

Manuel Calvo <Manuel.Calvo@fsresidential.com>
To: "nipwil@gmail.com" <nipwil@gmail.com>

Mon, Mar 29, 2021 at 11:42 AM

Hi William,

Don has retired and now I am the current Strata Manager.

To answer your question, the AGM has been rescheduled for May 13, proper notice will go out on time.

Thanks for your understanding

Regards,



MANUEL CALVO
Strata Manager

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From: FirstService Residential <Info.BC@fsresidential.com>
Sent: Monday, March 29, 2021 10:49 AM
To: Manuel Calvo <Manuel.Calvo@fsresidential.com>
Subject: FW: Order complete - # 436456, Folio: 230-8500Ackroyd (SL 50 NW2184)

ALAN HENNESSY
Receptionist

RE: Order complete - # 436456, Folio: 230-8500Ackroyd (SL 50 NW2184)

3 messages

William Nip <nipwil@gmail.com>
To: info.bc@fsresidential.com
Bcc: emeraldwu88@yahoo.ca

Sat, Mar 27, 2021 at 11:23 PM

Attn: Don Wong, Strata Manager

Hi Don,

I ordered the Strata Document package in which the Minutes of Council Meeting dated February 16, 2021 stated the 2020 AGM will be delayed to March 30, 2021 or Early April 2021. Instead of the minutes of AGM, it will be great if you can email me the notice of this AGM for our reference.

Thank you.

WILLIAM NIP | www.williamnip.com | Cell: 604-767-7809 | Office Direct Line (No Text Msg) : 604-889-6720 |
Direct Fax: 1-866-568-1988 (Toll Free) | NIPWIL@gmail.com | info@williamnip.com

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From: do.not.reply@apicanada.com [mailto:do.not.reply@apicanada.com]
Sent: Thursday, March 25, 2021 1:21 PM
To: info@williamnip.com
Subject: Order complete - # 436456, Folio: 230-8500Ackroyd

FINANCIAL REPORT

1. **Monthly Statement(s):** Strata Council approved of the financial statements to December 31, 2020

Owners wishing to view the most recent financial statement are encouraged to log onto **FSRConnect™**. The financial statement can be viewed by logging into your account, clicking on “Forms and Documents”, then “Financial Document”, and then selecting the desired file.

2. **Report on Unapproved Expenditures:** There are no unapproved expenditures to report. The *Strata Property Act* requires that all Owners be notified as soon as possible of unapproved expenditures.
3. **Accounts Receivable Review:** A current Aged Listing was reviewed as to the collection action taken on delinquent accounts.
4. **Annual General Meeting (AGM):** The AGM will be scheduled to be held by March 30 or early April 2021. The Strata's fiscal year end is November 30, 2020. Normally the AGM is held two months after this date, however the government has allowed a two-month extension due to the Covid-19 pandemic. The AGM will be a virtual Webex meeting.

Budget Preparation – A draft proposed budget for the fiscal year of December 1, 2020 to November 30, 2021 will be sent to Strata Council for review.

Other:

- Depreciation Report – At the 2020 to 2021 AGM, a resolution will be presented for ownership voting whether or not to update the report. JRS Engineering's report was issued on October 17, 2017. Reports are compliant to three years.
 - A review of operating expenditures will be done with input from the Building Manager regarding repair and maintenance
5. **Strata Insurance:** Attached is the Strata's:
 - Summary of Coverages for the policy period of December 31, 2020 to December 31, 2021. Owners should forward this to their insurance broker to ensure adequate coverage is obtained.
 - FirstService Residential memo previously sent summarizing the increase in the following deductibles
 - a) All Risk deductible has increased to **\$25,000**
 - b) Water/Sewer deductibles have increased to **\$25,000**

REPORT ON LITIGATION

The *Strata Property Act* requires that all Owners be notified as soon as possible of any legal action involving the Strata Corporation. There is no current legal action.