



December 5, 2018

TO THE OWNERS OF  
STRATA PLAN LMS 343 – PLACE FONTAINEBLEAU  
COQUITLAM, BC

Dear Owners:

**RE: STRATA PLAN LMS 343 – PLACE FONTAINEBLEAU  
ANNUAL GENERAL MEETING MINUTES**

Please find enclosed the Minutes of the Annual General Meeting held on Tuesday, November 21, 2018.

A 2018-2019 operating budget was approved with **no increase in Strata Fees**. Please note that payments of strata fees must be made **payable to Strata Plan LMS 343** by pre-authorized payment plan or post-dated cheques. If you are on a pre-authorized payment plan, the Strata Fees will be drawn automatically on the first of every month. If you pay by post-dated cheque, please provide a new batch for the current fiscal year, which started on October 1, 2018.

Should you have any questions regarding the information, please do not hesitate to contact the undersigned.

Yours truly,

**Warrington PCI Management**  
Agent for Owners, Strata Plan LMS 343

A handwritten signature in black ink, appearing to read 'Erickson'.

**Brian Erickson**  
**Strata Manager**  
Direct: (604) 331-5228  
Email: berickson@warringtonpci.com



*Warrington PCI Management*

**ANNUAL GENERAL MEETING MINUTES  
STRATA PLAN LMS 343 "PLACE FONTAINEBLEAU"  
COQUITLAM, BC**

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**HELD:** Wednesday, November 21, 2018

**PLACE:** St. Anne's Hall  
828 Laval Square, Coquitlam, BC

**MANAGING AGENT:** Brian Erickson, *Strata Manager*, Warrington PCI Management

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**(1) CALL TO ORDER**

The Meeting was called to order at 6:30 pm by the President, then as quorum was not present the meeting was adjourned for one half hour per bylaw 29(2). Following the adjournment, owners were welcomed to the meeting, members of Council were introduced, as was the Strata Manager Brian Erickson.

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

In accordance with the requirements of the Strata Property Act, a quorum consists of 1/3 of the owners in good standing to be represented in person or by proxy. As all 130 owners are in good standing, a quorum of (44) was required in order for the meeting to proceed. It was confirmed that (33) were represented in person, (11) by proxy, for a total of (44). Quorum was achieved under bylaw 29(2), the meeting was deemed competent to proceed.

**(3) ELECTION OF CHAIRPERSON**

As the President, Lori Kosciuw, was present and willing to Chair the meeting, an election was not required.

**(4) PROOF OF NOTICE OF MEETING**

The Strata Property Act requires that adequate proof of notice be given to all Owners by having notices mailed or delivered to their last known address. Notice of meeting was mailed on October 31, 2018, providing 20 days' notice.

It was moved (22) and seconded (51) that proper notice of the meeting was provided. **CARRIED**

**(5) ADOPTION OF THE AGENDA**

It was moved (111) and seconded (52) to adopt the Agenda as distributed. **CARRIED**

**(6) APPROVAL OF PREVIOUS ANNUAL GENERAL MEETING MINUTES**

It was moved (115) and seconded (61) to approve the minutes of the Annual General Meeting of November 21, 2017 as distributed. **CARRIED**



**(7) COUNCIL REPORTS**

There was a brief opportunity for questions on the report provided by the President, Lori Kosciuw, as a part of the agenda package for the meeting.

**(8) REVIEW OF FINANCIAL STATEMENTS**

The Treasurer provided a brief overview of the Strata Corporation finances for 2017 – 2018, owners being advised of a surplus, most of which has been proposed to be utilized to fund special projects to be considered later in the meeting.

**(9) INSURANCE REPORT**

Each Owner was provided with a summary of the insurance of the Strata Corporation currently with CapriCMW, for an appraised value of \$30,837,000, expiring on June 1, 2019, with an annual premium of \$68,323. The summary sets out the coverage and deductibles of the Strata Corporation Policy. The Strata Manager highlighted the following deductibles:

- General - \$5,000
- Water Damage - \$15,000
- Sewer Back-up - \$15,000
- Flood - \$25,000
- Earthquake – 15%, minimum of \$250,000

It was recommended all Owners have their own homeowners insurance, as the Strata Corporation policy has restrictions on what is covered. In particular, Owners were recommended to investigate the following options:

- Deductible – In the event the source of a claim is determined to be the responsibility of an Owner, the relevant deductible may be charged back. Personal insurance can be obtained to cover this, common situations include a toilet or bathtub overflow, where the resulting water leak causes enough damage to require a claim on the Strata Corporation insurance. The Owner of the source unit would be charged back the deductible for water damage, which is in this case \$15,000.
- Betterments – The Strata Corporation insurance covers only what is original to the unit, any upgrades that have been completed since then are considered to be betterments, are not covered. Common examples include hardwood or laminate flooring, new countertops or cabinets, stainless steel appliances etc. As well, it was noted the Strata Corporation Policy covers fixtures only, contents are not included.
- Earthquake – In the event of a partial or total rebuild of the property as a result of an earthquake, the Strata Corporation policy requires a significant deductible. Owners are encouraged to consider personal coverage for this deductible, as depending on unit entitlement it could be approximately \$24,000 per strata lot.
- Rental – Those Owners who are renting their Unit are encouraged to consider coverage for tenant related issues, such as loss of rental income, as no tenant related issues are covered under the Strata Corporation policy.

Any questions or concerns can be directed to the Strata Manager, or CapriCMW directly.

**Note:** Each unit Owner has specific insurance requirements which should be discussed with an insurance broker to ensure the right protection is in place.

**(10) CONSIDERATION OF THE 2018 - 2019 OPERATING BUDGET**

It was moved (101) and seconded (61) to adopt the 2018 - 2019 Operating Budget as presented.

Following a brief presentation by the Treasurer and a brief discussion, a vote was called to approve the 2017 - 2018 Operating budget as presented:

43 In Favour, 0 Opposed, 0 Abstentions

**CARRIED**

\*1 Owner joined the meeting, bringing the count to 44 strata lots represented..

**(11) CONSIDERATION OF ¾ VOTE SPECIAL RESOLUTION #2018-1**

**¾ VOTE RESOLUTION OF THE OWNERS, STRATA CORPORATION LMS 343 “PLACE FONTAINEBLEAU”  
TO WAIVE REQUIREMENT TO UPDATE THE DEPRECIATION REPORT  
(Section 94 of the *Strata Property Act*)**

**WHEREAS:**

- A. Pursuant to section 94(2) of the *Strata Property Act* (the “Act”), The Owners Strata Plan LMS343 (the “**Strata Corporation**”) obtained a depreciation report in 2014 estimating the repair and replacement costs for major items in the Strata Corporation and the estimated life of those items.
- B. The Strata Corporation is required to obtain a renewal depreciation report every three years.
- C. The Strata Corporation can waive the requirement to obtain a depreciation report by a ¾ vote resolution pursuant to section 94(3)(a) of the Act.
- D. Council wishes to waive the requirement to update the depreciation report and to review this requirement at the next Annual General Meeting

**BE IT RESOLVED** by a 3/4 vote of The Owners, Strata Corporation LMS 343 (the “**Strata Corporation**”), pursuant to section 94(3) of the **Act**, to waive for a period of 18 months the requirement for the Strata Corporation to update the depreciation report.

It was moved (88) and seconded (105) to adopt ¾ Vote Special Resolution #2018-1 as presented.

Following a brief discussion, a vote was called on the resolution as presented:

44 In Favour, 0 Opposed, 0 Abstentions

**CARRIED**

**(12) CONSIDERATION OF ¾ VOTE SPECIAL RESOLUTION #2018-2**

**¾ VOTE RESOLUTION OF THE OWNERS, STRATA PLAN LMS 343, “PLACE FONTAINEBLEAU” TO  
EXTEND THE LOAN FROM THE CONTINGENCY RESERVE FUND FOR PAYMENT OF THE ANNUAL  
INSURANCE PREMIUM**

**WHEREAS:**

- A. The Strata Corporation is required to obtain annual insurance.
- B. The Strata Property Act allows for temporary loans to the operating fund from the CRF.
- C. The loan will continued to be repaid on a monthly basis, in advance of the next annual renewal.

**BE IT RESOLVED** by a 3/4 vote of The Owners, Strata Plan LMS 343 (the “Strata Corporation”) that the loan to the Operating Fund from the Contingency Reserve Fund in the amount of \$68,323 be repaid in monthly installments as funds are available, with full repayment by no later than May 31, 2019.

It was moved (52) and seconded (111) to adopt ¾ Vote Special Resolution #2018-2 as presented.

Following a brief discussion, a vote was called on the resolution as presented:

44 In Favour, 0 Opposed, 0 Abstentions

**CARRIED**



**(13) CONSIDERATION OF ¾ VOTE SPECIAL RESOLUTION #2018-3**

**¾ VOTE RESOLUTION OF THE OWNERS, STRATA PLAN LMS 343, “PLACE FONTAINEBLEAU” USE OF CONTINGENCY RESERVE FUNDS & PRIOR YEARS OPERATING SURPLUS FOR FENCING REPLACEMENT**

**WHEREAS:**

- A. Pursuant to section 96(b)(i)(B) of the Strata Property Act (the “Act”), the strata corporation may spend money from the contingency reserve fund if the expenditure is authorized by a ¾ vote at an annual or special general meeting.
- B. Pursuant to section 97(b) of the Strata Property Act (the “Act”), the strata corporation may spend money from prior years’ operating surplus if the expenditure is authorized by a ¾ vote at an annual or special general meeting.
- C. Ground floor patio fencing along Brunette and the Gatehouse have been completed, along with basic repairs to remaining fencing. However, the remaining fencing continues to deteriorate, at increasing cost to repair.
- D. As the remaining fencing is well past when it should have been replaced, Council proposes to utilize both the Contingency Reserve Fund and Prior Years’ Operating Surplus to complete the entire project in 2019.

**BE IT RESOLVED** by a 3/4 vote of The Owners, Strata Plan LMS 343 (the “Strata Corporation”) that \$145,000 (one hundred and forty-five thousand dollars) be expended for the purpose of replacing all existing privacy fencing on the property, excluding the new fencing recently installed at Brunette Avenue and the Gatehouse.

Funding to consist of \$35,000 (thirty-five thousand dollars) to be expended from Prior Years’ Operating Surplus, with the remaining \$110,000 (one hundred and ten thousand dollars) to be expended from the Contingency Reserve Fund.

It was moved (101) and seconded (105) to adopt ¾ Vote Special Resolution #2018-3 as presented.

A vote was called on the resolution as presented:

40 In Favour, 4 Opposed, 0 Abstentions

**CARRIED**

**(14) CONSIDERATION OF ¾ VOTE SPECIAL RESOLUTION #2018-4**

**¾ VOTE RESOLUTION OF THE OWNERS, STRATA PLAN LMS 343, “PLACE FONTAINEBLEAU” USE OF PRIOR YEARS OPERATING SURPLUS FOR PAINTING OF EXTERIOR TRIM**

**WHEREAS:**

- A. Pursuant to section 97(b) of the Strata Property Act (the “Act”), the strata corporation may spend money from prior years’ operating surplus if the expenditure is authorized by a ¾ vote at an annual or special general meeting.
- B. As the wood trim on the exterior of all building is faded and past time to be painted to prevent rotting and water ingress.
- C. The Strata Council wishes to utilize Prior Years’ Operating Surplus to paint the wood trim on the exterior of one of the large buildings, or two smaller ones depending on need. It is intended this be the first phase of a multiyear project to spread out cost.

**BE IT RESOLVED** by a 3/4 vote of The Owners, Strata Plan LMS 343 (the "Strata Corporation") that \$30,000 (thirty thousand dollars) be expended from Prior Year's Operating Surplus for the purpose of painting exterior building trim.

It was moved (111) and seconded (52) to adopt ¾ Vote Special Resolution #2018-4 as presented.

Following a general discussion of fencing replacement and repairs, a vote was called on the resolution as presented:

44 In Favour, 0 Opposed, 0 Abstentions

**CARRIED**

**(15) CONSIDERATION OF ¾ VOTE SPECIAL RESOLUTION #2018-5**

**¾ VOTE RESOLUTION OF THE OWNERS, STRATA PLAN LMS 343, "PLACE FONTAINEBLEAU" TO AMEND THE BYLAWS OF THE STRATA CORPORATION**

**WHEREAS:**

- A. Pursuant to section 128 of the *Strata Property Act* (the "Act"), a Strata Corporation may amend its bylaws;
- B. Smoking on Common and Limited Common Property is an ongoing concern, the proposed bylaw will allow additional tools for the Strata Corporation to manage the issue.

**BE IT RESOLVED** by a ¾ vote of The Owners, Strata Plan EPS 3032 (the "Strata Corporation") that the bylaws of the Strata Corporation be amended by adding bylaw 47 as follows:

***"47. No Smoking***

***47.1 For the purposes of this bylaw #, the following definitions apply:***

- (a) "smoke" or "smoking" includes inhaling, exhaling, burning or carrying of a lighted cigarette, cigar, pipe, hookah pipe or other lighted smoking equipment that burns tobacco or other weed substances (including, for clarity, marijuana);***
- (b) "vape" or "vaping" includes inhaling, exhaling, vapourizing or carrying or using an activated e-cigarette.***

***47.2 An owner, tenant, occupant or visitor must not smoke or vape in or on the common property or limited common property."***

It was moved (101) and seconded (51) to adopt ¾ Vote Special Resolution #2018-5 as presented.

Following a brief discussion on the pros and cons of regulating smoking, a vote was called on the resolution as presented:

30 In Favour, 12 Opposed, 2 Abstentions

**DEFEATED**



**(16) GENERAL DISCUSSION**

**16.1 RECYCLING & ORGANICS**

There was a brief discussion regarding the new recycling service in place since October 1, 2018, with Council noting changes would be made as needed after an initial break-in period. It was noted the additional signage will be installed in the near future, with Owners being reminded of some of the rules regarding the breaking down of cardboard, and the sorting of plastics.

**16.2 EMERGENCY PROCESS**

Owners were reminded to call 911 in case of a fire/life emergency, followed by a call to the Warrington PCI Management 24 Hour Emergency Line, which is 604-602-1887. Owners were reminded the fire alarm system at Place Fontainebleau is not monitored, so when the fire alarm goes off, it is necessary for Owners to call 911 to ensure a response from the Fire Department. The follow up call to the Warrington PCI 24 Hour Emergency Line allows for follow up actions to be taken as needed.

All other afterhours emergency calls should be directed to Warrington PCI Management, Owners should not be calling the Caretaker or Council directly. Warrington PCI Management will handle calls directly received during regular business hours, calls received evenings and weekends will be handled by an emergency service, with Warrington PCI, Council, and the Caretaker being involved as needed, depending on the situation.

Water damage should be reported to Warrington PCI Management through the 24 Hour Emergency Line (604-602-1887), after which the Caretaker and or other contractors will be involved as appropriate to investigate and resolve the issue. In the event of a major water event, the Strata Corporation has a duty to mitigate the damage in case of an insurance claim.

Following brief discussion of a few miscellaneous issues, the decision was made to proceed to the final item on the agenda, election of a 2018 – 2019 Strata Council.

**(17) ELECTION OF 2018 - 2019 STRATA COUNCIL**

Under the Bylaws of the Strata Corporation, the current Council is deemed to have resigned, though they are eligible to stand for re-election if they choose. The Strata Manager thanked Council for their efforts on behalf of the Owners of Place Fontainebleau. The Bylaws of the Strata Corporation require a minimum of 3 and a maximum of 7 members of Council.

The Strata Manager called for nominations or volunteers from the floor three times in succession, the following Owners agreed to let their names stand:

Lori Kosciuw	Heather Churchill	Ryan Field	Michael Hubele
Carla Fassbender	Tonya Wagenaar	Betty Foster	

It was moved (23) and seconded (88) to elect the following members of Strata Council by acclamation:

Lori Kosciuw	Heather Churchill	Ryan Field	Michael Hubele
Carla Fassbender	Tonya Wagenaar	Betty Foster	

42 In Favour, 2 Opposed, 0 Abstentions

**CARRIED**

**(18) TERMINATION**

There being no further business, the meeting was terminated at 8:21 p.m.

**Attention: A list of the new strata fees effective October 1, 2018 is attached for your immediate reference.**

#### RETAIN MINUTES

When listing your property for sale, you may be requested to produce to the prospective purchaser a minimum of the last two years of Meeting Minutes. Therefore, we suggest you retain these for your records.

#### EMAILED MINUTES

To arrange for your Meeting Minutes to be emailed to you, kindly provide your name, Strata Corporation number or building name, your unit or Strata Lot number, to Annie Lam at [alam@warringtonpci.com](mailto:alam@warringtonpci.com) or call Annie at 604-331-5273.

這是一份重要文件。如不明白內容，請自行安排翻譯。

C'est un préavis important. Faites-le traduire s'il vous plaît quelqu'un pour vous.

이것은 중요한 통지입니다. 누군가가 당신을위해 그것을 번역세요.

Это - важное уведомление. Пожалуйста сделайте так, чтобы кто - то перевел это для Вас.

Das ist eine wichtige Benachrichtigung. Lassen Sie bitte jemanden es für Sie übersetzen.

Este es un aviso importante. Por favor hacen que alguien lo traduzca para usted.

#### PREAUTHORIZED PAYMENT AND OWNER'S INFORMATION

If you wish to have your Strata Fees directly paid from your bank account, please e-mail Annie Lam at [alam@warringtonpci.com](mailto:alam@warringtonpci.com) or call Celina at 604-331-5273 to arrange for a Preauthorized Payment Application Form for filling up or for an Owner's Information Form to be completed if you have any new contact information or if you have not previously provided one.

#### EMERGENCY CALL PROCEDURE

If you have a Building Emergency such as a fire or flood please phone Warrington PCI Management at 604-602-1887. To obtain prompt Emergency Service we kindly ask that you phone to report the Building Emergency, please do not email your emergency.



**Warrington PCI Management**  
#300 – 1030 West Georgia St.  
Vancouver, B.C.  
V6E 2Y3

Tel: (604) 602-1887 Fax: (604) 688-2328

[info@warringtonpci.com](mailto:info@warringtonpci.com)



**STRATA PLAN LMS343 (PLACE FONTAINEBLEAU)  
OPERATING FUND BUDGET - APPROVED  
FOR THE YEAR OCTOBER 1, 2018 TO SEPTEMBER 30, 2019**

REF		SEP 30/18 BUDGET	SEP 30/18 FORECAST	SEP 30/19 BUDGET
	<b><u>OPERATING FUND REVENUES</u></b>			
33010	Strata Fee	\$410,450	\$410,450	\$410,450
33040	Prior Year Surplus (Deficit)	\$40,000	\$40,000	\$0
34070	Monthly Parking Revenue	\$540	\$720	\$720
34085	Interest Income	\$600	\$1,188	\$800
34087	Penalty Charges	\$0	\$400	\$0
34095	Move Fee	\$0	\$1,000	\$0
36090	Other Revenue	\$0	\$336	\$0
	<b>TOTAL OPERATING FUND REVENUES</b>	<b>\$451,590</b>	<b>\$454,094</b>	<b>\$411,970</b>
	<b><u>OPERATING FUND EXPENSES</u></b>			
42020	Admin - Audit	\$600	\$221	\$600
42070	Admin - Bank Charges	\$800	\$814	\$800
42080	Admin - Office Expense	\$5,750	\$4,521	\$5,750
42090	Admin - Telephone	\$700	\$492	\$700
42120	Management Fees	\$28,650	\$28,650	\$29,510
42170	Admin - Meetings-AGMs	\$800	\$240	\$800
43100	Security - Fire And Life Safety	\$16,000	\$6,707	\$8,000
44040	Light-Power	\$40,000	\$38,316	\$41,200
44080	Gas	\$37,500	\$39,960	\$41,000
46052	Janitorial - Common Area	\$33,000	\$31,487	\$33,000
46070	Janitorial - Cleaning Supplies	\$400	\$106	\$400
46080	Janitorial - Garbage Removal	\$24,100	\$22,139	\$25,540
47072	R And M Garage Door Mtnc	\$5,000	\$1,865	\$3,000
47082	R And M Common	\$80,000	\$67,572	\$53,500
47170	R And M - Exterior	\$0	\$0	\$3,000
47172	R And M Gardens And Grounds	\$33,390	\$33,033	\$33,390
47240	R And M Elevators - Repairs and Parts	\$10,500	\$10,605	\$10,500
47260	R And M Pest Control	\$3,800	\$3,125	\$3,125
47390	R&M Miscellaneous	\$40,000	\$0	\$0
48160	Snow Removal	\$0	\$0	\$6,500
49020	Insurance - Property And Contents	\$65,100	\$68,011	\$65,100
55080	NRC - Professional Fees	\$500	\$0	\$0
	<b>TOTAL OPERATING FUND EXPENSES</b>	<b>\$426,590</b>	<b>\$357,863</b>	<b>\$365,415</b>
	<b><u>NET BEFORE OTHER FUND TRANSFERS</u></b>	<b>\$25,000</b>	<b>\$96,231</b>	<b>\$46,555</b>
55370	Contingency Reserve Fund Transfer	\$25,000	\$25,000	\$46,555
	<b>TOTAL OTHER FUNDS</b>	<b>\$25,000</b>	<b>\$25,000</b>	<b>\$46,555</b>
	<b><u>OPERATING FUND SURPLUS (DEFICIT)</u></b>	<b>\$0</b>	<b>\$71,231</b>	<b>\$0</b>
	<b><u>OPERATING FUND SURPLUS (DEFICIT) TRANSFER TO CRF</u></b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
	<b><u>OPERATING FUND - END OF PERIOD</u></b>	<b>\$0</b>	<b>\$71,231</b>	<b>\$0</b>
	<b>PER CENT INCREASE IN STRATA FEES</b>			<b>0.00%</b>

**SCHEDULE B**  
**STRATA PLAN LMS343 (PLACE FONTAINEBLEAU)**  
**STRATA FEE SCHEDULE - APPROVED**  
**FOR THE YEAR OCTOBER 1, 2018 TO SEPTEMBER 30, 2019**

S/L	UNIT ENTITLEMENT	MONTHLY OPERATING FUND	MONTHLY CONTINGENCY FUND	MONTHLY TOTAL	PREVIOUS TOTAL	MONTHLY CHANGE
1	1,270	\$ 275.47	\$ 35.24	\$ 310.71	\$ 310.71	\$ -
2	1,237	\$ 268.31	\$ 34.33	\$ 302.64	\$ 302.64	\$ -
3	1,237	\$ 268.31	\$ 34.33	\$ 302.64	\$ 302.64	\$ -
4	1,237	\$ 268.31	\$ 34.33	\$ 302.64	\$ 302.64	\$ -
5	1,237	\$ 268.31	\$ 34.33	\$ 302.64	\$ 302.64	\$ -
6	1,237	\$ 268.31	\$ 34.33	\$ 302.64	\$ 302.64	\$ -
7	1,257	\$ 272.65	\$ 34.88	\$ 307.53	\$ 307.53	\$ -
8	633	\$ 137.30	\$ 17.57	\$ 154.87	\$ 154.87	\$ -
9	588	\$ 127.54	\$ 16.32	\$ 143.86	\$ 143.86	\$ -
10	588	\$ 127.54	\$ 16.32	\$ 143.86	\$ 143.86	\$ -
11	588	\$ 127.54	\$ 16.32	\$ 143.86	\$ 143.86	\$ -
12	588	\$ 127.54	\$ 16.32	\$ 143.86	\$ 143.86	\$ -
13	588	\$ 127.54	\$ 16.32	\$ 143.86	\$ 143.86	\$ -
14	604	\$ 131.01	\$ 16.76	\$ 147.77	\$ 147.77	\$ -
15	944	\$ 204.76	\$ 26.20	\$ 230.95	\$ 230.95	\$ -
16	968	\$ 209.96	\$ 26.86	\$ 236.83	\$ 236.83	\$ -
17	968	\$ 209.96	\$ 26.86	\$ 236.83	\$ 236.83	\$ -
18	523	\$ 113.44	\$ 14.51	\$ 127.95	\$ 127.95	\$ -
19	1,251	\$ 271.35	\$ 34.71	\$ 306.06	\$ 306.06	\$ -
20	1,193	\$ 258.77	\$ 33.11	\$ 291.87	\$ 291.87	\$ -
21	1,243	\$ 269.61	\$ 34.49	\$ 304.11	\$ 304.11	\$ -
22	1,193	\$ 258.77	\$ 33.11	\$ 291.87	\$ 291.87	\$ -
23	1,243	\$ 269.61	\$ 34.49	\$ 304.11	\$ 304.11	\$ -
24	1,193	\$ 258.77	\$ 33.11	\$ 291.87	\$ 291.87	\$ -
25	1,288	\$ 279.37	\$ 35.74	\$ 315.11	\$ 315.11	\$ -
26	1,270	\$ 275.47	\$ 35.24	\$ 310.71	\$ 310.71	\$ -
27	1,237	\$ 268.31	\$ 34.33	\$ 302.64	\$ 302.64	\$ -
28	1,237	\$ 268.31	\$ 34.33	\$ 302.64	\$ 302.64	\$ -
29	1,237	\$ 268.31	\$ 34.33	\$ 302.64	\$ 302.64	\$ -
30	1,237	\$ 268.31	\$ 34.33	\$ 302.64	\$ 302.64	\$ -
31	1,237	\$ 268.31	\$ 34.33	\$ 302.64	\$ 302.64	\$ -
32	1,257	\$ 272.65	\$ 34.88	\$ 307.53	\$ 307.53	\$ -
33	633	\$ 137.30	\$ 17.57	\$ 154.87	\$ 154.87	\$ -
34	588	\$ 127.54	\$ 16.32	\$ 143.86	\$ 143.86	\$ -
35	588	\$ 127.54	\$ 16.32	\$ 143.86	\$ 143.86	\$ -
36	588	\$ 127.54	\$ 16.32	\$ 143.86	\$ 143.86	\$ -
37	588	\$ 127.54	\$ 16.32	\$ 143.86	\$ 143.86	\$ -
38	588	\$ 127.54	\$ 16.32	\$ 143.86	\$ 143.86	\$ -
39	604	\$ 131.01	\$ 16.76	\$ 147.77	\$ 147.77	\$ -
40	944	\$ 204.76	\$ 26.20	\$ 230.95	\$ 230.95	\$ -
41	968	\$ 209.96	\$ 26.86	\$ 236.83	\$ 236.83	\$ -
42	968	\$ 209.96	\$ 26.86	\$ 236.83	\$ 236.83	\$ -
43	523	\$ 113.44	\$ 14.51	\$ 127.95	\$ 127.95	\$ -
44	1,251	\$ 271.35	\$ 34.71	\$ 306.06	\$ 306.06	\$ -
45	1,193	\$ 258.77	\$ 33.11	\$ 291.87	\$ 291.87	\$ -
46	1,243	\$ 269.61	\$ 34.49	\$ 304.11	\$ 304.11	\$ -
47	1,193	\$ 258.77	\$ 33.11	\$ 291.87	\$ 291.87	\$ -
48	1,243	\$ 269.61	\$ 34.49	\$ 304.11	\$ 304.11	\$ -
49	1,193	\$ 258.77	\$ 33.11	\$ 291.87	\$ 291.87	\$ -
50	1,288	\$ 279.37	\$ 35.74	\$ 315.11	\$ 315.11	\$ -
51	1,147	\$ 248.79	\$ 31.83	\$ 280.62	\$ 280.62	\$ -
52	1,121	\$ 243.15	\$ 31.11	\$ 274.26	\$ 274.26	\$ -



**SCHEDULE B**  
**STRATA PLAN LMS343 (PLACE FONTAINEBLEAU)**  
**STRATA FEE SCHEDULE - APPROVED**  
**FOR THE YEAR OCTOBER 1, 2018 TO SEPTEMBER 30, 2019**

S/L	UNIT ENTITLEMENT	MONTHLY OPERATING FUND	MONTHLY CONTINGENCY FUND	MONTHLY TOTAL	PREVIOUS TOTAL	MONTHLY CHANGE
53	1,121	\$ 243.15	\$ 31.11	\$ 274.26	\$ 274.26	\$ -
54	1,147	\$ 248.79	\$ 31.83	\$ 280.62	\$ 280.62	\$ -
55	1,147	\$ 248.79	\$ 31.83	\$ 280.62	\$ 280.62	\$ -
56	1,121	\$ 243.15	\$ 31.11	\$ 274.26	\$ 274.26	\$ -
57	1,121	\$ 243.15	\$ 31.11	\$ 274.26	\$ 274.26	\$ -
58	1,147	\$ 248.79	\$ 31.83	\$ 280.62	\$ 280.62	\$ -
59	1,068	\$ 231.65	\$ 29.64	\$ 261.29	\$ 261.29	\$ -
60	1,041	\$ 225.80	\$ 28.89	\$ 254.69	\$ 254.69	\$ -
61	1,041	\$ 225.80	\$ 28.89	\$ 254.69	\$ 254.69	\$ -
62	1,068	\$ 231.65	\$ 29.64	\$ 261.29	\$ 261.29	\$ -
63	1,147	\$ 248.79	\$ 31.83	\$ 280.62	\$ 280.62	\$ -
64	1,147	\$ 248.79	\$ 31.83	\$ 280.62	\$ 280.62	\$ -
65	1,258	\$ 272.87	\$ 34.91	\$ 307.78	\$ 307.78	\$ -
66	1,138	\$ 246.84	\$ 31.58	\$ 278.42	\$ 278.42	\$ -
67	1,138	\$ 246.84	\$ 31.58	\$ 278.42	\$ 278.42	\$ -
68	1,258	\$ 272.87	\$ 34.91	\$ 307.78	\$ 307.78	\$ -
69	1,147	\$ 248.79	\$ 31.83	\$ 280.62	\$ 280.62	\$ -
70	1,147	\$ 248.79	\$ 31.83	\$ 280.62	\$ 280.62	\$ -
71	1,187	\$ 257.47	\$ 32.94	\$ 290.40	\$ 290.40	\$ -
72	1,084	\$ 235.12	\$ 30.08	\$ 265.21	\$ 265.21	\$ -
73	1,084	\$ 235.12	\$ 30.08	\$ 265.21	\$ 265.21	\$ -
74	1,187	\$ 257.47	\$ 32.94	\$ 290.40	\$ 290.40	\$ -
75	1,147	\$ 248.79	\$ 31.83	\$ 280.62	\$ 280.62	\$ -
76	1,147	\$ 248.79	\$ 31.83	\$ 280.62	\$ 280.62	\$ -
77	1,258	\$ 272.87	\$ 34.91	\$ 307.78	\$ 307.78	\$ -
78	1,138	\$ 246.84	\$ 31.58	\$ 278.42	\$ 278.42	\$ -
79	1,138	\$ 246.84	\$ 31.58	\$ 278.42	\$ 278.42	\$ -
80	1,258	\$ 272.87	\$ 34.91	\$ 307.78	\$ 307.78	\$ -
81	1,147	\$ 248.79	\$ 31.83	\$ 280.62	\$ 280.62	\$ -
82	1,147	\$ 248.79	\$ 31.83	\$ 280.62	\$ 280.62	\$ -
83	1,187	\$ 257.47	\$ 32.94	\$ 290.40	\$ 290.40	\$ -
84	1,084	\$ 235.12	\$ 30.08	\$ 265.21	\$ 265.21	\$ -
85	1,084	\$ 235.12	\$ 30.08	\$ 265.21	\$ 265.21	\$ -
86	1,187	\$ 257.47	\$ 32.94	\$ 290.40	\$ 290.40	\$ -
87	1,147	\$ 248.79	\$ 31.83	\$ 280.62	\$ 280.62	\$ -
88	1,121	\$ 243.15	\$ 31.11	\$ 274.26	\$ 274.26	\$ -
89	1,121	\$ 243.15	\$ 31.11	\$ 274.26	\$ 274.26	\$ -
90	1,147	\$ 248.79	\$ 31.83	\$ 280.62	\$ 280.62	\$ -
91	1,147	\$ 248.79	\$ 31.83	\$ 280.62	\$ 280.62	\$ -
92	1,121	\$ 243.15	\$ 31.11	\$ 274.26	\$ 274.26	\$ -
93	1,121	\$ 243.15	\$ 31.11	\$ 274.26	\$ 274.26	\$ -
94	1,147	\$ 248.79	\$ 31.83	\$ 280.62	\$ 280.62	\$ -
95	1,068	\$ 231.65	\$ 29.64	\$ 261.29	\$ 261.29	\$ -
96	1,041	\$ 225.80	\$ 28.89	\$ 254.69	\$ 254.69	\$ -
97	1,041	\$ 225.80	\$ 28.89	\$ 254.69	\$ 254.69	\$ -
98	1,068	\$ 231.65	\$ 29.64	\$ 261.29	\$ 261.29	\$ -
99	1,147	\$ 248.79	\$ 31.83	\$ 280.62	\$ 280.62	\$ -
100	1,147	\$ 248.79	\$ 31.83	\$ 280.62	\$ 280.62	\$ -
101	1,378	\$ 298.89	\$ 38.24	\$ 337.13	\$ 337.13	\$ -
102	1,121	\$ 243.15	\$ 31.11	\$ 274.26	\$ 274.26	\$ -
103	1,121	\$ 243.15	\$ 31.11	\$ 274.26	\$ 274.26	\$ -
104	1,378	\$ 298.89	\$ 38.24	\$ 337.13	\$ 337.13	\$ -
105	1,147	\$ 248.79	\$ 31.83	\$ 280.62	\$ 280.62	\$ -

**SCHEDULE B**  
**STRATA PLAN LMS343 (PLACE FONTAINEBLEAU)**  
**STRATA FEE SCHEDULE - APPROVED**  
**FOR THE YEAR OCTOBER 1, 2018 TO SEPTEMBER 30, 2019**

S/L	UNIT ENTITLEMENT	MONTHLY OPERATING FUND	MONTHLY CONTINGENCY FUND	MONTHLY TOTAL	PREVIOUS TOTAL	MONTHLY CHANGE
106	1,147	\$ 248.79	\$ 31.83	\$ 280.62	\$ 280.62	\$ -
107	1,121	\$ 243.15	\$ 31.11	\$ 274.26	\$ 274.26	\$ -
108	1,121	\$ 243.15	\$ 31.11	\$ 274.26	\$ 274.26	\$ -
109	1,147	\$ 248.79	\$ 31.83	\$ 280.62	\$ 280.62	\$ -
110	1,147	\$ 248.79	\$ 31.83	\$ 280.62	\$ 280.62	\$ -
111	701	\$ 152.05	\$ 19.45	\$ 171.50	\$ 171.50	\$ -
112	701	\$ 152.05	\$ 19.45	\$ 171.50	\$ 171.50	\$ -
113	1,121	\$ 243.15	\$ 31.11	\$ 274.26	\$ 274.26	\$ -
114	1,121	\$ 243.15	\$ 31.11	\$ 274.26	\$ 274.26	\$ -
115	1,121	\$ 243.15	\$ 31.11	\$ 274.26	\$ 274.26	\$ -
116	1,147	\$ 248.79	\$ 31.83	\$ 280.62	\$ 280.62	\$ -
117	1,147	\$ 248.79	\$ 31.83	\$ 280.62	\$ 280.62	\$ -
118	1,121	\$ 243.15	\$ 31.11	\$ 274.26	\$ 274.26	\$ -
119	1,121	\$ 243.15	\$ 31.11	\$ 274.26	\$ 274.26	\$ -
120	1,147	\$ 248.79	\$ 31.83	\$ 280.62	\$ 280.62	\$ -
121	1,147	\$ 248.79	\$ 31.83	\$ 280.62	\$ 280.62	\$ -
122	1,121	\$ 243.15	\$ 31.11	\$ 274.26	\$ 274.26	\$ -
123	1,041	\$ 225.80	\$ 28.89	\$ 254.69	\$ 254.69	\$ -
124	1,068	\$ 231.65	\$ 29.64	\$ 261.29	\$ 261.29	\$ -
125	1,068	\$ 231.65	\$ 29.64	\$ 261.29	\$ 261.29	\$ -
126	1,041	\$ 225.80	\$ 28.89	\$ 254.69	\$ 254.69	\$ -
127	1,165	\$ 252.69	\$ 32.33	\$ 285.02	\$ 285.02	\$ -
128	1,121	\$ 243.15	\$ 31.11	\$ 274.26	\$ 274.26	\$ -
129	1,182	\$ 256.38	\$ 32.80	\$ 289.18	\$ 289.18	\$ -
130	1,066	\$ 231.22	\$ 29.58	\$ 260.80	\$ 260.80	\$ -
<b>MONTHLY TOTALS</b>	<b>139,806</b>	<b>\$ 30,324.56</b>	<b>\$ 3,879.76</b>	<b>\$ 34,204.32</b>	<b>\$ 34,204.32</b>	<b>\$ -</b>
<b>ANNUAL TOTALS</b>		<b>\$ 363,894.72</b>	<b>\$ 46,557.12</b>	<b>\$ 410,451.84</b>	<b>\$ 410,451.84</b>	<b>\$ -</b>





December 3, 2019

TO THE OWNERS OF  
STRATA PLAN LMS 343 – PLACE FONTAINEBLEAU  
COQUITLAM, BC

Dear Owners:

**RE: STRATA PLAN LMS 343 – PLACE FONTAINEBLEAU  
ANNUAL GENERAL MEETING MINUTES**

Please find enclosed the Minutes of the Annual General Meeting held on Tuesday, November 19, 2019. A 2019-2020 operating budget was approved with a **6% increase in Strata Fees**.

Please note that payments of strata fees must be made **payable to Strata Plan LMS 343** by pre-authorized payment plan or post-dated cheques. If you are on a pre-authorized payment plan, the new Strata Fee will be drawn automatically on January 1, 2020, along with a catch-up amount to cover the difference between the new and old strata fee for the months of October, November, and December 2019. If you pay by post-dated cheque, please provide a new batch for the current fiscal year, which started on October 1, 2019, along with a one-time payment to cover the difference between the new and old strata fees.

Should you have any questions regarding the information, please contact the undersigned.

Yours truly,

**Warrington PCI Management**  
Agent for Owners, Strata Plan LMS 343

A handwritten signature in black ink, appearing to read 'B. Erickson', written in a cursive style.

**Brian Erickson**  
**Strata Manager**  
Direct: (604) 331-5228  
Email: berickson@warringtonpci.com



*Warrington PCI Management*

**ANNUAL GENERAL MEETING MINUTES  
STRATA PLAN LMS 343 "PLACE FONTAINEBLEAU"  
COQUITLAM, BC**

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**HELD:** Tuesday, November 19, 2019

**PLACE:** St. Anne's Hall  
828 Laval Square, Coquitlam, BC

**MANAGING AGENT:** Brian Erickson, *Strata Manager*, Warrington PCI Management

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**(1) CALL TO ORDER**

The Meeting was called to order at 6:30 pm by the President, then as quorum was not present the meeting was adjourned for one half hour per bylaw 29(2). Following the adjournment, owners were welcomed to the meeting, members of Council were introduced, as was the Strata Manager Brian Erickson.

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

In accordance with the requirements of the Strata Property Act, a quorum consists of 1/3 of the owners in good standing to be represented in person or by proxy. As all 130 owners are in good standing, a quorum of (44) was required in order for the meeting to proceed. It was confirmed that (29) were represented in person, (12) by proxy, for a total of (41). Quorum was achieved under bylaw 29(2), the meeting was deemed competent to proceed.

**(3) ELECTION OF CHAIRPERSON**

As the President, Lori Kosciuw, was present and willing to Chair the meeting, an election was not required.

**(4) PROOF OF NOTICE OF MEETING**

The Strata Property Act requires that adequate proof of notice be given to all Owners by having notices mailed or delivered to their last known address. Notice of meeting was mailed on October 30, 2019, providing 20 days' notice.

It was moved (101) and seconded (61) that proper notice of the meeting was provided.

**CARRIED**

**(5) ADOPTION OF THE AGENDA**

It was moved (41) and seconded (101) to adopt the Agenda as distributed.

**CARRIED**

**(6) APPROVAL OF PREVIOUS ANNUAL GENERAL MEETING MINUTES**

It was moved (52) and seconded (101) to approve the minutes of the Annual General Meeting of November 21, 2018 as distributed.

**CARRIED**



**(7) COUNCIL REPORTS**

There was a brief opportunity for questions on the report provided by the President, Lori Kosciuw, as a part of the agenda package for the meeting.

**(8) REVIEW OF FINANCIAL STATEMENTS**

The Treasurer provided a brief overview of the Strata Corporation finances for 2018 – 2019, owners being advised of a small surplus, as well as reminded of the various projects completed such as fencing and exterior building trim painting.

**(9) INSURANCE REPORT**

Each Owner was provided with a summary of the insurance of the Strata Corporation currently with CapriCMW, for an appraised value of \$33,000,000, expiring on June 1, 2020, with an annual premium of \$79,795. The summary sets out the coverage and deductibles of the Strata Corporation Policy. The Strata Manager highlighted the following deductibles:

- General - \$5,000
- Water Damage - \$15,000
- Sewer Back-up - \$15,000
- Flood - \$25,000
- Earthquake – 15%, minimum of \$250,000

It was recommended all Owners have their own homeowners insurance, as the Strata Corporation policy has restrictions on what is covered. In particular, Owners were recommended to investigate the following options:

- Deductible – In the event the source of a claim is determined to be the responsibility of an Owner, the relevant deductible may be charged back. Personal insurance can be obtained to cover this, common situations include a toilet or bathtub overflow, where the resulting water leak causes enough damage to require a claim on the Strata Corporation insurance. The Owner of the source unit would be charged back the deductible for water damage, which is in this case \$15,000.
- Betterments – The Strata Corporation insurance covers only what is original to the unit, any upgrades that have been completed since then are considered to be betterments, are not covered. Common examples include hardwood or laminate flooring, new countertops or cabinets, stainless steel appliances etc. As well, it was noted the Strata Corporation Policy covers fixtures only, contents are not included.
- Earthquake – In the event of a partial or total rebuild of the property as a result of an earthquake, the Strata Corporation policy requires a significant deductible. Owners are encouraged to consider personal coverage for this deductible, as depending on unit entitlement it could be approximately \$24,000 per strata lot.
- Rental – Those Owners who are renting their Unit are encouraged to consider coverage for tenant related issues, such as loss of rental income, as no tenant related issues are covered under the Strata Corporation policy.

Any questions or concerns can be directed to the Strata Manager, or CapriCMW directly.

**Note:** Each unit Owner has specific insurance requirements which should be discussed with an insurance broker to ensure the right protection is in place.

*\*1 Owner joined the meeting, bringing the count to 42 strata lots represented..*

**(10) CONSIDERATION OF THE 2019 - 2020 OPERATING BUDGET**

It was moved (101) and seconded (61) to adopt the 2019 - 2020 Operating Budget as presented.

Following a brief presentation by the Treasurer advising of a proposed strata fee increase of 6%, and a brief discussion of several items, a vote was called to approve the 2019 - 2020 Operating budget as presented:

42 In Favour, 0 Opposed, 0 Abstentions

**CARRIED**

**(11) CONSIDERATION OF ¾ VOTE SPECIAL RESOLUTION #2019-1**

**¾ VOTE RESOLUTION OF THE OWNERS, STRATA CORPORATION LMS 343 "PLACE  
FONTAINEBLEAU"  
TO WAIVE REQUIREMENT TO UPDATE THE DEPRECIATION REPORT  
(Section 94 of the *Strata Property Act*)**

**WHEREAS:**

- A. Pursuant to section 94(2) of the *Strata Property Act* (the "Act"), The Owners Strata Plan LMS343 (the "**Strata Corporation**") obtained a depreciation report in 2014 estimating the repair and replacement costs for major items in the Strata Corporation and the estimated life of those items.
- B. The Strata Corporation is required to obtain a renewal depreciation report every three years.
- C. The Strata Corporation can waive the requirement to obtain a depreciation report by a ¾ vote resolution pursuant to section 94(3)(a) of the Act.
- D. Council wishes to waive the requirement to update the depreciation report and to review this requirement at the next Annual General Meeting

**BE IT RESOLVED** by a 3/4 vote of The Owners, Strata Corporation LMS 343 (the "**Strata Corporation**"), pursuant to section 94(3) of the **Act**, to waive for a period of 18 months the requirement for the Strata Corporation to update the depreciation report.

It was moved (105) and seconded (101) to adopt ¾ Vote Special Resolution #2019-1 as presented.

Following a brief discussion, a vote was called on the resolution as presented:

42 In Favour, 0 Opposed, 0 Abstentions

**CARRIED**

**(12) CONSIDERATION OF ¾ VOTE SPECIAL RESOLUTION #2019-2**

**¾ VOTE RESOLUTION OF THE OWNERS, STRATA PLAN LMS 343, "PLACE FONTAINEBLEAU" USE  
OF CONTINGENCY RESERVE FUNDS FOR FENCE STAINING**

**WHEREAS:**

- A. Pursuant to section 96(b)(i)(B) of the Strata Property Act (the "Act"), the strata corporation may spend money from the contingency reserve fund if the expenditure is authorized by a ¾ vote at an annual or special general meeting.
- b. Council proposes to apply a clear stain to the ground floor patio fencing along Brunette and the Gatehouse, as it has been properly seasoned.
- D. Intentions are to stain the remaining fencing in 2021, once it too has been seasoned.



**BE IT RESOLVED** by a 3/4 vote of The Owners, Strata Plan LMS 343 (the "Strata Corporation") that \$21,000 (twenty-one thousand dollars) be expended from the Contingency Reserve Fund for the purpose of applying a clear stain to the privacy fencing at the ground level of 1215 and 1225 Brunette, and the Gatehouse.

It was moved (41) and seconded (61) to adopt ¾ Vote Special Resolution #2019-2 as presented.

Following a brief discussion, a vote was called on the resolution as presented:

41 In Favour, 1 Opposed, 0 Abstentions

**CARRIED**

**(13) CONSIDERATION OF ¾ VOTE SPECIAL RESOLUTION #2019-3**

**¾ VOTE RESOLUTION OF THE OWNERS, STRATA PLAN LMS 343, "PLACE FONTAINEBLEAU" USE OF CONTINGENCY RESERVE FUNDS FOR PAINTING OF EXTERIOR BUILDING TRIM**

**WHEREAS:**

- A. Pursuant to section 96(b)(i)(B) of the Strata Property Act (the "Act"), the strata corporation may spend money from the contingency reserve fund if the expenditure is authorized by a ¾ vote at an annual or special general meeting.
- B. As the wood trim on the exterior of all building is faded and past time to be painted to prevent rotting and water ingress.
- C. The Strata Council wishes to utilize Contingency Reserve funds to paint the wood trim on the exterior of one of the large buildings, or two smaller ones depending on need. It is intended this be the second phase of a multiyear project to spread out cost. 211 and 219 Begin have already been completed.

**BE IT RESOLVED** by a 3/4 vote of The Owners, Strata Plan LMS 343 (the "Strata Corporation") that \$38,000 (thirty-eight thousand dollars) be expended from the Contingency Reserve fund for the purpose of painting exterior building trim.

It was moved (36) and seconded (52) to adopt ¾ Vote Special Resolution #2019-3 as presented.

A vote was called on the resolution as presented:

42 In Favour, 0 Opposed, 0 Abstentions

**CARRIED**

**(14) CONSIDERATION OF ¾ VOTE SPECIAL RESOLUTION #2019-4**

**¾ VOTE RESOLUTION OF THE OWNERS, STRATA PLAN LMS 343, "PLACE FONTAINEBLEAU" USE OF CONTINGENCY RESERVE FUNDS FOR REPLACEMENT OF FIRE PANEL AT 202 LAVAL**

**WHEREAS:**

- A. Pursuant to section 96(b)(i)(B) of the Strata Property Act (the "Act"), the strata corporation may spend money from the contingency reserve fund if the expenditure is authorized by a ¾ vote at an annual or special general meeting.
- B. The fire panel at 202 Laval, while functioning, is developing increasing issues and may fail at some point in the near future.
- C. The Strata Council wishes to utilize Contingency Reserve funds to replace the fire panel at 202 Laval, per the recommendations of Levitt Safety.

**BE IT RESOLVED** by a 3/4 vote of The Owners, Strata Plan LMS 343 (the "Strata Corporation") that \$16,000 (sixteen thousand dollars) be expended from the Contingency Reserve fund for the purpose of replacing the fire panel at 202 Laval.

It was moved (61) and seconded (105) to adopt 3/4 Vote Special Resolution #2019-4 as presented.

Following a brief discussion, a vote was called on the resolution as presented:

42 In Favour, 0 Opposed, 0 Abstentions

**CARRIED**

**(15) CONSIDERATION OF 3/4 VOTE SPECIAL RESOLUTION #2019-5**

**3/4 VOTE RESOLUTION OF THE OWNERS, STRATA PLAN LMS 343, "PLACE FONTAINEBLEAU" TO AMEND THE BYLAWS OF THE STRATA CORPORATION**

**WHEREAS:**

- A. Pursuant to section 128 of the *Strata Property Act* (the "Act"), a Strata Corporation may amend its bylaws;
- B. After careful review by Council and after consulting a strata lawyer, it is proposed that Bylaw 11 be replaced in its entirety, to correct some structural issues, and to clarify responsibility for maintenance of trees and large bushes.

**BE IT RESOLVED** by a 3/4 vote of The Owners, Strata Plan EPS 3032 (the "Strata Corporation") that the bylaws of the Strata Corporation be amended by deleting bylaw 11 and replacing with the following:

*"11.1 The strata corporation must repair and maintain all of the following:*

- (a) Common assets of the strata corporation;*
- (b) common property that has not been designated as limited common property;*
- (c) limited common property, but the duty to repair and maintain it is restricted to:*
  - i. repair and maintenance that the ordinary course of events occurs less often than once a year, and*
  - ii. the following, no matter how often the repair or maintenance ordinarily occurs:*
    - (A.) the structure of a building;*
    - (B.) the exterior of a building;*
    - (C.) patios, chimneys, stairs, balconies and other things attached to the exterior of the building;*
    - (D.) doors, windows and skylights on the exterior of a building or that front on common property; and*
    - (E.) fences, railings, hedges and similar structures that enclose patios, balconies and yards;*
- (d) a strata lot, but the duty to repair and maintain is restricted to:*
  - i. the structure of a building;*
  - ii. the exterior of a building;*



- ii. *patios, chimneys, stairs, balconies and other things attached to the exterior of a building;*
- iii. *doors, windows and skylights on the exterior of a building or that front on common property, and*
- iv. *Fences, railings, hedges and similar structures that enclose patios, balconies and yards.*

11.2 *Without limiting bylaw 11.1(b), the strata corporation is responsible for the maintenance of trees and large bushes planted by current or past owners in the yard areas adjacent to strata lots (which yard areas are common property on the strata plan) where any such tree or bush is interfering with a building, fence or other structure."*

It was moved (36) and seconded (61) to adopt ¾ Vote Special Resolution #2019-5 as presented.

It was moved (36) and seconded (105) to amend ¾ Vote Special Resolution #2019-5 to remove "EPS 3032" and replace with "LMS 343".

42 In Favour, 0 Opposed, 0 Abstentions

**CARRIED**

Following a brief discussion regarding the reasoning behind the proposed change, a vote was called on the resolution as amended:

42 In Favour, 0 Opposed, 0 Abstentions

**CARRIED**

**(16) CONSIDERATION OF ¾ VOTE SPECIAL RESOLUTION #2019-6**

**¾ VOTE RESOLUTION OF THE OWNERS, STRATA PLAN LMS 343, "PLACE FONTAINEBLEAU" TO AMEND THE BYLAWS OF THE STRATA CORPORATION**

**WHEREAS:**

- A. Pursuant to section 128 of the *Strata Property Act* (the "Act"), a Strata Corporation may amend its bylaws;
- B. Smoking on Common and Limited Common Property is an ongoing concern, the proposed bylaw will allow additional tools for the Strata Corporation to manage the issue.

**BE IT RESOLVED** by a ¾ vote of The Owners, Strata Plan EPS 3032 (the "Strata Corporation") that the bylaws of the Strata Corporation be amended by adding bylaw 47 as follows:

*"47. No Smoking*

*47.1 For the purposes of this bylaw 47, the following definitions apply:*

- (a) "smoke" or "smoking" includes inhaling, exhaling, burning or carrying of a lighted cigarette, cigar, pipe, hookah pipe or other lighted smoking equipment that burns tobacco or other weed substances (including, for clarity, marijuana);*
- (b) "vape" or "vaping" includes inhaling, exhaling, vapourizing or carrying or using an activated e-cigarette.*

*47.2 An owner, tenant, occupant or visitor must not smoke or vape in or on the common property or limited common property."*

It was moved (36) and seconded (41) to adopt ¾ Vote Special Resolution #2019-6 as presented.

It was moved (36) and seconded (41) to amend ¾ Vote Special Resolution #2019-6 to remove “EPS 3032” and replace with “LMS 343”.

42 In Favour, 0 Opposed, 0 Abstentions

**CARRIED**

Following a brief discussion, a vote was called on the resolution as amended:

27 In Favour, 14 Opposed, 1 Abstention

**DEFEATED**

**(17) CONSIDERATION OF ¾ VOTE SPECIAL RESOLUTION #2019-7**

**¾ VOTE RESOLUTION OF THE OWNERS, STRATA PLAN LMS 343, “PLACE FONTAINEBLEAU” TO AMEND THE BYLAWS OF THE STRATA CORPORATION**

**WHEREAS:**

- A. Pursuant to section 128 of the *Strata Property Act* (the “Act”), a Strata Corporation may amend its bylaws;
- B. As use of electric vehicles continues to increase, Council has considered the best way to regulate use of common electrical outlets to charge such vehicles.

**BE IT RESOLVED** by a ¾ vote of The Owners, Strata Plan EPS 3032 (the “Strata Corporation”) that the bylaws of the Strata Corporation be amended by adding bylaw 40A as follows:

*“40A.1 A resident or visitor must not use an electrical outlet in or on the common property except as expressly permitted by these bylaws or the rules, or with the prior written permission of the council.*

*40A.2 A resident who wishes to use an electrical outlet for the purposes of charging an electric vehicle or for trickle charging purposes must apply to the council for permission for such use. Any such use is subject to a user fee of \$35 per vehicle, for each month or part thereof.*

*40A.3 An owner may, in accordance with bylaw 8, apply to the council for permission to install an electric vehicle charging station in respect of the parking stall(s) assigned to the owner's strata lot.”*

It was moved (52) and seconded (51) to adopt ¾ Vote Special Resolution #2019-7 as presented.

It was moved (36) and seconded (41) to amend ¾ Vote Special Resolution #2019-7 to remove “EPS 3032” and replace with “LMS 343”.

42 In Favour, 0 Opposed, 0 Abstentions

**CARRIED**

Following a brief discussion, a vote was called on the resolution as amended:

41 In Favour, 0 Opposed, 1 Abstention

**CARRIED**

**(18) GENERAL DISCUSSION**

**18.1 RECYCLING & ORGANICS**

There was a presentation by Urban Impact regarding what is and is not allowed in the various recycling bins and organics. Reference material was provided to those present, with related questions be answered. One Owner requested consideration be given to installing better lighting at the recycling bins for 211 Begin, Council agreed to look into it.



**(19) ELECTION OF 2019 - 2020 STRATA COUNCIL**

Under the Bylaws of the Strata Corporation, the current Council is deemed to have resigned, though they are eligible to stand for re-election if they choose. The Strata Manager thanked Council for their efforts on behalf of the Owners of Place Fontainebleau. The Bylaws of the Strata Corporation require a minimum of 3 and a maximum of 7 members of Council.

The Strata Manager called for nominations or volunteers from the floor three times in succession, the following Owners agreed to let their names stand:

Lori Kosciuw	Heather Churchill	Ryan Field	Michael Hubele
Carla Fassbender	Tonya Wagenaar	Betty Foster	

It was moved (61) and seconded (51) to elect the following members of Strata Council by acclamation:

Lori Kosciuw	Heather Churchill	Ryan Field	Michael Hubele
Carla Fassbender	Tonya Wagenaar	Betty Foster	

41 In Favour, 1 Opposed, 0 Abstentions

**CARRIED**

**(20) TERMINATION**

There being no further business, the meeting was terminated at 8:25 p.m.

**Attention: A list of the new strata fees effective October 1, 2019 is attached for your immediate reference.**

**RETAIN MINUTES**

When listing your property for sale, you may be requested to produce to the prospective purchaser a minimum of the last two years of Meeting Minutes. Therefore, we suggest you retain these for your records.

**EMAILED MINUTES**

To arrange for your Meeting Minutes to be emailed to you, kindly provide your name, Strata Corporation number or building name, your unit or Strata Lot number, to Annie Lam at [alam@warringtonpci.com](mailto:alam@warringtonpci.com) or call Annie at 604-331-5273.

這是一份重要文件。如不明白內容，請自行安排翻譯。

C'est un préavis important. Faites-le traduire s'il vous plaît quelqu'un pour vous.

이것은 중요한 통지입니다. 누군가가 당신을위해 그것을 번역세요.

Это - важное уведомление. Пожалуйста сделайте так, чтобы кто - то перевел это для Вас.

Das ist eine wichtige Benachrichtigung. Lassen Sie bitte jemanden es für Sie übersetzen.

Este es un aviso importante. Por favor hacen que alguien lo traduzca para usted.

**PREAUTHORIZED PAYMENT AND OWNER'S INFORMATION**

If you wish to have your Strata Fees directly paid from your bank account, please e-mail Annie Lam at [alam@warringtonpci.com](mailto:alam@warringtonpci.com) or call Celina at 604-331-5273 to arrange for a Preauthorized Payment Application Form for filling up or for an Owner's Information Form to be completed if you have any new contact information or if you have not previously provided one.

### EMERGENCY CALL PROCEDURE

If you have a Building Emergency such as a fire or flood please phone Warrington PCI Management at 604-602-1887. To obtain prompt Emergency Service we kindly ask that you phone to report the Building Emergency, please do not email your emergency.



**Warrington PCI Management**  
#300 – 1030 West Georgia St.  
Vancouver, B.C.  
V6E 2Y3

Tel: (604) 602-1887 Fax: (604) 688-2328

[info@warringtonpci.com](mailto:info@warringtonpci.com)



**STRATA PLAN LMS343 (PLACE FONTAINEBLEAU)**  
**OPERATING FUND BUDGET - APPROVED**  
**FOR THE YEAR OCTOBER 1, 2019 TO SEPTEMBER 30, 2020**

REF	<i><b>OPERATING FUND REVENUES</b></i>	<b>JUN 30/19 YTD ACTUAL</b>	<b>2018-2019 FORECAST</b>	<b>2018-2019 BUDGET</b>	<b>APPROVED BUDGET - 2019-2020</b>
33010	Strata Fee	\$307,839	\$410,452	\$410,450	\$435,068
33040	Prior Year Surplus (Deficit)	\$0	\$0	\$0	\$27,500
34070	Monthly Parking Revenue	\$1,470	\$1,785	\$720	\$1,260
34085	Interest Income	\$1,224	\$1,579	\$800	\$1,200
34087	Penalty Charges	\$0	\$0	\$0	\$0
34095	Move Fee	\$600	\$800	\$0	\$0
36090	Other Revenue	\$385	\$890	\$0	\$0
	<b>TOTAL OPERATING FUND REVENUES</b>	<b>\$311,518</b>	<b>\$415,506</b>	<b>\$411,970</b>	<b>\$465,028</b>
	<i><b>OPERATING FUND EXPENSES</b></i>				
42020	Admin - Audit	\$220	\$220	\$600	\$220
42070	Admin - Bank Charges	\$622	\$820	\$800	\$830
42080	Admin - Office Expense	\$5,036	\$5,752	\$5,750	\$6,000
42090	Admin - Telephone	\$300	\$321	\$700	\$700
42120	Management Fees	\$21,488	\$29,509	\$29,510	\$29,510
42170	Admin - Meetings-AGMs	\$1,179	\$1,179	\$800	\$1,600
43100	Security - Fire And Life Safety	\$3,906	\$3,906	\$8,000	\$8,000
44040	Light-Power	\$31,842	\$38,922	\$41,200	\$43,800
44080	Gas	\$32,514	\$36,015	\$41,000	\$42,000
46052	Janitorial - Common Area	\$22,681	\$32,354	\$33,000	\$38,700
46070	Janitorial - Cleaning Supplies	\$0	\$0	\$400	\$0
46080	Janitorial - Garbage Removal	\$20,775	\$30,303	\$25,540	\$30,974
47072	R And M Garage Door Mtnc	\$6,062	\$6,062	\$3,000	\$3,000
47082	R And M Common	\$5,756	\$13,012	\$53,500	\$67,500
47170	R And M - Exterior	\$0	\$0	\$3,000	\$3,000
47172	R And M Gardens And Grounds	\$25,620	\$33,968	\$33,390	\$49,455
47240	R And M Elevators - Repairs and Parts	\$8,076	\$10,665	\$10,500	\$10,500
47260	R And M Pest Control	\$5,765	\$7,061	\$3,125	\$3,500
48160	Snow Removal	\$14,426	\$14,426	\$6,500	\$6,500
49020	Insurance - Property And Contents	\$53,023	\$72,972	\$65,100	\$82,189
	<b>TOTAL OPERATING FUND EXPENSES</b>	<b>\$259,290</b>	<b>\$337,468</b>	<b>\$365,415</b>	<b>\$427,978</b>
	<i><b>NET BEFORE OTHER FUND TRANSFERS</b></i>	<b>\$52,227</b>	<b>\$78,039</b>	<b>\$46,555</b>	<b>\$37,050</b>
55370	Contingency Reserve Fund Transfer	\$34,916	\$46,555	\$46,555	\$37,050
	<b>TOTAL OTHER FUNDS</b>	<b>\$34,916</b>	<b>\$46,555</b>	<b>\$46,555</b>	<b>\$37,050</b>
	<i><b>OPERATING FUND SURPLUS (DEFICIT)</b></i>	<b>\$17,311</b>	<b>\$31,484</b>	<b>\$0</b>	<b>\$0</b>
	<b>PER CENT INCREASE IN STRATA FEES</b>				<b>6.00%</b>

**SCHEDULE B**  
**STRATA PLAN LMS343 (PLACE FONTAINEBLEAU)**  
**STRATA FEE SCHEDULE - APPROVED**  
**FOR THE YEAR OCTOBER 1, 2019 TO SEPTEMBER 30, 2020**

S/L	UNIT ENTITLEMENT	MONTHLY OPERATING FUND	MONTHLY CONTINGENCY FUND	NEW MONTHLY TOTAL	PREVIOUS TOTAL	MONTHLY CHANGE	MONTHLY CHANGE %
1	1,270	\$ 301.30	\$ 28.05	\$ 329.35	\$ 310.71	\$ 18.64	6.00%
2	1,237	\$ 293.47	\$ 27.32	\$ 320.79	\$ 302.64	\$ 18.15	6.00%
3	1,237	\$ 293.47	\$ 27.32	\$ 320.79	\$ 302.64	\$ 18.15	6.00%
4	1,237	\$ 293.47	\$ 27.32	\$ 320.79	\$ 302.64	\$ 18.15	6.00%
5	1,237	\$ 293.47	\$ 27.32	\$ 320.79	\$ 302.64	\$ 18.15	6.00%
6	1,237	\$ 293.47	\$ 27.32	\$ 320.79	\$ 302.64	\$ 18.15	6.00%
7	1,257	\$ 298.22	\$ 27.76	\$ 325.98	\$ 307.53	\$ 18.45	6.00%
8	633	\$ 150.18	\$ 13.98	\$ 164.15	\$ 154.87	\$ 9.28	6.00%
9	588	\$ 139.50	\$ 12.99	\$ 152.49	\$ 143.86	\$ 8.63	6.00%
10	588	\$ 139.50	\$ 12.99	\$ 152.49	\$ 143.86	\$ 8.63	6.00%
11	588	\$ 139.50	\$ 12.99	\$ 152.49	\$ 143.86	\$ 8.63	6.00%
12	588	\$ 139.50	\$ 12.99	\$ 152.49	\$ 143.86	\$ 8.63	6.00%
13	588	\$ 139.50	\$ 12.99	\$ 152.49	\$ 143.86	\$ 8.63	6.00%
14	604	\$ 143.30	\$ 13.34	\$ 156.63	\$ 147.77	\$ 8.86	6.00%
15	944	\$ 223.96	\$ 20.85	\$ 244.81	\$ 230.95	\$ 13.86	6.00%
16	968	\$ 229.65	\$ 21.38	\$ 251.03	\$ 236.83	\$ 14.20	6.00%
17	968	\$ 229.65	\$ 21.38	\$ 251.03	\$ 236.83	\$ 14.20	6.00%
18	523	\$ 124.08	\$ 11.55	\$ 135.63	\$ 127.95	\$ 7.68	6.00%
19	1,251	\$ 296.79	\$ 27.63	\$ 324.42	\$ 306.06	\$ 18.36	6.00%
20	1,193	\$ 283.03	\$ 26.35	\$ 309.38	\$ 291.87	\$ 17.51	6.00%
21	1,243	\$ 294.89	\$ 27.45	\$ 322.35	\$ 304.11	\$ 18.24	6.00%
22	1,193	\$ 283.03	\$ 26.35	\$ 309.38	\$ 291.87	\$ 17.51	6.00%
23	1,243	\$ 294.89	\$ 27.45	\$ 322.35	\$ 304.11	\$ 18.24	6.00%
24	1,193	\$ 283.03	\$ 26.35	\$ 309.38	\$ 291.87	\$ 17.51	6.00%
25	1,288	\$ 305.57	\$ 28.44	\$ 334.02	\$ 315.11	\$ 18.91	6.00%
26	1,270	\$ 301.30	\$ 28.05	\$ 329.35	\$ 310.71	\$ 18.64	6.00%
27	1,237	\$ 293.47	\$ 27.32	\$ 320.79	\$ 302.64	\$ 18.15	6.00%
28	1,237	\$ 293.47	\$ 27.32	\$ 320.79	\$ 302.64	\$ 18.15	6.00%
29	1,237	\$ 293.47	\$ 27.32	\$ 320.79	\$ 302.64	\$ 18.15	6.00%
30	1,237	\$ 293.47	\$ 27.32	\$ 320.79	\$ 302.64	\$ 18.15	6.00%
31	1,237	\$ 293.47	\$ 27.32	\$ 320.79	\$ 302.64	\$ 18.15	6.00%
32	1,257	\$ 298.22	\$ 27.76	\$ 325.98	\$ 307.53	\$ 18.45	6.00%
33	633	\$ 150.18	\$ 13.98	\$ 164.15	\$ 154.87	\$ 9.28	6.00%
34	588	\$ 139.50	\$ 12.99	\$ 152.49	\$ 143.86	\$ 8.63	6.00%
35	588	\$ 139.50	\$ 12.99	\$ 152.49	\$ 143.86	\$ 8.63	6.00%
36	588	\$ 139.50	\$ 12.99	\$ 152.49	\$ 143.86	\$ 8.63	6.00%
37	588	\$ 139.50	\$ 12.99	\$ 152.49	\$ 143.86	\$ 8.63	6.00%
38	588	\$ 139.50	\$ 12.99	\$ 152.49	\$ 143.86	\$ 8.63	6.00%
39	604	\$ 143.30	\$ 13.34	\$ 156.63	\$ 147.77	\$ 8.86	6.00%
40	944	\$ 223.96	\$ 20.85	\$ 244.81	\$ 230.95	\$ 13.86	6.00%
41	968	\$ 229.65	\$ 21.38	\$ 251.03	\$ 236.83	\$ 14.20	6.00%
42	968	\$ 229.65	\$ 21.38	\$ 251.03	\$ 236.83	\$ 14.20	6.00%
43	523	\$ 124.08	\$ 11.55	\$ 135.63	\$ 127.95	\$ 7.68	6.00%
44	1,251	\$ 296.79	\$ 27.63	\$ 324.42	\$ 306.06	\$ 18.36	6.00%
45	1,193	\$ 283.03	\$ 26.35	\$ 309.38	\$ 291.87	\$ 17.51	6.00%
46	1,243	\$ 294.89	\$ 27.45	\$ 322.35	\$ 304.11	\$ 18.24	6.00%
47	1,193	\$ 283.03	\$ 26.35	\$ 309.38	\$ 291.87	\$ 17.51	6.00%
48	1,243	\$ 294.89	\$ 27.45	\$ 322.35	\$ 304.11	\$ 18.24	6.00%
49	1,193	\$ 283.03	\$ 26.35	\$ 309.38	\$ 291.87	\$ 17.51	6.00%
50	1,288	\$ 305.57	\$ 28.44	\$ 334.02	\$ 315.11	\$ 18.91	6.00%
51	1,147	\$ 272.12	\$ 25.33	\$ 297.45	\$ 280.62	\$ 16.83	6.00%
52	1,121	\$ 265.95	\$ 24.76	\$ 290.71	\$ 274.26	\$ 16.45	6.00%



**SCHEDULE B**  
**STRATA PLAN LMS343 (PLACE FONTAINEBLEAU)**  
**STRATA FEE SCHEDULE - APPROVED**  
**FOR THE YEAR OCTOBER 1, 2019 TO SEPTEMBER 30, 2020**

S/L	UNIT ENTITLEMENT	MONTHLY OPERATING FUND	MONTHLY CONTINGENCY FUND	NEW MONTHLY TOTAL	PREVIOUS TOTAL	MONTHLY CHANGE	MONTHLY CHANGE %
53	1,121	\$ 265.95	\$ 24.76	\$ 290.71	\$ 274.26	\$ 16.45	6.00%
54	1,147	\$ 272.12	\$ 25.33	\$ 297.45	\$ 280.62	\$ 16.83	6.00%
55	1,147	\$ 272.12	\$ 25.33	\$ 297.45	\$ 280.62	\$ 16.83	6.00%
56	1,121	\$ 265.95	\$ 24.76	\$ 290.71	\$ 274.26	\$ 16.45	6.00%
57	1,121	\$ 265.95	\$ 24.76	\$ 290.71	\$ 274.26	\$ 16.45	6.00%
58	1,147	\$ 272.12	\$ 25.33	\$ 297.45	\$ 280.62	\$ 16.83	6.00%
59	1,068	\$ 253.38	\$ 23.59	\$ 276.96	\$ 261.29	\$ 15.67	6.00%
60	1,041	\$ 246.97	\$ 22.99	\$ 269.96	\$ 254.69	\$ 15.27	6.00%
61	1,041	\$ 246.97	\$ 22.99	\$ 269.96	\$ 254.69	\$ 15.27	6.00%
62	1,068	\$ 253.38	\$ 23.59	\$ 276.96	\$ 261.29	\$ 15.67	6.00%
63	1,147	\$ 272.12	\$ 25.33	\$ 297.45	\$ 280.62	\$ 16.83	6.00%
64	1,147	\$ 272.12	\$ 25.33	\$ 297.45	\$ 280.62	\$ 16.83	6.00%
65	1,258	\$ 298.45	\$ 27.78	\$ 326.24	\$ 307.78	\$ 18.46	6.00%
66	1,138	\$ 269.98	\$ 25.13	\$ 295.12	\$ 278.42	\$ 16.70	6.00%
67	1,138	\$ 269.98	\$ 25.13	\$ 295.12	\$ 278.42	\$ 16.70	6.00%
68	1,258	\$ 298.45	\$ 27.78	\$ 326.24	\$ 307.78	\$ 18.46	6.00%
69	1,147	\$ 272.12	\$ 25.33	\$ 297.45	\$ 280.62	\$ 16.83	6.00%
70	1,147	\$ 272.12	\$ 25.33	\$ 297.45	\$ 280.62	\$ 16.83	6.00%
71	1,187	\$ 281.61	\$ 26.21	\$ 307.82	\$ 290.40	\$ 17.42	6.00%
72	1,084	\$ 257.17	\$ 23.94	\$ 281.11	\$ 265.21	\$ 15.90	6.00%
73	1,084	\$ 257.17	\$ 23.94	\$ 281.11	\$ 265.21	\$ 15.90	6.00%
74	1,187	\$ 281.61	\$ 26.21	\$ 307.82	\$ 290.40	\$ 17.42	6.00%
75	1,147	\$ 272.12	\$ 25.33	\$ 297.45	\$ 280.62	\$ 16.83	6.00%
76	1,147	\$ 272.12	\$ 25.33	\$ 297.45	\$ 280.62	\$ 16.83	6.00%
77	1,258	\$ 298.45	\$ 27.78	\$ 326.24	\$ 307.78	\$ 18.46	6.00%
78	1,138	\$ 269.98	\$ 25.13	\$ 295.12	\$ 278.42	\$ 16.70	6.00%
79	1,138	\$ 269.98	\$ 25.13	\$ 295.12	\$ 278.42	\$ 16.70	6.00%
80	1,258	\$ 298.45	\$ 27.78	\$ 326.24	\$ 307.78	\$ 18.46	6.00%
81	1,147	\$ 272.12	\$ 25.33	\$ 297.45	\$ 280.62	\$ 16.83	6.00%
82	1,147	\$ 272.12	\$ 25.33	\$ 297.45	\$ 280.62	\$ 16.83	6.00%
83	1,187	\$ 281.61	\$ 26.21	\$ 307.82	\$ 290.40	\$ 17.42	6.00%
84	1,084	\$ 257.17	\$ 23.94	\$ 281.11	\$ 265.21	\$ 15.90	6.00%
85	1,084	\$ 257.17	\$ 23.94	\$ 281.11	\$ 265.21	\$ 15.90	6.00%
86	1,187	\$ 281.61	\$ 26.21	\$ 307.82	\$ 290.40	\$ 17.42	6.00%
87	1,147	\$ 272.12	\$ 25.33	\$ 297.45	\$ 280.62	\$ 16.83	6.00%
88	1,121	\$ 265.95	\$ 24.76	\$ 290.71	\$ 274.26	\$ 16.45	6.00%
89	1,121	\$ 265.95	\$ 24.76	\$ 290.71	\$ 274.26	\$ 16.45	6.00%
90	1,147	\$ 272.12	\$ 25.33	\$ 297.45	\$ 280.62	\$ 16.83	6.00%
91	1,147	\$ 272.12	\$ 25.33	\$ 297.45	\$ 280.62	\$ 16.83	6.00%
92	1,121	\$ 265.95	\$ 24.76	\$ 290.71	\$ 274.26	\$ 16.45	6.00%
93	1,121	\$ 265.95	\$ 24.76	\$ 290.71	\$ 274.26	\$ 16.45	6.00%
94	1,147	\$ 272.12	\$ 25.33	\$ 297.45	\$ 280.62	\$ 16.83	6.00%
95	1,068	\$ 253.38	\$ 23.59	\$ 276.96	\$ 261.29	\$ 15.67	6.00%
96	1,041	\$ 246.97	\$ 22.99	\$ 269.96	\$ 254.69	\$ 15.27	6.00%
97	1,041	\$ 246.97	\$ 22.99	\$ 269.96	\$ 254.69	\$ 15.27	6.00%
98	1,068	\$ 253.38	\$ 23.59	\$ 276.96	\$ 261.29	\$ 15.67	6.00%
99	1,147	\$ 272.12	\$ 25.33	\$ 297.45	\$ 280.62	\$ 16.83	6.00%
100	1,147	\$ 272.12	\$ 25.33	\$ 297.45	\$ 280.62	\$ 16.83	6.00%
101	1,378	\$ 326.92	\$ 30.43	\$ 357.35	\$ 337.13	\$ 20.22	6.00%
102	1,121	\$ 265.95	\$ 24.76	\$ 290.71	\$ 274.26	\$ 16.45	6.00%
103	1,121	\$ 265.95	\$ 24.76	\$ 290.71	\$ 274.26	\$ 16.45	6.00%
104	1,378	\$ 326.92	\$ 30.43	\$ 357.35	\$ 337.13	\$ 20.22	6.00%
105	1,147	\$ 272.12	\$ 25.33	\$ 297.45	\$ 280.62	\$ 16.83	6.00%

**SCHEDULE B**  
**STRATA PLAN LMS343 (PLACE FONTAINEBLEAU)**  
**STRATA FEE SCHEDULE - APPROVED**  
**FOR THE YEAR OCTOBER 1, 2019 TO SEPTEMBER 30, 2020**

S/L	UNIT ENTITLEMENT	MONTHLY OPERATING FUND	MONTHLY CONTINGENCY FUND	NEW MONTHLY TOTAL	PREVIOUS TOTAL	MONTHLY CHANGE	MONTHLY CHANGE %
106	1,147	\$ 272.12	\$ 25.33	\$ 297.45	\$ 280.62	\$ 16.83	6.00%
107	1,121	\$ 265.95	\$ 24.76	\$ 290.71	\$ 274.26	\$ 16.45	6.00%
108	1,121	\$ 265.95	\$ 24.76	\$ 290.71	\$ 274.26	\$ 16.45	6.00%
109	1,147	\$ 272.12	\$ 25.33	\$ 297.45	\$ 280.62	\$ 16.83	6.00%
110	1,147	\$ 272.12	\$ 25.33	\$ 297.45	\$ 280.62	\$ 16.83	6.00%
111	701	\$ 166.31	\$ 15.48	\$ 181.79	\$ 171.50	\$ 10.29	6.00%
112	701	\$ 166.31	\$ 15.48	\$ 181.79	\$ 171.50	\$ 10.29	6.00%
113	1,121	\$ 265.95	\$ 24.76	\$ 290.71	\$ 274.26	\$ 16.45	6.00%
114	1,121	\$ 265.95	\$ 24.76	\$ 290.71	\$ 274.26	\$ 16.45	6.00%
115	1,121	\$ 265.95	\$ 24.76	\$ 290.71	\$ 274.26	\$ 16.45	6.00%
116	1,147	\$ 272.12	\$ 25.33	\$ 297.45	\$ 280.62	\$ 16.83	6.00%
117	1,147	\$ 272.12	\$ 25.33	\$ 297.45	\$ 280.62	\$ 16.83	6.00%
118	1,121	\$ 265.95	\$ 24.76	\$ 290.71	\$ 274.26	\$ 16.45	6.00%
119	1,121	\$ 265.95	\$ 24.76	\$ 290.71	\$ 274.26	\$ 16.45	6.00%
120	1,147	\$ 272.12	\$ 25.33	\$ 297.45	\$ 280.62	\$ 16.83	6.00%
121	1,147	\$ 272.12	\$ 25.33	\$ 297.45	\$ 280.62	\$ 16.83	6.00%
122	1,121	\$ 265.95	\$ 24.76	\$ 290.71	\$ 274.26	\$ 16.45	6.00%
123	1,041	\$ 246.97	\$ 22.99	\$ 269.96	\$ 254.69	\$ 15.27	6.00%
124	1,068	\$ 253.38	\$ 23.59	\$ 276.96	\$ 261.29	\$ 15.67	6.00%
125	1,068	\$ 253.38	\$ 23.59	\$ 276.96	\$ 261.29	\$ 15.67	6.00%
126	1,041	\$ 246.97	\$ 22.99	\$ 269.96	\$ 254.69	\$ 15.27	6.00%
127	1,165	\$ 276.39	\$ 25.73	\$ 302.12	\$ 285.02	\$ 17.10	6.00%
128	1,121	\$ 265.95	\$ 24.76	\$ 290.71	\$ 274.26	\$ 16.45	6.00%
129	1,182	\$ 280.42	\$ 26.10	\$ 306.53	\$ 289.18	\$ 17.35	6.00%
130	1,066	\$ 252.90	\$ 23.54	\$ 276.44	\$ 260.80	\$ 15.64	6.00%
MONTHLY TOTALS	139,806	\$ 33,168.12	\$ 3,087.65	\$ 36,255.82	\$ 34,204.32	\$ 2,051.50	6.00%
ANNUAL TOTALS		\$ 398,017.44	\$ 37,051.80	\$ 435,069.84	\$ 410,451.84		
CONTROL TOTAL	139,806	\$ 398,018	\$ 37,050	\$ 435,068	\$ 410,450		

***Please be advised***

- If, you are on the pre-authorized payment plan, your December 1, 2019 payment will be the new monthly strata fee plus Oct-Nov/2019 adjustments.

- If, you pay your monthly fees by cheque, please include Oct-Nov/2019 adjustments with December payment, and send in post-dated cheques in the new fee amount for the period December 1, 2019 to September 30, 2020.