge Way | 94 | 393.49 | 34.75 | 428.24 | 428.24 | - |
| 93 | 2007 - 5511 Hollybridge Way | 94 | 393.49 | 34.75 | 428.24 | 428.24 | - |
| 94 | 3018 - 5511 Hollybridge Way | 94 | 393.49 | 34.75 | 428.24 | 428.24 | - |
| 95 | 3017 - 5511 Hollybridge Way | 94 | 393.49 | 34.75 | 428.24 | 428.24 | - |
| 96 | 3016 - 5511 Hollybridge Way | 94 | 393.49 | 34.75 | 428.24 | 428.24 | - |
| 97 | 3015 - 5511 Hollybridge Way | 94 | 393.49 | 34.75 | 428.24 | 428.24 | - |
| 98 | 3013 - 5511 Hollybridge Way | 94 | 393.49 | 34.75 | 428.24 | 428.24 | - |
| 99 | 5022 - 5511 Hollybridge Way | 94 | 393.49 | 34.75 | 428.24 | 428.24 | - |
| 100 | 5021 - 5511 Hollybridge Way | 94 | 393.49 | 34.75 | 428.24 | 428.24 | - |
| 101 | 5019 - 5511 Hollybridge Way | 94 | 393.49 | 34.75 | 428.24 | 428.24 | - |
| 102 | 5017 - 5511 Hollybridge Way | 94 | 393.49 | 34.75 | 428.24 | 428.24 | - |
| 103 | 5016 - 5511 Hollybridge Way | 94 | 393.49 | 34.75 | 428.24 | 428.24 | - |
| 104 | 5018 - 5511 Hollybridge Way | 91 | 380.93 | 33.64 | 414.57 | 414.57 | - |

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Approved Strata Fee Schedule
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| Strata Lot Number | Civic Address | Unit Entitlement | Op. Fund Monthly Contribution \$ | CRF Monthly Contribution \$ | Total Monthly Strata Fees \$ | OLD Monthly Strata Fees \$ | Monthly Difference * \$ |
|------------------------------|-----------------------------|-----------------------------|---|--|---|---|---------------------------------------|
| 105 | 5020 - 5511 Hollybridge Way | 91 | 380.93 | 33.64 | 414.57 | 414.57 | - |
| 106 | 5023 - 5511 Hollybridge Way | 97 | 406.05 | 35.86 | 441.91 | 441.91 | - |
| 107 | 5025 - 5511 Hollybridge Way | 94 | 393.49 | 34.75 | 428.24 | 428.24 | - |
| 108 | 6023 - 5511 Hollybridge Way | 96 | 401.86 | 35.49 | 437.35 | 437.35 | - |
| 109 | 6022 - 5511 Hollybridge Way | 96 | 401.86 | 35.49 | 437.35 | 437.35 | - |
| 110 | 6020 - 5511 Hollybridge Way | 96 | 401.86 | 35.49 | 437.35 | 437.35 | - |
| 111 | 6018 - 5511 Hollybridge Way | 96 | 401.86 | 35.49 | 437.35 | 437.35 | - |
| 112 | 6017 - 5511 Hollybridge Way | 96 | 401.86 | 35.49 | 437.35 | 437.35 | - |
| 113 | 6019 - 5511 Hollybridge Way | 103 | 431.17 | 38.07 | 469.24 | 469.24 | - |
| 114 | 6021 - 5511 Hollybridge Way | 103 | 431.17 | 38.07 | 469.24 | 469.24 | - |
| 115 | 6025 - 5511 Hollybridge Way | 96 | 401.86 | 35.49 | 437.35 | 437.35 | - |
| 116 | 205 - 6971 Elmbridge Way | 75 | 313.96 | 27.72 | 341.68 | 341.68 | - |
| 117 | 203 - 6971 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 118 | 202 - 6971 Elmbridge Way | 56 | 234.42 | 20.70 | 255.12 | 255.12 | - |
| 119 | 201 - 6971 Elmbridge Way | 58 | 242.79 | 21.44 | 264.23 | 264.23 | - |
| 120 | 2006 - 5511 Hollybridge Way | 104 | 435.36 | 38.44 | 473.80 | 473.80 | - |
| 121 | 2005 - 5511 Hollybridge Way | 97 | 406.05 | 35.86 | 441.91 | 441.91 | - |
| 122 | 2003 - 5511 Hollybridge Way | 97 | 406.05 | 35.86 | 441.91 | 441.91 | - |
| 123 | 305 - 6971 Elmbridge Way | 76 | 318.15 | 28.09 | 346.24 | 346.24 | - |
| 124 | 303 - 6971 Elmbridge Way | 75 | 313.96 | 27.72 | 341.68 | 341.68 | - |
| 125 | 302 - 6971 Elmbridge Way | 56 | 234.42 | 20.70 | 255.12 | 255.12 | - |
| 126 | 301 - 6971 Elmbridge Way | 58 | 242.79 | 21.44 | 264.23 | 264.23 | - |
| 127 | 3012 - 5511 Hollybridge Way | 104 | 435.36 | 38.44 | 473.80 | 473.80 | - |
| 128 | 3011 - 5511 Hollybridge Way | 96 | 401.86 | 35.49 | 437.35 | 437.35 | - |
| 129 | 3010 - 5511 Hollybridge Way | 97 | 406.05 | 35.86 | 441.91 | 441.91 | - |
| 130 | 505 - 6971 Elmbridge Way | 76 | 318.15 | 28.09 | 346.24 | 346.24 | - |

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Approved Strata Fee Schedule
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| Strata Lot Number | Civic Address | Unit Entitlement | Op. Fund Monthly Contribution \$ | CRF Monthly Contribution \$ | Total Monthly Strata Fees \$ | OLD Monthly Strata Fees \$ | Monthly Difference * \$ |
|------------------------------|-----------------------------|-----------------------------|---|--|---|---|---------------------------------------|
| 131 | 503 - 6971 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 132 | 502 - 6971 Elmbridge Way | 56 | 234.42 | 20.70 | 255.12 | 255.12 | - |
| 133 | 501 - 6971 Elmbridge Way | 54 | 226.05 | 19.96 | 246.01 | 246.01 | - |
| 134 | 6016 - 5511 Hollybridge Way | 137 | 573.50 | 50.64 | 624.14 | 624.14 | - |
| 135 | 6015 - 5511 Hollybridge Way | 139 | 581.87 | 51.38 | 633.25 | 633.25 | - |
| 136 | 6013 - 5511 Hollybridge Way | 148 | 619.54 | 54.71 | 674.25 | 674.25 | - |
| 137 | 6012 - 5511 Hollybridge Way | 148 | 619.54 | 54.71 | 674.25 | 674.25 | - |
| 138 | 605 - 6971 Elmbridge Way | 76 | 318.15 | 28.09 | 346.24 | 346.24 | - |
| 139 | 603 - 6971 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 140 | 602 - 6971 Elmbridge Way | 52 | 217.68 | 19.22 | 236.90 | 236.90 | - |
| 141 | 601 - 6971 Elmbridge Way | 54 | 226.05 | 19.96 | 246.01 | 246.01 | - |
| 142 | 710 - 6971 Elmbridge Way | 76 | 318.15 | 28.09 | 346.24 | 346.24 | - |
| 143 | 709 - 6971 Elmbridge Way | 73 | 305.59 | 26.98 | 332.57 | 332.57 | - |
| 144 | 708 - 6971 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 145 | 707 - 6971 Elmbridge Way | 52 | 217.68 | 19.22 | 236.90 | 236.90 | - |
| 146 | 706 - 6971 Elmbridge Way | 51 | 213.49 | 18.85 | 232.34 | 232.34 | - |
| 147 | 705 - 6971 Elmbridge Way | 75 | 313.96 | 27.72 | 341.68 | 341.68 | - |
| 148 | 703 - 6971 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 149 | 702 - 6971 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 150 | 701 - 6971 Elmbridge Way | 51 | 213.49 | 18.85 | 232.34 | 232.34 | - |
| 151 | 711 - 6971 Elmbridge Way | 51 | 213.49 | 18.85 | 232.34 | 232.34 | - |
| 152 | 810 - 6971 Elmbridge Way | 76 | 318.15 | 28.09 | 346.24 | 346.24 | - |
| 153 | 809 - 6971 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 154 | 808 - 6971 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 155 | 807 - 6971 Elmbridge Way | 52 | 217.68 | 19.22 | 236.90 | 236.90 | - |
| 156 | 806 - 6971 Elmbridge Way | 51 | 213.49 | 18.85 | 232.34 | 232.34 | - |

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Approved Strata Fee Schedule
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| Strata Lot Number | Civic Address | Unit Entitlement | Op. Fund Monthly Contribution \$ | CRF Monthly Contribution \$ | Total Monthly Strata Fees \$ | OLD Monthly Strata Fees \$ | Monthly Difference * \$ |
|------------------------------|---------------------------|-----------------------------|---|--|---|---|---------------------------------------|
| 157 | 805 - 6971 Elmbridge Way | 76 | 318.15 | 28.09 | 346.24 | 346.24 | - |
| 158 | 803 - 6971 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 159 | 802 - 6971 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 160 | 801 - 6971 Elmbridge Way | 51 | 213.49 | 18.85 | 232.34 | 232.34 | - |
| 161 | 811 - 6971 Elmbridge Way | 51 | 213.49 | 18.85 | 232.34 | 232.34 | - |
| 162 | 910 - 6971 Elmbridge Way | 76 | 318.15 | 28.09 | 346.24 | 346.24 | - |
| 163 | 909 - 6971 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 164 | 908 - 6971 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 165 | 907 - 6971 Elmbridge Way | 52 | 217.68 | 19.22 | 236.90 | 236.90 | - |
| 166 | 906 - 6971 Elmbridge Way | 51 | 213.49 | 18.85 | 232.34 | 232.34 | - |
| 167 | 905 - 6971 Elmbridge Way | 76 | 318.15 | 28.09 | 346.24 | 346.24 | - |
| 168 | 903 - 6971 Elmbridge Way | 73 | 305.59 | 26.98 | 332.57 | 332.57 | - |
| 169 | 902 - 6971 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 170 | 901 - 6971 Elmbridge Way | 51 | 213.49 | 18.85 | 232.34 | 232.34 | - |
| 171 | 912 - 6971 Elmbridge Way | 50 | 209.31 | 18.48 | 227.79 | 227.79 | - |
| 172 | 1010 - 6971 Elmbridge Way | 75 | 313.96 | 27.72 | 341.68 | 341.68 | - |
| 173 | 1009 - 6971 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 174 | 1008 - 6971 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 175 | 1007 - 6971 Elmbridge Way | 52 | 217.68 | 19.22 | 236.90 | 236.90 | - |
| 176 | 1006 - 6971 Elmbridge Way | 50 | 209.31 | 18.48 | 227.79 | 227.79 | - |
| 177 | 1005 - 6971 Elmbridge Way | 76 | 318.15 | 28.09 | 346.24 | 346.24 | - |
| 178 | 1003 - 6971 Elmbridge Way | 73 | 305.59 | 26.98 | 332.57 | 332.57 | - |
| 179 | 1002 - 6971 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 180 | 1001 - 6971 Elmbridge Way | 51 | 213.49 | 18.85 | 232.34 | 232.34 | - |
| 181 | 1011 - 6971 Elmbridge Way | 50 | 209.31 | 18.48 | 227.79 | 227.79 | - |
| 182 | 1110 - 6971 Elmbridge Way | 76 | 318.15 | 28.09 | 346.24 | 346.24 | - |

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Approved Strata Fee Schedule
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| Strata Lot Number | Civic Address | Unit Entitlement | Op. Fund Monthly Contribution \$ | CRF Monthly Contribution \$ | Total Monthly Strata Fees \$ | OLD Monthly Strata Fees \$ | Monthly Difference * \$ |
|------------------------------|---------------------------|-----------------------------|---|--|---|---|---------------------------------------|
| 183 | 1109 - 6971 Elmbridge Way | 73 | 305.59 | 26.98 | 332.57 | 332.57 | - |
| 184 | 1108 - 6971 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 185 | 1107 - 6971 Elmbridge Way | 52 | 217.68 | 19.22 | 236.90 | 236.90 | - |
| 186 | 1106 - 6971 Elmbridge Way | 51 | 213.49 | 18.85 | 232.34 | 232.34 | - |
| 187 | 1105 - 6971 Elmbridge Way | 75 | 313.96 | 27.72 | 341.68 | 341.68 | - |
| 188 | 1103 - 6971 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 189 | 1102 - 6971 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 190 | 1101 - 6971 Elmbridge Way | 51 | 213.49 | 18.85 | 232.34 | 232.34 | - |
| 191 | 1112 - 6971 Elmbridge Way | 50 | 209.31 | 18.48 | 227.79 | 227.79 | - |
| 192 | 1210 - 6971 Elmbridge Way | 75 | 313.96 | 27.72 | 341.68 | 341.68 | - |
| 193 | 1209 - 6971 Elmbridge Way | 73 | 305.59 | 26.98 | 332.57 | 332.57 | - |
| 194 | 1208 - 6971 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 195 | 1207 - 6971 Elmbridge Way | 52 | 217.68 | 19.22 | 236.90 | 236.90 | - |
| 196 | 1206 - 6971 Elmbridge Way | 50 | 209.31 | 18.48 | 227.79 | 227.79 | - |
| 197 | 1205 - 6971 Elmbridge Way | 76 | 318.15 | 28.09 | 346.24 | 346.24 | - |
| 198 | 1203 - 6971 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 199 | 1202 - 6971 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 200 | 1201 - 6971 Elmbridge Way | 51 | 213.49 | 18.85 | 232.34 | 232.34 | - |
| 201 | 1211 - 6971 Elmbridge Way | 50 | 209.31 | 18.48 | 227.79 | 227.79 | - |
| 202 | 1510 - 6971 Elmbridge Way | 75 | 313.96 | 27.72 | 341.68 | 341.68 | - |
| 203 | 1509 - 6971 Elmbridge Way | 73 | 305.59 | 26.98 | 332.57 | 332.57 | - |
| 204 | 1508 - 6971 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 205 | 1507 - 6971 Elmbridge Way | 52 | 217.68 | 19.22 | 236.90 | 236.90 | - |
| 206 | 1506 - 6971 Elmbridge Way | 50 | 209.31 | 18.48 | 227.79 | 227.79 | - |
| 207 | 1505 - 6971 Elmbridge Way | 75 | 313.96 | 27.72 | 341.68 | 341.68 | - |
| 208 | 1503 - 6971 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |

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Approved Strata Fee Schedule
Jun 01, 2018 to May 31, 2019

| Strata Lot Number | Civic Address | Unit Entitlement | Op. Fund Monthly Contribution \$ | CRF Monthly Contribution \$ | Total Monthly Strata Fees \$ | OLD Monthly Strata Fees \$ | Monthly Difference * \$ |
|------------------------------|-----------------------------|-----------------------------|---|--|---|---|---------------------------------------|
| 209 | 1502 - 6971 Elmbridge Way | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 210 | 1501 - 6971 Elmbridge Way | 51 | 213.49 | 18.85 | 232.34 | 232.34 | - |
| 211 | 1511 - 6971 Elmbridge Way | 51 | 213.49 | 18.85 | 232.34 | 232.34 | - |
| 212 | 1608 - 6971 Elmbridge Way | 85 | 355.82 | 31.42 | 387.24 | 387.24 | - |
| 213 | 1607 - 6971 Elmbridge Way | 53 | 221.86 | 19.59 | 241.45 | 241.45 | - |
| 214 | 1606 - 6971 Elmbridge Way | 82 | 343.26 | 30.31 | 373.57 | 373.57 | - |
| 215 | 1605 - 6971 Elmbridge Way | 52 | 217.68 | 19.22 | 236.90 | 236.90 | - |
| 216 | 1603 - 6971 Elmbridge Way | 84 | 351.63 | 31.05 | 382.68 | 382.68 | - |
| 217 | 1602 - 6971 Elmbridge Way | 84 | 351.63 | 31.05 | 382.68 | 382.68 | - |
| 218 | 1601 - 6971 Elmbridge Way | 82 | 343.26 | 30.31 | 373.57 | 373.57 | - |
| 219 | 1708 - 6971 Elmbridge Way | 85 | 355.82 | 31.42 | 387.24 | 387.24 | - |
| 220 | 1707 - 6971 Elmbridge Way | 53 | 221.86 | 19.59 | 241.45 | 241.45 | - |
| 221 | 1706 - 6971 Elmbridge Way | 82 | 343.26 | 30.31 | 373.57 | 373.57 | - |
| 222 | 1705 - 6971 Elmbridge Way | 52 | 217.68 | 19.22 | 236.90 | 236.90 | - |
| 223 | 1703 - 6971 Elmbridge Way | 84 | 351.63 | 31.05 | 382.68 | 382.68 | - |
| 224 | 1702 - 6971 Elmbridge Way | 84 | 351.63 | 31.05 | 382.68 | 382.68 | - |
| 225 | 1701 - 6971 Elmbridge Way | 82 | 343.26 | 30.31 | 373.57 | 373.57 | - |
| 226 | 3001 - 5511 Hollybridge Way | 93 | 389.30 | 34.38 | 423.68 | 423.68 | - |
| 227 | 3002 - 5511 Hollybridge Way | 93 | 389.30 | 34.38 | 423.68 | 423.68 | - |
| 228 | 3003 - 5511 Hollybridge Way | 93 | 389.30 | 34.38 | 423.68 | 423.68 | - |
| 229 | 3005 - 5511 Hollybridge Way | 93 | 389.30 | 34.38 | 423.68 | 423.68 | - |
| 230 | 3006 - 5511 Hollybridge Way | 93 | 389.30 | 34.38 | 423.68 | 423.68 | - |
| 231 | 3007 - 5511 Hollybridge Way | 102 | 426.99 | 37.70 | 464.69 | 464.69 | - |
| 232 | 201 - 6200 River Road | 61 | 255.35 | 22.55 | 277.90 | 277.90 | - |
| 233 | 202 - 6200 River Road | 75 | 313.96 | 27.72 | 341.68 | 341.68 | - |
| 234 | 203 - 6200 River Road | 54 | 226.05 | 19.96 | 246.01 | 246.01 | - |

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EPS 1236 - ORA
Approved Strata Fee Schedule
Jun 01, 2018 to May 31, 2019

| Strata Lot Number | Civic Address | Unit Entitlement | Op. Fund Monthly Contribution \$ | CRF Monthly Contribution \$ | Total Monthly Strata Fees \$ | OLD Monthly Strata Fees \$ | Monthly Difference * \$ |
|------------------------------|-----------------------------|-----------------------------|---|--|---|---|---------------------------------------|
| 235 | 205 - 6200 River Road | 58 | 242.79 | 21.44 | 264.23 | 264.23 | - |
| 236 | 2001 - 5511 Hollybridge Way | 104 | 435.36 | 38.44 | 473.80 | 473.80 | - |
| 237 | 2002 - 5511 Hollybridge Way | 98 | 410.24 | 36.22 | 446.46 | 446.46 | - |
| 238 | 301 - 6200 River Road | 61 | 255.35 | 22.55 | 277.90 | 277.90 | - |
| 239 | 302 - 6200 River Road | 75 | 313.96 | 27.72 | 341.68 | 341.68 | - |
| 240 | 303 - 6200 River Road | 54 | 226.05 | 19.96 | 246.01 | 246.01 | - |
| 241 | 305 - 6200 River Road | 58 | 242.79 | 21.44 | 264.23 | 264.23 | - |
| 242 | 3008 - 5511 Hollybridge Way | 104 | 435.36 | 38.44 | 473.80 | 473.80 | - |
| 243 | 3009 - 5511 Hollybridge Way | 98 | 410.24 | 36.22 | 446.46 | 446.46 | - |
| 244 | 5001 - 5511 Hollybridge Way | 93 | 389.30 | 34.38 | 423.68 | 423.68 | - |
| 245 | 5003 - 5511 Hollybridge Way | 92 | 385.12 | 34.01 | 419.13 | 419.13 | - |
| 246 | 5006 - 5511 Hollybridge Way | 92 | 385.12 | 34.01 | 419.13 | 419.13 | - |
| 247 | 5008 - 5511 Hollybridge Way | 92 | 385.12 | 34.01 | 419.13 | 419.13 | - |
| 248 | 5009 - 5511 Hollybridge Way | 92 | 385.12 | 34.01 | 419.13 | 419.13 | - |
| 249 | 5010 - 5511 Hollybridge Way | 106 | 443.73 | 39.18 | 482.91 | 482.91 | - |
| 250 | 501 - 6200 River Road | 61 | 255.35 | 22.55 | 277.90 | 277.90 | - |
| 251 | 502 - 6200 River Road | 75 | 313.96 | 27.72 | 341.68 | 341.68 | - |
| 252 | 503 - 6200 River Road | 54 | 226.05 | 19.96 | 246.01 | 246.01 | - |
| 253 | 505 - 6200 River Road | 58 | 242.79 | 21.44 | 264.23 | 264.23 | - |
| 254 | 6009 - 5511 Hollybridge Way | 136 | 569.31 | 50.27 | 619.58 | 619.58 | - |
| 255 | 6010 - 5511 Hollybridge Way | 136 | 569.31 | 50.27 | 619.58 | 619.58 | - |
| 256 | 6011 - 5511 Hollybridge Way | 151 | 632.10 | 55.82 | 687.92 | 687.92 | - |
| 257 | 5015 - 5511 Hollybridge Way | 104 | 435.36 | 38.44 | 473.80 | 473.80 | - |
| 258 | 5013 - 5511 Hollybridge Way | 94 | 393.49 | 34.75 | 428.24 | 428.24 | - |
| 259 | 5012 - 5511 Hollybridge Way | 91 | 380.93 | 33.64 | 414.57 | 414.57 | - |
| 260 | 5011 - 5511 Hollybridge Way | 120 | 502.33 | 44.36 | 546.69 | 546.69 | - |

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EPS 1236 - ORA
Approved Strata Fee Schedule
Jun 01, 2018 to May 31, 2019

| Strata Lot Number | Civic Address | Unit Entitlement | Op. Fund Monthly Contribution \$ | CRF Monthly Contribution \$ | Total Monthly Strata Fees \$ | OLD Monthly Strata Fees \$ | Monthly Difference * \$ |
|------------------------------|-----------------------------|-----------------------------|---|--|---|---|---------------------------------------|
| 261 | 5007 - 5511 Hollybridge Way | 91 | 380.93 | 33.64 | 414.57 | 414.57 | - |
| 262 | 5005 - 5511 Hollybridge Way | 91 | 380.93 | 33.64 | 414.57 | 414.57 | - |
| 263 | 5002 - 5511 Hollybridge Way | 94 | 393.49 | 34.75 | 428.24 | 428.24 | - |
| 264 | 601 - 6200 River Road | 61 | 255.35 | 22.55 | 277.90 | 277.90 | - |
| 265 | 602 - 6200 River Road | 76 | 318.15 | 28.09 | 346.24 | 346.24 | - |
| 266 | 603 - 6200 River Road | 50 | 209.31 | 18.48 | 227.79 | 227.79 | - |
| 267 | 605 - 6200 River Road | 52 | 217.68 | 19.22 | 236.90 | 236.90 | - |
| 268 | 6008 - 5511 Hollybridge Way | 104 | 435.36 | 38.44 | 473.80 | 473.80 | - |
| 269 | 6007 - 5511 Hollybridge Way | 94 | 393.49 | 34.75 | 428.24 | 428.24 | - |
| 270 | 6006 - 5511 Hollybridge Way | 90 | 376.75 | 33.27 | 410.02 | 410.02 | - |
| 271 | 6005 - 5511 Hollybridge Way | 129 | 540.01 | 47.68 | 587.69 | 587.69 | - |
| 272 | 6003 - 5511 Hollybridge Way | 99 | 414.43 | 36.59 | 451.02 | 451.02 | - |
| 273 | 6002 - 5511 Hollybridge Way | 99 | 414.43 | 36.59 | 451.02 | 451.02 | - |
| 274 | 6001 - 5511 Hollybridge Way | 102 | 426.99 | 37.70 | 464.69 | 464.69 | - |
| 275 | 703 - 6200 River Road | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 276 | 705 - 6200 River Road | 75 | 313.96 | 27.72 | 341.68 | 341.68 | - |
| 277 | 706 - 6200 River Road | 50 | 209.31 | 18.48 | 227.79 | 227.79 | - |
| 278 | 707 - 6200 River Road | 52 | 217.68 | 19.22 | 236.90 | 236.90 | - |
| 279 | 708 - 6200 River Road | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 280 | 709 - 6200 River Road | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 281 | 710 - 6200 River Road | 76 | 318.15 | 28.09 | 346.24 | 346.24 | - |
| 282 | 711 - 6200 River Road | 50 | 209.31 | 18.48 | 227.79 | 227.79 | - |
| 283 | 701 - 6200 River Road | 51 | 213.49 | 18.85 | 232.34 | 232.34 | - |
| 284 | 702 - 6200 River Road | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 285 | 803 - 6200 River Road | 73 | 305.59 | 26.98 | 332.57 | 332.57 | - |
| 286 | 805 - 6200 River Road | 75 | 313.96 | 27.72 | 341.68 | 341.68 | - |

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EPS 1236 - ORA
Approved Strata Fee Schedule
Jun 01, 2018 to May 31, 2019

| Strata Lot Number | Civic Address | Unit Entitlement | Op. Fund Monthly Contribution \$ | CRF Monthly Contribution \$ | Total Monthly Strata Fees \$ | OLD Monthly Strata Fees \$ | Monthly Difference * \$ |
|------------------------------|--------------------------|-----------------------------|---|--|---|---|---------------------------------------|
| 287 | 806 - 6200 River Road | 51 | 213.49 | 18.85 | 232.34 | 232.34 | - |
| 288 | 807 - 6200 River Road | 52 | 217.68 | 19.22 | 236.90 | 236.90 | - |
| 289 | 808 - 6200 River Road | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 290 | 809 - 6200 River Road | 73 | 305.59 | 26.98 | 332.57 | 332.57 | - |
| 291 | 810 - 6200 River Road | 75 | 313.96 | 27.72 | 341.68 | 341.68 | - |
| 292 | 811 - 6200 River Road | 50 | 209.31 | 18.48 | 227.79 | 227.79 | - |
| 293 | 801 - 6200 River Road | 51 | 213.49 | 18.85 | 232.34 | 232.34 | - |
| 294 | 802 - 6200 River Road | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 295 | 903 - 6200 River Road | 73 | 305.59 | 26.98 | 332.57 | 332.57 | - |
| 296 | 905 - 6200 River Road | 76 | 318.15 | 28.09 | 346.24 | 346.24 | - |
| 297 | 906 - 6200 River Road | 50 | 209.31 | 18.48 | 227.79 | 227.79 | - |
| 298 | 907 - 6200 River Road | 52 | 217.68 | 19.22 | 236.90 | 236.90 | - |
| 299 | 908 - 6200 River Road | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 300 | 909 - 6200 River Road | 73 | 305.59 | 26.98 | 332.57 | 332.57 | - |
| 301 | 910 - 6200 River Road | 75 | 313.96 | 27.72 | 341.68 | 341.68 | - |
| 302 | 912 - 6200 River Road | 51 | 213.49 | 18.85 | 232.34 | 232.34 | - |
| 303 | 901 - 6200 River Road | 51 | 213.49 | 18.85 | 232.34 | 232.34 | - |
| 304 | 902 - 6200 River Road | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 305 | 1003 - 6200 River Road | 73 | 305.59 | 26.98 | 332.57 | 332.57 | - |
| 306 | 1005 - 6200 River Road | 75 | 313.96 | 27.72 | 341.68 | 341.68 | - |
| 307 | 1006 - 6200 River Road | 51 | 213.49 | 18.85 | 232.34 | 232.34 | - |
| 308 | 1007 - 6200 River Road | 52 | 217.68 | 19.22 | 236.90 | 236.90 | - |
| 309 | 1008 - 6200 River Road | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 310 | 1009 - 6200 River Road | 73 | 305.59 | 26.98 | 332.57 | 332.57 | - |
| 311 | 1010 - 6200 River Road | 76 | 318.15 | 28.09 | 346.24 | 346.24 | - |
| 312 | 1011 - 6200 River Road | 50 | 209.31 | 18.48 | 227.79 | 227.79 | - |

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Approved Strata Fee Schedule
Jun 01, 2018 to May 31, 2019

| Strata Lot Number | Civic Address | Unit Entitlement | Op. Fund Monthly Contribution \$ | CRF Monthly Contribution \$ | Total Monthly Strata Fees \$ | OLD Monthly Strata Fees \$ | Monthly Difference * \$ |
|------------------------------|--------------------------|-----------------------------|---|--|---|---|---------------------------------------|
| 313 | 1001 - 6200 River Road | 51 | 213.49 | 18.85 | 232.34 | 232.34 | - |
| 314 | 1002 - 6200 River Road | 74 | 309.78 | 27.35 | 337.13 | 337.13 | - |
| 315 | 1101 - 6200 River Road | 83 | 347.45 | 30.68 | 378.13 | 378.13 | - |
| 316 | 1102 - 6200 River Road | 82 | 343.26 | 30.31 | 373.57 | 373.57 | - |
| 317 | 1103 - 6200 River Road | 82 | 343.26 | 30.31 | 373.57 | 373.57 | - |
| 318 | 1105 - 6200 River Road | 53 | 221.86 | 19.59 | 241.45 | 241.45 | - |
| 319 | 1106 - 6200 River Road | 86 | 360.00 | 31.79 | 391.79 | 391.79 | - |
| 320 | 1201 - 6200 River Road | 83 | 347.45 | 30.68 | 378.13 | 378.13 | - |
| 321 | 1202 - 6200 River Road | 82 | 343.26 | 30.31 | 373.57 | 373.57 | - |
| 322 | 1203 - 6200 River Road | 82 | 343.26 | 30.31 | 373.57 | 373.57 | - |
| 323 | 1205 - 6200 River Road | 53 | 221.86 | 19.59 | 241.45 | 241.45 | - |
| 324 | 1206 - 6200 River Road | 85 | 355.82 | 31.42 | 387.24 | 387.24 | - |
| | | 23,897 | 100,036 | 8,833 | 108,869 | 108,869 | 0 |

Total Annual Strata Fees (x 12 months) =

1,306,426.68 **1,306,426.68**

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