

MEMORANDUM

TO: The Owners, Strata Plan BCS 3495S

DATE: November 18, 2020

FROM: Mikhail Ratchkovski, Strata Manager

RE: SPECIAL GENERAL MEETING MINUTES – Restricted Proxy Meeting

IMPORTANT INFORMATION Please have this translated

重要資料 請找人為你翻譯

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

알려드립니다 이것을 번역해 주십시오

CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੰਘਾ ਕਰਵਾਓ

Attached are the minutes of the Restricted Proxy Special General Meeting held on November 16, 2020. Please read and retain them for future reference.

BYLAWS/RULES:

NEW BYLAWS/RULES WERE PASSED. Please access **FSRConnect™** Association Documents for the current Bylaws/Rules.

FSRConnect™ REGISTRATION

Sign up for the Resident Portal today to get access to the latest essential documents and information for your community. To register, search for your community website here: <http://www.fsresidential.com/connect/find-my-community> and click on the 'Register' button. Having trouble? For assistance call our Care Center which is open 24/7 365 days a year with translation services available in 31 different languages. The Care Centre team can be reached at 833-710-6869.

* * *

Encl.

MR/ac

**MINUTES
SPECIAL GENERAL MEETING
THE OWNERS STRATA PLAN BCS 3495S
GRAND CENTRAL (STRATA)**

***Restricted Proxy SGM Held on Monday, November 16, 2020
Within Meeting Room GC3
2975 Atlantic Avenue, Coquitlam B.C.***

Following registration that started at 5:35 p.m., the Restricted Proxy Special General Meeting was called to order at 6:30 p.m. by Sat D. Harwood, Lawyer from Lesperance Mendes Lawyers.

FirstService Residential BC Ltd. was represented by Mikhail Ratchkovski who assisted with facilitating the Meeting.

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 665.34 eligible votes, 221.78 eligible votes represent quorum in this instance. At the commencement of the meeting there were 135.34 eligible votes represented by proxy. The quorum requirements had not been achieved. As per the following Bylaw:

Strata Bylaw 5.6, which states:

5.6 Notwithstanding section 48(3) of the Strata Property Act (British Columbia), if within fifteen minutes from the time appointed for an annual or special general meeting a quorum is not present, the meeting shall stand adjourned for a period of thirty minutes, after which the adjourned meeting shall be reconvened at the same place and the persons present in person or by proxy and entitled to vote shall constitute a quorum.

When the meeting reconvened at 7:00 p.m. a quorum was established with 135.34 eligible voters represented by proxy.

PROOF OF NOTICE

It was noted that the Notice of Meeting, dated October 27, 2020, complied with the notice requirements of the *Strata Property Act*.

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 amend the Minutes of the Annual General Meeting held September 28, 2020 by changing a typo and replacing Arturo Lara Munoz with Peyman Majidi and noting the number of votes received by each nominee as per the following:

Alex Pizniur 147.69	Andrew Chen 15	Andrew Roy Natale 150.58
Arturo Lara Munoz 28.11	Beppie Yuzwa	Camella Wong 77
Qin Yicong (Elson Qin) 44	Hai Zhou 75	Hossein Ghaffari 6
Jenny Ye 133.69	Lara Baracaldo 132.69	Martin Tabyanian 118.26
Nguyen Thu Trung 2	Peyman Majidi 126.34	Stephanie Rennie 16.11
Philip (Yunfeng) Duan 70	Shafiriyu (Abiola) Uthman 5	Weifei Zhao 76
Sina Mirzaei 5	Jacqueline Per 12	Thu Ng 2
Mise Yao 1	Tin Tin 1	Hong Lee 1
Andrew Owen 1	Shireen Nadim	

In order to be elected onto Council, each nominee must obtain at least a majority vote of Owners. The following Owners were elected to the Strata Council:

Alex Pizniur 147.69
Andrew Natale 150.58
Peyman Majidi 126.34
Jenny Ye 133.69
Lara Baracaldo 132.69
Martin Tabyanian 118.26
Shireen Nadim (commercial section representative)

CARRIED.

It was then moved and seconded to approve the Minutes of the Annual General Meeting held September 28, 2020 as amended. **CARRIED**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "A"
BUDGET DEFICIT
(SPECIAL EXPENDITURE FUNDED BY SPECIAL LEVY)**

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

Preamble: Due to extensive expenses that took place last fiscal year, the strata overran its budget by \$144,105 and the deficit is proposed to be funded via special assessment. While the issue was presented at the AGM on the 28th of September additional explanation appears to be in order to understand the importance and the consequences of not resolving the deficit.

The Strata Property Act requires that the deficit must be eliminated during the next fiscal year and this Special General Meeting has been called to present the resolution once again to the owners. The proposed way to resolve the deficit is it to have a levy with the payments due January 1st and February 1st. Considering that payment of the deficit is a requirement under the Act, the Council will seek an Administrator appointment if there is a decision not to pay the deficit. Following is the quote from Strata Property Act:

STRATA PROPERTY ACT

[SBC 1998] CHAPTER 43

Budget surpluses and deficits

105 (1) Subject to section 14, contributions to the operating fund which are not required to meet operating expenses accruing during the fiscal year to which the budget relates must be dealt with in one or more of the following ways, unless the strata corporation determines otherwise by a resolution passed by a 3/4 vote at an annual or special general meeting:

- (a) transferred into the contingency reserve fund;
- (b) carried forward as part of the operating fund, as a surplus;
- (c) used to reduce the total contribution to the next fiscal year's operating fund.

(2) If operating expenses exceed the total contribution to the operating fund, the deficit must be eliminated during the next fiscal year.

What happens if the resolution is approved: The Strata will be in compliance with the Strata Property Act and also will be able to pay invoices and expenses on time avoiding interest and financing costs and being able to secure quality contractors for the necessary projects.

What happens if the resolution is defeated: The deficit will still have to be paid and the Council will seek an Administrator appointment if there is a decision not to pay the deficit. The deficit will then be levied on all strata lots by the Administrator who has a court given authority to place a levy without seeking approval from the owners. Appointment of an Administrator (a court appointed lawyer) will also introduce additional expenses that would also have to be paid by the Strata.

WHEREAS The Owners, Strata Plan BCS 3495S, Grand Central (Strata)

BE IT RESOLVED by a 3/4 Vote Resolution of The Owners, Strata Plan BCS 3495S, in person or by proxy at this General Meeting, that a sum of money not exceeding \$144,105 be raised and spent for the purpose of a budget recovery to be repaid by a one time levy, such expenditure to be charged as a Special Levy upon the Owners in proportion to the unit entitlement of their respective strata lot.

This Special Levy of \$144,105 shall be assessed on November 16, 2020 and shall become due and payable in full immediately on the passing of this Resolution by the Owners on title as at the end of that

day and any Owner who sells, conveys or transfers his/her title, or remortgages, before payment of this Special Levy is made in full, shall then pay the full amount outstanding.

As a matter of financial convenience only, the Owners may pay this Special Levy over a period of two months, such payments to be made in equal amounts on the first of each month, commencing on **January 1, 2021 and February 1, 2021**. Notwithstanding the foregoing, this Special Levy is not considered as an "installment" levy as contemplated by Section 108(3)(e) and Section 109 of the *Strata Property Act [BCS 1998]*, and therefore do not apply.

Any who fails to make any payment(s) in accordance with this Resolution shall be assessed a fine of \$10.00 on each such late payment. The Strata Corporation may further add interest charges on overdue payments at the rate of 10% per annum compounded annually.

Sections 116, 117 and 118 of the *Strata Property Act [SBC 1998]* (see attached) shall be applicable where an Owner fails to make the required payment as authorized by the passing of this 3/4 Vote Resolution.

The results were as follows:

89.49 IN FAVOUR, 44.85 OPPOSED, 1 ABSTAINED. **DEFEATED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "B"
BUILDING ENVELOPE REPAIRS
(SPECIAL EXPENDITURE FUNDED BY SPECIAL LEVY)**

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

Preamble: A \$290,000 budget is necessary to undertake the GC1 building envelope project. Currently the Strata only has \$145,163 available for this project and the remaining funds are proposed to be raised via special assessment.

The strata met with an engineer who prepared a scope of work and that scope of work was then given to five different contractors who quoted on the needed repairs. The lowest costing proposal was then approved and now \$145,000 needs to be raised to undertake this project next Sumer. The GC1 will be 12 years old, no comprehensive maintenance work has yet been done to the building envelope. The Council is proposing to fund this project by a levy with the payments due on the first day of March, April, May and June. The intent is to spread the payments to make lesser impact on the owners and to collect enough funds to complete the project before the rainy season of the next fall.

What happens if the resolution if approved: The project will take place in the Summer of 2021 and the strata will avoid unnecessary emergency expenses resulting from further deterioration of the property.

What happens if the resolution if defeated: The building envelope will only continue further deterioration, resulting in emergency expenses and water leaks inside the units. This project postponement will only generate new issues with the building envelope. Another levy will have to be presented once again, yet It will now cost even more money. Additionally, without maintenance, there will be further deterioration and water ingress causing damage to the common property and to the individual units. The property value will decrease as a result as well.

The owners will also take the Strata to the Civil Rights Tribunal (CRT). The CRT appointed Judge will review the building envelope reports and proposals and considering that the tower is now 12 years old will most likely issue a mandatory levy that would be placed by the court on all units and may even order for a higher amount levy to be placed to encompass potential overruns caused by the continuing delay.

WHEREAS The Owners, Strata Plan BCS 3495S, Grand Central (Strata)

BE IT RESOLVED by a 3/4 Vote Resolution of The Owners, Strata Plan BCS 3495S, in person or by proxy at this General Meeting, that a sum of money not exceeding \$145,000 be raised and spent for the purpose of repairs to the building envelope to be raised in four equal payments, such expenditure to be charged as a Special Levy upon the Owners in proportion to the unit entitlement of their respective strata lot.

In accordance with Sections 108(5) and (6) of the *Strata Property Act [SBC 1998]*, in the event that the actual cost of the proposed project is less than the Special Levy amount, if no Owner is entitled to receive a refund of more than \$100 in total, the excess balance will be deposited in the Contingency Reserve Fund of the Strata Corporation. Interest earned on funds raised pursuant to this Resolution will be allocated to the Special Levy Fund.

This Special Levy of \$145,000 shall be assessed on November 16, 2020 and shall become due and payable in full immediately on the passing of this Resolution by the Owners on title as at the end of that day and any Owner who sells, conveys or transfers his/her title, or remortgages, before payment of this Special Levy is made in full, shall then pay the full amount outstanding.

As a matter of financial convenience only, the Owners may pay this Special Levy over a period of four months, such payments to be made in equal amounts on the first of each month, commencing on **March 1, 2021, April 1, 2021, May 1, 2021, and June 1, 2021**. Notwithstanding the foregoing, this Special Levy is not considered as an "installment" levy as contemplated by Section 108(3)(e) and Section 109 of the *Strata Property Act [BCS 1998]*, and therefore do not apply.

Any who fails to make any payment(s) in accordance with this Resolution shall be assessed a fine of \$10.00 on each such late payment. The Strata Corporation may further add interest charges on overdue payments at the rate of 10% per annum compounded annually.

Sections 116, 117 and 118 of the *Strata Property Act [SBC 1998]* (see attached) shall be applicable where an Owner fails to make the required payment as authorized by the passing of this 3/4 Vote Resolution.

The results were as follows:

83.67 IN FAVOUR, 48.67 OPPOSED, 3 ABSTAINED. **DEFEATED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "C" – RESIDENTIAL STRATA LOTS
BYLAW AMENDMENT – CHARGEBACKS**

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

Preamble: With the Stratas becoming more litigious year over year, the courts began more often rejecting chargebacks presented by the strata, noting inadequate bylaws. The strata engaged a real estate lawyer from Access Law who reviewed the bylaws and issued a proposed bylaw amendment that will allow the strata to appropriately charge back expenses when they have been caused by an owner to the property.

What happens if the resolution is approved: The bylaw will be registered with the land title office and will be used as a basis for charging back insurance deductibles and expenses such as water leaks caused from private appliances, overflowing sinks/tubs/toilets and any other damages to the common property below the insurance deductible.

What happens if the resolution is defeated: The collection of the chargeback will most likely not going to be successful and the expenses will have to be shared amongst all owners of the strata instead of being paid by the owner causing the expense.

WHEREAS The Owners, Strata Plan BCS3495S pursuant to s. 128 of the *Strata Property Act*, S.B.C. 1998, c. 43 a strata corporation may amend its bylaws;

BE IT RESOLVED by a 3/4 vote of THE OWNERS, STRATA PLAN BCS 3495 (the "Strata Corporation") that the bylaws of the Strata Corporation be amended, repealed or adopted, as the case may be, as follows:

1. Bylaw 17(1) be repealed and be replaced with following bylaw:

17. (a) An owner is responsible for any loss or damage to a strata lot, common property, limited common property, common facilities or common assets, including but not limited to when the cause of the loss or damage originated within the owner's strata lot, and shall indemnify and save harmless the strata corporation from the expense of any maintenance, repair or replacement rendered necessary to the strata lot, common property, limited common property, common facilities or common assets to the extent that such expense is not reimbursed from the proceeds received by operation of any strata insurance policy or, if a claim against the strata corporation's insurance policy is not made, for all expenses incurred by the strata corporation up to the amount of the strata corporation's insurance deductible. Without limiting the generality of the word "responsible", an owner is responsible for the owner's own acts or omissions, as well as those of any of the tenants, occupants, visitors, agents, contractors or employees of the strata lot or of the owner.
- (b) For the purposes of these bylaws, any insurance deductible paid or payable by the Strata Corporation where a claim is made under the strata corporation's insurance policy will be considered an expense not covered by the strata insurance proceeds received by the strata corporation and will be charged to the responsible owner and shall become due and payable on the date the next monthly assessment is due.
- (c) For the purposes of these bylaws, any uninsured repair costs incurred by the Strata Corporation to mitigate against further damage, whether within a strata lot or to common property, limited common property or to common assets, or incurred to remedy or repair damage that is not insured and that is the responsibility of the owner, will be charged to the responsible owner and shall become due and payable on the date the next monthly assessment is due.

- (d) For the purposes of these bylaws an owner shall be liable to and indemnify the Strata Corporation for the following costs and expenses incurred or expended by the Strata Corporation as a result of a violation of these bylaws or of it having to enforce these bylaws, including pursuing legal action to collect an insurance deductible or to collect uninsured costs for which the owner is responsible:
 - (a) Administrative and investigation costs;
 - (b) Legal and administrative expenses, on a solicitor and own client basis;
 - (c) Professional/consulting fees; and
 - (d) Emergency restoration and remediation costs.

- (e) In addition to the obligations and liabilities imposed by bylaw 17(a) to and including bylaw 17(d), an owner is strictly liable to the Strata Corporation and to other owners and occupants for any damage to common property, limited common property, common assets or to any strata lot as a result of:
 - (A) any of the following items located in the owner's strata lot:
 - (i) dishwasher;
 - (ii) refrigerator with or without ice/water dispensing capabilities;
 - (iii) garburator;
 - (iv) hot water tank;
 - (v) washing machine;
 - (vi) radiant heating system, including boiler;
 - (vii) toilets, sinks, bathtubs, showers;
 - (viii) plumbing pipes, fixtures and hoses that are not common property;
 - (ix) fireplaces;
 - (x) anything introduced into the strata lot by the owner.
 - (B) any alterations or additions to the strata lot, the limited common property or the common property made by the owner, the owner's tenants, or by prior owner(s) of the strata lot;
 - (C) any areas of limited common property that an owner is required to maintain and repair including but not limited to damage arising from a blocked drain on the deck, balcony or patio designated as limited common property for the owner's strata lot;
 - (D) any pets residing in or visiting at the owner's strata lot; and
 - (E) any children residing in or visiting at the owner's strata lot.

- (F) An owner is strictly liable to the Strata Corporation for any damage caused by the owner or the owner's tenants, occupants, visitors, agents, contractors or employees of the strata lot or of the owner, including the cost of repair or replacement if required, to fences, gates, doors, windows, carpeting, elevators, sprinkler systems, common property hallways, storage lockers, parking stalls or to any common property, limited common property, common assets not specifically referenced herein.
- (G) An owner is strictly liable to the Strata Corporation for trade call outs for investigations, repairs, maintenance, services or costs that are the responsibility of the owner related but not limited to:
- i. unauthorized affixing of planters, canopies or awnings to common property;
 - ii. the cost of re-keying due to lost/misplaced/stolen keys or FOB deactivation/activation due to lost/misplaced/stolen FOBS;
 - iii. the costs of emergency access/entry into the owner's strata lot, including forced entry by first responders and for common property repairs required due to such emergency access/entry or forced entry and caretaker/building staff overtime costs incurred to facilitate emergency access/entry and to secure the owner's strata lot;
 - iv. the costs to clean up garbage or recycling not properly disposed of in the garbage/recycling room;
 - v. damages to landscaping;
 - vi. the costs to clean up pet waste;
 - vii. damage caused to common property by vehicles, bicycles, scooters, wheel chairs, and skateboards; and
 - viii. for any other repairs or maintenance costs incurred which the strata council, in its reasonable discretion, determines were caused by an owner or the owner's tenants, occupants, visitors, agents, contractors or employees and for which an owner is responsible.
- (H) An owner shall also be liable to and indemnify the Strata Corporation for the reasonable costs to enforce of any of the Strata Corporation's bylaws or rules or to remedy a contravention of the Strata Corporation's bylaws or rules including but not limited to, legal costs comprised of legal fees, taxes, disbursements, and other related expenses as between a solicitor and own client/full indemnity basis.

2. Bylaw 18 (8) which currently states:

The Owner is responsible for any and all damages incurred by the Strata Corporation which are caused either directly or indirectly by an action or negligence of any person attending or otherwise participating in any way in the Open House.

be amended to state:

The Owner is responsible for any and all damages incurred by the Strata Corporation which are caused either directly or indirectly by an action of any person attending or otherwise participating in any way in the Open House.

The results were as follows:

104 IN FAVOUR, 13 OPPOSED, 4 ABSTAINED. **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION “D”– NON-RESIDENTIAL STRATA LOTS
BYLAW AMENDMENT – CHARGEBACKS**

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

Preamble: With the Stratas becoming more litigious year over year, the courts began more often rejecting chargebacks presented by the strata, noting inadequate bylaws. The strata engaged a real estate lawyer from Access Law who reviewed the bylaws and issued a proposed bylaw amendment that will allow the strata to appropriately charge back expenses when they have been caused by an owner to the property.

What happens if the resolution is approved: The bylaw will be registered with the land title office and will be used as a basis for charging back insurance deductibles and expenses such as water leaks caused from private appliances, overflowing sinks/tubs/toilets and any other damages to the common property below the insurance deductible.

What happens if the resolution is defeated: The collection of the chargeback will most likely not going to be successful and the expenses will have to be shared amongst all owners of the strata instead of being paid by the owner causing the expense.

WHEREAS The Owners, Strata Plan BCS3495S pursuant to s. 128 of the *Strata Property Act*, S.B.C. 1998, c. 43 a strata corporation may amend its bylaws;

BE IT RESOLVED by a 3/4 vote of THE OWNERS, STRATA PLAN BCS 3495 (the “Strata Corporation”) that the bylaws of the Strata Corporation be amended, repealed or adopted, as the case may be, as follows:

2. Bylaw 17(1) be repealed and be replaced with following bylaw:

17. (a) An owner is responsible for any loss or damage to a strata lot, common property, limited common property, common facilities or common assets, including but not limited to when the cause of the loss or damage originated within the owner’s strata lot, and shall indemnify and save harmless the strata corporation from the expense of any maintenance, repair or replacement rendered necessary to the strata lot, common property, limited common property, common facilities or common assets to the extent that such expense is not reimbursed from the proceeds received by operation of any strata insurance policy or, if a claim against the strata corporation’s insurance policy is not made, for all expenses incurred by the strata corporation up to the amount of the strata corporation’s insurance deductible. Without limiting the generality of the word "responsible", an owner is responsible for the owner's own acts or omissions, as well as

those of any of the tenants, occupants, visitors, agents, contractors or employees of the strata lot or of the owner.

- (b) For the purposes of these bylaws, any insurance deductible paid or payable by the Strata Corporation where a claim is made under the strata corporation's insurance policy will be considered an expense not covered by the strata insurance proceeds received by the strata corporation and will be charged to the responsible owner and shall become due and payable on the date the next monthly assessment is due.
- (c) For the purposes of these bylaws, any uninsured repair costs incurred by the Strata Corporation to mitigate against further damage, whether within a strata lot or to common property, limited common property or to common assets, or incurred to remedy or repair damage that is not insured and that is the responsibility of the owner, will be charged to the responsible owner and shall become due and payable on the date the next monthly assessment is due.
- (d) For the purposes of these bylaws an owner shall be liable to and indemnify the Strata Corporation for the following costs and expenses incurred or expended by the Strata Corporation as a result of a violation of these bylaws or of it having to enforce these bylaws, including pursuing legal action to collect an insurance deductible or to collect uninsured costs for which the owner is responsible:
 - (a) Administrative and investigation costs;
 - (b) Legal and administrative expenses, on a solicitor and own client basis;
 - (c) Professional/consulting fees; and
 - (d) Emergency restoration and remediation costs.
- (e) In addition to the obligations and liabilities imposed by bylaw 17(a) to and including bylaw 17(d), an owner is strictly liable to the Strata Corporation and to other owners and occupants for any damage to common property, limited common property, common assets or to any strata lot as a result of:
 - (A) any of the following items located in the owner's strata lot:
 - (i) dishwasher;
 - (ii) refrigerator with or without ice/water dispensing capabilities;
 - (iii) garburator;
 - (iv) hot water tank;
 - (v) washing machine;
 - (vi) radiant heating system, including boiler;
 - (vii) toilets, sinks, bathtubs, showers;
 - (viii) plumbing pipes, fixtures and hoses that are not common property;
 - (ix) fireplaces;

- (x) anything introduced into the strata lot by the owner.
- (B) any alterations or additions to the strata lot, the limited common property or the common property made by the owner, the owner's tenants, or by prior owner(s) of the strata lot;
- (C) any areas of limited common property that an owner is required to maintain and repair including but not limited to damage arising from a blocked drain on the deck, balcony or patio designated as limited common property for the owner's strata lot;
- (D) any pets residing in or visiting at the owner's strata lot; and
- (E) any children residing in or visiting at the owner's strata lot.
- (F) An owner is strictly liable to the Strata Corporation for any damage caused by the owner or the owner's tenants, occupants, visitors, agents, contractors or employees of the strata lot or of the owner, including the cost of repair or replacement if required, to fences, gates, doors, windows, carpeting, elevators, sprinkler systems, common property hallways, storage lockers, parking stalls or to any common property, limited common property, common assets not specifically referenced herein.
- (G) An owner is strictly liable to the Strata Corporation for trade call outs for investigations, repairs, maintenance, services or costs that are the responsibility of the owner related but not limited to:
 - ix. unauthorized affixing of planters, canopies or awnings to common property;
 - x. the cost of re-keying due to lost/misplaced/stolen keys or FOB deactivation/activation due to lost/misplaced/stolen FOBS;
 - xi. the costs of emergency access/entry into the owner's strata lot, including forced entry by first responders and for common property repairs required due to such emergency access/entry or forced entry and caretaker/building staff overtime costs incurred to facilitate emergency access/entry and to secure the owner's strata lot;
 - xii. the costs to clean up garbage or recycling not properly disposed of in the garbage/recycling room;
 - xiii. damages to landscaping;
 - xiv. the costs to clean up pet waste;
 - xv. damage caused to common property by vehicles, bicycles, scooters, wheel chairs, and skateboards; and
 - xvi. for any other repairs or maintenance costs incurred which the strata council, in its reasonable discretion, determines were caused by an owner or the owner's tenants, occupants, visitors, agents, contractors or employees and for which an owner is responsible.
- (H) An owner shall also be liable to and indemnify the Strata Corporation for the reasonable costs to enforce of any of the Strata Corporation's bylaws or rules or

to remedy a contravention of the Strata Corporation's bylaws or rules including but not limited to, legal costs comprised of legal fees, taxes, disbursements, and other related expenses as between a solicitor and own client/full indemnity basis.

3. Bylaw 18 (8) which currently states:

The Owner is responsible for any and all damages incurred by the Strata Corporation which are caused either directly or indirectly by an action or negligence of any person attending or otherwise participating in any way in the Open House.

be amended to state:

The Owner is responsible for any and all damages incurred by the Strata Corporation which are caused either directly or indirectly by an action of any person attending or otherwise participating in any way in the Open House.

The results were as follows:

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

Preamble: With the understanding that the Council members representing not only their own units, but also making decision on behalf of all owners, it is imperative that these decisions are made with the best interest of all owners of the strata. Frequently respecting this approach comes naturally, yet it is not always the case. At times, the lines are blurred, and questions arise as to the appropriate course of action. This code of conduct has been developed to guide Council members and hold them to a higher standard. While it is expected that the Strata's employees deserve support and respect at their place of work, the Discrimination policy is a document that will provide this understanding in detail and help preventing a potential workplace misconduct.

What happens if the resolution is approved: The bylaw will be registered with the land title office and all Council members will have to sign the Code of Conduct. An owner deciding not to sign it will be in violation of the Council Member Terms bylaw and will be not be able to stay on the Council.

What happens if the resolution is defeated: The Council members will not have to adhere to the code of conduct and there will be no recourse to prevent any of its members from pursuing their own agenda. Without a clearly outlined and respected discrimination policy there is no guidance to prevent workplace misconduct.

**CONSIDERATION OF 3/4 VOTE RESOLUTION "E" – RESIDENTIAL STRATA LOTS
BYLAW AMENDMENT - COUNCIL MEMBER TERMS**

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

WHEREAS The Owners, Strata Plan BCS 3495S, 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 BCS 3495S, wish to amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a 3/4 vote resolution of The Owners, Strata Plan BCS 3495S, 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 3.3 (3) to read as follows:

“Council Members’ Terms

3.3 (3) *A person who is elected on Council must sign a Statement of Principles (Appendix A) and respect Discrimination Policy (Appendix B).”*

The results were as follows:

80 IN FAVOUR, 40 OPPOSED, 3 ABSTAINED. **DEFEATED.**

Preamble: With the understanding that the Council members representing not only their own units, but also making decision on behalf of all owners, it is imperative that these decisions are made with the best interest of all owners of the strata. Frequently respecting this approach comes naturally, yet it is not always the case. At times, the lines are blurred, and questions arise as to the appropriate course of action. This code of conduct has been developed to guide Council members and hold them to a higher standard. While it is expected that the Strata’s employees deserve support and respect at their place of work, the Discrimination policy is a document that will provide this understanding in detail and help preventing a potential workplace misconduct.

What happens if the resolution is approved: The bylaw will be registered with the land title office and all Council members will have to sign the Code of Conduct. An owner deciding not to sign it will be in violation of the Council Member Terms bylaw and will be not be able to stay on the Council.

What happens if the resolution is defeated: The Council members will not have to adhere to the Code of Conduct and there will be no recourse to prevent any of its members from pursuing their own agenda. Without a clearly outlined and respected discrimination policy there is no guidance to prevent workplace misconduct.

**CONSIDERATION OF 3/4 VOTE RESOLUTION "F" – NON-RESIDENTIAL STRATA LOTS
BYLAW AMENDMENT - COUNCIL MEMBER TERMS**

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 BCS 3495S, 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 BCS 3495S, wish to amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a 3/4 vote resolution of The Owners, Strata Plan BCS 3495S, 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 3.3 (3) to read as follows:

“Council Members’ Terms

- 3.3 (3) *A person who is elected on Council must sign a Statement of Principles (Appendix A) and respect Discrimination Policy (Appendix B).”*

The results were as follows:

1.85 IN FAVOUR, 8.79 OPPOSED, 1.7 ABSTAINED. **DEFEATED.**

TERMINATION OF MEETING

There being no further business, it was moved to terminate the meeting at 7:10 p.m. **CARRIED.**

FirstService Residential BC Ltd.



Mikhail Ratchkovski
Senior Strata Manager
Per the Owners
Strata Plan BCS 3495S

MR/ac

Email: info.bc@fsresidential.com
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.

FSRConnect™ REGISTRATION

Sign up for the Resident Portal today to get access to the latest essential documents and information for your community. To register, search for your community website here: <http://www.fsresidential.com/connect/find-my-community> and click on the ‘Register’ button. Having trouble? For assistance call our Care Center which is open 24/7 365 days a year with translation services available in 31 different languages. The Care Centre team can be reached at 833-710-6869.

In our dedication to ever-greater operational excellence and best practices, FirstService Residential uses **FSRConnect™**, an integrated web-based solution created solely for the property management industry. This software incorporates scores of advanced features that streamline building level administration, operations and communications.

A website portal, extended from **FSRConnect™**, is provided to your Strata Corporation, **FREE OF CHARGE**. Residents have secured access to stay up to date with community news, events, their accounts, etc. The email distribution capabilities and housing of strata documents will save postage and copying costs for the building.



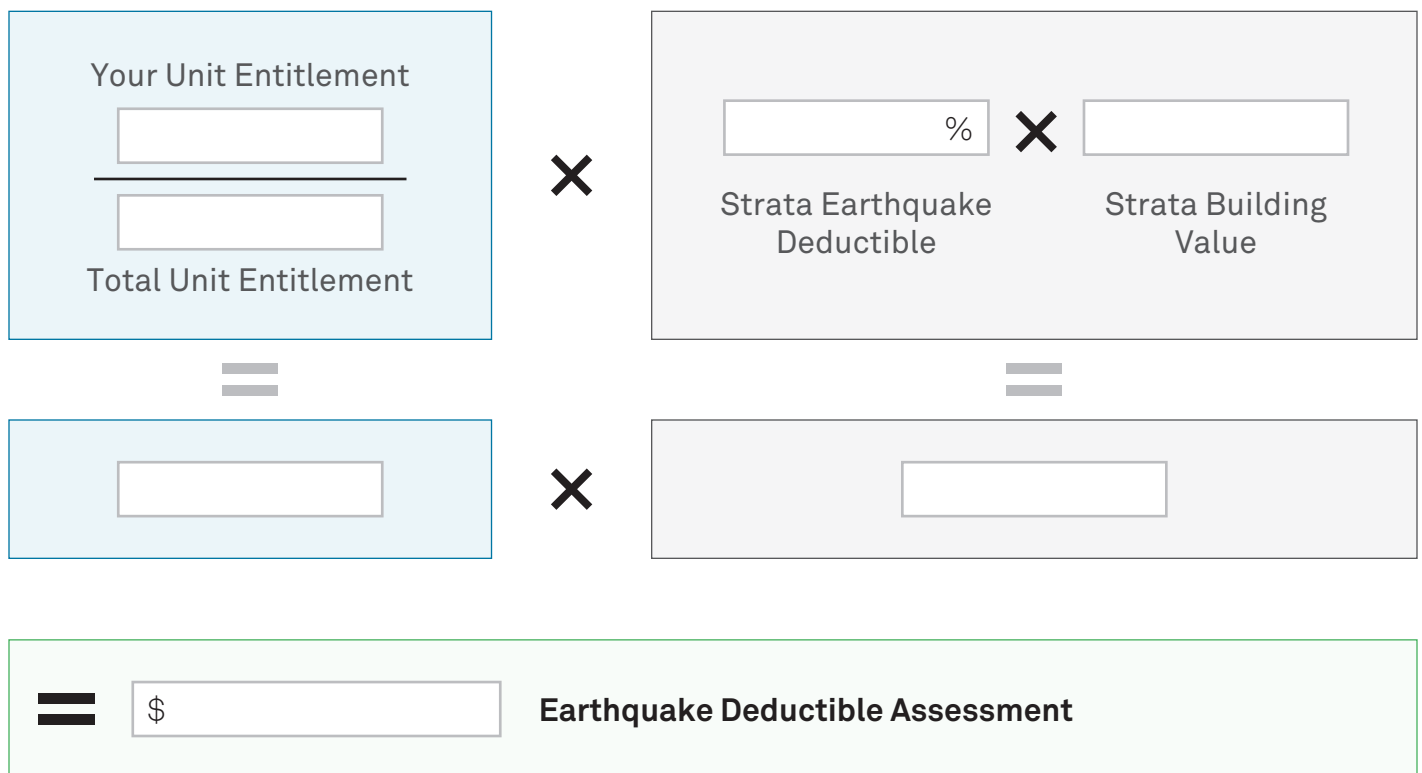
**FS Insurance
Brokers**



Strata Earthquake Deductibles

Did you know, even though your building has earthquake coverage, you still need earthquake insurance under your own personal policy? This will protect your unit and contents, *and* provide funds to cover your special assessment toward the building’s earthquake deductible.

How much Earthquake Deductible Assessment do I need?



DISCLAIMER: All information provided by FS Insurance Brokers is advisory in nature. Any such information may not identify or contemplate all unsafe conditions; others may exist. FS Insurance Brokers does not imply, guarantee or warrant the safety of any of the client’s properties or operations or that the client or any such properties or operations are in compliance with all federal, provincial, or local laws, codes, statutes, ordinances, standards or recommendations. All decisions in connection with the implementation, if any, of any of FS Insurance Brokers’ advice or recommendations shall be the sole responsibility of, and made by, the client or other recipient of the information.



FirstService
RESIDENTIAL

BE IN THE KNOW

Get Connected Today

FirstService Residential Connect™ lets you stay connected to your community any time and from anywhere. The Connect Resident Portal will provide you with 24/7 access whenever it's convenient for you. Your computer or apps for Android and iOS offer instant access and a seamless experience.

► **Download Documents**

Download the latest AGM Minutes, Rules, Bylaws, and other documents to stay connected to your community.

► **Community Calendar**

Stay on top of what's going on in your community with a calendar of upcoming events and meetings with building notices available for download.

► **Manage Unit Profile**

Update your contact information or password and check your account balance.

► **Find Answers**

Save time by accessing your community's dedicated Knowledge Base to get answers to the most common questions and browse through related categories to find out more on the topic you're interested in.

Find out more about how FirstService Residential Connect™ can make things easier for you and sign up today at <http://www.fsresidential.com/connect/find-my-community>.



FirstService Residential
CONNECT



PRE-AUTHORIZED DEBIT (PAD) AGREEMENT - STRATA

Terms and Conditions:

1. I/We acknowledge that I/we are participating in a PAD plan established by FirstService Residential and I/we participate in this PAD plan upon all terms and conditions set out herein. FirstService Residential reserves the right to reject my/our application or discontinue the service.
2. I/We warrant and guarantee that all persons whose signatures are required to sign on this account have signed this agreement.
3. I/We acknowledge that this PAD authorization is provided for the benefit of FirstService Residential and the processing institution administering the account, and is provided in consideration of the said processing institution agreeing to process these PADs against my/our bank account in accordance with the rules of the Canadian Payments Association.
4. I/We hereby authorize FirstService Residential on behalf of our Strata Corporation and its processing institution to debit my/our bank account on the 1st day of each month:
 - All recurring monthly strata fees and/or charges (e.g. parking and lockers etc.); and/or
 - All approved special levy(ies) and assessment(s); and/or
 - Any one-time retroactive strata fees/charges adjustments; and/or
 - Any one-time sporadic debit of any kind (e.g. a “catch-up” payment on previous outstanding strata fees for 1st time PAD enrolment, NSF administration fee, etc.) as authorized by me/us.

I/we understand that the amount of strata fees may be increased or decreased based on the approved budget as adopted by my/our strata corporation from time to time. **I/We agree to waive the requirements for pre-notification including, without limitation, pre-notification of any changes in the amount of the PAD due to a change in strata fees, charges, special levies and assessments or adjustments.**

5. I/We acknowledge that delivery of this authorization to FirstService Residential constitutes delivery by me/us to the processing institution.
6. I/We understand that this authority is to remain in effect until FirstService Residential has received written notification from me/us of its change or termination. The notification must be delivered to the office of FirstService Residential at least ten (10) business days in advance of the next PAD withdrawal. I/We may obtain a cancellation form or more information on my/our right to cancel our PAD Agreement by contacting the office of FirstService Residential or by visiting www.cdnpay.ca.
7. I/We undertake to inform FirstService Residential immediately, in writing, of any change in the account (e.g. account closure, change of account number, etc.) or other information (e.g. mailing address, phone number etc.) provided in this authorization.
8. I/We understand that a NSF administration fee will apply to my/our account should my/our PAD be returned due to insufficient funds, account closure, or account freeze, etc. It is my/our responsibility to ensure the balance in my/our bank account is sufficient to cover the PADs.
9. I/We have certain recourse rights if any debit does not comply with this agreement. For example, I/We have the right to receive reimbursement for any debit that is not authorized or is not consistent with this PAD Agreement. I/We may obtain more information on my/our recourse rights by contacting my/our financial institution or the office of FirstService Residential.
10. I/We understand the personal information provided in this PAD Agreement is for purposes of identifying and communicating with me/us, processing payments, responding to emergencies, ensuring the orderly management of the strata corporation and complying with legal requirements. I/We hereby authorize the strata corporation to collect, use and disclose my/our personal information for these purposes.

Please Retain This Page For Your Reference. Thank You.

PRE-AUTHORIZED DEBIT (PAD) AGREEMENT

This service is for: Individual PAD ____ Business PAD ____ (Please check)

PERSONAL INFORMATION

Effective Date: _____

Name of Owner(s) _____ Strata Plan _____ Strata Lot _____

Address of Strata Lot _____ City _____ Province _____ Postal Code _____

Mailing Address (If different from above) _____ City _____ Province _____ Postal Code _____

Phone Number (Res.) _____ (Bus.) _____ (Cell) _____ Email Address _____

Please mark "X" to authorize withdrawals of other charges in addition to your strata fees:

Storage/Locker Parking Special Levies Specify others: _____

BANK INFORMATION – Please choose one of the following:

Void cheque attached – name(s) on cheque must match name(s) of the legal owner(s) on title. If someone other than the legal owner(s) is making the payment, please complete below information.

Name _____ Relation to Applicant _____

Address _____ Phone Number _____

ATTACH VOID CHEQUE HERE

Or, If your account does not provide cheques, please have your bank fill out the information below to ensure the account is coded correctly and will allow pre-authorized payment.

Financial Institution Number:

Branch Transit Number:

Deposit Account Number:

Chequing Account _____ Savings Account _____ (Please check)

Name of Financial Institution _____

Branch Address _____

AUTHORIZATION

PLEASE NOTE THIS FORM MUST BE RECEIVED IN OUR OFFICE NO LATER THAN THE 20TH OF THE MONTH PRIOR TO THE MONTH THE PAD IS TO COMMENCE. Please enclose a cheque for any balance owing prior to PAD commencement OR initial the box below authorizing a one time catch-up payment.

Initial

I/We hereby authorize FirstService Residential (FSR) to withdraw any outstanding strata fees from the attached bank account information starting from commencement of FSR management and/or my/our strata fees commencement date.

Date _____

Signature of payer(s) _____

When the form is complete, mail or email to:

FirstService Residential

Attention: Accounts Receivable

200 Granville Street, Suite 700, Vancouver, B.C., V6C 1S4

Email: ar.bc@fsresidential.com

MEMORANDUM

TO: The Owners, Strata Plan BCS 3495S

DATE: October 14, 2020

FROM: Mikhail Ratchkovski, Strata Manager

RE: ANNUAL GENERAL MEETING MINUTES – Restricted Proxy Meeting

IMPORTANT INFORMATION Please have this translated

重要資料 請找人為你翻譯

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

알려드립니다 이것을 번역해 주십시오

CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੰਘਾ ਕਰਵਾਓ

Attached are the minutes of the Restricted Proxy Annual General Meeting held on September 28, 2020. Please read and retain them for future reference.

STRATA FEES:

Owners please note that the strata fees have **increased**, retroactive with a catch-up schedule.

SPECIAL LEVY:

Owners please note that Special Levy Resolution “C” – Insurance Shortfall has passed. *Late Payments are subject to fines.*

NEW COUNCIL:

- Alex Pizniur
- Andrew Natale
- Arturo Lara Munoz
- Jenny Ye
- Lara Baracaldo
- Martin Tabyanian
- Shireen Nadim

FSRConnect™ REGISTRATION

Sign up for the Resident Portal today to get access to the latest essential documents and information for your community. To register, search for your community website here: <http://www.fsresidential.com/connect/find-my-community> and click on the ‘Register’ button. Having trouble? For assistance call our Care Center which is open 24/7 365 days a year with translation services available in 31 different languages. The Care Centre team can be reached at 833-710-6869.

* * *

Encl.

MR/jh

**MINUTES
ANNUAL GENERAL MEETING
THE OWNERS STRATA PLAN BCS 3495S
GRAND CENTRAL (STRATA)**

***Virtual Townhall Pre-AGM Information Meeting Held on Monday, September 14, 2020
via GoToWebinar***

***Restricted Proxy AGM Held on Monday, September 28, 2020
Within Meeting Room GC3
2975 Atlantic Avenue, Coquitlam***

Following registration that started at 9:30 p.m., the Restricted Proxy Annual General Meeting was called to order at 12:56 a.m. by Sat D. Harwood, Lawyer from Lesperance Mendes Lawyers.

FirstService Residential BC Ltd. was represented by Mikhail Ratchkovski who assisted with facilitating the Meeting.

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 665.34 eligible votes, 221.78 eligible votes represent quorum in this instance. At the commencement of the meeting there were 232.34 eligible votes represented by proxy. The quorum requirements had been achieved and the meeting proceeded.

PROOF OF NOTICE

It was noted that the Notice of Meeting, dated September 8, 2020, 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 May 15, 2019 as previously circulated. **CARRIED.**

REPORT ON INSURANCE

This important Report on Insurance was discussed in detail with Owners and Strata Council at the Virtual Townhall Pre-AGM Information Meeting that took place on Monday, September 14, 2020. The Strata Manager on behalf of the Chairperson took the opportunity to advise those in

attendance virtually that night of the following information regarding strata lot ownership and other matters concerning the Strata Corporation, including the Strata's annual insurance renewal.

Strata Corporation Insurance and Coverages

The Strata Corporation's policy is designed to cover loss arising from fortuitous causes, subject to exclusions stated in the policy wordings, and the applicable deductible in the event of a claim. Please refer to the Insurance Summary included with your Notice of Meeting which outlines the Strata's insurance coverage's, applicable limits and deductibles. Please note the water damage deductible for the Strata Corporation is \$100,000.

Section 149 of the *Strata Property Act* requires the Strata Corporation to obtain and maintain property insurance on common property, common assets, buildings shown on the Strata Plan and fixtures built or installed by the owner developer as part of the original construction on the Strata lot. The property insurance must be on the basis of full replacement value and insure against all **major perils**, such as fire and water escape, as set out in the regulations of the Act, as well as any other perils specified in the bylaws. Your Strata Corporation's insurance policy is currently held with CapriCMW and is insured for a replacement value of \$213,454,000 based on information contained in the insurance appraisal performed by Normac.

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.

Section 150 of the *Strata Property Act* requires the Strata Corporation to also obtain and maintain liability insurance to insure the strata corporation against liability for property damage and bodily injury.

Although optional under Section 151 of the *Strata Property Act*, all Strata Corporations managed by FirstService Residential BC Ltd. have errors and omissions insurance for council members against their liability and expenses for errors and omissions made in the exercise of their powers and performance of their duties as council members.

Please note the Strata Corporation's policy does NOT provide coverage for loss or damage to:

- Strata lot Owner's betterments and/or improvements to the strata lot
- Strata lot Owner's and/or Tenant's personal property
- Strata lot Owner's rental income loss (if applicable)

Note: While most Strata Insurance policies include Additional Living Expense coverage, this coverage is designed to help with unit owner's costs when they are displaced after a claim. The Strata's coverage is secondary and will be drawn upon after the unit owner's coverage is exhausted.

Insurance Coverage Recommendations

The Strata Manager on behalf of the Chairperson reminded all in attendance that it is strongly encouraged to obtain their own insurance coverage. While Owner should contact their personal broker, the following coverages are recommended as a guideline:

- **Personal property** such as furniture, jewellery and other belongings in the Strata lot or designated storage space.
- **Additional Living Expenses** incurred as a result of the insured premises being uninhabitable as a direct result of an insured loss or damage.
- Strata lot **Betterments and Improvements** completed at a Strata lot Owner's expense, such as upgraded flooring, fixtures etc.
- Owners should have coverage for any **Strata Deductible Assessments** in the event the Strata Corporation tries to recover the deductible portion of an insurance claim from an owner that is responsible for the loss or damage that gave rise to the claim. Please have your insurance broker review the current strata corporation bylaws.
- **Special Assessments** coverage which provides protection for the owner's share of levies for damage to the common property that may be charged back to the Owner for a variety of reasons. For example, all Owners should ensure they are covered for their portion of the Strata's **earthquake deductible**, which would be calculated based on a percentage of the replacement value and then split amongst Owner's by unit entitlement.
- **Personal Liability** protects for legal responsibility to others for claims arising from bodily injury, property damage and more.
- If the Strata Lot is rented, **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.

Note: In a rental situation, there are three separate parties; therefore, there should be three separate insurance policies: Strata Corporation policy, Owner's policy and the Tenant's policy. The non-resident Owner should make sure their tenant clearly understands what is not covered under the Strata Corporation's policy (i.e. – personal contents).

*A copy of the Strata Corporation's most recent insurance summary, policy and property appraisal can be found on **FSRConnect™**.*

SIMPLE TIPS TO SAFEGUARD YOUR INVESTMENT

DOs inside your home:

- Know the location of the water line shut off valves for emergency shut off use.
- Check and replace hoses as required – washing machine, dishwasher, etc. Have a plumber make sure the check valves are working properly.
- Check the condition of the seals around your bathtub, toilet, faucet and shower heads; repair or replace caulking when necessary.
- When you leave on vacation, think about shutting off the water supply.
- Install a 4-inch lip sheet metal drain pan connecting to a floor drain underneath all in suite washer appliances.

DON'Ts inside your home:

- Do NOT hang clothes on sprinkler heads.
- Do NOT store contents and storage boxes within 24 inches of the ceiling or wall mounted sprinkler heads.
- Do NOT flush “stuff” in the toilets i.e., kitty litter, feminine products, etc.
- Do NOT leave your washing machine or dishwasher running in your absence.
- Do NOT use nails longer than 3/4 inches as it poses puncturing problems for hidden pipes. If you are using nails or drilling, be cautious of the piping inside the wall.

BUDGET DISCUSSION AND APPROVAL

At the virtual townhall meeting held on Monday, September 14, 2020, Owners were referred to the Proposed Operating Budget, the schedule of strata fees and the accompanying notes explaining how the figures were prepared.

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

The results were as follows:

206.34 IN FAVOUR, 23 OPPOSED, 3 ABSTAINED. **CARRIED.**

Owners please note: Strata fees have increased, retroactive to February 1, 2020.

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 BCS 3495S, 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 ar.bc@fsresidential.com.

**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:

Preamble: The depreciation report is now three years old and as per the requirement of the Strata Property Act is due for renewal at a cost of \$15,592.20. In consideration of other expenses, a ¾ resolution to defer the depreciation report update (and the expense) until 2021.

WHEREAS The Owners, Strata Plan BCS 3495S, wish eventually to obtain a Depreciation Report in accordance with Section 94 of the *Strata Property Act* [SBC 1998] and feel it would be most beneficial to defer commencement of the Depreciation Report for the time being;

BE IT RESOLVED by a 3/4 Vote Resolution of The Owners, Strata Plan BCS 3495S, in person or by proxy at this General Meeting that in accordance with Section 94(3) (a) of the *Strata Property Act* [SBC 1998] the requirement to obtain a Depreciation Report is hereby waived until the next Annual General Meeting.

The results were as follows:

112 IN FAVOUR, 102.46 OPPOSED, 17 ABSTAINED. **DEFEATED.**

**CONSIDERATION OF MAJORITY VOTE RESOLUTION "B"
DEPRECIATION REPORT**

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

WHEREAS The Owners, Strata Plan BCS 3495S, wish to obtain a Depreciation Report as required under Section 94 of the *Strata Property Act* [SBC 1998];

BE IT RESOLVED by a Majority Vote Resolution of The Owners, Strata Plan BCS 3495S, in person or by proxy at this General Meeting, that a sum of money not exceeding \$16,000 be spent for the purpose of obtaining a Depreciation Report, such expenditure to be charged against the Contingency Reserve Fund.

The results were as follows:

187.57 IN FAVOUR, 25.77 OPPOSED, 19 ABSTAINED. **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "C"
(INSURANCE SHORTFALL FUNDED BY SPECIAL LEVY)**

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

Preamble: With the payment of the 2019-2020 annual insurance in the amount of \$535,945, the Strata expensed \$261,968 as planned from the operating budget and the remaining amount of \$273,981 has been expensed in a form of an inter-fund loan from the Contingency Reserve Fund. A repayment option of the borrowed funds is proposed to be done via special assessment.

WHEREAS The Owners, Strata Plan BCS 3495S, Grand Central (Strata)

BE IT RESOLVED by a 3/4 Vote Resolution of The Owners, Strata Plan BCS 3495S, in person or by proxy at this General Meeting, that a sum of money not exceeding \$273,981 be raised and spent for the purpose of a interfund loan to be repaid by a one time levy, such expenditure to be charged as a Special Levy upon the Owners in proportion to the unit entitlement of their respective strata lot.

In accordance with Sections 108(5) and (6) of the *Strata Property Act [SBC 1998]*, in the event that the actual cost of the proposed project is less than the Special Levy amount, if no Owner is entitled to receive a refund of more than \$100 in total, the excess balance will be deposited in the Contingency Reserve Fund of the Strata Corporation. Interest earned on funds raised pursuant to this Resolution will be allocated to the Special Levy Fund.

This Special Levy of \$273,981 shall be assessed on September 28, 2020 and shall become due and payable in full immediately on the passing of this Resolution by the Owners on title as at the end of that day and any Owner who sells, conveys or transfers his/her title, or remortgages, before payment of this Special Levy is made in full, shall then pay the full amount outstanding.

As a matter of financial convenience only, the Owners may pay this Special Levy at any time up until **November 1, 2020**. Notwithstanding the foregoing, this Special Levy is not considered as an "installment" levy as contemplated by Section 108(3)(e) and Section 109 of the *Strata Property Act [SBC 1998]*, and therefore do not apply.

Any who fails to make any payment(s) in accordance with this Resolution shall be assessed a fine of \$10.00 on each such late payment. The Strata Corporation may further add interest charges on overdue payments at the rate of 10% per annum compounded annually.

Sections 116, 117 and 118 of the *Strata Property Act [SBC 1998]* (see attached) shall be applicable where an Owner fails to make the required payment as authorized by the passing of this 3/4 Vote Resolution.

The results were as follows:

205.23 IN FAVOUR, 23.11 OPPOSED, 4 ABSTAINED. **CARRIED.**

IMPORTANT!!

Please be advised that the Resolution "C" for Insurance Shortfall has been approved, the Special Levy payment MUST arrive in our office no later than November 1, 2020 in order to avoid a monthly fine of \$10.00 that may be assessed.

If you are currently on our Pre-Authorized Debit (PAD) plan for strata fee payment, you MUST STILL complete the attached Special Levy Payment PAD form and submit to our office before October 20th for payment to be withdrawn on 1st of the following month.

Alternatively, you could issue a cheque to our office or go on-line to pay for your portion of the special levy to avoid the risk of being fined.

If you have any questions on your account, please contact the Accounts Receivable Department at ar.bc@fsresidential.com.

Thank you for your immediate attention.

**CONSIDERATION OF 3/4 VOTE RESOLUTION "D"
(BUILDING ENVELOPE REPAIRS FUNDED BY SPECIAL LEVY)**

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

Preamble: A \$290,000 budget that is necessary to undertake the GC1 building envelope project. Currently the Strata only has \$145,163 available for this project and the remaining funds are proposed to be raised via special assessment.

WHEREAS The Owners, Strata Plan BCS 3495S, Grand Central (Strata)

BE IT RESOLVED by a 3/4 Vote Resolution of The Owners, Strata Plan BCS 3495S, in person or by proxy at this General Meeting, that a sum of money not exceeding \$145,000 be raised and spent for the purpose of repairs to the building envelope to be raised in six equal payments, such expenditure to be charged as a Special Levy upon the Owners in proportion to the unit entitlement of their respective strata lot.

In accordance with Sections 108(5) and (6) of the *Strata Property Act [SBC 1998]*, in the event that the actual cost of the proposed project is less than the Special Levy amount, if no Owner is entitled to receive a refund of more than \$100 in total, the excess balance will be deposited in the Contingency Reserve Fund of the Strata Corporation. Interest earned on funds raised pursuant to this Resolution will be allocated to the Special Levy Fund.

This Special Levy of \$273,981 shall be assessed on September 28, 2020 and shall become due and payable in full immediately on the passing of this Resolution by the Owners on title as at the end of that day and any Owner who sells, conveys or transfers his/her title, or remortgages, before payment of this Special Levy is made in full, shall then pay the full amount outstanding.

As a matter of financial convenience only, the Owners may pay this Special Levy over a period of six months, such payments to be made in equal amounts on the first of each month, commencing on **November 1, 2020** and ending on **April 1, 2021**. Notwithstanding the foregoing, this Special Levy is not considered as an "installment" levy as contemplated by Section 108(3)(e) and Section 109 of the *Strata Property Act [BCS 1998]*, and therefore do not apply.

Any who fails to make any payment(s) in accordance with this Resolution shall be assessed a fine of \$10.00 on each such late payment. The Strata Corporation may further add interest charges on overdue payments at the rate of 10% per annum compounded annually.

Sections 116, 117 and 118 of the *Strata Property Act [SBC 1998]* (see attached) shall be applicable where an Owner fails to make the required payment as authorized by the passing of this 3/4 Vote Resolution.

The results were as follows:

147.46 IN FAVOUR, 77.22 OPPOSED, 7.66 ABSTAINED. **DEFEATED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "E"
(BUDGET DEFICIT FUNDED BY SPECIAL LEVY)**

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

Preamble: Due to extensive expenses that took place last fiscal year, the strata overran its budget by \$144,105 and the deficit is proposed to be funded via special assessment.

WHEREAS The Owners, Strata Plan BCS 3495S, Grand Central (Strata)

BE IT RESOLVED by a 3/4 Vote Resolution of The Owners, Strata Plan BCS 3495S, in person or by proxy at this General Meeting, that a sum of money not exceeding \$144,105 be raised and spent for the purpose of a budget recovery to be repaid by a one time levy, such expenditure to be charged as a Special Levy upon the Owners in proportion to the unit entitlement of their respective strata lot.

In accordance with Sections 108(5) and (6) of the *Strata Property Act [SBC 1998]*, in the event that the actual cost of the proposed project is less than the Special Levy amount, if no Owner is entitled to receive a refund of more than \$100 in total, the excess balance will be deposited in the Contingency Reserve Fund of the Strata Corporation. Interest earned on funds raised pursuant to this Resolution will be allocated to the Special Levy Fund.

This Special Levy of \$144,105 shall be assessed on September 28, 2020 and shall become due and payable in full immediately on the passing of this Resolution by the Owners on title as at the end of that day and any Owner who sells, conveys or transfers his/her title, or remortgages, before payment of this Special Levy is made in full, shall then pay the full amount outstanding.

As a matter of financial convenience only, the Owners may pay this Special Levy at any time up until **November 1, 2020**. Notwithstanding the foregoing, this Special Levy is not considered as an "installment" levy as contemplated by Section 108(3)(e) and Section 109 of the *Strata Property Act [SBC 1998]*, and therefore do not apply.

Any who fails to make any payment(s) in accordance with this Resolution shall be assessed a fine of \$10.00 on each such late payment. The Strata Corporation may further add interest charges on overdue payments at the rate of 10% per annum compounded annually.

Sections 116, 117 and 118 of the *Strata Property Act [SBC 1998]* (see attached) shall be applicable where an Owner fails to make the required payment as authorized by the passing of this 3/4 Vote Resolution.

The results were as follows:

161.23 IN FAVOUR, 69.11 OPPOSED, 2 ABSTAINED. **DEFEATED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "F"
BYLAW AMENDMENT - BYLAW COUNCIL MEMBER TERMS**

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 BCS 3495S, 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 BCS 3495S, wish to amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a 3/4 vote resolution of The Owners, Strata Plan BCS 3495S, 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 3.3 (3) to read as follows:

"Council Members' Terms

3.3 (3) *A person who is elected on Council must sign a Statement of Principles (Appendix A) and respect Discrimination Policy (Appendix B)."*

Noting that as per the Section 128(1)(c) of the *Strata Property Act* provides that separate 3/4 vote resolution are required of each of the residential strata lots and the non-residential strata lots in order to pass bylaw amendments.

The results were as follows:

Non-Residential Strata Lots Votes

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

Residential Strata Lots Votes

135 IN FAVOUR, 67 OPPOSED, 7 ABSTAINED. **DEFEATED.**

Proposed bylaw did not pass.

STRATA COUNCIL

Following the virtual townhall meeting held on Monday, September 14, 2020, Owners have been advised that they must submit their restricted proxies and elect a maximum of 7 Council members.

ELECTION OF COUNCIL

Under the Bylaws of the Strata Corporation the Council must consist of a minimum of 3 to a maximum of 7 members. 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 with thanks and appreciation from all Owners:

Alex Pizniur	Andrew Chen	Andrew Roy Natale
Arturo Lara Munoz	Bepie Yuzwa	Camella Wong
Qin Yicong (Elson Qin)	Hai Zhou	Hossein Ghaffari
Jenny Ye	Lara Baracaldo	Martin Tabyanian
Nguyen Thu Trung	Peyman Majidi	Stephanie Rennie
Philip (Yunfeng) Duan	Shafiriyu (Abiola) Uthman	Weifei Zhao
Sina Mirzaei	Jacqueline Per	Thu Ng
Mise Yao	Tin Tin	Hong Lee
Andrew Owen	Shireen Nadim	

In order to be elected onto Council each nominee must obtain at least a majority vote of Owners. The following Owners were elected to the Strata Council:

Alex Pizniur
Andrew Natale
Arturo Lara Munoz
Jenny Ye
Lara Baracaldo
Martin Tabyanian
Shireen Nadim

TERMINATION OF MEETING

There being no further business, it was moved to terminate the meeting at 1:42 a.m. **CARRIED.**

FirstService Residential BC Ltd.



Mikhail Ratchkovski
Senior Strata Manager
Per the Owners
Strata Plan BCS 3495S

MR/jh

Email: info.bc@fsresidential.com
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.

FSRConnect™ REGISTRATION

Sign up for the Resident Portal today to get access to the latest essential documents and information for your community. To register, search for your community website here: <http://www.fsresidential.com/connect/find-my-community> and click on the 'Register' button. Having trouble? For assistance call our Care Center which is open 24/7 365 days a year with translation services available in 31 different languages. The Care Centre team can be reached at 833-710-6869.

In our dedication to ever-greater operational excellence and best practices, FirstService Residential uses **FSRConnect™**, an integrated web-based solution created solely for the property management industry. This software incorporates scores of advanced features that streamline building level administration, operations and communications.

A website portal, extended from **FSRConnect™**, is provided to your Strata Corporation, **FREE OF CHARGE**. Residents have secured access to stay up to date with community news, events, their accounts, etc. The email distribution capabilities and housing of strata documents will save postage and copying costs for the building.

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.

BCS 3495 - GRAND CENTRAL (STRATA CORP)

Approved Annual Budget Feb 01, 2020 to Jan 31, 2021

<u>A/C Description</u>	<u>Actual to 31-Jan-20 (12 Months)</u> \$	<u>2019/2020 Budget</u> \$	<u>Approved 2020/2021 Budget</u> \$
<u>INCOME</u>			
<u>STRATA FEES</u>			
4002 Operating Fund Contribution	769,704	769,700	1,282,507
4003 Contingency Fund Contribution	76,970	76,970	130,000
TOTAL STRATA FEES	846,674	846,670	1,412,507
4523 Bylaw / Late Payment Fine	9,718	3,000	--
4640 Interest Income	435	1,000	400
4700 Miscellaneous Income	1,779	--	1,750
4702 Move In / Move Out Fee	(300)	--	--
4720 Parking	25	--	--
TOTAL INCOME	858,331	850,670	1,414,657
<u>EXPENSES</u>			
<u>GENERAL EXPENSES</u>			
5015 Audit	315	315	315
5222 Building Manager	129,520	115,000	108,000
6300 Insurance	391,712	261,968	805,000
6504 Legal Fees	11,553	10,000	25,000
6700 Management Fees	92,925	96,642	96,642
6705 Miscellaneous	8,503	4,000	10,000
7025 Photocopy & Postage	32,696	15,000	20,000
TOTAL GENERAL EXPENSES	667,223	502,925	1,064,957
<u>BUILDING & GROUND EXPENSES</u>			
5705 Electricity	27,617	19,657	15,000
5903 Fire Prevention	--	--	5,000
6038 Garage Door Expense	15,335	12,000	16,000
6511 Landscaping	5,663	8,000	8,000
6701 Mechanical Maintenance	19,609	33,000	10,000
7004 Parkade Cleaning	--	10,000	1,550
7015 Pest Control	1,512	2,000	2,000

BCS 3495 - GRAND CENTRAL (STRATA CORP)

Approved Annual Budget Feb 01, 2020 to Jan 31, 2021

<u>A/C Description</u>	<u>Actual to</u> <u>31-Jan-20</u> <u>(12 Months)</u> \$	<u>2019/2020</u> <u>Budget</u> \$	<u>Approved</u> <u>2020/2021</u> <u>Budget</u> \$
7240 Repair and Maintenance	174,316	80,000	40,000
7403-0005 Security Camera System	49,901	95,000	60,000
7415 Snow Removal	--	--	10,000
7850 Water / Sewer	--	--	15,000
7855 Window Cleaning	36,409	21,000	35,000
TOTAL BUILDING & GROUND EXPENSES	330,361	280,657	217,550
9010 Reserve - Contingency Fund	76,970	76,970	130,000
TOTAL EXPENSES	1,074,554	860,552	1,412,507
CURRENT YR NET SURPLUS/(DEFICIT)	(216,223)	(9,882)	2,150
9990 Operating Surplus (Deficit) Balance Forward	69,968	38,683	(146,255)
ENDING OP SURPLUS/(DEFICIT)	(146,255)	28,801	(144,105)

BCS 3495 - GRAND CENTRAL (STRATA CORP)
Approved Strata Fee Schedule
Feb 01, 2020 to Jan 31, 2021

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	100 - 2976 Glen Drive	113	258.64	26.22	284.86	170.75	114.11
2	102 - 2976 Glen Drive	98	224.30	22.74	247.04	148.08	98.96
3	104 - 1168 The High Street	126	288.40	29.23	317.63	190.39	127.24
4	102 - 1168 The High Street	144	329.59	33.41	363.00	217.59	145.41
5	100 - 1168 The High Street	104	238.04	24.13	262.17	157.15	105.02
6	106 - 1158 The High Street	207	473.79	48.03	521.82	312.78	209.04
7	104 - 1158 The High Street	169	386.81	39.21	426.02	255.36	170.66
8	102 - 1158 The High Street	175	400.55	40.60	441.15	264.43	176.72
9	100 - 1158 The High Street	164	375.37	38.05	413.42	247.81	165.61
10	301 - 2978 Glen Drive	72	164.80	16.70	181.50	108.79	72.71
11	302 - 2978 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
12	303 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
13	304 - 2978 Glen Drive	76	173.96	17.63	191.59	114.84	76.75
14	501 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
15	502 - 2978 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
16	503 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
17	504 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
18	505 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
19	507 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
20	601 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
21	602 - 2978 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
22	603 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
23	604 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
24	605 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
25	606 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
26	607 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
27	701 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
28	702 - 2978 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
29	703 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
30	704 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
31	705 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
32	706 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
33	707 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
34	801 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
35	802 - 2978 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
36	803 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
37	804 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
38	805 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
39	806 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
40	807 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
41	901 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
42	902 - 2978 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
43	903 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
44	904 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
45	905 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
46	906 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
47	907 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
48	1001 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
49	1002 - 2978 Glen Drive	60	137.33	13.92	151.25	90.66	60.59

**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.*

BCS 3495 - GRAND CENTRAL (STRATA CORP)

Approved Strata Fee Schedule

Feb 01, 2020 to Jan 31, 2021

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Monthly Difference * \$
50	1003 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
51	1004 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
52	1005 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
53	1006 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
54	1007 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
55	1101 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
56	1102 - 2978 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
57	1103 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
58	1104 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
59	1105 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
60	1106 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
61	1107 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
62	1201 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
63	1202 - 2978 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
64	1203 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
65	1204 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
66	1205 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
67	1206 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
68	1207 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
69	1501 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
70	1502 - 2978 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
71	1503 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
72	1504 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
73	1505 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
74	1506 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
75	1507 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
76	1601 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
77	1602 - 2978 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
78	1603 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
79	1604 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
80	1605 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
81	1606 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
82	1607 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
83	1701 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
84	1702 - 2978 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
85	1703 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
86	1704 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
87	1705 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
88	1706 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
89	1707 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
90	1801 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
91	1802 - 2978 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
92	1803 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
93	1804 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
94	1805 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
95	1806 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
96	1807 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
97	1901 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
98	1902 - 2978 Glen Drive	60	137.33	13.92	151.25	90.66	60.59

**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.*

BCS 3495 - GRAND CENTRAL (STRATA CORP)
Approved Strata Fee Schedule
Feb 01, 2020 to Jan 31, 2021

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Monthly Difference * \$
99	1903 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
100	1904 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
101	1905 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
102	1906 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
103	1907 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
104	2001 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
105	2002 - 2978 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
106	2003 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
107	2004 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
108	2005 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
109	2006 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
110	2007 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
111	2101 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
112	2102 - 2978 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
113	2103 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
114	2104 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
115	2105 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
116	2106 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
117	2107 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
118	2201 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
119	2202 - 2978 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
120	2203 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
121	2204 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
122	2205 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
123	2206 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
124	2207 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
125	2301 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
126	2302 - 2978 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
127	2303 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
128	2304 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
129	2305 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
130	2306 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
131	2307 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
132	2501 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
133	2502 - 2978 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
134	2503 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
135	2504 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
136	2505 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
137	2506 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
138	2507 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
139	2601 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
140	2602 - 2978 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
141	2603 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
142	2604 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
143	2605 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
144	2606 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
145	2607 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
146	2701 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
147	2702 - 2978 Glen Drive	60	137.33	13.92	151.25	90.66	60.59

**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.*

BCS 3495 - GRAND CENTRAL (STRATA CORP)
Approved Strata Fee Schedule
Feb 01, 2020 to Jan 31, 2021

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Monthly Difference * \$
148	2703 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
149	2704 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
150	2705 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
151	2706 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
152	2707 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
153	2801 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
154	2802 - 2978 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
155	2803 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
156	2804 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
157	2805 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
158	2806 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
159	2807 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
160	2901 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
161	2902 - 2978 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
162	2903 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
163	2904 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
164	2905 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
165	2906 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
166	2907 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
167	3001 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
168	3002 - 2978 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
169	3003 - 2978 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
170	3004 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
171	3005 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
172	3006 - 2978 Glen Drive	96	219.73	22.27	242.00	145.06	96.94
173	3007 - 2978 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
174	3102 - 2978 Glen Drive	110	251.77	25.52	277.29	166.21	111.08
175	3103 - 2978 Glen Drive	121	276.95	28.07	305.02	182.83	122.19
176	3104 - 2978 Glen Drive	110	251.77	25.52	277.29	166.21	111.08
177	3101 - 2978 Glen Drive	107	244.91	24.82	269.73	161.68	108.05
178	3202 - 2978 Glen Drive	110	251.77	25.52	277.29	166.21	111.08
179	3203 - 2978 Glen Drive	121	276.95	28.07	305.02	182.83	122.19
180	3204 - 2978 Glen Drive	110	251.77	25.52	277.29	166.21	111.08
181	3201 - 2978 Glen Drive	107	244.91	24.82	269.73	161.68	108.05
182	2972 Glen Drive	80	183.11	18.56	201.67	120.88	80.79
183	104 - 2970 Glen Drive	81	185.40	18.79	204.19	122.39	81.80
184	102 - 2970 Glen Drive	111	254.07	25.75	279.82	167.72	112.10
185	100 - 2970 Glen Drive	79	180.82	18.33	199.15	119.37	79.78
186	2962 Glen Drive	121	276.95	28.07	305.02	182.83	122.19
187	302 - 2968 Glen Drive	59	135.04	13.69	148.73	89.15	59.58
188	303 - 2968 Glen Drive	78	178.53	18.10	196.63	117.86	78.77
189	304 - 2968 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
190	305 - 2968 Glen Drive	78	178.53	18.10	196.63	117.86	78.77
191	508 - 2968 Glen Drive	64	146.48	14.85	161.33	96.71	64.62
192	501 - 2968 Glen Drive	78	178.53	18.10	196.63	117.86	78.77
193	502 - 2968 Glen Drive	59	135.04	13.69	148.73	89.15	59.58
194	503 - 2968 Glen Drive	78	178.53	18.10	196.63	117.86	78.77
195	504 - 2968 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
196	505 - 2968 Glen Drive	79	180.82	18.33	199.15	119.37	79.78

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BCS 3495 - GRAND CENTRAL (STRATA CORP)

Approved Strata Fee Schedule

Feb 01, 2020 to Jan 31, 2021

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Monthly Difference * \$
197	506 - 2968 Glen Drive	58	132.75	13.46	146.21	87.64	58.57
198	608 - 2968 Glen Drive	63	144.19	14.62	158.81	95.19	63.62
199	601 - 2968 Glen Drive	78	178.53	18.10	196.63	117.86	78.77
200	602 - 2968 Glen Drive	59	135.04	13.69	148.73	89.15	59.58
201	603 - 2968 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
202	604 - 2968 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
203	605 - 2968 Glen Drive	79	180.82	18.33	199.15	119.37	79.78
204	606 - 2968 Glen Drive	58	132.75	13.46	146.21	87.64	58.57
205	607 - 2968 Glen Drive	74	169.37	17.17	186.54	111.82	74.72
206	708 - 2968 Glen Drive	63	144.19	14.62	158.81	95.19	63.62
207	701 - 2968 Glen Drive	78	178.53	18.10	196.63	117.86	78.77
208	702 - 2968 Glen Drive	59	135.04	13.69	148.73	89.15	59.58
209	703 - 2968 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
210	704 - 2968 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
211	705 - 2968 Glen Drive	79	180.82	18.33	199.15	119.37	79.78
212	706 - 2968 Glen Drive	58	132.75	13.46	146.21	87.64	58.57
213	707 - 2968 Glen Drive	74	169.37	17.17	186.54	111.82	74.72
214	808 - 2968 Glen Drive	63	144.19	14.62	158.81	95.19	63.62
215	801 - 2968 Glen Drive	78	178.53	18.10	196.63	117.86	78.77
216	802 - 2968 Glen Drive	59	135.04	13.69	148.73	89.15	59.58
217	803 - 2968 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
218	804 - 2968 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
219	805 - 2968 Glen Drive	79	180.82	18.33	199.15	119.37	79.78
220	806 - 2968 Glen Drive	58	132.75	13.46	146.21	87.64	58.57
221	807 - 2968 Glen Drive	74	169.37	17.17	186.54	111.82	74.72
222	908 - 2968 Glen Drive	63	144.19	14.62	158.81	95.19	63.62
223	901 - 2968 Glen Drive	78	178.53	18.10	196.63	117.86	78.77
224	902 - 2968 Glen Drive	59	135.04	13.69	148.73	89.15	59.58
225	903 - 2968 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
226	904 - 2968 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
227	905 - 2968 Glen Drive	79	180.82	18.33	199.15	119.37	79.78
228	906 - 2968 Glen Drive	58	132.75	13.46	146.21	87.64	58.57
229	907 - 2968 Glen Drive	74	169.37	17.17	186.54	111.82	74.72
230	1008 - 2968 Glen Drive	63	144.19	14.62	158.81	95.19	63.62
231	1001 - 2968 Glen Drive	78	178.53	18.10	196.63	117.86	78.77
232	1002 - 2968 Glen Drive	59	135.04	13.69	148.73	89.15	59.58
233	1003 - 2968 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
234	1004 - 2968 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
235	1005 - 2968 Glen Drive	79	180.82	18.33	199.15	119.37	79.78
236	1006 - 2968 Glen Drive	58	132.75	13.46	146.21	87.64	58.57
237	1007 - 2968 Glen Drive	74	169.37	17.17	186.54	111.82	74.72
238	1108 - 2968 Glen Drive	63	144.19	14.62	158.81	95.19	63.62
239	1101 - 2968 Glen Drive	78	178.53	18.10	196.63	117.86	78.77
240	1102 - 2968 Glen Drive	59	135.04	13.69	148.73	89.15	59.58
241	1103 - 2968 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
242	1104 - 2968 Glen Drive	61	139.62	14.15	153.77	92.17	61.60
243	1105 - 2968 Glen Drive	79	180.82	18.33	199.15	119.37	79.78
244	1106 - 2968 Glen Drive	58	132.75	13.46	146.21	87.64	58.57
245	1107 - 2968 Glen Drive	74	169.37	17.17	186.54	111.82	74.72

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BCS 3495 - GRAND CENTRAL (STRATA CORP)

Approved Strata Fee Schedule

Feb 01, 2020 to Jan 31, 2021

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Monthly Difference * \$
246	1208 - 2968 Glen Drive	63	144.19	14.62	158.81	95.19	63.62
247	1201 - 2968 Glen Drive	78	178.53	18.10	196.63	117.86	78.77
248	1202 - 2968 Glen Drive	59	135.04	13.69	148.73	89.15	59.58
249	1203 - 2968 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
250	1204 - 2968 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
251	1205 - 2968 Glen Drive	79	180.82	18.33	199.15	119.37	79.78
252	1206 - 2968 Glen Drive	58	132.75	13.46	146.21	87.64	58.57
253	1207 - 2968 Glen Drive	74	169.37	17.17	186.54	111.82	74.72
254	1508 - 2968 Glen Drive	63	144.19	14.62	158.81	95.19	63.62
255	1501 - 2968 Glen Drive	78	178.53	18.10	196.63	117.86	78.77
256	1502 - 2968 Glen Drive	59	135.04	13.69	148.73	89.15	59.58
257	1503 - 2968 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
258	1504 - 2968 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
259	1505 - 2968 Glen Drive	79	180.82	18.33	199.15	119.37	79.78
260	1506 - 2968 Glen Drive	58	132.75	13.46	146.21	87.64	58.57
261	1507 - 2968 Glen Drive	74	169.37	17.17	186.54	111.82	74.72
262	1608 - 2968 Glen Drive	63	144.19	14.62	158.81	95.19	63.62
263	1601 - 2968 Glen Drive	78	178.53	18.10	196.63	117.86	78.77
264	1602 - 2968 Glen Drive	59	135.04	13.69	148.73	89.15	59.58
265	1603 - 2968 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
266	1604 - 2968 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
267	1605 - 2968 Glen Drive	79	180.82	18.33	199.15	119.37	79.78
268	1606 - 2968 Glen Drive	58	132.75	13.46	146.21	87.64	58.57
269	1607 - 2968 Glen Drive	74	169.37	17.17	186.54	111.82	74.72
270	1708 - 2968 Glen Drive	63	144.19	14.62	158.81	95.19	63.62
271	1701 - 2968 Glen Drive	78	178.53	18.10	196.63	117.86	78.77
272	1702 - 2968 Glen Drive	59	135.04	13.69	148.73	89.15	59.58
273	1703 - 2968 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
274	1704 - 2968 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
275	1705 - 2968 Glen Drive	79	180.82	18.33	199.15	119.37	79.78
276	1706 - 2968 Glen Drive	58	132.75	13.46	146.21	87.64	58.57
277	1707 - 2968 Glen Drive	74	169.37	17.17	186.54	111.82	74.72
278	1808 - 2968 Glen Drive	63	144.19	14.62	158.81	95.19	63.62
279	1801 - 2968 Glen Drive	78	178.53	18.10	196.63	117.86	78.77
280	1802 - 2968 Glen Drive	59	135.04	13.69	148.73	89.15	59.58
281	1803 - 2968 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
282	1804 - 2968 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
283	1805 - 2968 Glen Drive	79	180.82	18.33	199.15	119.37	79.78
284	1806 - 2968 Glen Drive	58	132.75	13.46	146.21	87.64	58.57
285	1807 - 2968 Glen Drive	74	169.37	17.17	186.54	111.82	74.72
286	1908 - 2968 Glen Drive	63	144.19	14.62	158.81	95.19	63.62
287	1901 - 2968 Glen Drive	78	178.53	18.10	196.63	117.86	78.77
288	1902 - 2968 Glen Drive	59	135.04	13.69	148.73	89.15	59.58
289	1903 - 2968 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
290	1904 - 2968 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
291	1905 - 2968 Glen Drive	79	180.82	18.33	199.15	119.37	79.78
292	1906 - 2968 Glen Drive	58	132.75	13.46	146.21	87.64	58.57
293	1907 - 2968 Glen Drive	74	169.37	17.17	186.54	111.82	74.72
294	2008 - 2968 Glen Drive	64	146.48	14.85	161.33	96.71	64.62

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BCS 3495 - GRAND CENTRAL (STRATA CORP)
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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 * \$
295	2001 - 2968 Glen Drive	78	178.53	18.10	196.63	117.86	78.77
296	2002 - 2968 Glen Drive	59	135.04	13.69	148.73	89.15	59.58
297	2003 - 2968 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
298	2004 - 2968 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
299	2005 - 2968 Glen Drive	79	180.82	18.33	199.15	119.37	79.78
300	2006 - 2968 Glen Drive	58	132.75	13.46	146.21	87.64	58.57
301	2007 - 2968 Glen Drive	74	169.37	17.17	186.54	111.82	74.72
302	2108 - 2968 Glen Drive	64	146.48	14.85	161.33	96.71	64.62
303	2101 - 2968 Glen Drive	78	178.53	18.10	196.63	117.86	78.77
304	2102 - 2968 Glen Drive	59	135.04	13.69	148.73	89.15	59.58
305	2103 - 2968 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
306	2104 - 2968 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
307	2105 - 2968 Glen Drive	79	180.82	18.33	199.15	119.37	79.78
308	2106 - 2968 Glen Drive	58	132.75	13.46	146.21	87.64	58.57
309	2107 - 2968 Glen Drive	74	169.37	17.17	186.54	111.82	74.72
310	2208 - 2968 Glen Drive	63	144.19	14.62	158.81	95.19	63.62
311	2201 - 2968 Glen Drive	78	178.53	18.10	196.63	117.86	78.77
312	2202 - 2968 Glen Drive	59	135.04	13.69	148.73	89.15	59.58
313	2203 - 2968 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
314	2204 - 2968 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
315	2205 - 2968 Glen Drive	79	180.82	18.33	199.15	119.37	79.78
316	2206 - 2968 Glen Drive	58	132.75	13.46	146.21	87.64	58.57
317	2207 - 2968 Glen Drive	74	169.37	17.17	186.54	111.82	74.72
318	2308 - 2968 Glen Drive	63	144.19	14.62	158.81	95.19	63.62
319	2301 - 2968 Glen Drive	78	178.53	18.10	196.63	117.86	78.77
320	2302 - 2968 Glen Drive	59	135.04	13.69	148.73	89.15	59.58
321	2303 - 2968 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
322	2304 - 2968 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
323	2305 - 2968 Glen Drive	79	180.82	18.33	199.15	119.37	79.78
324	2306 - 2968 Glen Drive	58	132.75	13.46	146.21	87.64	58.57
325	2307 - 2968 Glen Drive	74	169.37	17.17	186.54	111.82	74.72
326	2508 - 2968 Glen Drive	63	144.19	14.62	158.81	95.19	63.62
327	2501 - 2968 Glen Drive	78	178.53	18.10	196.63	117.86	78.77
328	2502 - 2968 Glen Drive	59	135.04	13.69	148.73	89.15	59.58
329	2503 - 2968 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
330	2504 - 2968 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
331	2505 - 2968 Glen Drive	79	180.82	18.33	199.15	119.37	79.78
332	2506 - 2968 Glen Drive	58	132.75	13.46	146.21	87.64	58.57
333	2507 - 2968 Glen Drive	74	169.37	17.17	186.54	111.82	74.72
334	2608 - 2968 Glen Drive	63	144.19	14.62	158.81	95.19	63.62
335	2601 - 2968 Glen Drive	78	178.53	18.10	196.63	117.86	78.77
336	2602 - 2968 Glen Drive	59	135.04	13.69	148.73	89.15	59.58
337	2603 - 2968 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
338	2604 - 2968 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
339	2605 - 2968 Glen Drive	79	180.82	18.33	199.15	119.37	79.78
340	2606 - 2968 Glen Drive	58	132.75	13.46	146.21	87.64	58.57
341	2607 - 2968 Glen Drive	74	169.37	17.17	186.54	111.82	74.72
342	2708 - 2968 Glen Drive	63	144.19	14.62	158.81	95.19	63.62
343	2701 - 2968 Glen Drive	78	178.53	18.10	196.63	117.86	78.77

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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 * \$
344	2702 - 2968 Glen Drive	59	135.04	13.69	148.73	89.15	59.58
345	2703 - 2968 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
346	2704 - 2968 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
347	2705 - 2968 Glen Drive	79	180.82	18.33	199.15	119.37	79.78
348	2706 - 2968 Glen Drive	58	132.75	13.46	146.21	87.64	58.57
349	2707 - 2968 Glen Drive	74	169.37	17.17	186.54	111.82	74.72
350	2808 - 2968 Glen Drive	64	146.48	14.85	161.33	96.71	64.62
351	2801 - 2968 Glen Drive	78	178.53	18.10	196.63	117.86	78.77
352	2802 - 2968 Glen Drive	59	135.04	13.69	148.73	89.15	59.58
353	2803 - 2968 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
354	2804 - 2968 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
355	2805 - 2968 Glen Drive	79	180.82	18.33	199.15	119.37	79.78
356	2806 - 2968 Glen Drive	58	132.75	13.46	146.21	87.64	58.57
357	2807 - 2968 Glen Drive	74	169.37	17.17	186.54	111.82	74.72
358	2908 - 2968 Glen Drive	63	144.19	14.62	158.81	95.19	63.62
359	2901 - 2968 Glen Drive	78	178.53	18.10	196.63	117.86	78.77
360	2902 - 2968 Glen Drive	59	135.04	13.69	148.73	89.15	59.58
361	2903 - 2968 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
362	2904 - 2968 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
363	2905 - 2968 Glen Drive	79	180.82	18.33	199.15	119.37	79.78
364	2906 - 2968 Glen Drive	58	132.75	13.46	146.21	87.64	58.57
365	2907 - 2968 Glen Drive	74	169.37	17.17	186.54	111.82	74.72
366	3008 - 2968 Glen Drive	63	144.19	14.62	158.81	95.19	63.62
367	3001 - 2968 Glen Drive	78	178.53	18.10	196.63	117.86	78.77
368	3002 - 2968 Glen Drive	59	135.04	13.69	148.73	89.15	59.58
369	3003 - 2968 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
370	3004 - 2968 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
371	3005 - 2968 Glen Drive	79	180.82	18.33	199.15	119.37	79.78
372	3006 - 2968 Glen Drive	58	132.75	13.46	146.21	87.64	58.57
373	3007 - 2968 Glen Drive	74	169.37	17.17	186.54	111.82	74.72
374	3108 - 2968 Glen Drive	64	146.48	14.85	161.33	96.71	64.62
375	3101 - 2968 Glen Drive	78	178.53	18.10	196.63	117.86	78.77
376	3102 - 2968 Glen Drive	59	135.04	13.69	148.73	89.15	59.58
377	3103 - 2968 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
378	3104 - 2968 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
379	3105 - 2968 Glen Drive	79	180.82	18.33	199.15	119.37	79.78
380	3106 - 2968 Glen Drive	58	132.75	13.46	146.21	87.64	58.57
381	3107 - 2968 Glen Drive	74	169.37	17.17	186.54	111.82	74.72
382	3208 - 2968 Glen Drive	64	146.48	14.85	161.33	96.71	64.62
383	3201 - 2968 Glen Drive	78	178.53	18.10	196.63	117.86	78.77
384	3202 - 2968 Glen Drive	59	135.04	13.69	148.73	89.15	59.58
385	3203 - 2968 Glen Drive	77	176.25	17.86	194.11	116.35	77.76
386	3204 - 2968 Glen Drive	60	137.33	13.92	151.25	90.66	60.59
387	3205 - 2968 Glen Drive	79	180.82	18.33	199.15	119.37	79.78
388	3206 - 2968 Glen Drive	58	132.75	13.46	146.21	87.64	58.57
389	3207 - 2968 Glen Drive	74	169.37	17.17	186.54	111.82	74.72
390	LPH1 - 2968 Glen Drive	101	231.18	23.43	254.61	152.61	102.00
391	LPH2 - 2968 Glen Drive	113	258.64	26.22	284.86	170.75	114.11
392	LPH3 - 2968 Glen Drive	99	226.59	22.97	249.56	149.59	99.97

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BCS 3495 - GRAND CENTRAL (STRATA CORP)
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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 * \$
393	LPH4 - 2968 Glen Drive	119	272.37	27.61	299.98	179.81	120.17
394	UPH1 - 2968 Glen Drive	121	276.95	28.07	305.02	182.83	122.19
395	UPH2 - 2968 Glen Drive	129	295.26	29.93	325.19	194.92	130.27
396	UPH3 - 2968 Glen Drive	121	276.95	28.07	305.02	182.83	122.19
397	UPH4 - 2968 Glen Drive	145	331.88	33.64	365.52	219.10	146.42
398	501 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
399	502 - 2975 Atlantic Avenue	64	146.48	14.85	161.33	96.71	64.62
400	503 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
401	504 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
402	505 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
403	506 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
404	507 - 2975 Atlantic Avenue	89	203.71	20.65	224.36	134.48	89.88
405	601 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
406	602 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
407	603 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
408	604 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
409	605 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
410	606 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
411	607 - 2975 Atlantic Avenue	76	173.96	17.63	191.59	114.84	76.75
412	608 - 2975 Atlantic Avenue	76	173.96	17.63	191.59	114.84	76.75
413	609 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
414	701 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
415	702 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
416	703 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
417	704 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
418	705 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
419	706 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
420	707 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
421	708 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
422	709 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
423	801 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
424	802 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
425	803 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
426	804 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
427	805 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
428	806 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
429	807 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
430	808 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
431	809 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
432	901 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
433	902 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
434	903 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
435	904 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
436	905 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
437	906 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
438	907 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
439	908 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
440	909 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
441	1001 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50

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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 * \$
442	1002 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
443	1003 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
444	1004 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
445	1005 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
446	1006 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
447	1007 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
448	1008 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
449	1009 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
450	1101 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
451	1102 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
452	1103 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
453	1104 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
454	1105 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
455	1106 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
456	1107 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
457	1108 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
458	1109 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
459	1201 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
460	1202 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
461	1203 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
462	1204 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
463	1205 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
464	1206 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
465	1207 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
466	1208 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
467	1209 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
468	1501 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
469	1502 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
470	1503 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
471	1504 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
472	1505 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
473	1506 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
474	1507 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
475	1508 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
476	1509 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
477	1601 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
478	1602 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
479	1603 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
480	1604 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
481	1605 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
482	1606 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
483	1607 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
484	1608 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
485	1609 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
486	1701 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
487	1702 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
488	1703 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
489	1704 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
490	1705 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50

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491	1706 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
492	1707 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
493	1708 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
494	1709 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
495	1801 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
496	1802 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
497	1803 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
498	1804 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
499	1805 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
500	1806 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
501	1807 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
502	1808 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
503	1809 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
504	1901 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
505	1902 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
506	1903 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
507	1904 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
508	1905 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
509	1906 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
510	1907 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
511	1908 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
512	1909 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
513	2001 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
514	2002 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
515	2003 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
516	2004 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
517	2005 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
518	2006 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
519	2007 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
520	2008 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
521	2009 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
522	2101 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
523	2102 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
524	2103 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
525	2104 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
526	2105 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
527	2106 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
528	2107 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
529	2108 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
530	2109 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
531	2201 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
532	2202 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
533	2203 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
534	2204 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
535	2205 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
536	2206 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
537	2207 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
538	2208 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
539	2209 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54

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540	2301 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
541	2302 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
542	2303 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
543	2304 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
544	2305 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
545	2306 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
546	2307 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
547	2308 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
548	2309 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
549	2501 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
550	2502 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
551	2503 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
552	2504 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
553	2505 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
554	2506 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
555	2507 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
556	2508 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
557	2509 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
558	2601 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
559	2602 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
560	2603 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
561	2604 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
562	2605 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
563	2606 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
564	2607 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
565	2608 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
566	2609 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
567	2701 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
568	2702 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
569	2703 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
570	2704 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
571	2705 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
572	2706 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
573	2707 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
574	2708 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
575	2709 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
576	2801 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
577	2802 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
578	2803 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
579	2804 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
580	2805 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
581	2806 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
582	2807 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
583	2808 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
584	2809 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
585	2901 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
586	2902 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
587	2903 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
588	2904 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64

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589	2905 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
590	2906 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
591	2907 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
592	2908 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
593	2909 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
594	3001 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
595	3002 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
596	3003 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
597	3004 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
598	3005 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
599	3006 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
600	3007 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
601	3008 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
602	3009 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
603	3101 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
604	3102 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
605	3103 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
606	3104 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
607	3105 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
608	3106 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
609	3107 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
610	3108 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
611	3109 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
612	3201 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
613	3202 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
614	3203 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
615	3204 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
616	3205 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
617	3206 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
618	3207 - 2975 Atlantic Avenue	151	345.62	35.03	380.65	228.16	152.49
619	3208 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
620	3301 - 2975 Atlantic Avenue	106	242.62	24.59	267.21	160.17	107.04
621	3302 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
622	3303 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
623	3304 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
624	3305 - 2975 Atlantic Avenue	106	242.62	24.59	267.21	160.17	107.04
625	3307 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
626	3308 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
627	3501 - 2975 Atlantic Avenue	106	242.62	24.59	267.21	160.17	107.04
628	3502 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
629	3503 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
630	3504 - 2975 Atlantic Avenue	65	148.78	15.08	163.86	98.22	65.64
631	3505 - 2975 Atlantic Avenue	51	116.73	11.83	128.56	77.06	51.50
632	3506 - 2975 Atlantic Avenue	55	125.89	12.76	138.65	83.11	55.54
633	3507 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
634	3508 - 2975 Atlantic Avenue	75	171.66	17.40	189.06	113.33	75.73
635	3601 - 2975 Atlantic Avenue	110	251.77	25.52	277.29	166.21	111.08
636	3602 - 2975 Atlantic Avenue	112	256.36	25.98	282.34	169.23	113.11
637	3603 - 2975 Atlantic Avenue	113	258.64	26.22	284.86	170.75	114.11

**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.*

BCS 3495 - GRAND CENTRAL (STRATA CORP)
Approved Strata Fee Schedule
Feb 01, 2020 to Jan 31, 2021

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Monthly Difference * \$
638	3604 - 2975 Atlantic Avenue	102	233.47	23.66	257.13	154.12	103.01
639	3701 - 2975 Atlantic Avenue	131	299.84	30.39	330.23	197.94	132.29
640	3702 - 2975 Atlantic Avenue	132	302.13	30.62	332.75	199.46	133.29
641	3703 - 2975 Atlantic Avenue	129	295.26	29.93	325.19	194.92	130.27
642	3704 - 2975 Atlantic Avenue	124	283.82	28.77	312.59	187.37	125.22
		46,694	106,876.16	10,832.88	117,709.04	70,556.20	47,152.84
Total Annual Strata Fees (x 12 months) =			1,282,513.92	129,994.56	1,412,508.48	846,674.40	

**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.*

BCS 3495S - Grand Central (Strata Corp)
Approved Special Levy Fee
Schedule Levy "C" - "Insurance Shortfall" -
\$273,981 November 1, 2020

<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlement</u>	<u>Total</u> <u>Amount</u> \$
1	100 - 2976 Glen Drive	113	\$ 663.04
2	102 - 2976 Glen Drive	98	\$ 575.02
3	104 - 1168 The High Street	126	\$ 739.32
4	102 - 1168 The High Street	144	\$ 844.93
5	100 - 1168 The High Street	104	\$ 610.23
6	106 - 1158 The High Street	207	\$ 1,214.59
7	104 - 1158 The High Street	169	\$ 991.62
8	102 - 1158 The High Street	175	\$ 1,026.83
9	100 - 1158 The High Street	164	\$ 962.28
10	301 - 2978 Glen Drive	72	\$ 422.47
11	302 - 2978 Glen Drive	60	\$ 352.06
12	303 - 2978 Glen Drive	81	\$ 475.27
13	304 - 2978 Glen Drive	76	\$ 445.94
14	501 - 2978 Glen Drive	81	\$ 475.27
15	502 - 2978 Glen Drive	60	\$ 352.06
16	503 - 2978 Glen Drive	81	\$ 475.27
17	504 - 2978 Glen Drive	77	\$ 451.80
18	505 - 2978 Glen Drive	96	\$ 563.29
19	507 - 2978 Glen Drive	77	\$ 451.80
20	601 - 2978 Glen Drive	81	\$ 475.27
21	602 - 2978 Glen Drive	60	\$ 352.06
22	603 - 2978 Glen Drive	81	\$ 475.27
23	604 - 2978 Glen Drive	77	\$ 451.80
24	605 - 2978 Glen Drive	96	\$ 563.29
25	606 - 2978 Glen Drive	96	\$ 563.29
26	607 - 2978 Glen Drive	77	\$ 451.80
27	701 - 2978 Glen Drive	81	\$ 475.27
28	702 - 2978 Glen Drive	60	\$ 352.06
29	703 - 2978 Glen Drive	81	\$ 475.27
30	704 - 2978 Glen Drive	77	\$ 451.80
31	705 - 2978 Glen Drive	96	\$ 563.29
32	706 - 2978 Glen Drive	96	\$ 563.29
33	707 - 2978 Glen Drive	77	\$ 451.80
34	801 - 2978 Glen Drive	81	\$ 475.27
35	802 - 2978 Glen Drive	60	\$ 352.06
36	803 - 2978 Glen Drive	81	\$ 475.27
37	804 - 2978 Glen Drive	77	\$ 451.80
38	805 - 2978 Glen Drive	96	\$ 563.29

BCS 3495S - Grand Central (Strata Corp)
Approved Special Levy Fee
Schedule Levy "C" - "Insurance Shortfall" -
\$273,981 November 1, 2020

<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlement</u>	<u>Total</u> <u>Amount</u> \$
39	806 - 2978 Glen Drive	96 \$	563.29
40	807 - 2978 Glen Drive	77 \$	451.80
41	901 - 2978 Glen Drive	81 \$	475.27
42	902 - 2978 Glen Drive	60 \$	352.06
43	903 - 2978 Glen Drive	81 \$	475.27
44	904 - 2978 Glen Drive	77 \$	451.80
45	905 - 2978 Glen Drive	96 \$	563.29
46	906 - 2978 Glen Drive	96 \$	563.29
47	907 - 2978 Glen Drive	77 \$	451.80
48	1001 - 2978 Glen Drive	81 \$	475.27
49	1002 - 2978 Glen Drive	60 \$	352.06
50	1003 - 2978 Glen Drive	81 \$	475.27
51	1004 - 2978 Glen Drive	77 \$	451.80
52	1005 - 2978 Glen Drive	96 \$	563.29
53	1006 - 2978 Glen Drive	96 \$	563.29
54	1007 - 2978 Glen Drive	77 \$	451.80
55	1101 - 2978 Glen Drive	81 \$	475.27
56	1102 - 2978 Glen Drive	60 \$	352.06
57	1103 - 2978 Glen Drive	81 \$	475.27
58	1104 - 2978 Glen Drive	77 \$	451.80
59	1105 - 2978 Glen Drive	96 \$	563.29
60	1106 - 2978 Glen Drive	96 \$	563.29
61	1107 - 2978 Glen Drive	77 \$	451.80
62	1201 - 2978 Glen Drive	81 \$	475.27
63	1202 - 2978 Glen Drive	60 \$	352.06
64	1203 - 2978 Glen Drive	81 \$	475.27
65	1204 - 2978 Glen Drive	77 \$	451.80
66	1205 - 2978 Glen Drive	96 \$	563.29
67	1206 - 2978 Glen Drive	96 \$	563.29
68	1207 - 2978 Glen Drive	77 \$	451.80
69	1501 - 2978 Glen Drive	81 \$	475.27
70	1502 - 2978 Glen Drive	60 \$	352.06
71	1503 - 2978 Glen Drive	81 \$	475.27
72	1504 - 2978 Glen Drive	77 \$	451.80
73	1505 - 2978 Glen Drive	96 \$	563.29
74	1506 - 2978 Glen Drive	96 \$	563.29
75	1507 - 2978 Glen Drive	77 \$	451.80
76	1601 - 2978 Glen Drive	81 \$	475.27
77	1602 - 2978 Glen Drive	60 \$	352.06
78	1603 - 2978 Glen Drive	81 \$	475.27
79	1604 - 2978 Glen Drive	77 \$	451.80
80	1605 - 2978 Glen Drive	96 \$	563.29

BCS 3495S - Grand Central (Strata Corp)
Approved Special Levy Fee
Schedule Levy "C" - "Insurance Shortfall" -
\$273,981 November 1, 2020

<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlement</u>	<u>Total</u> <u>Amount</u> \$
81	1606 - 2978 Glen Drive	96 \$	563.29
82	1607 - 2978 Glen Drive	77 \$	451.80
83	1701 - 2978 Glen Drive	81 \$	475.27
84	1702 - 2978 Glen Drive	60 \$	352.06
85	1703 - 2978 Glen Drive	81 \$	475.27
86	1704 - 2978 Glen Drive	77 \$	451.80
87	1705 - 2978 Glen Drive	96 \$	563.29
88	1706 - 2978 Glen Drive	96 \$	563.29
89	1707 - 2978 Glen Drive	77 \$	451.80
90	1801 - 2978 Glen Drive	81 \$	475.27
91	1802 - 2978 Glen Drive	60 \$	352.06
92	1803 - 2978 Glen Drive	81 \$	475.27
93	1804 - 2978 Glen Drive	77 \$	451.80
94	1805 - 2978 Glen Drive	96 \$	563.29
95	1806 - 2978 Glen Drive	96 \$	563.29
96	1807 - 2978 Glen Drive	77 \$	451.80
97	1901 - 2978 Glen Drive	81 \$	475.27
98	1902 - 2978 Glen Drive	60 \$	352.06
99	1903 - 2978 Glen Drive	81 \$	475.27
100	1904 - 2978 Glen Drive	77 \$	451.80
101	1905 - 2978 Glen Drive	96 \$	563.29
102	1906 - 2978 Glen Drive	96 \$	563.29
103	1907 - 2978 Glen Drive	77 \$	451.80
104	2001 - 2978 Glen Drive	81 \$	475.27
105	2002 - 2978 Glen Drive	60 \$	352.06
106	2003 - 2978 Glen Drive	81 \$	475.27
107	2004 - 2978 Glen Drive	77 \$	451.80
108	2005 - 2978 Glen Drive	96 \$	563.29
109	2006 - 2978 Glen Drive	96 \$	563.29
110	2007 - 2978 Glen Drive	77 \$	451.80
111	2101 - 2978 Glen Drive	81 \$	475.27
112	2102 - 2978 Glen Drive	60 \$	352.06
113	2103 - 2978 Glen Drive	81 \$	475.27
114	2104 - 2978 Glen Drive	77 \$	451.80
115	2105 - 2978 Glen Drive	96 \$	563.29
116	2106 - 2978 Glen Drive	96 \$	563.29
117	2107 - 2978 Glen Drive	77 \$	451.80
118	2201 - 2978 Glen Drive	81 \$	475.27
119	2202 - 2978 Glen Drive	60 \$	352.06
120	2203 - 2978 Glen Drive	81 \$	475.27
121	2204 - 2978 Glen Drive	77 \$	451.80
122	2205 - 2978 Glen Drive	96 \$	563.29

BCS 3495S - Grand Central (Strata Corp)
Approved Special Levy Fee
Schedule Levy "C" - "Insurance Shortfall" -
\$273,981 November 1, 2020

<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlement</u>	<u>Total</u> <u>Amount</u> \$
123	2206 - 2978 Glen Drive	96 \$	563.29
124	2207 - 2978 Glen Drive	77 \$	451.80
125	2301 - 2978 Glen Drive	81 \$	475.27
126	2302 - 2978 Glen Drive	60 \$	352.06
127	2303 - 2978 Glen Drive	81 \$	475.27
128	2304 - 2978 Glen Drive	77 \$	451.80
129	2305 - 2978 Glen Drive	96 \$	563.29
130	2306 - 2978 Glen Drive	96 \$	563.29
131	2307 - 2978 Glen Drive	77 \$	451.80
132	2501 - 2978 Glen Drive	81 \$	475.27
133	2502 - 2978 Glen Drive	60 \$	352.06
134	2503 - 2978 Glen Drive	81 \$	475.27
135	2504 - 2978 Glen Drive	77 \$	451.80
136	2505 - 2978 Glen Drive	96 \$	563.29
137	2506 - 2978 Glen Drive	96 \$	563.29
138	2507 - 2978 Glen Drive	77 \$	451.80
139	2601 - 2978 Glen Drive	81 \$	475.27
140	2602 - 2978 Glen Drive	60 \$	352.06
141	2603 - 2978 Glen Drive	81 \$	475.27
142	2604 - 2978 Glen Drive	77 \$	451.80
143	2605 - 2978 Glen Drive	96 \$	563.29
144	2606 - 2978 Glen Drive	96 \$	563.29
145	2607 - 2978 Glen Drive	77 \$	451.80
146	2701 - 2978 Glen Drive	81 \$	475.27
147	2702 - 2978 Glen Drive	60 \$	352.06
148	2703 - 2978 Glen Drive	81 \$	475.27
149	2704 - 2978 Glen Drive	77 \$	451.80
150	2705 - 2978 Glen Drive	96 \$	563.29
151	2706 - 2978 Glen Drive	96 \$	563.29
152	2707 - 2978 Glen Drive	77 \$	451.80
153	2801 - 2978 Glen Drive	81 \$	475.27
154	2802 - 2978 Glen Drive	60 \$	352.06
155	2803 - 2978 Glen Drive	81 \$	475.27
156	2804 - 2978 Glen Drive	77 \$	451.80
157	2805 - 2978 Glen Drive	96 \$	563.29
158	2806 - 2978 Glen Drive	96 \$	563.29
159	2807 - 2978 Glen Drive	77 \$	451.80
160	2901 - 2978 Glen Drive	81 \$	475.27
161	2902 - 2978 Glen Drive	60 \$	352.06
162	2903 - 2978 Glen Drive	81 \$	475.27
163	2904 - 2978 Glen Drive	77 \$	451.80
164	2905 - 2978 Glen Drive	96 \$	563.29

BCS 3495S - Grand Central (Strata Corp)
Approved Special Levy Fee
Schedule Levy "C" - "Insurance Shortfall" -
\$273,981 November 1, 2020

<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlement</u>	<u>Total</u> <u>Amount</u> \$
165	2906 - 2978 Glen Drive	96	\$ 563.29
166	2907 - 2978 Glen Drive	77	\$ 451.80
167	3001 - 2978 Glen Drive	81	\$ 475.27
168	3002 - 2978 Glen Drive	60	\$ 352.06
169	3003 - 2978 Glen Drive	81	\$ 475.27
170	3004 - 2978 Glen Drive	77	\$ 451.80
171	3005 - 2978 Glen Drive	96	\$ 563.29
172	3006 - 2978 Glen Drive	96	\$ 563.29
173	3007 - 2978 Glen Drive	77	\$ 451.80
174	3102 - 2978 Glen Drive	110	\$ 645.43
175	3103 - 2978 Glen Drive	121	\$ 709.98
176	3104 - 2978 Glen Drive	110	\$ 645.43
177	3101 - 2978 Glen Drive	107	\$ 627.83
178	3202 - 2978 Glen Drive	110	\$ 645.43
179	3203 - 2978 Glen Drive	121	\$ 709.98
180	3204 - 2978 Glen Drive	110	\$ 645.43
181	3201 - 2978 Glen Drive	107	\$ 627.83
182	2972 Glen Drive	80	\$ 469.41
183	104 - 2970 Glen Drive	81	\$ 475.27
184	102 - 2970 Glen Drive	111	\$ 651.30
185	100 - 2970 Glen Drive	79	\$ 463.54
186	2962 Glen Drive	121	\$ 709.98
187	302 - 2968 Glen Drive	59	\$ 346.19
188	303 - 2968 Glen Drive	78	\$ 457.67
189	304 - 2968 Glen Drive	60	\$ 352.06
190	305 - 2968 Glen Drive	78	\$ 457.67
191	508 - 2968 Glen Drive	64	\$ 375.53
192	501 - 2968 Glen Drive	78	\$ 457.67
193	502 - 2968 Glen Drive	59	\$ 346.19
194	503 - 2968 Glen Drive	78	\$ 457.67
195	504 - 2968 Glen Drive	60	\$ 352.06
196	505 - 2968 Glen Drive	79	\$ 463.54
197	506 - 2968 Glen Drive	58	\$ 340.32
198	608 - 2968 Glen Drive	63	\$ 369.66
199	601 - 2968 Glen Drive	78	\$ 457.67
200	602 - 2968 Glen Drive	59	\$ 346.19
201	603 - 2968 Glen Drive	77	\$ 451.80
202	604 - 2968 Glen Drive	60	\$ 352.06
203	605 - 2968 Glen Drive	79	\$ 463.54
204	606 - 2968 Glen Drive	58	\$ 340.32
205	607 - 2968 Glen Drive	74	\$ 434.20
206	708 - 2968 Glen Drive	63	\$ 369.66

BCS 3495S - Grand Central (Strata Corp)
Approved Special Levy Fee
Schedule Levy "C" - "Insurance Shortfall" -
\$273,981 November 1, 2020

<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlement</u>	<u>Total</u> <u>Amount</u> \$
207	701 - 2968 Glen Drive	78 \$	457.67
208	702 - 2968 Glen Drive	59 \$	346.19
209	703 - 2968 Glen Drive	77 \$	451.80
210	704 - 2968 Glen Drive	60 \$	352.06
211	705 - 2968 Glen Drive	79 \$	463.54
212	706 - 2968 Glen Drive	58 \$	340.32
213	707 - 2968 Glen Drive	74 \$	434.20
214	808 - 2968 Glen Drive	63 \$	369.66
215	801 - 2968 Glen Drive	78 \$	457.67
216	802 - 2968 Glen Drive	59 \$	346.19
217	803 - 2968 Glen Drive	77 \$	451.80
218	804 - 2968 Glen Drive	60 \$	352.06
219	805 - 2968 Glen Drive	79 \$	463.54
220	806 - 2968 Glen Drive	58 \$	340.32
221	807 - 2968 Glen Drive	74 \$	434.20
222	908 - 2968 Glen Drive	63 \$	369.66
223	901 - 2968 Glen Drive	78 \$	457.67
224	902 - 2968 Glen Drive	59 \$	346.19
225	903 - 2968 Glen Drive	77 \$	451.80
226	904 - 2968 Glen Drive	60 \$	352.06
227	905 - 2968 Glen Drive	79 \$	463.54
228	906 - 2968 Glen Drive	58 \$	340.32
229	907 - 2968 Glen Drive	74 \$	434.20
230	1008 - 2968 Glen Drive	63 \$	369.66
231	1001 - 2968 Glen Drive	78 \$	457.67
232	1002 - 2968 Glen Drive	59 \$	346.19
233	1003 - 2968 Glen Drive	77 \$	451.80
234	1004 - 2968 Glen Drive	60 \$	352.06
235	1005 - 2968 Glen Drive	79 \$	463.54
236	1006 - 2968 Glen Drive	58 \$	340.32
237	1007 - 2968 Glen Drive	74 \$	434.20
238	1108 - 2968 Glen Drive	63 \$	369.66
239	1101 - 2968 Glen Drive	78 \$	457.67
240	1102 - 2968 Glen Drive	59 \$	346.19
241	1103 - 2968 Glen Drive	77 \$	451.80
242	1104 - 2968 Glen Drive	61 \$	357.92
243	1105 - 2968 Glen Drive	79 \$	463.54
244	1106 - 2968 Glen Drive	58 \$	340.32
245	1107 - 2968 Glen Drive	74 \$	434.20
246	1208 - 2968 Glen Drive	63 \$	369.66
247	1201 - 2968 Glen Drive	78 \$	457.67
248	1202 - 2968 Glen Drive	59 \$	346.19

BCS 3495S - Grand Central (Strata Corp)
Approved Special Levy Fee
Schedule Levy "C" - "Insurance Shortfall" -
\$273,981 November 1, 2020

<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlement</u>	<u>Total</u> <u>Amount</u> \$
249	1203 - 2968 Glen Drive	77	\$ 451.80
250	1204 - 2968 Glen Drive	60	\$ 352.06
251	1205 - 2968 Glen Drive	79	\$ 463.54
252	1206 - 2968 Glen Drive	58	\$ 340.32
253	1207 - 2968 Glen Drive	74	\$ 434.20
254	1508 - 2968 Glen Drive	63	\$ 369.66
255	1501 - 2968 Glen Drive	78	\$ 457.67
256	1502 - 2968 Glen Drive	59	\$ 346.19
257	1503 - 2968 Glen Drive	77	\$ 451.80
258	1504 - 2968 Glen Drive	60	\$ 352.06
259	1505 - 2968 Glen Drive	79	\$ 463.54
260	1506 - 2968 Glen Drive	58	\$ 340.32
261	1507 - 2968 Glen Drive	74	\$ 434.20
262	1608 - 2968 Glen Drive	63	\$ 369.66
263	1601 - 2968 Glen Drive	78	\$ 457.67
264	1602 - 2968 Glen Drive	59	\$ 346.19
265	1603 - 2968 Glen Drive	77	\$ 451.80
266	1604 - 2968 Glen Drive	60	\$ 352.06
267	1605 - 2968 Glen Drive	79	\$ 463.54
268	1606 - 2968 Glen Drive	58	\$ 340.32
269	1607 - 2968 Glen Drive	74	\$ 434.20
270	1708 - 2968 Glen Drive	63	\$ 369.66
271	1701 - 2968 Glen Drive	78	\$ 457.67
272	1702 - 2968 Glen Drive	59	\$ 346.19
273	1703 - 2968 Glen Drive	77	\$ 451.80
274	1704 - 2968 Glen Drive	60	\$ 352.06
275	1705 - 2968 Glen Drive	79	\$ 463.54
276	1706 - 2968 Glen Drive	58	\$ 340.32
277	1707 - 2968 Glen Drive	74	\$ 434.20
278	1808 - 2968 Glen Drive	63	\$ 369.66
279	1801 - 2968 Glen Drive	78	\$ 457.67
280	1802 - 2968 Glen Drive	59	\$ 346.19
281	1803 - 2968 Glen Drive	77	\$ 451.80
282	1804 - 2968 Glen Drive	60	\$ 352.06
283	1805 - 2968 Glen Drive	79	\$ 463.54
284	1806 - 2968 Glen Drive	58	\$ 340.32
285	1807 - 2968 Glen Drive	74	\$ 434.20
286	1908 - 2968 Glen Drive	63	\$ 369.66
287	1901 - 2968 Glen Drive	78	\$ 457.67
288	1902 - 2968 Glen Drive	59	\$ 346.19
289	1903 - 2968 Glen Drive	77	\$ 451.80
290	1904 - 2968 Glen Drive	60	\$ 352.06

BCS 3495S - Grand Central (Strata Corp)
Approved Special Levy Fee
Schedule Levy "C" - "Insurance Shortfall" -
\$273,981 November 1, 2020

<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlement</u>	<u>Total</u> <u>Amount</u> \$
291	1905 - 2968 Glen Drive	79 \$	463.54
292	1906 - 2968 Glen Drive	58 \$	340.32
293	1907 - 2968 Glen Drive	74 \$	434.20
294	2008 - 2968 Glen Drive	64 \$	375.53
295	2001 - 2968 Glen Drive	78 \$	457.67
296	2002 - 2968 Glen Drive	59 \$	346.19
297	2003 - 2968 Glen Drive	77 \$	451.80
298	2004 - 2968 Glen Drive	60 \$	352.06
299	2005 - 2968 Glen Drive	79 \$	463.54
300	2006 - 2968 Glen Drive	58 \$	340.32
301	2007 - 2968 Glen Drive	74 \$	434.20
302	2108 - 2968 Glen Drive	64 \$	375.53
303	2101 - 2968 Glen Drive	78 \$	457.67
304	2102 - 2968 Glen Drive	59 \$	346.19
305	2103 - 2968 Glen Drive	77 \$	451.80
306	2104 - 2968 Glen Drive	60 \$	352.06
307	2105 - 2968 Glen Drive	79 \$	463.54
308	2106 - 2968 Glen Drive	58 \$	340.32
309	2107 - 2968 Glen Drive	74 \$	434.20
310	2208 - 2968 Glen Drive	63 \$	369.66
311	2201 - 2968 Glen Drive	78 \$	457.67
312	2202 - 2968 Glen Drive	59 \$	346.19
313	2203 - 2968 Glen Drive	77 \$	451.80
314	2204 - 2968 Glen Drive	60 \$	352.06
315	2205 - 2968 Glen Drive	79 \$	463.54
316	2206 - 2968 Glen Drive	58 \$	340.32
317	2207 - 2968 Glen Drive	74 \$	434.20
318	2308 - 2968 Glen Drive	63 \$	369.66
319	2301 - 2968 Glen Drive	78 \$	457.67
320	2302 - 2968 Glen Drive	59 \$	346.19
321	2303 - 2968 Glen Drive	77 \$	451.80
322	2304 - 2968 Glen Drive	60 \$	352.06
323	2305 - 2968 Glen Drive	79 \$	463.54
324	2306 - 2968 Glen Drive	58 \$	340.32
325	2307 - 2968 Glen Drive	74 \$	434.20
326	2508 - 2968 Glen Drive	63 \$	369.66
327	2501 - 2968 Glen Drive	78 \$	457.67
328	2502 - 2968 Glen Drive	59 \$	346.19
329	2503 - 2968 Glen Drive	77 \$	451.80
330	2504 - 2968 Glen Drive	60 \$	352.06
331	2505 - 2968 Glen Drive	79 \$	463.54
332	2506 - 2968 Glen Drive	58 \$	340.32

BCS 3495S - Grand Central (Strata Corp)
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<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlement</u>	<u>Total</u> <u>Amount</u> \$
333	2507 - 2968 Glen Drive	74 \$	434.20
334	2608 - 2968 Glen Drive	63 \$	369.66
335	2601 - 2968 Glen Drive	78 \$	457.67
336	2602 - 2968 Glen Drive	59 \$	346.19
337	2603 - 2968 Glen Drive	77 \$	451.80
338	2604 - 2968 Glen Drive	60 \$	352.06
339	2605 - 2968 Glen Drive	79 \$	463.54
340	2606 - 2968 Glen Drive	58 \$	340.32
341	2607 - 2968 Glen Drive	74 \$	434.20
342	2708 - 2968 Glen Drive	63 \$	369.66
343	2701 - 2968 Glen Drive	78 \$	457.67
344	2702 - 2968 Glen Drive	59 \$	346.19
345	2703 - 2968 Glen Drive	77 \$	451.80
346	2704 - 2968 Glen Drive	60 \$	352.06
347	2705 - 2968 Glen Drive	79 \$	463.54
348	2706 - 2968 Glen Drive	58 \$	340.32
349	2707 - 2968 Glen Drive	74 \$	434.20
350	2808 - 2968 Glen Drive	64 \$	375.53
351	2801 - 2968 Glen Drive	78 \$	457.67
352	2802 - 2968 Glen Drive	59 \$	346.19
353	2803 - 2968 Glen Drive	77 \$	451.80
354	2804 - 2968 Glen Drive	60 \$	352.06
355	2805 - 2968 Glen Drive	79 \$	463.54
356	2806 - 2968 Glen Drive	58 \$	340.32
357	2807 - 2968 Glen Drive	74 \$	434.20
358	2908 - 2968 Glen Drive	63 \$	369.66
359	2901 - 2968 Glen Drive	78 \$	457.67
360	2902 - 2968 Glen Drive	59 \$	346.19
361	2903 - 2968 Glen Drive	77 \$	451.80
362	2904 - 2968 Glen Drive	60 \$	352.06
363	2905 - 2968 Glen Drive	79 \$	463.54
364	2906 - 2968 Glen Drive	58 \$	340.32
365	2907 - 2968 Glen Drive	74 \$	434.20
366	3008 - 2968 Glen Drive	63 \$	369.66
367	3001 - 2968 Glen Drive	78 \$	457.67
368	3002 - 2968 Glen Drive	59 \$	346.19
369	3003 - 2968 Glen Drive	77 \$	451.80
370	3004 - 2968 Glen Drive	60 \$	352.06
371	3005 - 2968 Glen Drive	79 \$	463.54
372	3006 - 2968 Glen Drive	58 \$	340.32
373	3007 - 2968 Glen Drive	74 \$	434.20
374	3108 - 2968 Glen Drive	64 \$	375.53

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<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlement</u>	<u>Total</u> <u>Amount</u> \$
375	3101 - 2968 Glen Drive	78	\$ 457.67
376	3102 - 2968 Glen Drive	59	\$ 346.19
377	3103 - 2968 Glen Drive	77	\$ 451.80
378	3104 - 2968 Glen Drive	60	\$ 352.06
379	3105 - 2968 Glen Drive	79	\$ 463.54
380	3106 - 2968 Glen Drive	58	\$ 340.32
381	3107 - 2968 Glen Drive	74	\$ 434.20
382	3208 - 2968 Glen Drive	64	\$ 375.53
383	3201 - 2968 Glen Drive	78	\$ 457.67
384	3202 - 2968 Glen Drive	59	\$ 346.19
385	3203 - 2968 Glen Drive	77	\$ 451.80
386	3204 - 2968 Glen Drive	60	\$ 352.06
387	3205 - 2968 Glen Drive	79	\$ 463.54
388	3206 - 2968 Glen Drive	58	\$ 340.32
389	3207 - 2968 Glen Drive	74	\$ 434.20
390	LPH1 - 2968 Glen Drive	101	\$ 592.63
391	LPH2 - 2968 Glen Drive	113	\$ 663.04
392	LPH3 - 2968 Glen Drive	99	\$ 580.89
393	LPH4 - 2968 Glen Drive	119	\$ 698.24
394	UPH1 - 2968 Glen Drive	121	\$ 709.98
395	UPH2 - 2968 Glen Drive	129	\$ 756.92
396	UPH3 - 2968 Glen Drive	121	\$ 709.98
397	UPH4 - 2968 Glen Drive	145	\$ 850.80
398	501 - 2975 Atlantic Avenue	65	\$ 381.39
399	502 - 2975 Atlantic Avenue	64	\$ 375.53
400	503 - 2975 Atlantic Avenue	51	\$ 299.25
401	504 - 2975 Atlantic Avenue	55	\$ 322.72
402	505 - 2975 Atlantic Avenue	75	\$ 440.07
403	506 - 2975 Atlantic Avenue	75	\$ 440.07
404	507 - 2975 Atlantic Avenue	89	\$ 522.22
405	601 - 2975 Atlantic Avenue	51	\$ 299.25
406	602 - 2975 Atlantic Avenue	65	\$ 381.39
407	603 - 2975 Atlantic Avenue	65	\$ 381.39
408	604 - 2975 Atlantic Avenue	65	\$ 381.39
409	605 - 2975 Atlantic Avenue	51	\$ 299.25
410	606 - 2975 Atlantic Avenue	55	\$ 322.72
411	607 - 2975 Atlantic Avenue	76	\$ 445.94
412	608 - 2975 Atlantic Avenue	76	\$ 445.94
413	609 - 2975 Atlantic Avenue	55	\$ 322.72
414	701 - 2975 Atlantic Avenue	51	\$ 299.25
415	702 - 2975 Atlantic Avenue	65	\$ 381.39
416	703 - 2975 Atlantic Avenue	65	\$ 381.39

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<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlement</u>	<u>Total</u> <u>Amount</u> \$
417	704 - 2975 Atlantic Avenue	65 \$	381.39
418	705 - 2975 Atlantic Avenue	51 \$	299.25
419	706 - 2975 Atlantic Avenue	55 \$	322.72
420	707 - 2975 Atlantic Avenue	75 \$	440.07
421	708 - 2975 Atlantic Avenue	75 \$	440.07
422	709 - 2975 Atlantic Avenue	55 \$	322.72
423	801 - 2975 Atlantic Avenue	51 \$	299.25
424	802 - 2975 Atlantic Avenue	65 \$	381.39
425	803 - 2975 Atlantic Avenue	65 \$	381.39
426	804 - 2975 Atlantic Avenue	65 \$	381.39
427	805 - 2975 Atlantic Avenue	51 \$	299.25
428	806 - 2975 Atlantic Avenue	55 \$	322.72
429	807 - 2975 Atlantic Avenue	75 \$	440.07
430	808 - 2975 Atlantic Avenue	75 \$	440.07
431	809 - 2975 Atlantic Avenue	55 \$	322.72
432	901 - 2975 Atlantic Avenue	51 \$	299.25
433	902 - 2975 Atlantic Avenue	65 \$	381.39
434	903 - 2975 Atlantic Avenue	65 \$	381.39
435	904 - 2975 Atlantic Avenue	65 \$	381.39
436	905 - 2975 Atlantic Avenue	51 \$	299.25
437	906 - 2975 Atlantic Avenue	55 \$	322.72
438	907 - 2975 Atlantic Avenue	75 \$	440.07
439	908 - 2975 Atlantic Avenue	75 \$	440.07
440	909 - 2975 Atlantic Avenue	55 \$	322.72
441	1001 - 2975 Atlantic Avenue	51 \$	299.25
442	1002 - 2975 Atlantic Avenue	65 \$	381.39
443	1003 - 2975 Atlantic Avenue	65 \$	381.39
444	1004 - 2975 Atlantic Avenue	65 \$	381.39
445	1005 - 2975 Atlantic Avenue	51 \$	299.25
446	1006 - 2975 Atlantic Avenue	55 \$	322.72
447	1007 - 2975 Atlantic Avenue	75 \$	440.07
448	1008 - 2975 Atlantic Avenue	75 \$	440.07
449	1009 - 2975 Atlantic Avenue	55 \$	322.72
450	1101 - 2975 Atlantic Avenue	51 \$	299.25
451	1102 - 2975 Atlantic Avenue	65 \$	381.39
452	1103 - 2975 Atlantic Avenue	65 \$	381.39
453	1104 - 2975 Atlantic Avenue	65 \$	381.39
454	1105 - 2975 Atlantic Avenue	51 \$	299.25
455	1106 - 2975 Atlantic Avenue	55 \$	322.72
456	1107 - 2975 Atlantic Avenue	75 \$	440.07
457	1108 - 2975 Atlantic Avenue	75 \$	440.07
458	1109 - 2975 Atlantic Avenue	55 \$	322.72

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<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlement</u>	<u>Total</u> <u>Amount</u> \$
459	1201 - 2975 Atlantic Avenue	51 \$	299.25
460	1202 - 2975 Atlantic Avenue	65 \$	381.39
461	1203 - 2975 Atlantic Avenue	65 \$	381.39
462	1204 - 2975 Atlantic Avenue	65 \$	381.39
463	1205 - 2975 Atlantic Avenue	51 \$	299.25
464	1206 - 2975 Atlantic Avenue	55 \$	322.72
465	1207 - 2975 Atlantic Avenue	75 \$	440.07
466	1208 - 2975 Atlantic Avenue	75 \$	440.07
467	1209 - 2975 Atlantic Avenue	55 \$	322.72
468	1501 - 2975 Atlantic Avenue	51 \$	299.25
469	1502 - 2975 Atlantic Avenue	65 \$	381.39
470	1503 - 2975 Atlantic Avenue	65 \$	381.39
471	1504 - 2975 Atlantic Avenue	65 \$	381.39
472	1505 - 2975 Atlantic Avenue	51 \$	299.25
473	1506 - 2975 Atlantic Avenue	55 \$	322.72
474	1507 - 2975 Atlantic Avenue	75 \$	440.07
475	1508 - 2975 Atlantic Avenue	75 \$	440.07
476	1509 - 2975 Atlantic Avenue	55 \$	322.72
477	1601 - 2975 Atlantic Avenue	51 \$	299.25
478	1602 - 2975 Atlantic Avenue	65 \$	381.39
479	1603 - 2975 Atlantic Avenue	65 \$	381.39
480	1604 - 2975 Atlantic Avenue	65 \$	381.39
481	1605 - 2975 Atlantic Avenue	51 \$	299.25
482	1606 - 2975 Atlantic Avenue	55 \$	322.72
483	1607 - 2975 Atlantic Avenue	75 \$	440.07
484	1608 - 2975 Atlantic Avenue	75 \$	440.07
485	1609 - 2975 Atlantic Avenue	55 \$	322.72
486	1701 - 2975 Atlantic Avenue	51 \$	299.25
487	1702 - 2975 Atlantic Avenue	65 \$	381.39
488	1703 - 2975 Atlantic Avenue	65 \$	381.39
489	1704 - 2975 Atlantic Avenue	65 \$	381.39
490	1705 - 2975 Atlantic Avenue	51 \$	299.25
491	1706 - 2975 Atlantic Avenue	55 \$	322.72
492	1707 - 2975 Atlantic Avenue	75 \$	440.07
493	1708 - 2975 Atlantic Avenue	75 \$	440.07
494	1709 - 2975 Atlantic Avenue	55 \$	322.72
495	1801 - 2975 Atlantic Avenue	51 \$	299.25
496	1802 - 2975 Atlantic Avenue	65 \$	381.39
497	1803 - 2975 Atlantic Avenue	65 \$	381.39
498	1804 - 2975 Atlantic Avenue	65 \$	381.39
499	1805 - 2975 Atlantic Avenue	51 \$	299.25
500	1806 - 2975 Atlantic Avenue	55 \$	322.72

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<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlement</u>	<u>Total</u> <u>Amount</u> \$
501	1807 - 2975 Atlantic Avenue	75 \$	440.07
502	1808 - 2975 Atlantic Avenue	75 \$	440.07
503	1809 - 2975 Atlantic Avenue	55 \$	322.72
504	1901 - 2975 Atlantic Avenue	51 \$	299.25
505	1902 - 2975 Atlantic Avenue	65 \$	381.39
506	1903 - 2975 Atlantic Avenue	65 \$	381.39
507	1904 - 2975 Atlantic Avenue	65 \$	381.39
508	1905 - 2975 Atlantic Avenue	51 \$	299.25
509	1906 - 2975 Atlantic Avenue	55 \$	322.72
510	1907 - 2975 Atlantic Avenue	75 \$	440.07
511	1908 - 2975 Atlantic Avenue	75 \$	440.07
512	1909 - 2975 Atlantic Avenue	55 \$	322.72
513	2001 - 2975 Atlantic Avenue	51 \$	299.25
514	2002 - 2975 Atlantic Avenue	65 \$	381.39
515	2003 - 2975 Atlantic Avenue	65 \$	381.39
516	2004 - 2975 Atlantic Avenue	65 \$	381.39
517	2005 - 2975 Atlantic Avenue	51 \$	299.25
518	2006 - 2975 Atlantic Avenue	55 \$	322.72
519	2007 - 2975 Atlantic Avenue	75 \$	440.07
520	2008 - 2975 Atlantic Avenue	75 \$	440.07
521	2009 - 2975 Atlantic Avenue	55 \$	322.72
522	2101 - 2975 Atlantic Avenue	51 \$	299.25
523	2102 - 2975 Atlantic Avenue	65 \$	381.39
524	2103 - 2975 Atlantic Avenue	65 \$	381.39
525	2104 - 2975 Atlantic Avenue	65 \$	381.39
526	2105 - 2975 Atlantic Avenue	51 \$	299.25
527	2106 - 2975 Atlantic Avenue	55 \$	322.72
528	2107 - 2975 Atlantic Avenue	75 \$	440.07
529	2108 - 2975 Atlantic Avenue	75 \$	440.07
530	2109 - 2975 Atlantic Avenue	55 \$	322.72
531	2201 - 2975 Atlantic Avenue	51 \$	299.25
532	2202 - 2975 Atlantic Avenue	65 \$	381.39
533	2203 - 2975 Atlantic Avenue	65 \$	381.39
534	2204 - 2975 Atlantic Avenue	65 \$	381.39
535	2205 - 2975 Atlantic Avenue	51 \$	299.25
536	2206 - 2975 Atlantic Avenue	55 \$	322.72
537	2207 - 2975 Atlantic Avenue	75 \$	440.07
538	2208 - 2975 Atlantic Avenue	75 \$	440.07
539	2209 - 2975 Atlantic Avenue	55 \$	322.72
540	2301 - 2975 Atlantic Avenue	51 \$	299.25
541	2302 - 2975 Atlantic Avenue	65 \$	381.39
542	2303 - 2975 Atlantic Avenue	65 \$	381.39

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<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlement</u>	<u>Total</u> <u>Amount</u> \$
543	2304 - 2975 Atlantic Avenue	65 \$	381.39
544	2305 - 2975 Atlantic Avenue	51 \$	299.25
545	2306 - 2975 Atlantic Avenue	55 \$	322.72
546	2307 - 2975 Atlantic Avenue	75 \$	440.07
547	2308 - 2975 Atlantic Avenue	75 \$	440.07
548	2309 - 2975 Atlantic Avenue	55 \$	322.72
549	2501 - 2975 Atlantic Avenue	51 \$	299.25
550	2502 - 2975 Atlantic Avenue	65 \$	381.39
551	2503 - 2975 Atlantic Avenue	65 \$	381.39
552	2504 - 2975 Atlantic Avenue	65 \$	381.39
553	2505 - 2975 Atlantic Avenue	51 \$	299.25
554	2506 - 2975 Atlantic Avenue	55 \$	322.72
555	2507 - 2975 Atlantic Avenue	75 \$	440.07
556	2508 - 2975 Atlantic Avenue	75 \$	440.07
557	2509 - 2975 Atlantic Avenue	55 \$	322.72
558	2601 - 2975 Atlantic Avenue	51 \$	299.25
559	2602 - 2975 Atlantic Avenue	65 \$	381.39
560	2603 - 2975 Atlantic Avenue	65 \$	381.39
561	2604 - 2975 Atlantic Avenue	65 \$	381.39
562	2605 - 2975 Atlantic Avenue	51 \$	299.25
563	2606 - 2975 Atlantic Avenue	55 \$	322.72
564	2607 - 2975 Atlantic Avenue	75 \$	440.07
565	2608 - 2975 Atlantic Avenue	75 \$	440.07
566	2609 - 2975 Atlantic Avenue	55 \$	322.72
567	2701 - 2975 Atlantic Avenue	51 \$	299.25
568	2702 - 2975 Atlantic Avenue	65 \$	381.39
569	2703 - 2975 Atlantic Avenue	65 \$	381.39
570	2704 - 2975 Atlantic Avenue	65 \$	381.39
571	2705 - 2975 Atlantic Avenue	51 \$	299.25
572	2706 - 2975 Atlantic Avenue	55 \$	322.72
573	2707 - 2975 Atlantic Avenue	75 \$	440.07
574	2708 - 2975 Atlantic Avenue	75 \$	440.07
575	2709 - 2975 Atlantic Avenue	55 \$	322.72
576	2801 - 2975 Atlantic Avenue	51 \$	299.25
577	2802 - 2975 Atlantic Avenue	65 \$	381.39
578	2803 - 2975 Atlantic Avenue	65 \$	381.39
579	2804 - 2975 Atlantic Avenue	65 \$	381.39
580	2805 - 2975 Atlantic Avenue	51 \$	299.25
581	2806 - 2975 Atlantic Avenue	55 \$	322.72
582	2807 - 2975 Atlantic Avenue	75 \$	440.07
583	2808 - 2975 Atlantic Avenue	75 \$	440.07
584	2809 - 2975 Atlantic Avenue	55 \$	322.72

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<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlement</u>	<u>Total</u> <u>Amount</u> \$
585	2901 - 2975 Atlantic Avenue	51 \$	299.25
586	2902 - 2975 Atlantic Avenue	65 \$	381.39
587	2903 - 2975 Atlantic Avenue	65 \$	381.39
588	2904 - 2975 Atlantic Avenue	65 \$	381.39
589	2905 - 2975 Atlantic Avenue	51 \$	299.25
590	2906 - 2975 Atlantic Avenue	55 \$	322.72
591	2907 - 2975 Atlantic Avenue	75 \$	440.07
592	2908 - 2975 Atlantic Avenue	75 \$	440.07
593	2909 - 2975 Atlantic Avenue	55 \$	322.72
594	3001 - 2975 Atlantic Avenue	51 \$	299.25
595	3002 - 2975 Atlantic Avenue	65 \$	381.39
596	3003 - 2975 Atlantic Avenue	65 \$	381.39
597	3004 - 2975 Atlantic Avenue	65 \$	381.39
598	3005 - 2975 Atlantic Avenue	51 \$	299.25
599	3006 - 2975 Atlantic Avenue	55 \$	322.72
600	3007 - 2975 Atlantic Avenue	75 \$	440.07
601	3008 - 2975 Atlantic Avenue	75 \$	440.07
602	3009 - 2975 Atlantic Avenue	55 \$	322.72
603	3101 - 2975 Atlantic Avenue	51 \$	299.25
604	3102 - 2975 Atlantic Avenue	65 \$	381.39
605	3103 - 2975 Atlantic Avenue	65 \$	381.39
606	3104 - 2975 Atlantic Avenue	65 \$	381.39
607	3105 - 2975 Atlantic Avenue	51 \$	299.25
608	3106 - 2975 Atlantic Avenue	55 \$	322.72
609	3107 - 2975 Atlantic Avenue	75 \$	440.07
610	3108 - 2975 Atlantic Avenue	75 \$	440.07
611	3109 - 2975 Atlantic Avenue	55 \$	322.72
612	3201 - 2975 Atlantic Avenue	51 \$	299.25
613	3202 - 2975 Atlantic Avenue	65 \$	381.39
614	3203 - 2975 Atlantic Avenue	65 \$	381.39
615	3204 - 2975 Atlantic Avenue	65 \$	381.39
616	3205 - 2975 Atlantic Avenue	51 \$	299.25
617	3206 - 2975 Atlantic Avenue	55 \$	322.72
618	3207 - 2975 Atlantic Avenue	151 \$	886.01
619	3208 - 2975 Atlantic Avenue	55 \$	322.72
620	3301 - 2975 Atlantic Avenue	106 \$	621.96
621	3302 - 2975 Atlantic Avenue	65 \$	381.39
622	3303 - 2975 Atlantic Avenue	65 \$	381.39
623	3304 - 2975 Atlantic Avenue	65 \$	381.39
624	3305 - 2975 Atlantic Avenue	106 \$	621.96
625	3307 - 2975 Atlantic Avenue	75 \$	440.07
626	3308 - 2975 Atlantic Avenue	75 \$	440.07

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<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlement</u>	<u>Total</u> <u>Amount</u> \$
627	3501 - 2975 Atlantic Avenue	106 \$	621.96
628	3502 - 2975 Atlantic Avenue	65 \$	381.39
629	3503 - 2975 Atlantic Avenue	65 \$	381.39
630	3504 - 2975 Atlantic Avenue	65 \$	381.39
631	3505 - 2975 Atlantic Avenue	51 \$	299.25
632	3506 - 2975 Atlantic Avenue	55 \$	322.72
633	3507 - 2975 Atlantic Avenue	75 \$	440.07
634	3508 - 2975 Atlantic Avenue	75 \$	440.07
635	3601 - 2975 Atlantic Avenue	110 \$	645.43
636	3602 - 2975 Atlantic Avenue	112 \$	657.17
637	3603 - 2975 Atlantic Avenue	113 \$	663.04
638	3604 - 2975 Atlantic Avenue	102 \$	598.49
639	3701 - 2975 Atlantic Avenue	131 \$	768.65
640	3702 - 2975 Atlantic Avenue	132 \$	774.52
641	3703 - 2975 Atlantic Avenue	129 \$	756.92
642	3704 - 2975 Atlantic Avenue	124 \$	727.58
		46,694	273,981.04



FirstService
RESIDENTIAL

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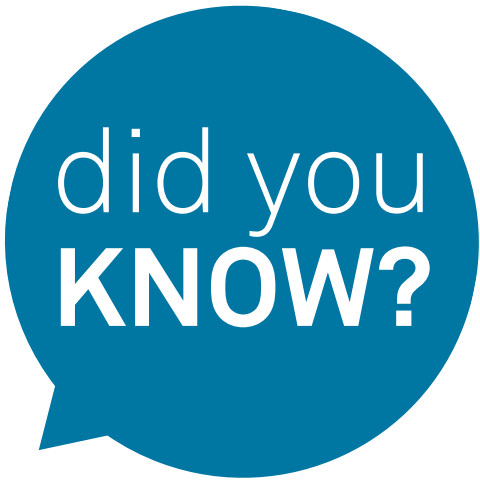
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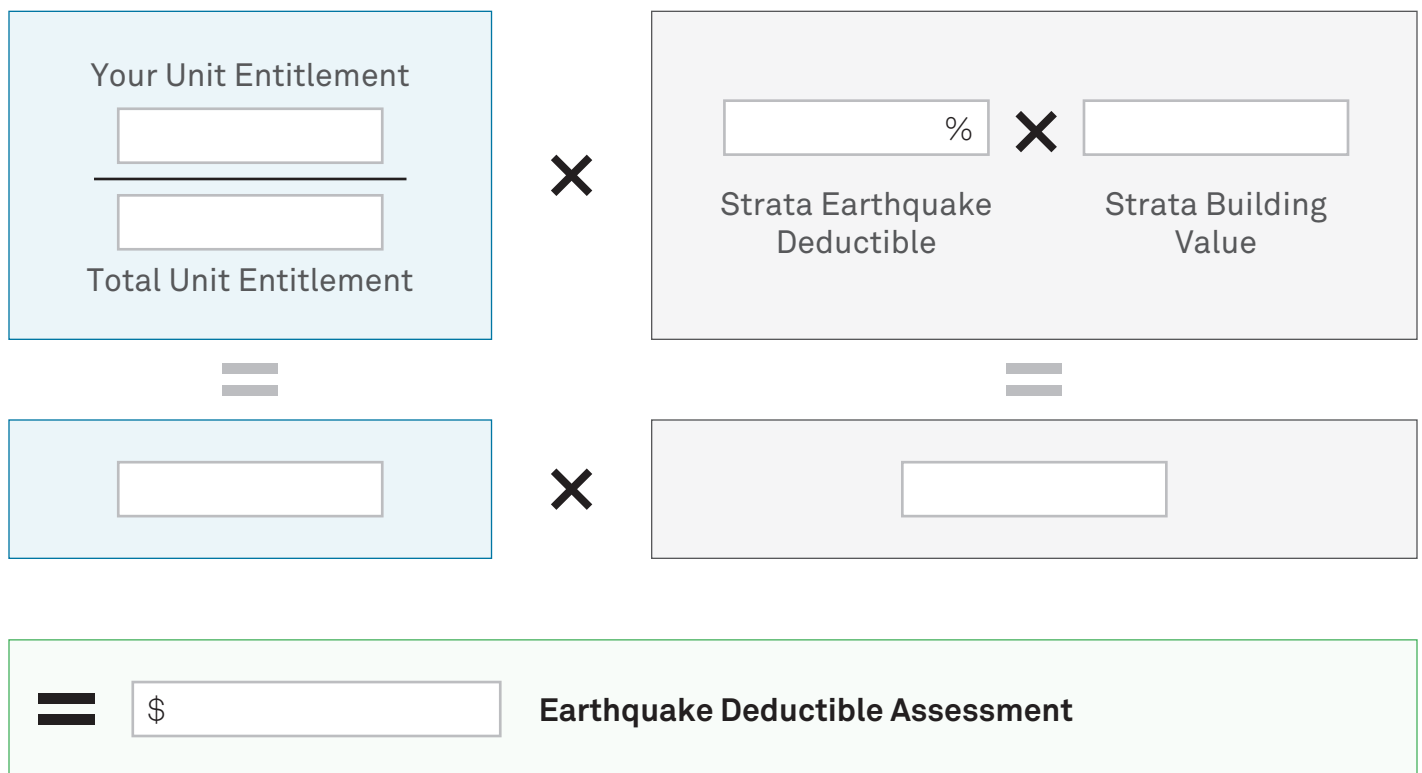
**FS Insurance
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Strata Earthquake Deductibles

Did you know, even though your building has earthquake coverage, you still need earthquake insurance under your own personal policy? This will protect your unit and contents, *and* provide funds to cover your special assessment toward the building's earthquake deductible.

How much Earthquake Deductible Assessment do I need?



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PRE-AUTHORIZED DEBIT (PAD) AGREEMENT - STRATA

Terms and Conditions:

1. I/We acknowledge that I/we are participating in a PAD plan established by FirstService Residential and I/we participate in this PAD plan upon all terms and conditions set out herein. FirstService Residential reserves the right to reject my/our application or discontinue the service.
2. I/We warrant and guarantee that all persons whose signatures are required to sign on this account have signed this agreement.
3. I/We acknowledge that this PAD authorization is provided for the benefit of FirstService Residential and the processing institution administering the account, and is provided in consideration of the said processing institution agreeing to process these PADs against my/our bank account in accordance with the rules of the Canadian Payments Association.
4. I/We hereby authorize FirstService Residential on behalf of our Strata Corporation and its processing institution to debit my/our bank account on the 1st day of each month:
 - All recurring monthly strata fees and/or charges (e.g. parking and lockers etc.); and/or
 - All approved special levy(ies) and assessment(s); and/or
 - Any one-time retroactive strata fees/charges adjustments; and/or
 - Any one-time sporadic debit of any kind (e.g. a "catch-up" payment on previous outstanding strata fees for 1st time PAD enrolment, NSF administration fee, etc.) as authorized by me/us.

I/we understand that the amount of strata fees may be increased or decreased based on the approved budget as adopted by my/our strata corporation from time to time. **I/We agree to waive the requirements for pre-notification including, without limitation, pre-notification of any changes in the amount of the PAD due to a change in strata fees, charges, special levies and assessments or adjustments.**

5. I/We acknowledge that delivery of this authorization to FirstService Residential constitutes delivery by me/us to the processing institution.
6. I/We understand that this authority is to remain in effect until FirstService Residential has received written notification from me/us of its change or termination. The notification must be delivered to the office of FirstService Residential at least ten (10) business days in advance of the next PAD withdrawal. I/We may obtain a cancellation form or more information on my/our right to cancel our PAD Agreement by contacting the office of FirstService Residential or by visiting www.cdnpay.ca.
7. I/We undertake to inform FirstService Residential immediately, in writing, of any change in the account (e.g. account closure, change of account number, etc.) or other information (e.g. mailing address, phone number etc.) provided in this authorization.
8. I/We understand that a NSF administration fee will apply to my/our account should my/our PAD be returned due to insufficient funds, account closure, or account freeze, etc. It is my/our responsibility to ensure the balance in my/our bank account is sufficient to cover the PADs.
9. I/We have certain recourse rights if any debit does not comply with this agreement. For example, I/We have the right to receive reimbursement for any debit that is not authorized or is not consistent with this PAD Agreement. I/We may obtain more information on my/our recourse rights by contacting my/our financial institution or the office of FirstService Residential.
10. I/We understand the personal information provided in this PAD Agreement is for purposes of identifying and communicating with me/us, processing payments, responding to emergencies, ensuring the orderly management of the strata corporation and complying with legal requirements. I/We hereby authorize the strata corporation to collect, use and disclose my/our personal information for these purposes.

Please Retain This Page For Your Reference. Thank You.

PRE-AUTHORIZED DEBIT (PAD) AGREEMENT

This service is for: Individual PAD ____ Business PAD ____ (Please check)

PERSONAL INFORMATION

Effective Date: _____

Name of Owner(s)		Strata Plan	Strata Lot
Address of Strata Lot		City	Postal Code
Mailing Address (If different from above)		Province	Postal Code
Phone Number (Res.)	(Bus.)	(Cell)	Email Address

Please check to authorize withdrawal of other monthly charges in addition to your strata fees:

Storage/locker Parking Special levies Specify Others: _____

BANK INFORMATION – Please choose one of the following:

- Void cheque attached – name(s) on cheque must match name(s) of the legal owner(s) on title. If someone other than the legal owner(s) is making the payment, please complete below information.**

_____	_____
Name	Relation to Applicant
_____	_____
Address	Phone Number

ATTACH VOID CHEQUE HERE

- Or, If your account does not provide cheques, please have your bank fill out the information below to ensure the account is coded correctly and will allow pre-authorized payment.**

Financial Institution Number: [][][]	Branch Transit Number: [][][][][]	Deposit Account Number: [][][][][][][][][][][][][][][][][][][]
Chequing Account ____ Savings Account ____ (Please check)		

_____	_____
Name of Financial Institution	Branch Address

AUTHORIZATION

PLEASE NOTE THIS FORM MUST BE RECEIVED IN OUR OFFICE NO LATER THAN THE 20TH OF THE MONTH PRIOR TO THE MONTH THE PAD IS TO COMMENCE. Please enclose a cheque for any balance owing prior to the PAD effective date OR initial below to authorize a one time catch-up payment.

I/We hereby authorize FirstService Residential (FSR) to withdraw any outstanding strata fees from the attached bank account information starting from commencement of FSR management and/or my/our strata fees commencement date.

Initials

By signing this authorization, I/We acknowledge that I/we have read, understood and accepted all the provisions in the Terms and Conditions on Page 1 of this Pre-authorized Debit Agreement, a copy of which has been provided to and retained by me/us.

Date

Signature of payer(s)

When the form is complete, mail or email to:

FirstService Residential
Attention: Accounts Receivable
200 Granville Street, Suite 700, Vancouver, B.C., V6C 1S4
Email: ar.bc@fsresidential.com

**MINUTES
ANNUAL GENERAL MEETING
THE STRATA CORPORATION OWNERS STRATA PLAN BCS 3495S
GRAND CENTRAL**

*Held on Wednesday, May 15, 2019
Within Douglas College, Lecture Theatre
1250 Pinetree Way, Coquitlam, BC*

This meeting is a continuation of the Annual General Meeting held on March 28, 2019 called to approve the 2019/2020 Operating Budget and elect a Strata Council for the 2019/2020 fiscal year.

FirstService Residential BC Ltd. was represented by Regional Directors Valerie Lindstrom and Kathy Deckert.

QUORUM STATUS

Subject to the Bylaws, 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 consists of 665.34 eligible voters, 221.78 represents quorum in this instance. At the scheduled commencement of the meeting there were 24.36 eligible voters in attendance and 192.09 represented by proxy for a total of 216.45. Quorum was not achieved, as noted by Owners present. The Strata Corporation Bylaw 5.6 states:

5.6 *Notwithstanding section 48(3) of the Strata Property Act (British Columbia), if within fifteen minutes from the time appointed for an annual or special general meeting a quorum is not present, the meeting shall stand adjourned for a period of thirty minutes, after which the adjourned meeting shall be reconvened at the same place and the persons present in person or by proxy and entitled to vote shall constituted a quorum.*

As per the Bylaws, the meeting was adjourned at called to order at 7:35 p.m. by Valerie Lindstrom, Regional Director.

Regional Director Valerie Lindstrom was requested to facilitate the meeting upon commencement.

PROOF OF NOTICE

The Notice of Meeting of March 08, 2019 was re-sent to all Owners advising of the continuation of the Annual General Meeting on May 15, 2019.

APPROVAL OF AGENDA

Two items remain from the approved Agenda from the Annual General Meeting commenced on March 28, 2019. The remaining items to be addressed at this meeting are:

- Approval of the 2019/2020 Operating Budget
- Election of the 2019/2020 Strata Council

PROPOSED BUDGET AND FEE SCHEDULE

The revised Operating Budget prepared by Strata Council denotes an increase in strata fees of approximately 7% over last years' budget.

It was Moved and Seconded to bring the revised 2019/2020 Operating Budget to the floor for discussion. The question was called on the Motion.

186.15 IN FAVOUR 37 AGAINST 0 ABSTENTIONS **CARRIED**

[Maintenance fees are retroactive to February 01, 2019 additional amounts due will be automatically taken on those on pre-authorized payments.]

ELECTION OF COUNCIL

The Bylaws of the Strata Corporation note the Strata Council must consist of a minimum of 3 to a maximum of 7 members. One position is to be filled by the Commercial Section's delegate Shireen Nadim. 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 the 2019/2020 Strata Council:

Peyman Majidi	Jenny Li	Alex Barnetson
Hai Zhou	Elson Qin	Jason Greene
Camella Wong		

In order to be elected to the Strata Council an individual must receive 50% + 1 vote of the total votes cast.

The following Owners were elected to the Strata Council:

Shireen Nadim (Com)	Jenny Li	Jason Greene
Hai Zhou	Elson Qin	Alex Barnetson

The Owners present congratulated the new Strata Council on their election.

TERMINATION OF MEETING

It was therefore Moved to terminate the meeting at 8:40 p.m.

FirstService Residential BC Ltd.



Valerie Lindstrom
Regional Director
Per the Owners
Strata Plan BCS 3495

VL/sc

Email: info.bc@fsresidential.com
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.

BCS 3495 - GRAND CENTRAL (STRATA CORP)

Approved Annual Budget Feb 01, 2019 to Jan 31, 2020

<u>A/C Description</u>	<u>Actual to 31-Jan-19 (12 Months)</u> \$	<u>2018/2019 Budget</u> \$	<u>Approved 2019/2020 Budget</u> \$
<u>INCOME</u>			
<u>STRATA FEES</u>			
4002 Operating Fund Contribution	722,292	722,298	769,700
4003 Contingency Fund Contribution	69,000	69,000	76,970
TOTAL STRATA FEES	791,292	791,298	846,670
4523 Bylaw / Late Payment Fine	10,775	--	3,000
4640 Interest Income	1,088	--	1,000
4700 Miscellaneous Income	2,421	--	--
4702 Move In / Move Out Fee	(150)	--	--
4720 Parking	25	--	--
TOTAL INCOME	805,450	791,298	850,670
<u>EXPENSES</u>			
<u>GENERAL EXPENSES</u>			
5015 Trust Audit	315	315	315
5222 Building Manager	99,208	115,000	115,000
6300 Insurance	233,900	223,000	261,968
6504 Legal Fees	6,159	10,000	10,000
6700 Management Fees	92,925	94,784	96,642
6705 Miscellaneous	2,406	4,000	4,000
7025 Photocopy & Postage	11,360	9,000	15,000
TOTAL GENERAL EXPENSES	446,273	456,099	502,925
<u>BUILDING & GROUND EXPENSES</u>			
5705 Electricity	13,967	15,000	19,657
5903 Fire Prevention	34,600	50,000	--
6038 Garage Door Expense	15,003	6,000	12,000
6511 Landscaping	14,955	8,000	8,000
6701 Mechanical Maintenance	27,723	30,000	33,000
7004 Parkade Cleaning	7,130	10,000	10,000
7015 Pest Control	1,633	2,000	2,000

BCS 3495 - GRAND CENTRAL (STRATA CORP)

Approved Annual Budget Feb 01, 2019 to Jan 31, 2020

<u>A/C Description</u>	<u>Actual to 31-Jan-19 (12 Months)</u> \$	<u>2018/2019 Budget</u> \$	<u>Approved 2019/2020 Budget</u> \$
7240 Repair and Maintenance	73,557	70,000	80,000
7403-0005 Security & Cameras	87,670	70,000	95,000
7850 Water / Sewer	--	12,000	--
7855 Window Cleaning	2,058	20,000	21,000
TOTAL BUILDING & GROUND EXPENSES	278,296	293,000	280,657
9010 Reserve - Contingency Fund	69,000	69,000	76,970
TOTAL EXPENSES	793,569	818,099	860,552
CURRENT YR NET SURPLUS/(DEFICIT)	11,881	(26,801)	(9,882)
9990 Operating Surplus (Deficit) Balance Forward	26,801	26,801	38,683
ENDING OP SURPLUS/(DEFICIT)	38,683	--	28,801

BCS 3495 - GRAND CENTRAL (STRATA CORP)**Approved Strata Fee Schedule**

Feb 01, 2019 to Jan 31, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
1	100 - 2976 Glen Drive	113	155.23	15.52	170.75
2	102 - 2976 Glen Drive	98	134.62	13.46	148.08
3	104 - 1168 The High Street	126	173.08	17.31	190.39
4	102 - 1168 The High Street	144	197.81	19.78	217.59
5	100 - 1168 The High Street	104	142.86	14.29	157.15
6	106 - 1158 The High Street	207	284.35	28.43	312.78
7	104 - 1158 The High Street	169	232.15	23.21	255.36
8	102 - 1158 The High Street	175	240.39	24.04	264.43
9	100 - 1158 The High Street	164	225.28	22.53	247.81
10	301 - 2978 Glen Drive	72	98.90	9.89	108.79
11	302 - 2978 Glen Drive	60	82.42	8.24	90.66
12	303 - 2978 Glen Drive	81	111.26	11.13	122.39
13	304 - 2978 Glen Drive	76	104.40	10.44	114.84
14	501 - 2978 Glen Drive	81	111.26	11.13	122.39
15	502 - 2978 Glen Drive	60	82.42	8.24	90.66
16	503 - 2978 Glen Drive	81	111.26	11.13	122.39
17	504 - 2978 Glen Drive	77	105.77	10.58	116.35
18	505 - 2978 Glen Drive	96	131.87	13.19	145.06
19	507 - 2978 Glen Drive	77	105.77	10.58	116.35
20	601 - 2978 Glen Drive	81	111.26	11.13	122.39
21	602 - 2978 Glen Drive	60	82.42	8.24	90.66
22	603 - 2978 Glen Drive	81	111.26	11.13	122.39
23	604 - 2978 Glen Drive	77	105.77	10.58	116.35

**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.*

BCS 3495 - GRAND CENTRAL (STRATA CORP)**Approved Strata Fee Schedule****Feb 01, 2019 to Jan 31, 2020**

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
24	605 - 2978 Glen Drive	96	131.87	13.19	145.06
25	606 - 2978 Glen Drive	96	131.87	13.19	145.06
26	607 - 2978 Glen Drive	77	105.77	10.58	116.35
27	701 - 2978 Glen Drive	81	111.26	11.13	122.39
28	702 - 2978 Glen Drive	60	82.42	8.24	90.66
29	703 - 2978 Glen Drive	81	111.26	11.13	122.39
30	704 - 2978 Glen Drive	77	105.77	10.58	116.35
31	705 - 2978 Glen Drive	96	131.87	13.19	145.06
32	706 - 2978 Glen Drive	96	131.87	13.19	145.06
33	707 - 2978 Glen Drive	77	105.77	10.58	116.35
34	801 - 2978 Glen Drive	81	111.26	11.13	122.39
35	802 - 2978 Glen Drive	60	82.42	8.24	90.66
36	803 - 2978 Glen Drive	81	111.26	11.13	122.39
37	804 - 2978 Glen Drive	77	105.77	10.58	116.35
38	805 - 2978 Glen Drive	96	131.87	13.19	145.06
39	806 - 2978 Glen Drive	96	131.87	13.19	145.06
40	807 - 2978 Glen Drive	77	105.77	10.58	116.35
41	901 - 2978 Glen Drive	81	111.26	11.13	122.39
42	902 - 2978 Glen Drive	60	82.42	8.24	90.66
43	903 - 2978 Glen Drive	81	111.26	11.13	122.39
44	904 - 2978 Glen Drive	77	105.77	10.58	116.35
45	905 - 2978 Glen Drive	96	131.87	13.19	145.06
46	906 - 2978 Glen Drive	96	131.87	13.19	145.06

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BCS 3495 - GRAND CENTRAL (STRATA CORP)**Approved Strata Fee Schedule**

Feb 01, 2019 to Jan 31, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
47	907 - 2978 Glen Drive	77	105.77	10.58	116.35
48	1001 - 2978 Glen Drive	81	111.26	11.13	122.39
49	1002 - 2978 Glen Drive	60	82.42	8.24	90.66
50	1003 - 2978 Glen Drive	81	111.26	11.13	122.39
51	1004 - 2978 Glen Drive	77	105.77	10.58	116.35
52	1005 - 2978 Glen Drive	96	131.87	13.19	145.06
53	1006 - 2978 Glen Drive	96	131.87	13.19	145.06
54	1007 - 2978 Glen Drive	77	105.77	10.58	116.35
55	1101 - 2978 Glen Drive	81	111.26	11.13	122.39
56	1102 - 2978 Glen Drive	60	82.42	8.24	90.66
57	1103 - 2978 Glen Drive	81	111.26	11.13	122.39
58	1104 - 2978 Glen Drive	77	105.77	10.58	116.35
59	1105 - 2978 Glen Drive	96	131.87	13.19	145.06
60	1106 - 2978 Glen Drive	96	131.87	13.19	145.06
61	1107 - 2978 Glen Drive	77	105.77	10.58	116.35
62	1201 - 2978 Glen Drive	81	111.26	11.13	122.39
63	1202 - 2978 Glen Drive	60	82.42	8.24	90.66
64	1203 - 2978 Glen Drive	81	111.26	11.13	122.39
65	1204 - 2978 Glen Drive	77	105.77	10.58	116.35
66	1205 - 2978 Glen Drive	96	131.87	13.19	145.06
67	1206 - 2978 Glen Drive	96	131.87	13.19	145.06
68	1207 - 2978 Glen Drive	77	105.77	10.58	116.35
69	1501 - 2978 Glen Drive	81	111.26	11.13	122.39

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BCS 3495 - GRAND CENTRAL (STRATA CORP)**Approved Strata Fee Schedule**

Feb 01, 2019 to Jan 31, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
70	1502 - 2978 Glen Drive	60	82.42	8.24	90.66
71	1503 - 2978 Glen Drive	81	111.26	11.13	122.39
72	1504 - 2978 Glen Drive	77	105.77	10.58	116.35
73	1505 - 2978 Glen Drive	96	131.87	13.19	145.06
74	1506 - 2978 Glen Drive	96	131.87	13.19	145.06
75	1507 - 2978 Glen Drive	77	105.77	10.58	116.35
76	1601 - 2978 Glen Drive	81	111.26	11.13	122.39
77	1602 - 2978 Glen Drive	60	82.42	8.24	90.66
78	1603 - 2978 Glen Drive	81	111.26	11.13	122.39
79	1604 - 2978 Glen Drive	77	105.77	10.58	116.35
80	1605 - 2978 Glen Drive	96	131.87	13.19	145.06
81	1606 - 2978 Glen Drive	96	131.87	13.19	145.06
82	1607 - 2978 Glen Drive	77	105.77	10.58	116.35
83	1701 - 2978 Glen Drive	81	111.26	11.13	122.39
84	1702 - 2978 Glen Drive	60	82.42	8.24	90.66
85	1703 - 2978 Glen Drive	81	111.26	11.13	122.39
86	1704 - 2978 Glen Drive	77	105.77	10.58	116.35
87	1705 - 2978 Glen Drive	96	131.87	13.19	145.06
88	1706 - 2978 Glen Drive	96	131.87	13.19	145.06
89	1707 - 2978 Glen Drive	77	105.77	10.58	116.35
90	1801 - 2978 Glen Drive	81	111.26	11.13	122.39
91	1802 - 2978 Glen Drive	60	82.42	8.24	90.66
92	1803 - 2978 Glen Drive	81	111.26	11.13	122.39

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BCS 3495 - GRAND CENTRAL (STRATA CORP)**Approved Strata Fee Schedule**

Feb 01, 2019 to Jan 31, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
93	1804 - 2978 Glen Drive	77	105.77	10.58	116.35
94	1805 - 2978 Glen Drive	96	131.87	13.19	145.06
95	1806 - 2978 Glen Drive	96	131.87	13.19	145.06
96	1807 - 2978 Glen Drive	77	105.77	10.58	116.35
97	1901 - 2978 Glen Drive	81	111.26	11.13	122.39
98	1902 - 2978 Glen Drive	60	82.42	8.24	90.66
99	1903 - 2978 Glen Drive	81	111.26	11.13	122.39
100	1904 - 2978 Glen Drive	77	105.77	10.58	116.35
101	1905 - 2978 Glen Drive	96	131.87	13.19	145.06
102	1906 - 2978 Glen Drive	96	131.87	13.19	145.06
103	1907 - 2978 Glen Drive	77	105.77	10.58	116.35
104	2001 - 2978 Glen Drive	81	111.26	11.13	122.39
105	2002 - 2978 Glen Drive	60	82.42	8.24	90.66
106	2003 - 2978 Glen Drive	81	111.26	11.13	122.39
107	2004 - 2978 Glen Drive	77	105.77	10.58	116.35
108	2005 - 2978 Glen Drive	96	131.87	13.19	145.06
109	2006 - 2978 Glen Drive	96	131.87	13.19	145.06
110	2007 - 2978 Glen Drive	77	105.77	10.58	116.35
111	2101 - 2978 Glen Drive	81	111.26	11.13	122.39
112	2102 - 2978 Glen Drive	60	82.42	8.24	90.66
113	2103 - 2978 Glen Drive	81	111.26	11.13	122.39
114	2104 - 2978 Glen Drive	77	105.77	10.58	116.35
115	2105 - 2978 Glen Drive	96	131.87	13.19	145.06

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BCS 3495 - GRAND CENTRAL (STRATA CORP)**Approved Strata Fee Schedule**

Feb 01, 2019 to Jan 31, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
116	2106 - 2978 Glen Drive	96	131.87	13.19	145.06
117	2107 - 2978 Glen Drive	77	105.77	10.58	116.35
118	2201 - 2978 Glen Drive	81	111.26	11.13	122.39
119	2202 - 2978 Glen Drive	60	82.42	8.24	90.66
120	2203 - 2978 Glen Drive	81	111.26	11.13	122.39
121	2204 - 2978 Glen Drive	77	105.77	10.58	116.35
122	2205 - 2978 Glen Drive	96	131.87	13.19	145.06
123	2206 - 2978 Glen Drive	96	131.87	13.19	145.06
124	2207 - 2978 Glen Drive	77	105.77	10.58	116.35
125	2301 - 2978 Glen Drive	81	111.26	11.13	122.39
126	2302 - 2978 Glen Drive	60	82.42	8.24	90.66
127	2303 - 2978 Glen Drive	81	111.26	11.13	122.39
128	2304 - 2978 Glen Drive	77	105.77	10.58	116.35
129	2305 - 2978 Glen Drive	96	131.87	13.19	145.06
130	2306 - 2978 Glen Drive	96	131.87	13.19	145.06
131	2307 - 2978 Glen Drive	77	105.77	10.58	116.35
132	2501 - 2978 Glen Drive	81	111.26	11.13	122.39
133	2502 - 2978 Glen Drive	60	82.42	8.24	90.66
134	2503 - 2978 Glen Drive	81	111.26	11.13	122.39
135	2504 - 2978 Glen Drive	77	105.77	10.58	116.35
136	2505 - 2978 Glen Drive	96	131.87	13.19	145.06
137	2506 - 2978 Glen Drive	96	131.87	13.19	145.06
138	2507 - 2978 Glen Drive	77	105.77	10.58	116.35

**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.*

BCS 3495 - GRAND CENTRAL (STRATA CORP)**Approved Strata Fee Schedule**

Feb 01, 2019 to Jan 31, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
139	2601 - 2978 Glen Drive	81	111.26	11.13	122.39
140	2602 - 2978 Glen Drive	60	82.42	8.24	90.66
141	2603 - 2978 Glen Drive	81	111.26	11.13	122.39
142	2604 - 2978 Glen Drive	77	105.77	10.58	116.35
143	2605 - 2978 Glen Drive	96	131.87	13.19	145.06
144	2606 - 2978 Glen Drive	96	131.87	13.19	145.06
145	2607 - 2978 Glen Drive	77	105.77	10.58	116.35
146	2701 - 2978 Glen Drive	81	111.26	11.13	122.39
147	2702 - 2978 Glen Drive	60	82.42	8.24	90.66
148	2703 - 2978 Glen Drive	81	111.26	11.13	122.39
149	2704 - 2978 Glen Drive	77	105.77	10.58	116.35
150	2705 - 2978 Glen Drive	96	131.87	13.19	145.06
151	2706 - 2978 Glen Drive	96	131.87	13.19	145.06
152	2707 - 2978 Glen Drive	77	105.77	10.58	116.35
153	2801 - 2978 Glen Drive	81	111.26	11.13	122.39
154	2802 - 2978 Glen Drive	60	82.42	8.24	90.66
155	2803 - 2978 Glen Drive	81	111.26	11.13	122.39
156	2804 - 2978 Glen Drive	77	105.77	10.58	116.35
157	2805 - 2978 Glen Drive	96	131.87	13.19	145.06
158	2806 - 2978 Glen Drive	96	131.87	13.19	145.06
159	2807 - 2978 Glen Drive	77	105.77	10.58	116.35
160	2901 - 2978 Glen Drive	81	111.26	11.13	122.39
161	2902 - 2978 Glen Drive	60	82.42	8.24	90.66

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BCS 3495 - GRAND CENTRAL (STRATA CORP)**Approved Strata Fee Schedule**

Feb 01, 2019 to Jan 31, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
162	2903 - 2978 Glen Drive	81	111.26	11.13	122.39
163	2904 - 2978 Glen Drive	77	105.77	10.58	116.35
164	2905 - 2978 Glen Drive	96	131.87	13.19	145.06
165	2906 - 2978 Glen Drive	96	131.87	13.19	145.06
166	2907 - 2978 Glen Drive	77	105.77	10.58	116.35
167	3001 - 2978 Glen Drive	81	111.26	11.13	122.39
168	3002 - 2978 Glen Drive	60	82.42	8.24	90.66
169	3003 - 2978 Glen Drive	81	111.26	11.13	122.39
170	3004 - 2978 Glen Drive	77	105.77	10.58	116.35
171	3005 - 2978 Glen Drive	96	131.87	13.19	145.06
172	3006 - 2978 Glen Drive	96	131.87	13.19	145.06
173	3007 - 2978 Glen Drive	77	105.77	10.58	116.35
174	3102 - 2978 Glen Drive	110	151.10	15.11	166.21
175	3103 - 2978 Glen Drive	121	166.21	16.62	182.83
176	3104 - 2978 Glen Drive	110	151.10	15.11	166.21
177	3101 - 2978 Glen Drive	107	146.98	14.70	161.68
178	3202 - 2978 Glen Drive	110	151.10	15.11	166.21
179	3203 - 2978 Glen Drive	121	166.21	16.62	182.83
180	3204 - 2978 Glen Drive	110	151.10	15.11	166.21
181	3201 - 2978 Glen Drive	107	146.98	14.70	161.68
182	2972 Glen Drive	80	109.89	10.99	120.88
183	104 - 2970 Glen Drive	81	111.26	11.13	122.39
184	102 - 2970 Glen Drive	111	152.47	15.25	167.72

**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.*

BCS 3495 - GRAND CENTRAL (STRATA CORP)**Approved Strata Fee Schedule**

Feb 01, 2019 to Jan 31, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
185	100 - 2970 Glen Drive	79	108.52	10.85	119.37
186	2962 Glen Drive	121	166.21	16.62	182.83
187	302 - 2968 Glen Drive	59	81.05	8.10	89.15
188	303 - 2968 Glen Drive	78	107.15	10.71	117.86
189	304 - 2968 Glen Drive	60	82.42	8.24	90.66
190	305 - 2968 Glen Drive	78	107.15	10.71	117.86
191	508 - 2968 Glen Drive	64	87.92	8.79	96.71
192	501 - 2968 Glen Drive	78	107.15	10.71	117.86
193	502 - 2968 Glen Drive	59	81.05	8.10	89.15
194	503 - 2968 Glen Drive	78	107.15	10.71	117.86
195	504 - 2968 Glen Drive	60	82.42	8.24	90.66
196	505 - 2968 Glen Drive	79	108.52	10.85	119.37
197	506 - 2968 Glen Drive	58	79.67	7.97	87.64
198	608 - 2968 Glen Drive	63	86.54	8.65	95.19
199	601 - 2968 Glen Drive	78	107.15	10.71	117.86
200	602 - 2968 Glen Drive	59	81.05	8.10	89.15
201	603 - 2968 Glen Drive	77	105.77	10.58	116.35
202	604 - 2968 Glen Drive	60	82.42	8.24	90.66
203	605 - 2968 Glen Drive	79	108.52	10.85	119.37
204	606 - 2968 Glen Drive	58	79.67	7.97	87.64
205	607 - 2968 Glen Drive	74	101.65	10.17	111.82
206	708 - 2968 Glen Drive	63	86.54	8.65	95.19
207	701 - 2968 Glen Drive	78	107.15	10.71	117.86

**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.*

BCS 3495 - GRAND CENTRAL (STRATA CORP)**Approved Strata Fee Schedule**

Feb 01, 2019 to Jan 31, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
208	702 - 2968 Glen Drive	59	81.05	8.10	89.15
209	703 - 2968 Glen Drive	77	105.77	10.58	116.35
210	704 - 2968 Glen Drive	60	82.42	8.24	90.66
211	705 - 2968 Glen Drive	79	108.52	10.85	119.37
212	706 - 2968 Glen Drive	58	79.67	7.97	87.64
213	707 - 2968 Glen Drive	74	101.65	10.17	111.82
214	808 - 2968 Glen Drive	63	86.54	8.65	95.19
215	801 - 2968 Glen Drive	78	107.15	10.71	117.86
216	802 - 2968 Glen Drive	59	81.05	8.10	89.15
217	803 - 2968 Glen Drive	77	105.77	10.58	116.35
218	804 - 2968 Glen Drive	60	82.42	8.24	90.66
219	805 - 2968 Glen Drive	79	108.52	10.85	119.37
220	806 - 2968 Glen Drive	58	79.67	7.97	87.64
221	807 - 2968 Glen Drive	74	101.65	10.17	111.82
222	908 - 2968 Glen Drive	63	86.54	8.65	95.19
223	901 - 2968 Glen Drive	78	107.15	10.71	117.86
224	902 - 2968 Glen Drive	59	81.05	8.10	89.15
225	903 - 2968 Glen Drive	77	105.77	10.58	116.35
226	904 - 2968 Glen Drive	60	82.42	8.24	90.66
227	905 - 2968 Glen Drive	79	108.52	10.85	119.37
228	906 - 2968 Glen Drive	58	79.67	7.97	87.64
229	907 - 2968 Glen Drive	74	101.65	10.17	111.82
230	1008 - 2968 Glen Drive	63	86.54	8.65	95.19

**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.*

BCS 3495 - GRAND CENTRAL (STRATA CORP)**Approved Strata Fee Schedule**

Feb 01, 2019 to Jan 31, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
231	1001 - 2968 Glen Drive	78	107.15	10.71	117.86
232	1002 - 2968 Glen Drive	59	81.05	8.10	89.15
233	1003 - 2968 Glen Drive	77	105.77	10.58	116.35
234	1004 - 2968 Glen Drive	60	82.42	8.24	90.66
235	1005 - 2968 Glen Drive	79	108.52	10.85	119.37
236	1006 - 2968 Glen Drive	58	79.67	7.97	87.64
237	1007 - 2968 Glen Drive	74	101.65	10.17	111.82
238	1108 - 2968 Glen Drive	63	86.54	8.65	95.19
239	1101 - 2968 Glen Drive	78	107.15	10.71	117.86
240	1102 - 2968 Glen Drive	59	81.05	8.10	89.15
241	1103 - 2968 Glen Drive	77	105.77	10.58	116.35
242	1104 - 2968 Glen Drive	61	83.79	8.38	92.17
243	1105 - 2968 Glen Drive	79	108.52	10.85	119.37
244	1106 - 2968 Glen Drive	58	79.67	7.97	87.64
245	1107 - 2968 Glen Drive	74	101.65	10.17	111.82
246	1208 - 2968 Glen Drive	63	86.54	8.65	95.19
247	1201 - 2968 Glen Drive	78	107.15	10.71	117.86
248	1202 - 2968 Glen Drive	59	81.05	8.10	89.15
249	1203 - 2968 Glen Drive	77	105.77	10.58	116.35
250	1204 - 2968 Glen Drive	60	82.42	8.24	90.66
251	1205 - 2968 Glen Drive	79	108.52	10.85	119.37
252	1206 - 2968 Glen Drive	58	79.67	7.97	87.64
253	1207 - 2968 Glen Drive	74	101.65	10.17	111.82

**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.*

BCS 3495 - GRAND CENTRAL (STRATA CORP)**Approved Strata Fee Schedule**

Feb 01, 2019 to Jan 31, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
254	1508 - 2968 Glen Drive	63	86.54	8.65	95.19
255	1501 - 2968 Glen Drive	78	107.15	10.71	117.86
256	1502 - 2968 Glen Drive	59	81.05	8.10	89.15
257	1503 - 2968 Glen Drive	77	105.77	10.58	116.35
258	1504 - 2968 Glen Drive	60	82.42	8.24	90.66
259	1505 - 2968 Glen Drive	79	108.52	10.85	119.37
260	1506 - 2968 Glen Drive	58	79.67	7.97	87.64
261	1507 - 2968 Glen Drive	74	101.65	10.17	111.82
262	1608 - 2968 Glen Drive	63	86.54	8.65	95.19
263	1601 - 2968 Glen Drive	78	107.15	10.71	117.86
264	1602 - 2968 Glen Drive	59	81.05	8.10	89.15
265	1603 - 2968 Glen Drive	77	105.77	10.58	116.35
266	1604 - 2968 Glen Drive	60	82.42	8.24	90.66
267	1605 - 2968 Glen Drive	79	108.52	10.85	119.37
268	1606 - 2968 Glen Drive	58	79.67	7.97	87.64
269	1607 - 2968 Glen Drive	74	101.65	10.17	111.82
270	1708 - 2968 Glen Drive	63	86.54	8.65	95.19
271	1701 - 2968 Glen Drive	78	107.15	10.71	117.86
272	1702 - 2968 Glen Drive	59	81.05	8.10	89.15
273	1703 - 2968 Glen Drive	77	105.77	10.58	116.35
274	1704 - 2968 Glen Drive	60	82.42	8.24	90.66
275	1705 - 2968 Glen Drive	79	108.52	10.85	119.37
276	1706 - 2968 Glen Drive	58	79.67	7.97	87.64

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BCS 3495 - GRAND CENTRAL (STRATA CORP)**Approved Strata Fee Schedule**

Feb 01, 2019 to Jan 31, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
277	1707 - 2968 Glen Drive	74	101.65	10.17	111.82
278	1808 - 2968 Glen Drive	63	86.54	8.65	95.19
279	1801 - 2968 Glen Drive	78	107.15	10.71	117.86
280	1802 - 2968 Glen Drive	59	81.05	8.10	89.15
281	1803 - 2968 Glen Drive	77	105.77	10.58	116.35
282	1804 - 2968 Glen Drive	60	82.42	8.24	90.66
283	1805 - 2968 Glen Drive	79	108.52	10.85	119.37
284	1806 - 2968 Glen Drive	58	79.67	7.97	87.64
285	1807 - 2968 Glen Drive	74	101.65	10.17	111.82
286	1908 - 2968 Glen Drive	63	86.54	8.65	95.19
287	1901 - 2968 Glen Drive	78	107.15	10.71	117.86
288	1902 - 2968 Glen Drive	59	81.05	8.10	89.15
289	1903 - 2968 Glen Drive	77	105.77	10.58	116.35
290	1904 - 2968 Glen Drive	60	82.42	8.24	90.66
291	1905 - 2968 Glen Drive	79	108.52	10.85	119.37
292	1906 - 2968 Glen Drive	58	79.67	7.97	87.64
293	1907 - 2968 Glen Drive	74	101.65	10.17	111.82
294	2008 - 2968 Glen Drive	64	87.92	8.79	96.71
295	2001 - 2968 Glen Drive	78	107.15	10.71	117.86
296	2002 - 2968 Glen Drive	59	81.05	8.10	89.15
297	2003 - 2968 Glen Drive	77	105.77	10.58	116.35
298	2004 - 2968 Glen Drive	60	82.42	8.24	90.66
299	2005 - 2968 Glen Drive	79	108.52	10.85	119.37

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BCS 3495 - GRAND CENTRAL (STRATA CORP)**Approved Strata Fee Schedule**

Feb 01, 2019 to Jan 31, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
300	2006 - 2968 Glen Drive	58	79.67	7.97	87.64
301	2007 - 2968 Glen Drive	74	101.65	10.17	111.82
302	2108 - 2968 Glen Drive	64	87.92	8.79	96.71
303	2101 - 2968 Glen Drive	78	107.15	10.71	117.86
304	2102 - 2968 Glen Drive	59	81.05	8.10	89.15
305	2103 - 2968 Glen Drive	77	105.77	10.58	116.35
306	2104 - 2968 Glen Drive	60	82.42	8.24	90.66
307	2105 - 2968 Glen Drive	79	108.52	10.85	119.37
308	2106 - 2968 Glen Drive	58	79.67	7.97	87.64
309	2107 - 2968 Glen Drive	74	101.65	10.17	111.82
310	2208 - 2968 Glen Drive	63	86.54	8.65	95.19
311	2201 - 2968 Glen Drive	78	107.15	10.71	117.86
312	2202 - 2968 Glen Drive	59	81.05	8.10	89.15
313	2203 - 2968 Glen Drive	77	105.77	10.58	116.35
314	2204 - 2968 Glen Drive	60	82.42	8.24	90.66
315	2205 - 2968 Glen Drive	79	108.52	10.85	119.37
316	2206 - 2968 Glen Drive	58	79.67	7.97	87.64
317	2207 - 2968 Glen Drive	74	101.65	10.17	111.82
318	2308 - 2968 Glen Drive	63	86.54	8.65	95.19
319	2301 - 2968 Glen Drive	78	107.15	10.71	117.86
320	2302 - 2968 Glen Drive	59	81.05	8.10	89.15
321	2303 - 2968 Glen Drive	77	105.77	10.58	116.35
322	2304 - 2968 Glen Drive	60	82.42	8.24	90.66

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BCS 3495 - GRAND CENTRAL (STRATA CORP)**Approved Strata Fee Schedule**

Feb 01, 2019 to Jan 31, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
323	2305 - 2968 Glen Drive	79	108.52	10.85	119.37
324	2306 - 2968 Glen Drive	58	79.67	7.97	87.64
325	2307 - 2968 Glen Drive	74	101.65	10.17	111.82
326	2508 - 2968 Glen Drive	63	86.54	8.65	95.19
327	2501 - 2968 Glen Drive	78	107.15	10.71	117.86
328	2502 - 2968 Glen Drive	59	81.05	8.10	89.15
329	2503 - 2968 Glen Drive	77	105.77	10.58	116.35
330	2504 - 2968 Glen Drive	60	82.42	8.24	90.66
331	2505 - 2968 Glen Drive	79	108.52	10.85	119.37
332	2506 - 2968 Glen Drive	58	79.67	7.97	87.64
333	2507 - 2968 Glen Drive	74	101.65	10.17	111.82
334	2608 - 2968 Glen Drive	63	86.54	8.65	95.19
335	2601 - 2968 Glen Drive	78	107.15	10.71	117.86
336	2602 - 2968 Glen Drive	59	81.05	8.10	89.15
337	2603 - 2968 Glen Drive	77	105.77	10.58	116.35
338	2604 - 2968 Glen Drive	60	82.42	8.24	90.66
339	2605 - 2968 Glen Drive	79	108.52	10.85	119.37
340	2606 - 2968 Glen Drive	58	79.67	7.97	87.64
341	2607 - 2968 Glen Drive	74	101.65	10.17	111.82
342	2708 - 2968 Glen Drive	63	86.54	8.65	95.19
343	2701 - 2968 Glen Drive	78	107.15	10.71	117.86
344	2702 - 2968 Glen Drive	59	81.05	8.10	89.15
345	2703 - 2968 Glen Drive	77	105.77	10.58	116.35

**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.*

BCS 3495 - GRAND CENTRAL (STRATA CORP)**Approved Strata Fee Schedule**

Feb 01, 2019 to Jan 31, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
346	2704 - 2968 Glen Drive	60	82.42	8.24	90.66
347	2705 - 2968 Glen Drive	79	108.52	10.85	119.37
348	2706 - 2968 Glen Drive	58	79.67	7.97	87.64
349	2707 - 2968 Glen Drive	74	101.65	10.17	111.82
350	2808 - 2968 Glen Drive	64	87.92	8.79	96.71
351	2801 - 2968 Glen Drive	78	107.15	10.71	117.86
352	2802 - 2968 Glen Drive	59	81.05	8.10	89.15
353	2803 - 2968 Glen Drive	77	105.77	10.58	116.35
354	2804 - 2968 Glen Drive	60	82.42	8.24	90.66
355	2805 - 2968 Glen Drive	79	108.52	10.85	119.37
356	2806 - 2968 Glen Drive	58	79.67	7.97	87.64
357	2807 - 2968 Glen Drive	74	101.65	10.17	111.82
358	2908 - 2968 Glen Drive	63	86.54	8.65	95.19
359	2901 - 2968 Glen Drive	78	107.15	10.71	117.86
360	2902 - 2968 Glen Drive	59	81.05	8.10	89.15
361	2903 - 2968 Glen Drive	77	105.77	10.58	116.35
362	2904 - 2968 Glen Drive	60	82.42	8.24	90.66
363	2905 - 2968 Glen Drive	79	108.52	10.85	119.37
364	2906 - 2968 Glen Drive	58	79.67	7.97	87.64
365	2907 - 2968 Glen Drive	74	101.65	10.17	111.82
366	3008 - 2968 Glen Drive	63	86.54	8.65	95.19
367	3001 - 2968 Glen Drive	78	107.15	10.71	117.86
368	3002 - 2968 Glen Drive	59	81.05	8.10	89.15

**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.*

BCS 3495 - GRAND CENTRAL (STRATA CORP)**Approved Strata Fee Schedule**

Feb 01, 2019 to Jan 31, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
369	3003 - 2968 Glen Drive	77	105.77	10.58	116.35
370	3004 - 2968 Glen Drive	60	82.42	8.24	90.66
371	3005 - 2968 Glen Drive	79	108.52	10.85	119.37
372	3006 - 2968 Glen Drive	58	79.67	7.97	87.64
373	3007 - 2968 Glen Drive	74	101.65	10.17	111.82
374	3108 - 2968 Glen Drive	64	87.92	8.79	96.71
375	3101 - 2968 Glen Drive	78	107.15	10.71	117.86
376	3102 - 2968 Glen Drive	59	81.05	8.10	89.15
377	3103 - 2968 Glen Drive	77	105.77	10.58	116.35
378	3104 - 2968 Glen Drive	60	82.42	8.24	90.66
379	3105 - 2968 Glen Drive	79	108.52	10.85	119.37
380	3106 - 2968 Glen Drive	58	79.67	7.97	87.64
381	3107 - 2968 Glen Drive	74	101.65	10.17	111.82
382	3208 - 2968 Glen Drive	64	87.92	8.79	96.71
383	3201 - 2968 Glen Drive	78	107.15	10.71	117.86
384	3202 - 2968 Glen Drive	59	81.05	8.10	89.15
385	3203 - 2968 Glen Drive	77	105.77	10.58	116.35
386	3204 - 2968 Glen Drive	60	82.42	8.24	90.66
387	3205 - 2968 Glen Drive	79	108.52	10.85	119.37
388	3206 - 2968 Glen Drive	58	79.67	7.97	87.64
389	3207 - 2968 Glen Drive	74	101.65	10.17	111.82
390	LPH1 - 2968 Glen Drive	101	138.74	13.87	152.61
391	LPH2 - 2968 Glen Drive	113	155.23	15.52	170.75

**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.*

BCS 3495 - GRAND CENTRAL (STRATA CORP)**Approved Strata Fee Schedule**

Feb 01, 2019 to Jan 31, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
392	LPH3 - 2968 Glen Drive	99	135.99	13.60	149.59
393	LPH4 - 2968 Glen Drive	119	163.46	16.35	179.81
394	UPH1 - 2968 Glen Drive	121	166.21	16.62	182.83
395	UPH2 - 2968 Glen Drive	129	177.20	17.72	194.92
396	UPH3 - 2968 Glen Drive	121	166.21	16.62	182.83
397	UPH4 - 2968 Glen Drive	145	199.18	19.92	219.10
398	501 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
399	502 - 2975 Atlantic Avenue	64	87.92	8.79	96.71
400	503 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
401	504 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
402	505 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
403	506 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
404	507 - 2975 Atlantic Avenue	89	122.25	12.23	134.48
405	601 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
406	602 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
407	603 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
408	604 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
409	605 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
410	606 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
411	607 - 2975 Atlantic Avenue	76	104.40	10.44	114.84
412	608 - 2975 Atlantic Avenue	76	104.40	10.44	114.84
413	609 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
414	701 - 2975 Atlantic Avenue	51	70.05	7.01	77.06

**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.*

BCS 3495 - GRAND CENTRAL (STRATA CORP)**Approved Strata Fee Schedule**

Feb 01, 2019 to Jan 31, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
415	702 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
416	703 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
417	704 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
418	705 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
419	706 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
420	707 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
421	708 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
422	709 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
423	801 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
424	802 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
425	803 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
426	804 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
427	805 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
428	806 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
429	807 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
430	808 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
431	809 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
432	901 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
433	902 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
434	903 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
435	904 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
436	905 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
437	906 - 2975 Atlantic Avenue	55	75.55	7.56	83.11

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BCS 3495 - GRAND CENTRAL (STRATA CORP)**Approved Strata Fee Schedule**

Feb 01, 2019 to Jan 31, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
438	907 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
439	908 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
440	909 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
441	1001 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
442	1002 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
443	1003 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
444	1004 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
445	1005 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
446	1006 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
447	1007 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
448	1008 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
449	1009 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
450	1101 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
451	1102 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
452	1103 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
453	1104 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
454	1105 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
455	1106 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
456	1107 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
457	1108 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
458	1109 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
459	1201 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
460	1202 - 2975 Atlantic Avenue	65	89.29	8.93	98.22

**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.*

BCS 3495 - GRAND CENTRAL (STRATA CORP)**Approved Strata Fee Schedule**

Feb 01, 2019 to Jan 31, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
461	1203 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
462	1204 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
463	1205 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
464	1206 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
465	1207 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
466	1208 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
467	1209 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
468	1501 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
469	1502 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
470	1503 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
471	1504 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
472	1505 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
473	1506 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
474	1507 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
475	1508 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
476	1509 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
477	1601 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
478	1602 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
479	1603 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
480	1604 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
481	1605 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
482	1606 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
483	1607 - 2975 Atlantic Avenue	75	103.03	10.30	113.33

**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.*

BCS 3495 - GRAND CENTRAL (STRATA CORP)**Approved Strata Fee Schedule**

Feb 01, 2019 to Jan 31, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
484	1608 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
485	1609 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
486	1701 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
487	1702 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
488	1703 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
489	1704 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
490	1705 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
491	1706 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
492	1707 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
493	1708 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
494	1709 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
495	1801 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
496	1802 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
497	1803 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
498	1804 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
499	1805 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
500	1806 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
501	1807 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
502	1808 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
503	1809 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
504	1901 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
505	1902 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
506	1903 - 2975 Atlantic Avenue	65	89.29	8.93	98.22

**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.*

BCS 3495 - GRAND CENTRAL (STRATA CORP)**Approved Strata Fee Schedule**

Feb 01, 2019 to Jan 31, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
507	1904 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
508	1905 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
509	1906 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
510	1907 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
511	1908 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
512	1909 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
513	2001 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
514	2002 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
515	2003 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
516	2004 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
517	2005 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
518	2006 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
519	2007 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
520	2008 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
521	2009 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
522	2101 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
523	2102 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
524	2103 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
525	2104 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
526	2105 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
527	2106 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
528	2107 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
529	2108 - 2975 Atlantic Avenue	75	103.03	10.30	113.33

**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.*

BCS 3495 - GRAND CENTRAL (STRATA CORP)**Approved Strata Fee Schedule**

Feb 01, 2019 to Jan 31, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
530	2109 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
531	2201 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
532	2202 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
533	2203 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
534	2204 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
535	2205 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
536	2206 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
537	2207 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
538	2208 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
539	2209 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
540	2301 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
541	2302 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
542	2303 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
543	2304 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
544	2305 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
545	2306 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
546	2307 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
547	2308 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
548	2309 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
549	2501 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
550	2502 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
551	2503 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
552	2504 - 2975 Atlantic Avenue	65	89.29	8.93	98.22

**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.*

BCS 3495 - GRAND CENTRAL (STRATA CORP)**Approved Strata Fee Schedule**

Feb 01, 2019 to Jan 31, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
553	2505 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
554	2506 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
555	2507 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
556	2508 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
557	2509 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
558	2601 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
559	2602 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
560	2603 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
561	2604 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
562	2605 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
563	2606 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
564	2607 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
565	2608 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
566	2609 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
567	2701 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
568	2702 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
569	2703 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
570	2704 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
571	2705 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
572	2706 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
573	2707 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
574	2708 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
575	2709 - 2975 Atlantic Avenue	55	75.55	7.56	83.11

**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.*

BCS 3495 - GRAND CENTRAL (STRATA CORP)**Approved Strata Fee Schedule**

Feb 01, 2019 to Jan 31, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
576	2801 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
577	2802 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
578	2803 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
579	2804 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
580	2805 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
581	2806 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
582	2807 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
583	2808 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
584	2809 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
585	2901 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
586	2902 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
587	2903 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
588	2904 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
589	2905 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
590	2906 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
591	2907 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
592	2908 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
593	2909 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
594	3001 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
595	3002 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
596	3003 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
597	3004 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
598	3005 - 2975 Atlantic Avenue	51	70.05	7.01	77.06

**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.*

BCS 3495 - GRAND CENTRAL (STRATA CORP)**Approved Strata Fee Schedule**

Feb 01, 2019 to Jan 31, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
599	3006 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
600	3007 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
601	3008 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
602	3009 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
603	3101 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
604	3102 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
605	3103 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
606	3104 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
607	3105 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
608	3106 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
609	3107 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
610	3108 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
611	3109 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
612	3201 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
613	3202 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
614	3203 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
615	3204 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
616	3205 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
617	3206 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
618	3207 - 2975 Atlantic Avenue	151	207.42	20.74	228.16
619	3208 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
620	3301 - 2975 Atlantic Avenue	106	145.61	14.56	160.17
621	3302 - 2975 Atlantic Avenue	65	89.29	8.93	98.22

**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.*

BCS 3495 - GRAND CENTRAL (STRATA CORP)**Approved Strata Fee Schedule**

Feb 01, 2019 to Jan 31, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
622	3303 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
623	3304 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
624	3305 - 2975 Atlantic Avenue	106	145.61	14.56	160.17
625	3307 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
626	3308 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
627	3501 - 2975 Atlantic Avenue	106	145.61	14.56	160.17
628	3502 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
629	3503 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
630	3504 - 2975 Atlantic Avenue	65	89.29	8.93	98.22
631	3505 - 2975 Atlantic Avenue	51	70.05	7.01	77.06
632	3506 - 2975 Atlantic Avenue	55	75.55	7.56	83.11
633	3507 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
634	3508 - 2975 Atlantic Avenue	75	103.03	10.30	113.33
635	3601 - 2975 Atlantic Avenue	110	151.10	15.11	166.21
636	3602 - 2975 Atlantic Avenue	112	153.85	15.38	169.23
637	3603 - 2975 Atlantic Avenue	113	155.23	15.52	170.75
638	3604 - 2975 Atlantic Avenue	102	140.11	14.01	154.12
639	3701 - 2975 Atlantic Avenue	131	179.95	17.99	197.94
640	3702 - 2975 Atlantic Avenue	132	181.33	18.13	199.46
641	3703 - 2975 Atlantic Avenue	129	177.20	17.72	194.92
642	3704 - 2975 Atlantic Avenue	124	170.34	17.03	187.37
			46,694	6,414.77	70,556.20

**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.*

BCS 3495 - GRAND CENTRAL (STRATA CORP)
Approved Strata Fee Schedule
Feb 01, 2019 to Jan 31, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$
Total Annual Strata Fees (x 12 months) =					<u><u>846,674.40</u></u>

**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.*

**MINUTES
ANNUAL GENERAL MEETING
THE STRATA CORPORATION OWNERS STRATA PLAN BCS 3495S
GRAND CENTRAL**

***Held on Thursday, March 28, 2019
Within Douglas College, Lecture Theatre
1250 Pinetree Way, Coquitlam, BC***

FirstService Residential BC Ltd. was represented by Strata Manager Marilyn Robidoux and Regional Directors Valerie Lindstrom and Kathy Deckert.

Legal Counsel for the Strata Corporation, Steve Hamilton of Hamilton & Company, to assist at the meeting.

QUORUM STATUS

Subject to the Bylaws, 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 consists of 665.34 eligible voters, 221.78 represents quorum in this instance. At the scheduled commencement of the meeting there were 26.67 eligible voters in attendance and 159.85 represented by proxy for a total of 186.52. Quorum was not achieved. The Strata Corporation Bylaw 5.6 states:

5.6 *Notwithstanding section 48(3) of the Strata Property Act (British Columbia), if within fifteen minutes from the time appointed for an annual or special general meeting a quorum is not present, the meeting shall stand adjourned for a period of thirty minutes, after which the adjourned meeting shall be reconvened at the same place and the persons present in person or by proxy and entitled to vote shall constituted a quorum.*

As per the Bylaws, the meeting was adjourned and called to order at 7:55 p.m. by Marilyn Robidoux, Strata Manager.

The Strata Manager, Marilyn Robidoux was requested to facilitate the meeting upon commencement.

PROOF OF NOTICE

It was noted that the Notice of Meeting, dated March 8, 2019, complied with the Notice requirements of the *Strata Property Act of BC*.

APPROVAL OF AGENDA

It was Moved and Seconded to approve the Agenda as distributed with the Notice of Meeting.

176 IN FAVOUR 0 AGAINST 10.52 ABSTENTIONS **CARRIED**

APPROVAL OF GENERAL MEETING MINUTES

It was Moved and Seconded to approve the Minutes of the Annual General Meeting held May 3, 2018 as previously circulated.

176 IN FAVOUR 0 AGAINST 10.52 ABSTENTIONS **CARRIED**

PRESIDENT'S REPORT

Council Members John Siddon and David Pais each presented a report on the maintenance of the capital expense components of the buildings. A slide presentation was presented to Owners to show the many service rooms and building components that are necessary to run the building's services. Many Owners have no opportunity to see these components as access is restricted to these areas. Deferred maintenance items were discussed and the need to sufficiently fund the operating budget to maintain equipment as well as common areas.

INSURANCE REPORT

Discussion was held on the Insurance Summary included in the Notice of Meeting:

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 \$25,000.

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 CapriCMW and is insured for a replacement value of \$194,000,000 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).

FINANCIALS (AS REQUIRED BY THE STRATA PROPERTY ACT OF BC)

The Financial Statements for the Operating Fund and Contingency Reserve Fund for the fiscal year 2018/2019 are included for Owners' review in the Notice of Meeting package.

PROPOSED BUDGET AND FEE SCHEDULE

It was Moved and Seconded to bring the proposed 2019/2020 Operating Budget to the floor for discussion.

It was Moved and Seconded to amend the proposed 2019/2020 Operating Budget by an increase across the board of 17%. The question was called on the amendment.

50 IN FAVOUR 136.52 AGAINST 0 ABSTENTIONS **DEFEATED**

It was Moved and Seconded to amend the proposed 2019/2020 Operating Budget by increasing the Owners' contribution to the Contingency Reserve Fund by \$60,000. The question was called on the amendment.

76 IN FAVOUR 110.52 AGAINST 0 ABSTAINED. **DEFEATED**

There being no further proposed Amendments, the question was called on the proposed Operating Budget as presented.

50 IN FAVOUR **DEFEATED**

As the number of those voting in favour did not meet the threshold for a 50% approval vote required. The budget was declared defeated.

Legal Council, Steve Hamilton spoke to the Owners about the concerns of not passing a budget. He further advised another general meeting will have to be held to address the budget.

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

NON-RESIDENTIAL STRATA LOTS

It was Moved and Seconded to bring proposed Resolution "A" to the floor for discussion. Proposed Resolution "A" reads as follows:

WHEREAS The Owners, Strata Plan BCS 3495, 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 BCS 3495, wish to amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a 3/4 Vote Resolution of The Owners, Strata Plan BCS 3495, 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 Land Title Office;

by **amending** Bylaw 7.1 (19), to read as follows:

Use of property

7.1 (19) *No one shall smoke a cigarette(s), e-cigarette(s) or any other substance while on the common property (includes but is not limited to the parkade) or limited common property (includes but is not limited to patios and balconies) or in a strata lot.*

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

0 IN FAVOUR 0 OPPOSED 22.52 ABSTENTIONS **DEFEATED**

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

RESIDENTIAL STRATA LOTS

With the failure of approval of Proposed Resolution "A" the vote on by the Non-Residential Section Owners, the vote by the Residential Owner Section was not undertaken as both Sections must approve the proposed Bylaw for it to be passed, as presented.

**CONSIDERATION OF 3/4 VOTE RESOLUTION "B"
BYLAW AMENDMENT – MARIJUANA GROWING**

NON-RESIDENTIAL STRATA LOTS

It was Moved and Seconded to bring proposed Resolution "B" to the floor for discussion. Resolution "B" reads as follows:

WHEREAS The Owners, Strata Plan BCS 3495, 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 BCS 3495, wish to amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a 3/4 Vote Resolution of The Owners, Strata Plan BCS 3495, 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 Land Title Office;

by **adding** a new Bylaw 7.1 (20), to read as follows:

Use of property

7.1 (20) *For the purposes of this bylaw "marijuana" includes any plant grown or cultivated and harvested from the cannabis plant.*

A resident or visitor is prohibited from growing, cultivating, harvesting, selling, distributing or cultivating marijuana in or on the following areas:

- (a) A strata lot;*
- (b) Any common property that is located within a building (including hallways, elevators, parking garages, service rooms, storage lockers, stairs and amenity rooms);*
- (c) Any limited common property;*
- (d) A balcony, patio or deck; and*
- (e) Any exterior common property.*

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

22.5 IN FAVOUR 0 AGAINST 0 ABSTENTIONS **CARRIED**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "B"
BYLAW AMENDMENT – MARIJUANA GROWING**

RESIDENTIAL STRATA LOTS

It was Moved and Seconded to bring proposed Resolution "B" to the floor for discussion. Resolution "B" reads as follows:

WHEREAS The Owners, Strata Plan BCS 3495, 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 BCS 3495, wish to amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a 3/4 Vote Resolution of The Owners, Strata Plan BCS 3495, 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 Land Title Office;

by **adding** a new Bylaw 7.1 (20), to read as follows:

Use of property

7.1 (20) *For the purposes of this bylaw "marijuana" includes any plant grown or cultivated and harvested from the cannabis plant.*

A resident or visitor is prohibited from growing, cultivating, harvesting, selling, distributing or cultivating marijuana in or on the following areas:

- (a) A strata lot;*
- (b) Any common property that is located within a building (including hallways, elevators, parking garages, service rooms, storage lockers, stairs and amenity rooms);*
- (c) Any limited common property;*
- (d) A balcony, patio or deck; and*
- (e) Any exterior common property.*

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

99 IN FAVOUR 66 AGAINST 0 ABSTENTIONS **DEFEATED**

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

NON-RESIDENTIAL STRATA LOTS

It was Moved and Seconded to bring proposed Resolution "C" to the floor for discussion. Resolution "C" reads as follows:

WHEREAS The Owners, Strata Plan BCS 3495, 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 BCS 3495, wish to amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a 3/4 Vote Resolution of The Owners, Strata Plan BCS 3495, 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 Land Title Office;

by **adding** a new Bylaw 19 (1), to read as follows:

PART 19 – USE OF COMMON PROPERTY

- 19 (1) *Except as permitted pursuant to the Canada Elections Act or other similar applicable legislation, no owner, tenant, or occupant will, or will permit any person to enter the common property or limited common property for the purpose of soliciting or door knocking.*

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

22.5 IN FAVOUR 0 AGAINST 0 ABSTENTIONS **CARRIED**

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

RESIDENTIAL STRATA LOTS

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 BCS 3495, 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 BCS 3495, wish to amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a 3/4 Vote Resolution of The Owners, Strata Plan BCS 3495, 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 Land Title Office;

by **adding** a new Bylaw 19 (1), to read as follows:

PART 19 – USE OF COMMON PROPERTY

- 19 (1) *Except as permitted pursuant to the Canada Elections Act or other similar applicable legislation, no owner, tenant, or occupant will, or will permit any person to enter the common property or limited common property for the purpose of soliciting or door knocking.*

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

89 IN FAVOUR 60 AGAINST 0 ABSTENTIONS **DEFEATED**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "D"
BYLAW AMENDMENT – CHANGE OF USE**

NON-RESIDENTIAL STRATA LOTS

It was Moved and Seconded to bring proposed Resolution “D” to the floor for discussion. Resolution “D” reads as follows:

WHEREAS The Owners, Strata Plan BCS 3495, 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 BCS 3495, wish to amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a 3/4 Vote Resolution of The Owners, Strata Plan BCS 3495, 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 Land Title Office;

WHEREAS: The Strata Corporation proposes to install an electric vehicle charger in a common property visitor parking stall, and enter into a contract with a third party administrator who will set up a payment station. The Strata Corporation proposes to amend its bylaws accordingly:

To the extent that the installation of an electric vehicle charging station constitutes a significant change in the use or appearance of common property, such change be approved in accordance with Section 71 of the *Strata Property Act* and

To the extent that entering into a contract with a third party administrator who will set up a payment station constitutes a disposal of common property, such disposal be approved in accordance with Section 80(2) of the *Strata Property Act*.

BE IT RESOLVED by a 3/4 Vote Resolution of The Owners, Strata Plan BCS 3495, 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 Land Title Office;

The existing bylaws of the Strata Corporation be amended by adding the following as Bylaws 7.4 (9) and 7.4 (10):

- (9) *Notwithstanding Bylaw 7.4 (6), an owner, tenant, occupant, or visitor may park a vehicle in a visitor parking stall which has an electric vehicle charger (the "EV Stall") for the purpose of charging an electric vehicle.*
- (10) *No owner, tenant, occupant, or visitor will park in the EV Stall without paying the applicable rate to the 3rd party administrator at the payment station.*

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

0 IN FAVOUR 22.52 AGAINST 0 ABSTENTIONS **DEFEATED**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "D"
BYLAW AMENDMENT – CHANGE OF USE**

RESIDENTIAL STRATA LOTS

With the failure of approval of Proposed Resolution "D" the vote on by the Non-Residential Section Owners, the vote by the Residential Owner Section was not undertaken as both Sections must approve the proposed Bylaw for it to be passed, as presented.

ELECTION OF COUNCIL

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

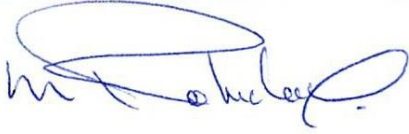
During the counting of the ballots for Strata Council, it was found there were too many ballots cast based on the number of Owners represented in person or by proxy. It was ascertained that some individuals present had used both the ballots for the Strata Council and the Residential Executive for the vote of Strata Council members.

The election of officers for the Strata Council was postponed to the next General Meeting when the proposed 2019/2020 is revisited.

TERMINATION OF MEETING

Those present were advised that Douglas College was shutting down at 10 p.m. and all cleanup had to be done prior to that time. It was therefore Moved to terminate the meeting at 9:20 p.m.

FirstService Residential BC Ltd.



Marilyn Robidoux
Strata Manager
Per the Owners
Strata Plan BCS 3495S

Email: info.bc@fsresidential.com
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.

**MINUTES
SPECIAL GENERAL MEETING
THE OWNERS STRATA PLAN BCS 3495S
GRAND CENTRAL**

***Held on March 18, 2019
Within in the Cage, located in the P1 parking garage (Visitors/Commercial Parking)
2975 Atlantic Boulevard, Coquitlam, BC***

The meeting was called to order at 7:00 pm by Strata Council President	Tim Alivand
First Service Residential BC Ltd. By Strata Manager	Marilyn Robidoux
First Service Residential BC Ltd, Regional Director	Valerie Lindstrom
Attending as legal representation for Commercial Section	Osker Milos
Attending as legal representation for Strata Corporation	Anjelika Erickson

It was agreed by those present at the meeting that the Strata Manager Marilyn Robidoux will facilitate the meeting on behalf of the Strata Council.

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 665.34 eligible voters, 221.78 represents quorum in this instance. At the commencement of the meeting there were 131.67 eligible voters in attendance and 203.85 represented by proxy for a total of 335.52 votes represented. The quorum requirements had been achieved and the meeting proceeded.

PROOF OF NOTICE

It was noted that the Notice of Meeting dated February 26, 2019 complied with the Notice requirements of the *Strata Property Act of BC*.

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 on May 03, 2018, as previous distributed. **CARRIED**

PRESENTATION AND REVIEW OF PROPOSED RESOLUTION "A"

It was agreed by all parties that the Commercial Section's legal representative would speak to Proposed Resolution "A" first and take questions from the floor.

The Strata Corporation's legal representative would follow to speak to Proposed Resolution "A" and then take questions from the floor.

**CONSIDERATION OF PROPOSED 3/4 VOTE RESOLUTION "A"
CHANGE IN USE / APPEARANCE – CAGE IN P1**

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

Resolution "A" reads as follows:

Preamble: This Resolution is being presented to the Ownership in response to a Civil Resolution Tribunal Claim brought to the Tribunal by the Commercial Section against the Strata Corporation.

A copy of the Decision from the Civil Resolution Tribunal **is included** in this package as **Schedule "a"**. The decision will explain how the Cage was originally erected with permission from City of Coquitlam to the Developer Intergulf Development and how the spaces were then leased to Intergulf Financial Corporation 3 days prior to the Phase 1 Strata Plan Use was deposited with the City of Coquitlam.

Schedule "b", is the Order by the Civil Resolution Tribunal to the Strata Corporation, to hold this meeting to legally approve the Cage that was erected in 2012.

Schedule "c", is a document by Anjelika Erickson, Associate with Whitelaw-Twining, legal representative for the Stata Corporation. On a conversation held with Darleen Cheveldeaw of the City of Coquitlam concerning the eligibility of the Strata Corporation to relocate the Cage.

Also, it should be noted: that the eighteen (18) Owners parking in the Cage, purchased units from Intergulf Development believing they were receiving a secure parking space in common property assigned to their unit and have been parking in these spaces for six plus years.

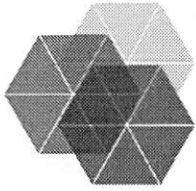
BE IT RESOLVED by a 3/4 Vote Resolution of The Owners, Strata Plan BCS 3495 – Strata Corporation, in person or by proxy at this General Meeting, authorizing the current parking Cage to remain as it is, in the current location.

After some discussion, the vote was called. Legal Representatives from the Strata Corporation and the Commercial Section supervised and signed off on the votes counted. The results were as follows:

288 IN FAVOUR 59.51 AGAINST 0 ABSTENTION **CARRIED**

Schedule “a”

Civil Resolution Tribunal
Decision



Civil Resolution Tribunal

Date Issued: February 1, 2019

File: ST-2017-004203 and ST-2018-000635

Type: Strata

Civil Resolution Tribunal

Indexed as: *Section 1 of The Owners, Strata Plan BCS 3495 et al v. The Owners, Strata Plan BCS 3495, 2019 BCCRT 133*

B E T W E E N :

Section 1 of The Owners, Strata Plan BCS 3495, Nesha Enterprises Ltd. and Coquitlam Holding Ltd.

APPLICANTS

A N D :

The Owners, Strata Plan BCS 3495

RESPONDENT

REASONS FOR DECISION

Tribunal Member:

Kate Campbell

INTRODUCTION

1. This decision addresses 2 disputes that I considered together. Both disputes relate generally to parking in the strata complex.

2. The respondent in both disputes is the strata corporation, The Owners, Strata Plan BCS 3495 (strata). The applicants in both disputes are Section 1 of The Owners, Strata Plan BCS 3495 (Commercial Section), Nesha Enterprises Ltd. (Nesha) and Coquitlam Holding Ltd. (Coquitlam Holding). Nesha owns 1 strata lot in the commercial section of the strata corporation, and Coquitlam Holding owns 3 strata lots in the commercial section.
3. The applicants say bylaw amendments relating to visitor parking voted on at the strata's annual general meeting (AGM) held April 2017 are unenforceable, because the voting process was unfair, and was not conducted in accordance with the requirements of the *Strata Property Act* (SPA).
4. The strata says notice of the April 2017 AGM was given to all owners in accordance with the SPA, and the AGM minutes show the bylaw changes were accepted unanimously by all residential and commercial owners present at the AGM. The strata says the bylaw changes should therefore stand.
5. The applicants also say that in September 2012, the developer took back 18 visitor parking stalls from the common property parking area, sold them to individual owners, and installed metal fencing around them to limit access. The applicants say neither the strata nor the developer had authority to take these actions, which have resulted in business losses due to lack of parking access. The applicants say these actions were significantly unfair to them, and required a $\frac{3}{4}$ vote resolution as it was a significant change to common property. The applicants seek an order that the strata remove the cage and parking stalls, or alternately an order that they be relocated.
6. The strata denies that its actions were significantly unfair, and says the strata council is made up of lay people without legal training. The strata says any remedies the applicants may be entitled to in relation to the parking cage lie against the developer rather than the strata. The strata also says the developer obtained the proper municipal permits for the cage, and that the cage does not impede access to visitor parking. It says all owners in the strata corporation voted in 2016

and 2017 not to relocate the cage, and the tribunal should not interfere with those democratic decisions by owners.

7. The applicants are represented by a lawyer, Oscar Miklos. The strata is represented by a strata council member.
8. For the reasons set out below, I find that the April 2017 bylaw amendments are unenforceable, as they were not approved in accordance with section 128(1)(c) of the SPA. The bylaws that were in effect immediately prior to April 18, 2017 are the applicable bylaws.
9. I also find that the strata must call a general meeting to allow strata lot owners to consider a $\frac{3}{4}$ vote resolution on whether to keep the parking cage in its current configuration.

JURISDICTION AND PROCEDURE

10. These are the formal written reasons of the Civil Resolution Tribunal (tribunal). The tribunal has jurisdiction over strata property claims brought under section 121 of the *Civil Resolution Tribunal Act* (Act). The tribunal's mandate is to provide dispute resolution services accessibly, quickly, economically, informally, and flexibly. In resolving disputes, the tribunal must apply principles of law and fairness, and recognize any relationships between parties to a dispute that will likely continue after the dispute resolution process has ended.
11. The tribunal has discretion to decide the format of the hearing, including by writing, telephone, videoconferencing, email, or a combination of these. I decided to hear these disputes through written submissions because I find that there are no significant issues of credibility or other reasons that might require an oral hearing.
12. The tribunal may accept as evidence information that it considers relevant, necessary and appropriate, whether or not the information would be admissible in a court of law. The tribunal may also ask questions of the parties and witnesses and inform itself in any other way it considers appropriate.

13. Under section 123 of the Act and the tribunal rules, in resolving these disputes the tribunal may make order a party to do or stop doing something, order a party to pay money, order any other terms or conditions the tribunal considers appropriate.
14. Tribunal documents incorrectly show the name of the commercial section as "Strata Corporation Commercial Section of Strata Plan BCS 3495. Based on section 193(4) of the SPA and strata bylaw 1.1, the correct legal name of the commercial section is Section 1 of the Owners, Strata Plan BCS 3495. Given the parties operated on the basis that the correct name of the strata was used in their documents and submissions, I have exercised my discretion under section 61 to direct the use of the section's correct legal name in these proceedings. Accordingly, I have amended the style of cause above.

ISSUES

15. The issues in these disputes are:
 - a. Were the April 2017 bylaw amendments approved in accordance with section 128 of the SPA?
 - b. Must the strata remove or relocate the parking cage?

EVIDENCE, FINDINGS AND ANALYSIS

Were the April 2017 bylaw amendments approved in accordance with section 128 of the SPA?

16. I have read all of the evidence provided but refer only to evidence I find relevant to provide context for my decision.
17. The strata is a phased strata corporation made up of 3 separate phases. The strata plan for phase 1 was filed in July 2009. The strata plans for phases 2 and 3 were filed in July 2012 and September 2014 respectively.

18. On May 24, 2017, the strata filed amendments to bylaws 7.4(8) and 7.4(9) at the Land Title Office. These amendments were voted on by owners at the strata's April 18, 2017 AGM.

19. Bylaws 7.4(8) and 7.4(9) were not part of the strata's original bylaws. They were created and filed with the LTO in 2011. Until April 2017, these bylaws stated as follows:

(8) First Level Visitor Parking: Visitor's Parking shall be limited to a maximum of three (3) hours on the first level, from 6:00 a.m. to 12:00 (midnight). There will be no parking on the first level between the hours of 12:00 am. and 6:00 a.m. Violators will be towed at their own expense without further warning. Visitor's Parking Passes are not required for parking on this level.

(9) Second Level Visitor Parking: Nine (9) spots will be reserved for the Commercial section from 6:00 a.m. until midnight on the second level Visitor's Parking. The remaining spots are strictly for use by Visitors with a Visitor's Parking pass displayed.

20. The April 2017 amendments deleted bylaw 7.4(9), and changed bylaw 7.4(8) to allow for overnight visitor's parking on the first level with a parking pass. The applicants are particularly concerned about the deletion of bylaw 7.4(9), as that change removes all second level visitor parking, including 9 stalls reserved for the commercial section during the day.

21. The applicants say the voting on these amendments at the April 2017 AGM was flawed in 3 ways. First, the vote was held hastily, without proper explanation to the owners about the substance of the amendment. Second, as only 1 vote was held, the bylaw amendments were not approved through $\frac{3}{4}$ vote resolutions passed by both residential and non-residential owners, contrary to section 128(1)(c) of the SPA. Third, the preamble to the bylaw amendment resolution said the vote was only for residential section owners, even though the amendments affected both the residential and commercial sections of the strata.

22. I find that any haste in voting or lack of explanation about the bylaw amendments at the April 2017 AGM does not affect the validity of the amendments. The wording of the amendments was provided to owners in writing in advance of the meeting, and there is no SPA provision requiring further explanation.
23. I agree that the preamble to the amendment resolution, in the versions set out in the AGM notice, the AGM minutes, and the documents filed with the LTO, states, "BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan BCS 3495 – Residential Section". I accept the strata's explanation that this was a drafting error, and there is no dispute that the April 2017 AGM was a meeting of all owners, not just the residential section.
24. I agree with the applicants that this reference to "residential section" in the resolution's preamble is improper, as the bylaw amendments clearly affect both the residential and commercial sections. Section 197(2) of the SPA states that the bylaws may only be amended by 1 section of a strata corporation if the bylaw amendment is in respect of a matter that relates solely to the section. The amendments to bylaw 7.4(8) affected both sections, and bylaw 7.4(9) specifically removed parking stalls previously reserved for the commercial section during the day. Therefore, I find the bylaw amendments were in respect of matters relating to both sections of the strata. While the heading of part 7 of the strata's bylaws states, "Bylaws Applicable to Residential Strata Lots", I find this is not determinative, as bylaw 7.4(9) specifically relates to parking allocated to commercial owners. This anomaly appears to be the result of changes to the part 7 bylaws enacted in the years between 2009 and 2017.
25. The parties agree that despite the incorrect preamble, both residential and commercial section owners voted on the amendment resolution at the April 2017 AGM. The applicants dispute the fact that the AGM minutes record the results of the vote as unanimous. However, I find it is not necessary to determine whether the vote was unanimous, as I find that the vote was invalid because it was not conducted in accordance with section 128(1)(c) of the SPA.

26. Under sections 126 and 128(1)(c) of the SPA, the only way to pass bylaw amendments applicable to the whole strata corporation, in a strata corporation with both residential and non-residential strata lots, is to hold separate votes for residential and non-residential owners. Section 128(1)(c) states as follows:

(c) in the case of a strata plan composed of both residential and nonresidential strata lots, by both a resolution passed by a 3/4 vote of the residential strata lots and a resolution passed by a 3/4 vote of the nonresidential strata lots, or as otherwise provided in the bylaws for the nonresidential strata lots.

27. The strata admits that only 1 vote was held, and not 2 separate votes as required in section 128(1)(c). They say the amendments should stand anyway because there was “minimum compliance” with the SPA as a whole, and the majority of residential and non-residential owners present voted in favour of the changes. I disagree. There was not minimum compliance with the SPA, since section 128(1)(c) was not followed.

28. In *C.2K Holdings Ltd. v. The Owners, Strata Plan K 577*, 2018 BCCRT 236A, a tribunal member allowed a bylaw amendment to stand even though there had been only 1 vote of residential and non-residential owners, contrary to section 128(1)(c) of the SPA. I note that *C2.K* is not a binding precedent. Also, I find it can be partially distinguished on its facts, as the strata in *C2.K* did not have separate residential and commercial sections.

29. In *Omnicare Pharmacy Ltd. v. The Owners, Strata Plan LMS 2854*, 2017 BCSC 256, the BC Supreme Court considered a situation where a strata had voted to amend its bylaws, but the vote was not passed by a ¾ vote of non-residential owners, as required in section 128(1)(c) of the SPA. The court held that the amended bylaws were therefore invalid. Similarly, in *Commercial Section of the Owners, Strata Plan LMS 1991 v. The Owners, Strata Plan LMS 1991*, 2018 BCCRT 333, the strata had separate commercial and residential sections, and the tribunal member found that a bylaw amendment passed with only 1 vote was invalid as it did not meet the requirements of section 128(1)(c). The tribunal member cited

the BC Court of Appeal's decision in *Norenger Development (Canada) Inc. v. The Owners, Strata Plan NW3271*, 2016 BCCA 118 at para. 3, which she said made it clear that the democratic right to vote lies "at the very core of a strata corporation's constitutional structure." The tribunal member said in paragraph 38, "I find a commercial section owner has the democratic right to vote separately from the residential owners and to have its voice heard". She concluded that bylaw amendments passed without a separate vote of commercial owners were invalid.

30. I am persuaded by the reasoning in *Commercial Section of the Owners, Strata Plan LMS 1991*, and rely on it. I therefore find that the amendments to bylaws 7.4(8) and 7.4(9) filed with the LTO on May 24, 2017 are unenforceable. I find that the versions of bylaws 7.4(8) and 7.4(9) that were in effect immediately prior to April 18, 2017 continue to apply.
31. It remains open to the strata to amend these bylaws, pursuant to Part 7 of the SPA. The applicants asked for an order that the strata comply with the SPA's voting procedures in future. I decline to make that order, as the SPA is already binding on the parties and an order would not change that.

Must the strata remove or relocate the parking cage?

Background

32. The strata corporation is comprised of several buildings, built in 3 phases. The strata plan shows that phase 1 included a concrete parking structure, adjacent to the main tower building. All of the commercial strata lots are located in phases 1 and 2.
33. Photos provided by the parties show that on the ground floor of the parking structure, there is a large area that is closed in by metal fencing, accessible by an overhead electric gate or by a pedestrian door. The parties agree that the fenced area, which they refer to as the "parking cage", contains 18 parking stalls. The parties also agree that the parking stalls inside the cage are currently used by residential strata lot owners.

34. The applicants seek an order that the strata remove the cage and parking stalls, or alternately that the strata relocate the cage and stalls.
35. The applicants say that in September 2012, shortly after phase 2 was completed, the strata council wrongly allowed the developer (Intergulf Development) to take back 18 parking stalls that were part of the common property parkade. The applicants say Intergulf Development then sold these parking stalls to purchasers of strata lots in the third phase building, and installed the metal cage around them. The applicants says the strata and Intergulf Development had no legal authority for these actions, and that the strata's ongoing refusal to rectify the situation is a significant unfairness.
36. The applicants say the cage is in the middle of the parkade, and is the first thing visible to anyone entering the parkade through 1 of the 2 main entrances. The applicants submit the cage causes traffic flow problems, and prejudices them because they rely on readily available and clearly visible customer parking to successfully operate their businesses.
37. The applicants also say the strata failed to obtain the necessary $\frac{3}{4}$ vote resolution in favour of installing the cage, which was a significant change in the use and appearance of common property, contrary to section 71 of the SPA.

Legal Status of Parking Stalls

38. The applicants bear the burden of proving their claims. I find the applicants have not proven their assertion that Intergulf Development "took back" 18 common property parking stalls from the strata corporation and sold them to purchasers of new strata lots. In particular, there is no record of such parking stall sales in evidence before me, and no evidence that the stalls are owned by individual strata lot owners.
39. The strata plan shows that that the entire parking cage, on which the fencing is located, is included within a large common property parking area. None of this area was ever designated as limited common property.

40. The strata says Intergulf Development leased the parking stalls, including the 18 disputed stalls, to a subsidiary corporation in July 2009, and the subsidiary then executed partial assignments of that lease to individual strata lot owners.
41. The written lease document (lease), which was provided in evidence, confirms that on July 10, 2009, Intergulf Development Corp. leased parking stalls and storage areas to Intergulf Financial Corp. This lease was executed 3 days before the phase 1 strata plan was deposited at the LTO. The lease includes the following terms (emphasis added):
- a. The lease lasts until the strata corporation is dissolved, or for 999 years, whichever is earlier.
 - b. Intergulf Development agreed to lease Intergulf Financial “all of the parking stalls” and the associated drive aisles in the parking facility, as shown outlined in heavy black line on the parking/storage area plan (attached to the lease as schedule A).
 - c. Title to the strata corporation’s common property would be encumbered by the lease.
 - d. Intergulf Financial could grant partial assignments of the lease, such as for individual parking stalls, to others, including strata lot owners.
42. The applicants say that this lease does not include the parking stalls that are now inside the cage. I disagree. First, the evidence provided does not establish that the parking cage is outside the area marked with heavy black line. Second, and more significantly, the text of the lease specifically says that all parking stalls in the parking facility were part of the July 2009 lease. For that reason, I find that Intergulf Financial had a leasehold interest in all of the parking stalls at issue, and was contractually entitled to assign individual parking stalls to others.
43. For these reasons, I reject the applicants’ submission that Intergulf Development wrongfully sold the parking stalls. There is no evidence before me about how the disputed parking stalls were assigned to specific strata lot owners, so I make no

findings about that, other than to note that the lease generally allowed Intergulf Financial to make such assignments.

44. The applicants say that Intergulf Development installed the parking cage fencing in September 2012. The strata did not refute that assertion.

Significant Unfairness

45. The applicants submit that the strata's actions in allowing Intergulf Development to "take back" 18 parking stalls and install a cage around them without legal authority constituted a significant unfairness against them.
46. Section 164 of the SPA and section 123(2) of the *Civil Resolution Tribunal Act* allow the court or the tribunal to make an order necessary to prevent or remedy a significantly unfair action. However, since I have found that the parking stalls were not sold, and that Intergulf Finance had authority to assign them under the terms of the lease, I find the applicants have not established their claim of significant unfairness.

Significant Change

47. Under section 71 of the SPA, a strata corporation must not make a significant change in the use or appearance of common property unless the change is approved by a $\frac{3}{4}$ vote resolution at an AGM or special general meeting (SGM), or there are reasonable grounds to believe that immediate change is necessary to ensure safety or prevent significant loss or damage.
48. The strata did not raise the "immediate change" argument, and I find it does not apply. However, I find that installing the parking cage fencing constituted a significant change to the use and appearance of common property, which required a $\frac{3}{4}$ vote resolution.
49. Criteria for determining what is a significant change in use or appearance as contemplated in section 71 of the SPA were set out in *Foley v. The Owners, Strata Plan VR 387*, 2014 BCSC 1333 at paragraph 19:

- a. A change would be more significant based on its visibility or non-visibility to residents and its visibility are non-visibility towards the general public;
- b. Whether the change to common property affects the use or enjoyment of the unit or number of units or an existing benefit of all unit or units;
- c. Is there a direct interference or disruption as a result of the change to use?
- d. Does the change impact on the marketability or value of the unit?
- e. The number of units in the building may be significant along with the general use, such as whether it is commercial, residential or mixed-use;
- f. Consideration should be given as to how the strata corporation has governed itself in the past and what it is followed. For example, has it permitted similar changes in the past? Has it operated on a consensus basis or has it followed the rules regarding meetings, minutes and notices as provided in the SPA.

50. In *Foley*, some strata lot owners commenced litigation after another owner installed a deck and railing on a common property roof area adjoining his strata lot. The court found this action was a significant change requiring a $\frac{3}{4}$ vote resolution, even though the strata corporation did not install the deck or railing, and did not grant permission in advance. The strata's subsequent decision to permit the deck and railing to remain in place brought the action within section 71 of the SPA. I find that reasoning applicable to the facts in this dispute, as the strata did not install the parking cage, but allowed it to remain.

51. In the dispute before me, the photos provided in evidence show that the parking cage is clearly visible to anyone entering the parking facility, including the applicants' customers. The fencing impedes access, and changes an open area into a locked area accessible only with a key or fob. The applicants assert that the fencing changes traffic flow, which the strata did not particularly dispute, other than to say the municipality approved the cage.

52. For these reasons, and based on the factors set out in *Foley*, I find that installing the parking cage fencing constituted a significant change to the use and appearance of common property.
53. In making this finding, I note that the cage was installed in September 2012, after the phase 2 strata plan was deposited at the LTO on July 6, 2012. Section 228 of the SPA provides that once a new phase of a strata plan is deposited at the LTO, the strata corporation then includes both the original phase and the new phase. Thus, the strata corporation, with its elected strata council, was in place when the parking cage was installed. Paragraph 3.1 of the lease says that after the deposit of the phase 1 strata plan, the strata corporation will assume full responsibility for the control, management, and administration of the parking facility. For these reasons, I find the strata corporation had authority over Intergulf Development's decision to install the parking cage fencing in September 2012. This means that the parking cage installation fell within section 71 of the SPA, and required a $\frac{3}{4}$ vote resolution. No such resolution was ever put forward.
54. As argued by the strata, there are numerous court decisions setting out the importance of maintaining democratic governance of strata corporations. For example, the court in *Foley* quoted paragraph 12 of *Lum v. Strata Plan VR519 (Owners of)*, 2001 BCSC 493 at para. 12:
- the democratic government of the strata community should not be overridden by the Court except where absolutely necessary.
55. In *Foley*, the court said it was important that strata lot owners attempt to resolve their differences by following the procedures set out in their bylaws and the SPA. Therefore, instead of ordering the disputed deck and railings to be removed, the court ordered the strata to call an SGM and have owners vote on a $\frac{3}{4}$ vote resolution on whether the change was acceptable. The tribunal has similarly found that the appropriate remedy for a violation of section 71 is not to order the change reversed, but instead to order that a $\frac{3}{4}$ vote resolution be put to strata lot owners, as

should have occurred at the time of the change: see for example *Kazakoff v. The Owners, Strata Plan KAS 880*, 2018 BCCRT 12.

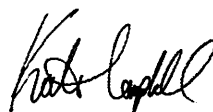
56. I agree with the reasoning in *Foley* and *Kazakoff*, and adopt it. I find the strata must hold a general meeting and allow the strata owners to consider a 3/4 vote resolution on whether to keep the parking cage, in its current location and form. All of the regular SPA requirements for such meetings and voting, including notice, will apply.
57. If, at a properly held meeting, the parking cage, in its current form, is approved by a 3/4 majority vote, then the matter is ended and the cage can remain as it is currently. If the parking cage is not approved, then the strata must remove the metal fencing and doors.
58. Nothing in this decision prevents the strata from putting forward further 3/4 vote resolutions on whether to alter or move the parking cage, as occurred at general meetings in 2016 and 2017.

DECISION AND ORDERS

59. The strata corporation must comply with the provisions in section 189.4 of the SPA, and therefore may not charge dispute-related expenses against the applicants.
60. The amendments to bylaws 7.4(8) and 7.4(9) filed with the LTO on May 24, 2017 are unenforceable. The versions of bylaws 7.4(8) and 7.4(9) that were in effect immediately prior to April 18, 2017 continue to apply.
61. Within 45 days of this decision, the strata must call a general meeting to consider approval of the current parking cage by 3/4 vote resolution under section 71 of the SPA. If the 3/4 vote resolution passes the matter will end. If the 3/4 vote resolution fails, I order the strata to remove the metal cage fencing and doors within 60 days of the date of the general meeting. The cost of this removal will be at the expense of the strata, including the applicants.
62. Under section 49 of the Act, and the tribunal rules, the tribunal will generally order an unsuccessful party to reimburse a successful party for tribunal fees. As the

applicants were partially successful in these disputes, I order the strata to reimburse the applicants half of their tribunal fees, which equals \$175.

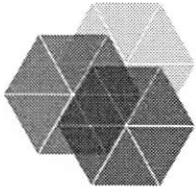
63. Under section 57 of the Act, a party can enforce this final tribunal decision by filing, in the Supreme Court of British Columbia, a validated copy of the order which is attached to this decision. The order can only be filed if, among other things, the time for an appeal under section 56.5(3) of the Act has expired and leave to appeal has not been sought or consented to. Once filed, a tribunal order has the same force and effect as an order of the Supreme Court of British Columbia.
64. Orders for financial compensation or the return of personal property can also be enforced through the Provincial Court of British Columbia. However, the principal amount or the value of the personal property must be within the Provincial Court of British Columbia's monetary limit for claims under the *Small Claims Act* (currently \$35,000). Under section 58 of the Act, the Applicant can enforce this final decision by filing in the Provincial Court of British Columbia a validated copy of the order which is attached to this decision. The order can only be filed if, among other things, the time for an appeal under section 56.5(3) of the Act has expired and leave to appeal has not been sought or consented to. Once filed, a tribunal order has the same force and effect as an order of the Provincial Court of British Columbia.



Kate Campbell, Tribunal Member

Schedule “b”

Civil Resolution Tribunal
Order



Civil Resolution Tribunal

Date Issued: February 1, 2019

File: DO ST-2017-004203 and DO ST-2018-000635

Type: Strata

Civil Resolution Tribunal

Indexed as: *Section 1 of The Owners, Strata Plan BCS 3495 et al v. The Owners, Strata Plan BCS 3495, 2019 BCCRT 133*

BETWEEN:

Section 1 of The Owners, Strata Plan BCS 3495, Nesha Enterprises Ltd. and Coquitlam Holding Ltd.

APPLICANTS

AND:

The Owners, Strata Plan BCS 3495

RESPONDENT

ORDER

Tribunal Member:

Kate Campbell

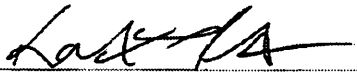
Date of Order:

February 1, 2019

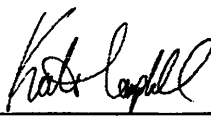
The following order was made by Civil Resolution Tribunal member Kate Campbell on February 1, 2019;

1. The strata corporation must comply with the provisions in section 189.4 of the SPA, and therefore may not charge dispute-related expenses against the applicants.
2. The amendments to bylaws 7.4(8) and 7.4(9) filed with the LTO on May 24, 2017 are unenforceable. The versions of bylaws 7.4(8) and 7.4(9) that were in effect immediately prior to April 18, 2017 continue to apply.
3. Within 45 days of this decision, the strata must call a general meeting to consider approval of the current parking cage by $\frac{3}{4}$ vote resolution under section 71 of the SPA. If the $\frac{3}{4}$ vote resolution passes the matter will end. If the $\frac{3}{4}$ vote resolution fails, I order the strata to remove the metal cage fencing and doors within 60 days of the date of the general meeting. The cost of this removal will be at the expense of the strata, including the applicants.
4. Under section 49 of the Act, and the tribunal rules, the tribunal will generally order an unsuccessful party to reimburse a successful party for tribunal fees. As the applicants were partially successful in these disputes, I order the strata to reimburse the applicants half of their tribunal fees, which equals \$175.

Pursuant to CRT Rule 150, this document is validated by the undersigned:



Kathryn Stanley
Member Support & Decision Processing Clerk
Civil Resolution Tribunal



Kate Campbell, Tribunal Member

Under the *Civil Resolution Tribunal Act*, section 57, a CRT order made in a strata property dispute may be enforced by filing it in the BC Supreme Court. If the order is for financial compensation or the return of personal property and the principal amount payable or the value of the personal property is less than the Provincial Court's monetary limit for small claims (\$35,000), the order can be filed in the Provincial Court for enforcement.

When you file a CRT order with a court, the order has the same force and effect as if it were a judgment of that court.

For more information about enforcing CRT orders, please go the CRT website:
<https://civilresolutionbc.ca/how-the-crt-works/how-the-process-ends/>

Schedule “c”

Account of Conversation

With

City of Coquitlam

MEMORANDUM

To File
From Angelika M. Erickson
Date February 14, 2019
File No. 24470

Re AME conversation with Darlene Cheveldeaw on February 14, 2019

- She did have a conversation with John about this but she didn't say they would be in violation of any City by-law's.
- What she said is the by-laws have a section on parking (parkin requirements are available online in the zoning bylaws). When this development was first built, there was a by-law in place prohibiting residential parking being mixed in with commercial parking. The City did not want commercial users driving through residential parking to get to commercial parking. There were also security concerns in having residential parking mixed in amongst commercial parking which is open and accessible to the public. At the time, the solution the City and developer came up with was to put a cage around those 18 spots to meet the by-law requirements at the time.
- There is no longer a by-law that requires keeping commercial/residential parking separate.
- The Strata *can* just take the cage down, but Darlene said the owners of those 18 spots might have an issue with security (i.e., their cars being broken into). This could be ameliorated somewhat by controlling access through the gates, but then you run into problems of access to commercial parking for commercial users of those spots (e.g., if you close the gate too early, commercial owners may not like that for their customers).
- If the decision is to re-locate the cage, then other by-laws kick in depending on where the cage will be re-located. Some by-laws that could be triggered are the following:
 - Fencing is treated like a wall and requires an additional foot around it for maneuverability, and that's where it could be a problem since the rest of the parking lot has been already been laid out.
 - There are also by-laws which mandate the number of spots (commercial, residential, "small car" etc.) and the building as a whole needs to comply with these by-laws. Moving the cage might require a redesign of the spots that could include making some more spots "smaller car" spots or eliminating a spot or two to fit the cage. Problem is, if you do that, you still have to meet the City's parking requirements and the Strata may have to apply for a variance to meet those (depending on what is actually proposed) (e.g., the building is maxed out at 30% for "small car" parking, if the Strata wants to create more "small car" stalls to fit the cage in, it will need to apply for a variance).

W—T

- There is also a covenant on the building with respect to sharing commercial & residential spots, so if you relocate the spots, they have to still meet the covenant, if you reduce spots, you have to apply for another variance. You want to replace equal numbers (but if you move the cage, you may have to get rid of a spot or two just to fit the cage in at another location).
 - Finally, erecting and tearing down a structure could also possibly require a permit. Darlene said to speak to the City's building department about this once a decision is made about what to do and check with them if any permits will be required. She did not know.
-
- As an added practical consideration, people buy spots at a certain location that. If those spots are moved, LCP and CP spots will have to be moved around. CP spots may not be as big of a problem, but owners of LCP spots could have a problem with it. There could be financial consequences (e.g., Now the spot is not secure and an owner's car is broken into/damaged, owner can sue the Strata. An owner of an LCP spot bought that spot with their unit, if they are given a less desirable spot, they would have to be compensated for the reduction in value.).
 - From the City's perspective, they will not give us anything in writing at this time because nothing has happened yet. They don't want to do the work for us and figure out the by-laws for us.
 - They want the vote to happen, and then for the Strata to make a decision about what they will do with the cage, then they can approach the City to see if any building permits are required and to ensure that whatever proposed work is being done, meets the by-laws.
 - Darlene said to let her know what the plan is after the vote, and she will put it on record

**3/4 VOTE RESOLUTION “C” - PETS
NON-RESIDENTIAL STRATA LOTS**

It was agreed by those in attendance to present the 3/4 Vote Resolution “C” for voting to the Non-Residential units first. Both the Non-Residential Section and Residential Section Owners need to approve the Bylaw amendment for it to pass.

It was moved and seconded to bring Proposed Resolution “C” to the floor for discussion.

Resolution “C” reads as follows:

Preamble: The Strata Corporation has been asked by Owners to amend the pet bylaw to exclude pets from any where at Grand Central BCS 3495.

Current Pet Bylaw:

- 2.9 (1) An owner or occupant of a residential strata lot that keeps a dog, cat or other non-caged animal in his or her strata lot, either permanently or temporarily, will register that pet with the strata council by providing to the strata council a written notice, signed by the owner setting out the name, breed and colour of the pet, the strata lot number of the strata lot in which the pet is kept, the name and telephone number of the owner of the pet and the licence number of the pet (when the pet is required to be licensed), and will only keep a pet in his or her strata lot in compliance with these bylaws.
- (2) An owner, tenant, occupant, employee or visitor must ensure that all animals are leashed or otherwise secured when on the common property or on land that is a common asset.
- (3) No owner or occupant of a strata lot will permit his or her pet to urinate or defecate on the common property or on any limited common property, and if any pet does urinate or defecate on the common property or on any limited common property, the owner or occupant will immediately and completely remove all of his or her pet’s waste from the common property or limited common property, as the case may be, and dispose of it in a waste container or by some other sanitary means and if, in the reasonable opinion of the strata corporation, any special cleaning is required as a result of the pet urinating or defecating, the owner or occupant will pay all costs of such special cleaning.
- (4) An owner of a strata lot whose guest, employee or invitee brings an animal or pet onto the common property or any limited common property will be responsible to ensure that the guest or invitee complies with all requirements of these bylaws as they relate to pets and will perform all of the duties and obligations with respect to that animal as set out in these bylaws as if the animal were one kept by the owner or occupant in his or her strata lot.
- (5) The strata corporation may require removal by an owner or occupier of any residential strata lot of any pet or other animal kept by the owner or occupier in a strata lot if such pet or animal, in the opinion of the strata council constitutes a nuisance to any owner or occupier of a strata lot, or causes danger or damage to any owner or occupier of a strata lot or to any property of the strata corporation or any owner or occupier of a strata lot.

REPLACED WITH:

- 2.9 (1) An Owner, Resident or Visitor must not let or cause or permit any animals, pests, or vermin to come, or emit from, or go to, or be attracted to, or reside in, any and all of a strata lot, or the storage locker, or the parking space assigned to that strata unit, common property, or limited common property. A resident or visitor must not feed birds, rodents, or other wild animals from any strata lot, limited common property, common property or land that is a common asset. No bird feeders of any kind are permitted to be kept on balconies, strata lots, common property or land that is a common asset.
- (2) Failure to comply with bylaw 2.9 (1) is a contravention of bylaw 2.9 (1) and subject to a fine of \$200.00 every 7 days.
- (3) No pets are allowed subject to bylaw 2.9 (1).

BE IT RESOLVED by a 3/4 Vote Resolution of The Owners, Strata Plan BCS 3495 – Strata Corporation, in person or by proxy at this General Meeting authorize rescinding pet bylaw 2.9 (1) to (5) and **replacing** it with the **new pet bylaw 2.9 (1) to (3)**.

The results were as follows:

0 IN FAVOUR, 58.51 AGAINST 1 ABSTENTION **DEFEATED**

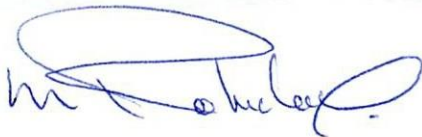
**3/4 VOTE RESOLUTION “B” – PETS
RESIDENTIAL STRATA LOTS**

With the failure of Proposed 3/4 Vote Resolution “C” – Pets by the Non-Residential Section, Proposed 3/4 Vote Resolution “B” is not voted upon.

TERMINATION OF MEETING

There being no further business, it was moved to terminate the meeting at 10:20 p.m.

FirstService Residential BC Ltd.



Marilyn Robidoux
Strata Manager
Per the Owners
Strata Plan BCS 3495S

Email: info.bc@fsresidential.com
Customer Care Centre: 1.855.273.1967 (24 hours non-emergency)

www.fsresidential.com