

**MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN BCS 1559,  
THE TAYLOR, HELD ON TUESDAY, JANUARY 12<sup>th</sup>, 2010 AT 6:15 P.M., AT THE  
HARMONY HOUSE CAFETERIA, VANCOUVER, B.C.**

**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

**ਗੁਰੀ ਜਾਣਕਾਰੀ** ਵਿਰਧਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੰਕਾ ਕਰਵਾਓ

<b>Council in Attendance:</b>	Jordan Parente Jennifer Thomas Hamid Asna Neil Xue	President Vice-President / Secretary
<b>Property Manager:</b>	Sue Matthews	The Wynford Group
<b>Resident Manager:</b>	Robert Ganz	
<b>Regrets:</b>	Scott Miller Brian Kiener	Treasurer Privacy Officer

1. **CALL TO ORDER**

The meeting was called to order at 6:30 p.m.

2. **MINUTES OF THE PREVIOUS MEETING**

It was **MOVED / SECONDED** (Miller / Parente) to approve the Minutes of the Council meeting held December 8<sup>th</sup>, 2009 as presented. **CARRIED**

Approval of the Minutes of the Council meeting held on November 12<sup>th</sup>, 2009 was tabled until the next Council meeting.

3. **RESIDENT MANAGER'S REPORT**

The Resident Manager provided a written report for the period following the last Council meeting, the highlights of which are:

December 10<sup>th</sup>: Ballasts replaced in the parkade.

December 14<sup>th</sup>: Fire pump test completed.

December 15<sup>th</sup>: Weeding of planters by Milner conducted.

December 16<sup>th</sup>: Trotter & Morton – replaced the re-circulating pump on the 21<sup>st</sup> floor under program. Richmond Elevator is monitoring the cables in the elevator shaft.

December 19<sup>th</sup>: The Restoration Shop conducted emergency work on the 27<sup>th</sup> and 28<sup>th</sup> floors, due to re-circulating pump leak on rooftop.

December 21<sup>st</sup>: Trotter & Morton replaced the leaking re-circulating pump. Remdal painted the lobby and the new mat was installed.

December 28<sup>th</sup>: Trotter & Morton adjusted the hot water.

December 29<sup>th</sup>: Action Lock called in to repair locks on front door, and the gate by the Abacus, etc.

January 3<sup>rd</sup>: Intruder discovered and scared off in the parkade.

January 5<sup>th</sup>: Trotter & Morton – conducted regular maintenance and adjusted the hot water again.

January 6<sup>th</sup>: Action Lock and Centre Electric on site for repairs. Pinnacle had Sealtec on site to do some envelope warranty repairs.

January 7<sup>th</sup>: Bartec on site for fire panel and heat trace investigation / repairs.

January 12<sup>th</sup>: Pinnacle on site for further repairs.

#### 4. FINANCIAL REPORT

##### A. Operating Statements

It was **MOVED / SECONDED** (Miller / Kiener) to approve the financial statements for November 2009, as prepared by The Wynford Group. **CARRIED**

##### B. Receivables Report

Council discussed the most recent receivables report. The Property Manager will make collections, as required.

##### C. Banking Options

Discussion on this topic was tabled until the next meeting.

#### 5. COMMITTEE REPORTS

##### A. Landscaping

After a brief discussion, it was **MOVED / SECONDED** (Thomas / Parente) to permanently table discussion on this topic. **CARRIED**

##### B. Security

Council discussed Olympic security and it was noted that the road closures in the area will not affect Taylor Street, which is open to Pender.

Council wishes to inform residents that anyone using the visitor parking area must display a parking pass or the vehicle will definitely be towed. Zero tolerance will be in force.

##### C. Common Area Improvements

Council noted the painting of the lobby was completed satisfactorily and just in time for Christmas. Style Pro will be installing the metal corner protectors as soon as it can be scheduled.

##### D. Staff Advisory

Council wishes to introduce the new Assistant Caretaker, Raymon Maliwat, to The Taylor and they look forward to working together for the benefit of the building.

#### 6. BUSINESS ARISING

##### A. Common Area Deficiencies Update

The Property Manager noted that both appointments made with B.C. Building Science had been postponed. A new appointment will be made as soon as it can be arranged, so that Council can review the report prepared by B.C. Building Science in response to the report issued by RDH.

**The five year anniversary for envelope warranty will expire in November 2010. Any envelope issues must be reported as soon as possible to the Council for reporting to the warranty provider. A form will be sent out in this regard and can be returned to the Strata mailbox, or the Property Manager, prior to the due date expressed on the form.**

**B. Fob Audit**

Robert Ganz provided Council with copies of the fob audit forms that he will use if approved by Council.

It was **MOVED / SECONDED** (Thomas / Parente) to approve the forms, as prepared by Robert, for the purpose of conducting the fob audit. **CARRIED**

The audit will be performed beginning the week of January 12<sup>th</sup>.

**C. Bylaw Review**

Council discussed several Bylaw revisions, additions and deletions that they would like the Owners to consider at the AGM. Bylaws for insurance, interest on late fines, pets, fobs, canvassing and move-in fees were considered, and it was **MOVED / SECONDED** (Thomas / Parente) to include the proposed revisions in the AGM Notice so Owners can vote on them. **CARRIED**

**7. NEW BUSINESS**

**A. Proposed Budget Review**

Council reviewed the proposed budget prepared by the Property Manager.

After considerable discussion, it was **MOVED / SECONDED** (Thomas / Asna) to approve the budget for distribution with the AGM Notice and approval by the Owners. **CARRIED**

It will allow for approximately a 5.5% increase in fees, due primarily to the increase expected in strata insurance premiums and the HST.

**B. In-suite Repairs**

Discussion was tabled until further notice.

**8. PROPERTY MANAGER'S REPORT**

**A. Site Inspection Report**

The Property Manager provided Council with the site inspection reports for the period.

**B. Correspondence**

Council considered 10 items of correspondence. Council directed the Property Manager on responses to noise complaints, renovation requests, etc.

**C. In Progress**

1. Brian Kiener to contact Harmony House re: garden shed.
2. Accurate glass quotes – being clarified – Action Glass to quote.
3. Fence section replacement in Western's shop. Installation is pending.
4. Transom window to be installed in gym by Accurate Glass.
5. Artwork to be installed in lobby.
6. Third quote / opinion on TH repairs.
7. Corner beads to be installed.

**D. Deferred**

1. Centre Electric quote for bringing power to front of lobby.
2. Tile repairs in parkade elevator lobbies.
3. Gate for Harmony House vs. installation of a hose bib.

**E. Completed Items**

1. Milners to weed on 16<sup>th</sup>, 20<sup>th</sup> & 24<sup>th</sup> floors.
2. B.C. Tree to contact Brian Kiener.
3. Paint colour choice made by Council. Remdal to schedule.
4. Annual fire safety inspection report received. Second inspection scheduled.
5. Leak repairs on order – 26<sup>th</sup> floor – Restoration Shop.
6. Leak repairs on order – 4<sup>th</sup>, 3<sup>rd</sup>, 2<sup>nd</sup> floors.
7. Entrance mat on order.
8. Dryer vent / booster fan repairs underway.
9. FirstOnSite to provide invoice for deductible repairs.
10. Trotter & Morton repairs completed.
11. Lobby plants pruned.
12. Gas leak – TH rooftop.

9. **MEETING ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:00 pm.

The next meeting is the Annual General Meeting tentatively scheduled for **Tuesday, February 9<sup>th</sup>, 2010**. Formal notice to follow with location and particulars.

**Starting in January 2010, the Strata Council plans to make Council Meeting Minutes available to Owners through The Taylor website only. Owners should contact The Wynford Group to be placed on a list for delivery of paper copies of the Minutes. If you wish to continue receiving Council Meeting Minutes in paper form, you must notify The Wynford Group in writing. Photocopying charges will apply for copies of previous Council Meeting Minutes.**

**NOTE: PLEASE MAKE YOUR CHEQUES PAYABLE TO “STRATA PLAN BCS 1559” AND ENSURE THAT YOUR UNIT NUMBER IS CLEARLY MARKED ON THE FACE OF EACH OF YOUR CHEQUES.**

Do you have a question regarding the payment of your account?  
If so, please call 604-261-0285 and ask for Accounts Receivable.

**ATTENTION**

**Please keep these Minutes on file as a permanent legal record of your Strata Corporation’s business. Replacement of either Minutes or Bylaws will be at the Owner’s expense and not at the expense of the Strata Corporation.**

**THE WYNFORD GROUP OFFICE HOURS ARE MONDAY TO FRIDAY, 9:00 A.M. TO 5:00 P.M. FOR AFTER HOUR EMERGENCIES ONLY, PLEASE CALL 604-261-0285, THEN PRESS “1” TO BE CONNECTED TO THE ANSWERING SERVICE.**

APPROVED \_\_\_\_\_  
BY \_\_\_\_\_  
COUNCIL: \_\_\_\_\_

DATE: \_\_\_\_\_

(S:\AA-SUE\BCS 1559\MINUTES\2010\MIN-01-12.1559.doc)

- These Minutes have been edited by Council. -

- This Bylaw would not hinder Elections Canada or interfere with any government legislation. It is intended to curtail unsolicited advertising.

There being only a brief discussion, the question was called and the motion was **CARRIED (59 in favour, 1 opposed, 0 abstentions)**.

**3/4 VOTE RESOLUTION #5 – ADDITION OF BYLAW #7 (10)**

It was **MOVED / SECONDED (#1707 / #2007)** to approve 3/4 Vote Resolution #5, as follows:

**WHEREAS** the Owners, Strata Plan BCS 1559, The Taylor, wish to amend the Miscellaneous Matters Bylaws;

**BE IT THEREFORE RESOLVED** as a 3/4 Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to approve the addition of Bylaw #7 (10), to read as follows:

**7. Move In / Move Out**

- (10) *An additional move fee in the amount of \$1,000 will be charged to the Owner's account for any unbooked moves. An unbooked move will not be permitted unless it complies with all other Rules and it is a convenient time (i.e. no other moves, security available).*

Council noted that the amount of the fine was unusual. It is meant to instill a sense of responsibility for those who are making these arrangements and to deter repeat offenders.

After some discussion, the question was called and the Motion was **CARRIED (all in favour)**.

**3/4 VOTE RESOLUTION #6 – ADDITION OF BYLAW #16 (3) to (6)**

It was **MOVED / SECONDED (#1609 / #1905)** to approve 3/4 Vote Resolution #6, as follows:

**WHEREAS** the Owners, Strata Plan BCS 1559, The Taylor, wish to approve a new Bylaw regarding insurance;

**BE IT THEREFORE RESOLVED** as a 3/4 Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to approve the addition of Bylaws #16 (3) through to (6), to read as follows:

**16. Uninsured Losses and Insurance Deductibles**

- (3) *In addition to the obligations and liabilities imposed, 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:*

- (1) *dishwasher;*
- (2) *refrigerator with ice / water dispensing capabilities;*
- (3) *garburator;*
- (4) *hot water tank;*
- (5) *washing machine;*
- (6) *radiant heating system, including boiler;*
- (7) *toilet, sinks, bathtubs and, where located wholly within the strata lot and accessible to the owner, plumbing pipes, fixtures and hoses;*

- (8) *fireplaces;*
- (9) *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 or by prior owner(s) of the strata lot;*
- (C) *any of the following areas of limited common property that an owner is required to maintain and repair;*
  - (1) *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;*
- (4) *An owner shall indemnify and save harmless the strata corporation from the expense of any maintenance, repair or replacement rendered necessary to the common property, limited common property, common assets or to any strata lot arising from bylaw 16 (3) above, but only to the extent that such expense is not reimbursed from the proceeds received by operation of any insurance policy held by the strata corporation. In such circumstances, any insurance deductible paid or payable by the strata corporation shall be considered an expense not covered by the proceeds received by the strata corporation as insurance coverage and will be charged to the owner.*
- (5) *For the purposes of bylaws 16 (3) and 16 (4), any insurance deductibles or uninsured repair costs charged to an owner shall be added to and become part of the assessment of that owner for the month next following the date on which the expense was incurred and shall become due and payable on the date of payment of monthly assessment.*
- (6) *The adoption of bylaws 16 (3) through 16 (5) does not in any way limit the strata corporation's ability to rely upon section 158 (2) of the Act.*

Discussion ensued. Owners were informed that these Bylaws would make it clear what the Owner's responsibilities are, and they were reminded to ensure they have adequate liability coverage in their individual insurance policies to protect them from a potential claim and resultant repairs, as the Strata policy does not come into effect in damages below the deductible.

It was **MOVED / SECONDED** (#1609 / #1905) to amend the wording of 3 (E) to replace the word "children" with that of "persons". **CARRIED (all in favour)**.

After brief additional discussion, it was **MOVED / SECONDED** (#1609 / #1905) to approve 3/4 Vote Resolution #6, as amended. **CARRIED (all in favour)**.

#### **3/4 VOTE RESOLUTION #7 – AMENDMENT OF BYLAW #7 (2)**

It was **MOVED / SECONDED** (TH 252 / #1609) to approve 3/4 Vote Resolution #7, as follows:

**WHEREAS** the Owners, Strata Plan BCS 1559, The Taylor, wish to amend the Move-in / Move-out Bylaws;

**BE IT THEREFORE RESOLVED** as a 3/4 Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to approve the amendment of Bylaw #7 (2), to now read as follows:

**7. Move-in / Move-out**

- (2) *An owner or tenant must notify the strata corporation in advance of the date and time that the owner or tenant will be moving into or out of the strata lot. There is a move-in or move-out deposit of \$200. A move-in fee of \$250 must be paid at the time of booking the move, regardless of it being into a finished or unfinished strata lot, townhouse or tower residence or change of roommate in any strata lots.*

There was considerable discussion on this item.

It was subsequently **MOVED / SECONDED** (TH 252 / #1609) to amend the wording to read:

*An owner or tenant must notify the strata corporation in advance of the date and time that the owner or tenant will be moving into or out of the strata lot. There is a move-in or move-out deposit of \$200. A move-in fee of \$250 must be paid at the time of booking a move where the tower elevator is required, regardless of it being into a furnished or unfurnished strata lot, townhouse or tower residence or change of roommate in any strata lots.*

The question was called and the Motion **CARRIED (51 in favour, 7 opposed, 0 abstentions)**.

With no further questions, the question was called on 3/4 Vote Resolution #7 and the Motion was **CARRIED (57 in favour, 7 opposed, 0 abstentions)**.

**3/4 VOTE RESOLUTION #8 – AMENDMENT OF BYLAW #3 (10)**

It was **MOVED / SECONDED** (#1610 / #1603) to approve 3/4 Vote Resolution #8, as follows:

**WHEREAS** the Owners, Strata Plan BCS 1559, The Taylor, wish to amend the Use of Property Bylaws;

**BE IT THEREFORE RESOLVED** as a 3/4 Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to approve the amendment of Bylaw #3 (10), to now read as follows:

**3. Use of Property**

- (10) *Strata lot occupants are entitled key fobs as follows:*
- (a) *three per bachelor suite*
  - (b) *three per one bedroom suite*
  - (c) *four for all other suites and townhomes*

An Owner suggested that at a future date this Bylaw be amended again to allow for more keys for the larger units, or as buyer profiles, change and the need arises. Council agreed that the Bylaw could be reviewed at a future time, should there be enough interest in doing so.

With no further discussion, the question was called and the Motion was **CARRIED (58 in favor, 1 opposed, 0 abstentions)**.

**3/4 VOTE RESOLUTION #9 – AMENDMENT OF BYLAW #3 (8) (c)**

It was **MOVED / SECONDED** (#2007 / #1609) to approve 3/4 Vote Resolution #9, as follows:



**WHEREAS** the Owners, Strata Plan BCS 1559, The Taylor, wish to amend the Use of Property Bylaws;

**BE IT THEREFORE RESOLVED** as a 3/4 Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to approve the amendment of Bylaw #3 (10), to now read as follows:

3. *Use of Property*

(8) *The strata corporation may:*

(c) *The number of pets that is allowed to occupy any one suite is limited as follows: one large dog or two small dogs (under 25 lbs. each) per suite or two cats or one dog and one cat.*

With little discussion, the question was called and the Motion was **CARRIED (all in favour)**.

13. **ELECTION OF COUNCIL**

The following Owners were nominated or volunteered to stand for election of the 2010 Strata Council:

Brian Kiener	TH 252
Jennifer Thomas	#1905
Hamid Asna	#2702
Scott Miller	#1609
Neil Xue	#1201
Patrick LaFontaine	#604
Joanne Chen	#902

There being no further nominations, the above Owners were declared elected by acclamation.

14. **NEW BUSINESS**

There was no new business.

15. **MEETING TERMINATION**

There being no further business, the meeting was terminated at 10:10 p.m.

Immediately following the Annual General Meeting, a short Council meeting was held to elect officers and set a date for the next Council meeting.

Election of officers was held, resulting as follows:

President:	Scott Miller
Vice-President:	Brian Keiner
Treasurer:	LaFontaine
Secretary	Jennifer Thomas

The next Council meeting is scheduled for Wednesday, March 3<sup>rd</sup>, 2009.

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**ATTENTION**

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**IMPORTANT – PLEASE READ**  
**HOME RENOVATION TAX CREDIT (HRTC)**

Please DO NOT CALL The Wynford Group for information on your possible qualifying expenses. Work up to the end of January is still in progress and the necessary information will not be available until much later. Each Owner will receive a notice detailing their eligible common area expenses based on Unit Entitlement once all the eligible expenses have been verified and compiled. ADVANCE INFORMATION WILL NOT BE AVAILABLE. Owners that want to submit their 2009 income tax return before this information is received may do so and apply for a re-assessment of a previous tax year later based on Canada Revenue guidelines. Common area expenses as reported to Owners can be used in combination with any personal qualifying HRTC expenses for your Strata Lots. For program details, visit Revenue Canada's website: [www.cra-arc.gc.ca](http://www.cra-arc.gc.ca).

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APPROVED \_\_\_\_\_  
BY  
COUNCIL: \_\_\_\_\_

DATE: \_\_\_\_\_

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These Minutes have been reviewed and approved for distribution by Council.



February 23, 2010

To All Owners  
Strata Plan BCS 1559, The Taylor

Dear Owner(s):

At the Annual General Meeting held on Tuesday, February 9<sup>th</sup>, 2010, the Owners voted to approve the 2010 / 2011 Operating Budget, which reflects an increase in Strata Fees effective February 1<sup>st</sup>, 2010. A list of the new Strata Fees is attached.

**Those Owners who pay by Pre-authorized Payment (PAP) need take no further action. We will adjust the debit to your bank account and take the one-time adjustment payment on April 1<sup>st</sup>, 2010, to cover the increase for February and March 2010. If you do not use the PAP plan, we urge you to take advantage of this payment method and we enclose the PAP application form and information.**

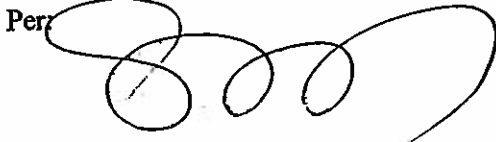
**If you pay your Strata Fees by cheque, you will need to send in payment for the retroactive increase to cover for February and March 2010. Also, please remember to provide a series of post-dated cheques for 2010 / 2011 (made payable to "Strata Plan BCS 1559"); ensure that your unit number is clearly marked on the front of each of your cheques and that the amounts are correct.**

The Owners also approved several Majority Vote and 3/4 Vote Resolutions, resulting in amendments to the Strata Corporation's Rules and Bylaws. Further information on this and other items of business conducted at the Annual General Meeting are reported in the Minutes, which will be sent to all Owners once approved by Council.

As it is imperative that we be able to contact you quickly in the event of an emergency, please complete the enclosed "Notification in Case of Emergency" form and return it to this office at your earliest convenience.

Yours truly,

THE WYNFORD GROUP  
Managing Agents for  
BCS 1559, The Taylor  
Per:



Sue Matthews  
Property Manager

Enclosures

cc: Accounting



**STRATA PLAN BCS 1559 - THE TAYLOR  
2010 / 2011 MONTHLY STRATA FEES and CRF CONTRIBUTIONS**

Annual Operating Contributions	\$683,763.00	Total Aggregate	<u>15,270</u>
Annual CRF Contributions	69,310.00		
Total Annual Strata Fees	<u>\$753,073.00</u>		

Strata Lot	Unit Number	Unit Entitlement	Common Area %	Townhouse		Podium		Tower		Total Strata Fees	Total Aggregate	One-time Adjustmen for February & March 20	
				Monthly Operating Contributions (SL 1 - 19)	Monthly CRF (SL 1 - 19)	Monthly Operating Contributions (SL 20 - 52)	Monthly CRF (SL 20 - 52)	Monthly Operating Contributions (SL 53 - 251)	Monthly CRF (SL 53 - 251)				Shared Monthly Contributions
1	TH 558	64	0.004191225	\$54.58	\$5.46					\$163.27	\$16,85	\$240.16	\$33.98
2	TH 51	64	0.004191225	54.58	5.46					163.27	16.85	240.16	33.98
3	TH 49	64	0.004191225	54.58	5.46					163.27	16.85	240.16	33.98
4	TH 47	64	0.004191225	54.58	5.46					163.27	16.85	240.16	33.98
5	TH 39	64	0.004191225	54.58	5.46					163.27	16.85	240.16	33.98
6	TH 37	64	0.004191225	54.58	5.46					163.27	16.85	240.16	33.98
7	TH 251	64	0.004191225	54.58	5.46					163.27	16.85	240.16	33.98
8	TH 253	64	0.004191225	54.58	5.46					163.27	16.85	240.16	33.98
9	TH 256	64	0.004191225	54.58	5.46					163.27	16.85	240.16	33.98
10	TH 15	68	0.004453176	57.99	5.80					173.47	17.90	255.17	36.14
11	TH 16	73	0.004780616	62.25	6.23					186.23	19.22	273.93	38.78
12	TH 17	73	0.004780616	62.25	6.23					186.23	19.22	273.93	38.78
13	TH 18	73	0.004780616	62.25	6.23					186.23	19.22	273.93	38.78
14	TH 19	73	0.004780616	62.25	6.23					186.23	19.22	273.93	38.78
15	TH 20	73	0.004780616	62.25	6.23					186.23	19.22	273.93	38.78
16	TH 21	73	0.004780616	62.25	6.23					186.23	19.22	273.93	38.78
17	TH 252	73	0.004780616	62.25	6.23					186.23	19.22	273.93	38.78
18	TH 255	73	0.004780616	62.25	6.23					186.23	19.22	273.93	38.78
19	TH 257	73	0.004780616	62.25	6.23					186.23	19.22	273.93	38.78
20	201	47	0.003077931			\$33.26				119.90	12.37	168.86	22.08
21	202	54	0.003536346			38.22				137.76	14.22	194.01	25.38
22	203	43	0.002815979			30.43				109.70	11.32	154.49	20.22
23	204	55	0.003601834			38.93				140.31	14.48	197.61	25.86
24	205	51	0.003339882			36.10				130.10	13.43	183.24	23.98
25	206	44	0.002881467			31.14				112.25	11.58	158.09	20.70
26	207	44	0.002881467			31.14				112.25	11.58	158.09	20.70
27	208	45	0.002946955			31.85				114.80	11.85	161.68	21.14
28	209	45	0.002946955			31.85				114.80	11.85	161.68	21.14
29	301	45	0.002946955			31.85				114.80	11.85	161.68	21.14
30	302	44	0.002881467			31.14				112.25	11.58	158.09	20.70
31	303	44	0.002881467			31.14				112.25	11.58	158.09	20.70
32	304	44	0.002881467			31.14				112.25	11.58	158.09	20.70
33	305	46	0.003012443			32.56				117.35	12.11	165.27	21.62
34	306	45	0.002946955			31.85				114.80	11.85	161.68	21.14
35	307	45	0.002946955			31.85				114.80	11.85	161.68	21.14
36	308	46	0.003012443			32.56				117.35	12.11	165.27	21.62
37	309	44	0.002881467			31.14				112.25	11.58	158.09	20.70
38	310	44	0.002881467			31.14				112.25	11.58	158.09	20.70

**STRATA PLAN BCS 1559 - THE TAYLOR**  
**2010 / 2011 MONTHLY STRATA FEES and CRF CONTRIBUTIONS**

Strata Lot	Unit Number	Unit Entitlement	Common Area %	Townhouse		Podium		Tower		Total Strata Fees Total Aggregate	2010 / 2011 Total Monthly Strata Fees	One-time Adjustment for February & March 2011
				Monthly Operating Contributions (SL 1 - 19)	Monthly CRF Contributions (SL 1 - 19)	Monthly Operating Contributions (SL 20 - 52)	Monthly CRF Contributions (SL 20 - 52)	Monthly Operating Contributions (SL 53 - 251)	Monthly CRF Contributions (SL 53 - 251)			
Annual Operating Contributions				\$683,763.00	Total Aggregate		15,270					
Annual CRF Contributions				69,310.00								
Total Annual Strata Fees				\$753,073.00								
39	311	45	0.002946955			31.85	3.18			114.80	161.68	21.14
40	312	45	0.002946955			31.85	3.18			114.80	161.68	21.14
41	401	45	0.002946955			31.85	3.18			114.80	161.68	21.14
42	402	45	0.002946955			31.14	3.11			112.25	158.09	20.70
43	403	44	0.002881467			31.14	3.11			112.25	158.09	20.70
44	404	44	0.002881467			32.56	3.25			117.35	165.27	21.62
45	405	46	0.003012443			31.85	3.18			114.80	161.68	21.14
46	406	45	0.002946955			31.85	3.18			117.35	165.27	21.62
47	407	45	0.002946955			32.56	3.25			112.25	158.09	20.70
48	408	46	0.002881467			31.14	3.11			112.25	158.09	20.70
49	409	44	0.002881467			31.14	3.11			114.80	161.68	21.14
50	410	44	0.002881467			31.85	3.18			114.80	161.68	21.14
51	411	45	0.002946955			31.85	3.18			114.80	161.68	21.14
52	412	45	0.002946955			31.85	3.18			114.80	161.68	21.14
53	501	53	0.003470858							135.21	223.10	22.02
54	502	73	0.004780616							186.23	307.28	30.28
55	503	50	0.003274394							127.55	210.47	20.74
56	504	74	0.004846103							188.78	311.49	30.70
57	505	46	0.003012443							117.35	193.63	19.08
58	506	53	0.003470858							135.21	223.10	22.02
59	507	82	0.005370007							209.19	345.17	34.04
60	508	48	0.003143418							122.45	202.05	19.92
61	509	54	0.003536346							137.76	227.31	22.42
62	510	54	0.003536346							137.76	227.31	22.42
63	511	54	0.003536346							137.76	227.31	22.42
64	601	53	0.003470858							135.21	223.10	22.02
65	602	74	0.004846103							188.78	311.49	30.70
66	603	50	0.003274394							127.55	210.47	20.74
67	604	74	0.004846103							188.78	311.49	30.70
68	605	53	0.003470858							135.21	223.10	22.02
69	606	53	0.003470858							135.21	223.10	22.02
70	607	82	0.005370007							209.19	345.17	34.04
71	608	48	0.003143418							122.45	202.05	19.92
72	609	54	0.003536346							137.76	227.31	22.42
73	610	54	0.003536346							137.76	227.31	22.42
74	611	54	0.003536346							137.76	227.31	22.42
75	701	53	0.003470858							135.21	223.10	22.02
76	702	74	0.004846103							188.78	311.49	30.70

**STRATA PLAN BCS 1559 - THE TAYLOR**  
**2010 / 2011 MONTHLY STRATA FEES and CRF CONTRIBUTIONS**

Strata Lot	Unit Number	Unit Entitlement	Common Area %	Townhouse		Podium		Townhouse		Podium		Tower		CRF	Total Strata Fees Total Aggregate	2010 / 2011 Total Monthly Strata Fees	Shared Monthly CRF Contributions	One-time Adjustmen for Febur & March 20
				Monthly Operating Contributions (SL 1 - 19)	Monthly CRF Contributions (SL 1 - 19)	Monthly Operating Contributions (SL 20 - 52)	Monthly CRF Contributions (SL 20 - 52)	Monthly Operating Contributions (SL 53 - 251)	Monthly CRF Contributions (SL 53 - 251)	Monthly Operating Contributions (SL 53 - 251)	Monthly CRF Contributions (SL 53 - 251)							
Annual Operating Contributions				\$683,763.00	Total Aggregate		15,270	Operating		\$13,314.00	CRF		\$1,301	Total Strata Fees Total Aggregate		1,301		
Annual CRF Contributions				69,310.00				Podium		12,765.00	Tower		1,503					
Total Annual Strata Fees				<u>\$753,073.00</u>				Tower		189,711.00	Shared		12,466					
								Total		467,458.00	Total		n/a					
										\$683,248.00			\$69,825.00			\$753,073.00		
77	703	50	0.003274394					63.41	6.34	63.41	6.34	127.55	13.16	127.55	13.16	210.47	20.74	
78	704	74	0.004846103					93.85	9.38	93.85	9.38	188.78	19.48	188.78	19.48	311.49	30.70	
79	705	53	0.003470858					67.21	6.72	67.21	6.72	135.21	13.95	135.21	13.95	223.10	22.02	
80	706	53	0.003470858					67.21	6.72	67.21	6.72	135.21	13.95	135.21	13.95	223.10	22.02	
81	707	82	0.005370007					103.99	10.40	103.99	10.40	209.19	21.59	209.19	21.59	345.17	34.04	
82	708	48	0.003143418					60.87	6.09	60.87	6.09	122.45	12.64	122.45	12.64	202.05	19.92	
83	709	54	0.003536346					68.48	6.85	68.48	6.85	137.76	14.22	137.76	14.22	227.31	22.42	
84	710	54	0.003536346					68.48	6.85	68.48	6.85	137.76	14.22	137.76	14.22	227.31	22.42	
85	711	54	0.003536346					68.48	6.85	68.48	6.85	137.76	14.22	137.76	14.22	227.31	22.42	
86	801	53	0.003470858					93.85	9.38	93.85	9.38	188.78	19.48	188.78	19.48	311.49	30.70	
87	802	74	0.004846103					63.41	6.34	63.41	6.34	127.55	13.16	127.55	13.16	210.47	20.74	
88	803	50	0.003274394					92.58	9.26	92.58	9.26	186.23	19.22	186.23	19.22	307.28	30.28	
89	804	73	0.004780616					67.21	6.72	67.21	6.72	135.21	13.95	135.21	13.95	223.10	22.02	
90	805	53	0.003470858					67.21	6.72	67.21	6.72	135.21	13.95	135.21	13.95	223.10	22.02	
91	806	53	0.003470858					103.99	10.40	103.99	10.40	209.19	21.59	209.19	21.59	345.17	34.04	
92	807	82	0.005370007					60.87	6.09	60.87	6.09	122.45	12.64	122.45	12.64	202.05	19.92	
93	808	48	0.003143418					68.48	6.85	68.48	6.85	137.76	14.22	137.76	14.22	227.31	22.42	
94	809	54	0.003536346					68.48	6.85	68.48	6.85	137.76	14.22	137.76	14.22	227.31	22.42	
95	810	54	0.003536346					68.48	6.85	68.48	6.85	137.76	14.22	137.76	14.22	227.31	22.42	
96	811	54	0.003536346					68.48	6.85	68.48	6.85	137.76	14.22	137.76	14.22	227.31	22.42	
97	901	53	0.003470858					67.21	6.72	67.21	6.72	135.21	13.95	135.21	13.95	223.10	22.02	
98	902	73	0.004780616					92.58	9.26	92.58	9.26	186.23	19.22	186.23	19.22	307.28	30.28	
99	903	50	0.003274394					63.41	6.34	63.41	6.34	127.55	13.16	127.55	13.16	210.47	20.74	
100	904	73	0.004780616					92.58	9.26	92.58	9.26	186.23	19.22	186.23	19.22	307.28	30.28	
101	905	53	0.003470858					67.21	6.72	67.21	6.72	135.21	13.95	135.21	13.95	223.10	22.02	
102	906	53	0.003470858					67.21	6.72	67.21	6.72	135.21	13.95	135.21	13.95	223.10	22.02	
103	907	82	0.005370007					103.99	10.40	103.99	10.40	209.19	21.59	209.19	21.59	345.17	34.04	
104	908	48	0.003143418					60.87	6.09	60.87	6.09	122.45	12.64	122.45	12.64	202.05	19.92	
105	909	54	0.003536346					68.48	6.85	68.48	6.85	137.76	14.22	137.76	14.22	227.31	22.42	
106	910	54	0.003536346					68.48	6.85	68.48	6.85	137.76	14.22	137.76	14.22	227.31	22.42	
107	911	54	0.003536346					68.48	6.85	68.48	6.85	137.76	14.22	137.76	14.22	227.31	22.42	
108	1001	53	0.003470858					67.21	6.72	67.21	6.72	135.21	13.95	135.21	13.95	223.10	22.02	
109	1002	74	0.004846103					93.85	9.38	93.85	9.38	188.78	19.48	188.78	19.48	311.49	30.70	
110	1003	50	0.003274394					63.41	6.34	63.41	6.34	127.55	13.16	127.55	13.16	210.47	20.74	
111	1004	73	0.004780616					92.58	9.26	92.58	9.26	186.23	19.22	186.23	19.22	307.28	30.28	
112	1005	53	0.003470858					67.21	6.72	67.21	6.72	135.21	13.95	135.21	13.95	223.10	22.02	
113	1006	54	0.003536346					68.48	6.85	68.48	6.85	137.76	14.22	137.76	14.22	227.31	22.42	
114	1007	82	-0.005370007					103.99	10.40	103.99	10.40	209.19	21.59	209.19	21.59	345.17	34.04	

**STRATA PLAN BCS 1559 - THE TAYLOR**  
**2010 / 2011 MONTHLY STRATA FEES and CRF CONTRIBUTIONS**

Strata Lot	Unit Number	Unit Entitlement	Common Area %	Townhouse		Podium		Podium CRF		Tower		Total Strata Fees Total Aggregate	2010 / 2011 Total Monthly Strata Fees	One-time Adjustmen for Februar & March 20
				Monthly Operating Contributions (SL 1 - 19)	Monthly CRF (SL 1 - 19)	Monthly Operating Contributions (SL 20 - 52)	Monthly CRF (SL 20 - 52)	Monthly Operating Contributions (SL 53 - 251)	Monthly CRF (SL 53 - 251)	Shared Monthly Operating Contributions	Shared Monthly CRF			
Annual Operating Contributions				\$683,763.00	Total Aggregate	15,270	CRF		Total Strata Fees Total Aggregate					
Annual CRF Contributions				69,310.00			Townhouse Podium Tower Shared Total		\$1,332.00	\$14,646.00	1,301			
Total Annual Strata Fees				<u>\$753,073.00</u>					1,276.00	14,041.00	1,503			
									18,971.00	208,682.00	12,466			
									467,458.00	515,704.00	n/a			
									<u>\$683,248.00</u>	<u>\$69,825.00</u>	<u>\$753,073.00</u>			
Strata Lot	Unit Number	Unit Entitlement	Common Area %	Townhouse Monthly Operating Contributions (SL 1 - 19)	Townhouse Monthly CRF (SL 1 - 19)	Podium Monthly Operating Contributions (SL 20 - 52)	Podium Monthly CRF (SL 20 - 52)	Podium CRF Contributions (SL 53 - 251)	Tower Monthly Operating Contributions (SL 53 - 251)	Tower Monthly CRF (SL 53 - 251)	Shared Monthly Operating Contributions	Shared Monthly CRF	2010 / 2011 Total Monthly Strata Fees	One-time Adjustmen for Februar & March 20
115	1008	48	0.003143418					60.87	6.09	6.85	122.45	12.64	202.05	19.92
116	1009	54	0.003536346					68.48	6.85	6.85	137.76	14.22	227.31	22.42
117	1010	54	0.003536346					68.48	6.85	6.85	137.76	14.22	227.31	22.42
118	1011	54	0.003536346					67.21	6.72	6.72	135.21	13.95	223.10	22.02
119	1101	53	0.003470858					93.85	9.38	9.38	188.78	19.48	311.49	30.70
120	1102	74	0.004846103					63.41	6.34	6.34	127.55	13.16	210.47	20.74
121	1103	50	0.003274394					92.58	9.26	9.26	186.23	19.22	307.28	30.28
122	1104	73	0.004780616					67.21	6.72	6.72	135.21	13.95	223.10	22.02
123	1105	53	0.003470858					68.48	6.85	6.85	137.76	14.22	227.31	22.42
124	1106	54	0.003536346					103.99	10.40	10.40	209.19	21.59	345.17	34.04
125	1107	82	0.005370007					60.87	6.09	6.09	122.45	12.64	202.05	19.92
126	1108	48	0.003143418					68.48	6.85	6.85	137.76	14.22	227.31	22.42
127	1109	54	0.003536346					68.48	6.85	6.85	137.76	14.22	227.31	22.42
128	1110	54	0.003536346					68.48	6.85	6.85	137.76	14.22	227.31	22.42
129	1111	54	0.003536346					67.21	6.72	6.72	135.21	13.95	223.10	22.02
130	1201	53	0.003470858					93.85	9.38	9.38	188.78	19.48	311.49	30.70
131	1202	74	0.004846103					63.41	6.34	6.34	127.55	13.16	210.47	20.74
132	1203	50	0.003274394					92.58	9.26	9.26	186.23	19.22	307.28	30.28
133	1204	73	0.004780616					67.21	6.72	6.72	135.21	13.95	223.10	22.02
134	1205	53	0.003470858					68.48	6.85	6.85	137.76	14.22	227.31	22.42
135	1206	54	0.003536346					68.48	6.85	6.85	137.76	14.22	227.31	22.42
136	1207	82	0.005370007					103.99	10.40	10.40	209.19	21.59	345.17	34.04
137	1208	48	0.003143418					60.87	6.09	6.09	122.45	12.64	202.05	19.92
138	1209	54	0.003536346					68.48	6.85	6.85	137.76	14.22	227.31	22.42
139	1210	54	0.003536346					68.48	6.85	6.85	137.76	14.22	227.31	22.42
140	1211	54	0.003536346					67.21	6.72	6.72	135.21	13.95	223.10	22.02
141	1501	53	0.003470858					93.85	9.38	9.38	188.78	19.48	311.49	30.70
142	1502	74	0.004846103					63.41	6.34	6.34	127.55	13.16	210.47	20.74
143	1503	50	0.003274394					92.58	9.26	9.26	186.23	19.22	307.28	30.28
144	1504	73	0.004780616					67.21	6.72	6.72	135.21	13.95	223.10	22.02
145	1505	53	0.003470858					68.48	6.85	6.85	137.76	14.22	227.31	22.42
146	1506	53	0.003470858					67.21	6.72	6.72	135.21	13.95	223.10	22.02
147	1507	82	0.005370007					103.99	10.40	10.40	209.19	21.59	345.17	34.04
148	1508	48	0.003143418					60.87	6.09	6.09	122.45	12.64	202.05	19.92
149	1509	54	0.003536346					68.48	6.85	6.85	137.76	14.22	227.31	22.42
150	1510	54	0.003536346					68.48	6.85	6.85	137.76	14.22	227.31	22.42
151	1511	54	0.003536346					68.48	6.85	6.85	137.76	14.22	227.31	22.42
152	1601	53	0.003470858					67.21	6.72	6.72	135.21	13.95	223.10	22.02





**STRATA PLAN BCS 1559 - THE TAYLOR**  
**2010 / 2011 MONTHLY STRATA FEES and CRF CONTRIBUTIONS**

Annual Operating Contributions	\$683,763.00	Total Aggregate	15,270	Operating CRF	\$1,332.00	Total Strata Fees	\$14,646.00	Total Aggregate	1,301
Annual CRF Contributions	69,310.00			Townhouse Podium Tower Shared	12,765.00 189,711.00 467,458.00		14,041.00 208,682.00 515,704.00		1,503 12,466 n/a
Total Annual Strata Fees	\$753,073.00			Total	\$683,248.00		\$753,073.00		15,270

Strata Lot	Unit Number	Unit Entitlement	Common Area %	Townhouse		Podium		Tower		Shared Monthly CRF	2010 / 2011 Total Monthly Strata Fees	One-time Adjustmen for Februar & March 20
				Monthly Operating Contributions (SL 1 - 19)	Monthly CRF (SL 1 - 19)	Monthly Operating Contributions (SL 20 - 52)	Monthly CRF (SL 20 - 52)	Monthly Operating Contributions (SL 53 - 251)	Monthly CRF (SL 53 - 251)			
191	1910	53	0.003470858			67.21	6.72	67.21	6.72	135.21	223.10	22.02
192	2001	53	0.003470858			67.21	6.72	67.21	6.72	135.21	223.10	22.02
193	2002	73	0.004780616			92.58	9.26	92.58	9.26	186.23	307.28	30.28
194	2003	50	0.003274394			63.41	6.34	63.41	6.34	127.55	210.47	20.74
195	2004	73	0.004780616			92.58	9.26	92.58	9.26	186.23	307.28	30.28
196	2005	53	0.003470858			67.21	6.72	67.21	6.72	135.21	223.10	22.02
197	2006	53	0.003470858			67.21	6.72	67.21	6.72	135.21	223.10	22.02
198	2007	80	0.005239031			101.46	10.15	101.46	10.15	204.09	336.75	33.20
199	2008	81	0.005304519			102.72	10.27	102.72	10.27	206.64	340.96	33.62
200	2009	53	0.003470858			67.21	6.72	67.21	6.72	135.21	223.10	22.02
201	2101	53	0.003470858			67.21	6.72	67.21	6.72	135.21	223.10	22.02
202	2102	74	0.004846103			93.85	9.38	93.85	9.38	188.78	311.49	30.70
203	2103	50	0.003274394			63.41	6.34	63.41	6.34	127.55	210.47	20.74
204	2104	73	0.004780616			92.58	9.26	92.58	9.26	186.23	307.28	30.28
205	2105	53	0.003470858			67.21	6.72	67.21	6.72	135.21	223.10	22.02
206	2106	53	0.003470858			67.21	6.72	67.21	6.72	135.21	223.10	22.02
207	2107	81	0.005304519			102.72	10.27	102.72	10.27	206.64	340.96	33.62
208	2108	80	0.005239031			101.46	10.15	101.46	10.15	204.09	336.75	33.20
209	2109	53	0.003470858			67.21	6.72	67.21	6.72	135.21	223.10	22.02
210	2201	53	0.003470858			67.21	6.72	67.21	6.72	135.21	223.10	22.02
211	2202	73	0.004780616			92.58	9.26	92.58	9.26	186.23	307.28	30.28
212	2203	50	0.003274394			63.41	6.34	63.41	6.34	127.55	210.47	20.74
213	2204	73	0.004780616			92.58	9.26	92.58	9.26	186.23	307.28	30.28
214	2205	53	0.003470858			67.21	6.72	67.21	6.72	135.21	223.10	22.02
215	2206	53	0.003470858			67.21	6.72	67.21	6.72	135.21	223.10	22.02
216	2207	80	0.005239031			101.46	10.15	101.46	10.15	204.09	336.75	33.20
217	2208	81	0.005304519			102.72	10.27	102.72	10.27	206.64	340.96	33.62
218	2209	53	0.003470858			67.21	6.72	67.21	6.72	135.21	223.10	22.02
219	2301	53	0.003470858			67.21	6.72	67.21	6.72	135.21	223.10	22.02
220	2302	73	0.004780616			92.58	9.26	92.58	9.26	186.23	307.28	30.28
221	2303	50	0.003274394			63.41	6.34	63.41	6.34	127.55	210.47	20.74
222	2304	73	0.004780616			92.58	9.26	92.58	9.26	186.23	307.28	30.28
223	2305	53	0.003470858			67.21	6.72	67.21	6.72	135.21	223.10	22.02
224	2306	53	0.003470858			67.21	6.72	67.21	6.72	135.21	223.10	22.02
225	2307	81	0.005304519			102.72	10.27	102.72	10.27	206.64	340.96	33.62
226	2308	81	0.005304519			102.72	10.27	102.72	10.27	206.64	340.96	33.62
227	2309	53	0.003470858			67.21	6.72	67.21	6.72	135.21	223.10	22.02
228	2401	102	0.006679764			129.36	12.94	129.36	12.94	260.21	429.36	42.34

**STRATA PLAN BCS 1559 - THE TAYLOR**  
**2010 / 2011 MONTHLY STRATA FEES and CRF CONTRIBUTIONS**

Strata Lot	Unit Number	Unit Entitlement	Common Area %	Townhouse Monthly Operating Contributions (SL 1 - 19)		Podium Monthly Operating Contributions (SL 20 - 52)		Podium Monthly CRF Contributions (SL 20 - 52)		Townhouse Monthly Operating Contributions (SL 53 - 251)		Tower Monthly Operating Contributions (SL 53 - 251)		Townhouse Monthly CRF Contributions (SL 53 - 251)		Total Strata Fees Total Aggregate		2010 / 2011 Total Monthly Strata Fees	Shared Monthly CRF Contributions	One-time Adjuster for Febra & March 2011
				Operating Contributions (SL 1 - 19)	CRF Contributions (SL 1 - 19)	Operating Contributions (SL 20 - 52)	CRF Contributions (SL 20 - 52)	Operating Contributions (SL 53 - 251)	CRF Contributions (SL 53 - 251)	Operating Contributions (SL 53 - 251)	CRF Contributions (SL 53 - 251)	Operating Contributions	CRF Contributions	Operating Contributions	CRF Contributions	Operating Contributions	CRF Contributions			
229	2402	73	0.004780616	\$1,109.50	\$111.00	\$1,063.75	\$106.33	\$1,580.92	\$15,809.25	92.58	67.21	15,809.25	186.23	135.21	186.23	19.22	\$14,646.00	307.28	19.22	30.28
230	2403	53	0.003470858	\$1,109.50	\$111.00	\$1,063.75	\$106.33	\$1,580.92	15,809.25	67.21	67.21	15,809.25	135.21	135.21	135.21	13.95	\$14,646.00	223.10	13.95	22.02
231	2404	83	0.005435494	\$1,109.50	\$111.00	\$1,063.75	\$106.33	\$1,580.92	15,809.25	105.26	105.26	15,809.25	211.74	211.74	211.74	21.85	\$14,646.00	349.38	21.85	34.46
232	2405	83	0.005435494	\$1,109.50	\$111.00	\$1,063.75	\$106.33	\$1,580.92	15,809.25	105.26	105.26	15,809.25	211.74	211.74	211.74	21.85	\$14,646.00	349.38	21.85	34.46
233	2501	102	0.006679764	\$1,109.50	\$111.00	\$1,063.75	\$106.33	\$1,580.92	15,809.25	129.36	129.36	15,809.25	260.21	260.21	260.21	26.86	\$14,646.00	429.36	26.86	42.34
234	2502	73	0.004780616	\$1,109.50	\$111.00	\$1,063.75	\$106.33	\$1,580.92	15,809.25	92.58	67.21	15,809.25	186.23	135.21	186.23	19.22	\$14,646.00	307.28	19.22	30.28
235	2503	53	0.003470858	\$1,109.50	\$111.00	\$1,063.75	\$106.33	\$1,580.92	15,809.25	67.21	67.21	15,809.25	135.21	135.21	135.21	13.95	\$14,646.00	223.10	13.95	22.02
236	2504	83	0.005435494	\$1,109.50	\$111.00	\$1,063.75	\$106.33	\$1,580.92	15,809.25	105.26	105.26	15,809.25	211.74	211.74	211.74	21.85	\$14,646.00	349.38	21.85	34.46
237	2505	83	0.005435494	\$1,109.50	\$111.00	\$1,063.75	\$106.33	\$1,580.92	15,809.25	105.26	105.26	15,809.25	211.74	211.74	211.74	21.85	\$14,646.00	349.38	21.85	34.46
238	2601	102	0.006679764	\$1,109.50	\$111.00	\$1,063.75	\$106.33	\$1,580.92	15,809.25	129.36	129.36	15,809.25	260.21	260.21	260.21	26.86	\$14,646.00	429.36	26.86	42.34
239	2602	73	0.004780616	\$1,109.50	\$111.00	\$1,063.75	\$106.33	\$1,580.92	15,809.25	92.58	67.21	15,809.25	186.23	135.21	186.23	19.22	\$14,646.00	307.28	19.22	30.28
240	2603	54	0.003536346	\$1,109.50	\$111.00	\$1,063.75	\$106.33	\$1,580.92	15,809.25	68.48	68.48	15,809.25	137.76	137.76	137.76	14.22	\$14,646.00	227.31	14.22	22.42
241	2604	83	0.005435494	\$1,109.50	\$111.00	\$1,063.75	\$106.33	\$1,580.92	15,809.25	105.26	105.26	15,809.25	211.74	211.74	211.74	21.85	\$14,646.00	349.38	21.85	34.46
242	2605	83	0.005435494	\$1,109.50	\$111.00	\$1,063.75	\$106.33	\$1,580.92	15,809.25	105.26	105.26	15,809.25	211.74	211.74	211.74	21.85	\$14,646.00	349.38	21.85	34.46
243	2701	102	0.006679764	\$1,109.50	\$111.00	\$1,063.75	\$106.33	\$1,580.92	15,809.25	129.36	129.36	15,809.25	260.21	260.21	260.21	26.86	\$14,646.00	429.36	26.86	42.34
244	2702	73	0.004780616	\$1,109.50	\$111.00	\$1,063.75	\$106.33	\$1,580.92	15,809.25	92.58	67.21	15,809.25	186.23	135.21	186.23	19.22	\$14,646.00	307.28	19.22	30.28
245	2703	53	0.003470858	\$1,109.50	\$111.00	\$1,063.75	\$106.33	\$1,580.92	15,809.25	67.21	67.21	15,809.25	135.21	135.21	135.21	13.95	\$14,646.00	223.10	13.95	22.02
246	2704	83	0.005435494	\$1,109.50	\$111.00	\$1,063.75	\$106.33	\$1,580.92	15,809.25	105.26	105.26	15,809.25	211.74	211.74	211.74	21.85	\$14,646.00	349.38	21.85	34.46
247	2705	83	0.005435494	\$1,109.50	\$111.00	\$1,063.75	\$106.33	\$1,580.92	15,809.25	105.26	105.26	15,809.25	211.74	211.74	211.74	21.85	\$14,646.00	349.38	21.85	34.46
248	2801	93	0.006090373	\$1,109.50	\$111.00	\$1,063.75	\$106.33	\$1,580.92	15,809.25	117.94	117.94	15,809.25	237.25	237.25	237.25	24.49	\$14,646.00	391.47	24.49	38.60
249	2802	88	0.005762934	\$1,109.50	\$111.00	\$1,063.75	\$106.33	\$1,580.92	15,809.25	111.60	111.60	15,809.25	224.49	224.49	224.49	23.17	\$14,646.00	370.42	23.17	36.52
250	2803	82	0.005370007	\$1,109.50	\$111.00	\$1,063.75	\$106.33	\$1,580.92	15,809.25	103.99	103.99	15,809.25	209.19	209.19	209.19	21.59	\$14,646.00	345.17	21.59	34.04
251	2804	93	0.006090373	\$1,109.50	\$111.00	\$1,063.75	\$106.33	\$1,580.92	15,809.25	117.94	117.94	15,809.25	237.25	237.25	237.25	24.49	\$14,646.00	391.47	24.49	38.60
<b>15,270</b>				<b>\$1,109.50</b>	<b>\$111.00</b>	<b>\$1,063.75</b>	<b>\$106.33</b>	<b>\$1,580.92</b>	<b>\$15,809.25</b>	<b>92.58</b>	<b>67.21</b>	<b>\$15,809.25</b>	<b>186.23</b>	<b>135.21</b>	<b>186.23</b>	<b>19.22</b>	<b>\$753,073.00</b>	<b>307.28</b>	<b>19.22</b>	<b>30.28</b>
<b>Yearly (x 12)</b>				<b>\$13,314.00</b>	<b>\$1,332.00</b>	<b>\$12,765.00</b>	<b>\$1,276.00</b>	<b>\$18,971.00</b>	<b>\$189,711.00</b>	<b>\$189,711.00</b>	<b>\$18,971.00</b>	<b>\$18,971.00</b>	<b>\$467,458.00</b>	<b>\$48,246.00</b>	<b>\$48,246.00</b>	<b>\$62,736.08</b>	<b>\$753,073.00</b>	<b>\$62,736.08</b>	<b>\$48,246.00</b>	<b>\$6,572.2</b>









STRATA PLAN: \_\_\_\_\_ STRATA LOT # \_\_\_\_\_ UNIT # \_\_\_\_\_

**NOTIFICATION IN CASE OF EMERGENCY**

Dear Owner/Resident:

Occasionally, a situation will arise which makes it imperative to enter individual apartment units to correct a problem. This is to be expected in condominium living.

Unfortunately, emergency entrance to a unit can be hampered when unit owners/residents are away on vacation or absent for extended periods. This can result in extensive damage to the building or the individual apartment unit simply because there was no way to contact the owner.

In order to avoid this problem, would you kindly provide this office with the telephone number(s) where you may be reached at home or at work, along with an emergency contact. You may be assured this information will be kept confidential. **Please provide us with updated information if the information below changes at any time during your ownership or occupation at the address below. Thank you.**

OWNER NAME: \_\_\_\_\_ NO. OF OCCUPANTS: \_\_\_\_\_

UNIT ADDRESS: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

HOME TELEPHONE: \_\_\_\_\_ WORK TELEPHONE: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

IN AN EMERGENCY, CONTACT: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_

ADDITIONAL INFORMATION I FEEL MAY ASSIST YOU IN THE EVENT OF AN EMERGENCY:

\_\_\_\_\_

TENANT NAME: \_\_\_\_\_ NO. OF OCCUPANTS: \_\_\_\_\_  
(If applicable)

HOME TELEPHONE: \_\_\_\_\_ WORK TELEPHONE: \_\_\_\_\_

IN AN EMERGENCY, CONTACT: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_

\_\_\_\_\_

I UNDERSTAND THE PERSONAL INFORMATION PROVIDED ABOVE IS FOR PURPOSES OF COMPLYING WITH LEGAL REQUIREMENTS, IDENTIFYING AND COMMUNICATING WITH ME, MY TENANT, OR MY EMERGENCY CONTACT IF NECESSARY, AND ENSURING THE ORDERLY MANAGEMENT OF THE STRATA CORPORATION. I HEREBY AUTHORIZE THE WYNFORD GROUP TO COLLECT, USE AND DISCLOSE THE PERSONAL INFORMATION ABOVE FOR THESE PURPOSES.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_  
(OWNER)

Please return this completed form as soon as possible to The Wynford Group.







Airport Square, 815 – 1200 West 73<sup>rd</sup> Avenue, Vancouver, B.C., Canada V6P 6G5 ♦ 604-261-0285 ♦ FAX 604-261-9279  
PROPERTY MANAGEMENT SERVICES

**MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN BCS 1559,  
THE TAYLOR, HELD ON TUESDAY, MARCH 9<sup>th</sup>, 2010 AT 7:00 P.M., AT THE  
HARMONY HOUSE CAFETERIA, VANCOUVER, B.C.**

**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

**महत्त्वपूर्ण सूचना** विरय करके विने केले इस का सुनिश्च करवाए

Council in Attendance:	Scott Miller	President
	Brian Kiener	Vice-President & Privacy Officer
	Patrick Lafontaine	Treasurer
	Jennifer Thomas	Secretary
	Joanne Chen	
	Neil Xue	(arrived at 7:10 p.m.)
	Hamid Asna	(arrived at 7:12 p.m.)
Property Manager:	Geraldine Svisdahl	The Wynford Group
Resident Manager:	Robert Ganz	
Guest:	Don McIntyre	
Regrets:	Jennifer Thomas	Secretary

**1. CALL TO ORDER**

The meeting was called to order at 7:00 p.m.

**2. GUEST BUSINESS**

The guest was present concerning building problems in one of the townhouses similar to problems being experienced in other townhouses. Repairs have been done and a contractor has attempted to make the area leak and was unable to do so. One of the units that is complaining about this problem is also complaining about a mould smell. This is caused by lifestyle. The fans were disconnected and the windows were never opened.

Some concrete cracks have been injected. It was noted that a five year warranty inspection is required.

It was **MOVED / SECONDED** (Kiener / Miller) to retain the services of RDH Engineering to do the five year inspection. **CARRIED**

It was noted that one of the Owners complaining about possible water ingress has a window that was installed by a previous Owner without permission, which could be part of the problem and which has voided the warranty.

The Property Manager was directed to ascertain who paid for the B.C. Building Service report.

The guest showed Owners photographs of the area he suspects to the cause of the leak into the stairwell. The guest was advised to put his concerns to the Council in writing. It was agreed that the Strata Corporation would take responsibility for caulking around the gas lines. The Owner also complained about plumbing problems in the suite and was told that the problem is the responsibility of the Strata Lot Owner, not the Strata Corporation.

3. **PROPERTY MANAGER**

Sue Matthews has left The Wynford Group and Geraldine Svisdahl has been retained on a temporary basis to manage The Taylor until such time as a replacement for Sue can be found.

4. **MINUTES OF THE PREVIOUS MEETING**

It was **MOVED / SECONDED** (Kiener / Miller) to approve the Minutes of the Council meeting held November 12<sup>th</sup>, 2009 as presented. **CARRIED**

It was **MOVED / SECONDED** (Kiener / Xue) to approve the Minutes of the Council meeting held January 12<sup>th</sup>, 2010 as presented. **CARRIED**

5. **RESIDENT MANAGER'S REPORT**

The Resident Manager provided a written report, the highlights of which are:

January 18<sup>th</sup>: A crack in a tile grout in a unit caused leaking into the suite below.

January 23<sup>rd</sup>: Pinnacle attended the building to do various caulking repairs.

January 22<sup>nd</sup>: A 4" copper pipe on the 8<sup>th</sup> floor was repaired.

January 26<sup>th</sup>: Pinnacle on site again to do caulking.

February 1<sup>st</sup>: 4" copper hot water line repaired on the 8<sup>th</sup> floor.

February 2<sup>nd</sup>: Vertical 4" copper pipe repaired on the 8<sup>th</sup> floor. This caused damage to four suites.

February 3<sup>rd</sup>: Another leak in a suite on the 9<sup>th</sup> floor.

February 13<sup>th</sup>: Fire department attended to deal with gasoline that was dumped into a P3 drain.

February 23<sup>rd</sup>: Incident in the building concerning residents who "moved" a lobby plant throughout the building, resulting in extensive damage.

February 23<sup>rd</sup>: 2" copper pipe clamped on the 4<sup>th</sup> floor.

February 28<sup>th</sup>: Elevator problems.

March 9<sup>th</sup>: Richmond Elevator replacing cables in one of the elevators at no charge to the Strata Corporation, as this work was done under warranty.

It was agreed that a notice should be posted in the building and sent to Non-Resident Owners confirming that Owners are responsible for all in-suite maintenance and must have insurance.

Considerable discussion took place with respect to two leaks on the 9<sup>th</sup> floor and, as an Owner has hired a lawyer, it was agreed to defer discussion.

The Property Manager was directed to contact Richmond Elevator to ascertain what can be done to warn people that an elevator is possibly overloaded.

As noted above, the cables on one of the elevators (#2 elevator) are being replaced, due to a manufacturer's flaw in the ropes.

The elevator company will be asked to solve the problem of both elevators going to the same floor when an elevator is called.

It was **MOVED / SECONDED** (Asna / Miller) to modify the card access to the main elevators for the 3<sup>rd</sup> and 4<sup>th</sup> floors by Harmony House residents, as they have their own elevator. **CARRIED**

6. **FINANCIAL REPORT**

**A. Operating Statements**

Following a review of the statement of receipts and disbursements and invoices paid on behalf of the Strata Corporation, it was **MOVED / SECONDED** (Kiener / Asna) to approve the operating statements for months of December 2009 and January 2010, as prepared by The Wynford Group. **CARRIED**

**B. Receivables Report**

The receivables list was reviewed and it was **MOVED / SECONDED** (Kiener / Chen) to register a lien against Strata Lot 141. **CARRIED**

It was **MOVED / SECONDED** (Chen / Kiener) to register a lien against Strata Lot #207 and Strata Lot #208. **CARRIED**

It was **MOVED / SECONDED** (Lafontaine / Kiener) to send a lien warning letter to Strata Lot #236. **CARRIED**

It was **MOVED / SECONDED** (Lafontaine / Asna) to send a lien warning letter to Strata Lot #14. **CARRIED**

**C. Invoices for Approval**

It was **MOVED / SECONDED** (Kiener / Miller) to authorize payment of the following invoices:

B.C. Tree Services Ltd. – \$1,732.50

Rudy Fehr Repairs Ltd. – \$645.75

Trotter & Morton – \$708.75.

Trotter & Morton – \$4,664.10

Trotter & Morton – \$3,870.10

**CARRIED**

7. **COMMITTEE REPORTS**

**A. Landscaping**

It was agreed that the Strata Corporation needs to retain the services of a part-time gardener. The Property Manager was directed to place an advertisement on Craigslist and that the wages would be \$15.00 per hour and that the person would be hired for 10 hours per week to start with, with more hours when special projects are undertaken.

We need residents to assist with seasonal planting in May. Please contact the Property Manager if you are interested.

Discussion took place with respect to the community garden and it was agreed that rules governing use of the garden need to be implemented. Brian Kiener and Joanne Chen volunteered to work on this project.

Insofar as the garden areas on the ledges are concerned, it was **MOVED / SECONDED** (Lafontaine / Chen) to retain the services of Peter Milner to weed these areas every other month in March, May, July and September, at a cost of \$750.00, plus taxes, per occasion. **CARRIED**

It was **MOVED / SECONDED** (Kiener / Chen) to authorize an expenditure of up to \$2,000 for landscape upgrades. **CARRIED**

**B. Security**

No report. However, it was agreed that additional signage is required to identify The Taylor and the Property Manager and the Resident Manager will research this issue.

**C. Common Area Improvements**

Patrick Lafontaine volunteered to serve on this Committee.

The lobby upgrade, consisting of pictures and chairs, is in progress.

**8. BUSINESS ARISING FROM THE MINUTES**

See above re: the retention of RDH

**9. NEW BUSINESS**

**A. Noise Complaints**

The Council President has spoken to the Owner of one suite, which has been the source of many complaints.

It is hoped that the meeting between the Owner and the Resident concerned will resolve this problem.

**B. Form Ks (Tenant's Undertaking)**

It was **MOVED / SECONDED** (Kiener / Miller) to adopt the following Rule:

*"Tenants will not be permitted to book the use of the elevator to move in unless a Form K (tenant's undertaking) is on file."*

**CARRIED**

The Property Manager was directed to send a letter to all Non-Resident Owners concerning this new Rule.

**C. Moving In & Out**

It was suggested that a moving schedule be posted in the elevator and on the community notice board. The Property Manager and the Resident Manager will work on such a notice.

**D. Resident Manager's Time Off**

It was **MOVED / SECONDED** (Lafontaine / Asna) to provide the Resident Manager with five days off, with pay, as a token of appreciation for all the extra work he is doing around the building and the extra time during the Olympics. **CARRIED**

Robert advised that he will remain on call during this five day period, which is from March 15<sup>th</sup> to March 19<sup>th</sup>.

**E. Concrete Cutting**

Council members took a “field trip” to take a look at an area behind the Harmony House cafeteria and it was **MOVED / SECONDED** (Lafontaine / Kiener) to authorize removal of part of the white wrought iron fence and a concrete curb. **CARRIED**

**F. Home Renovation Tax Credit**

The Property Manager was directed to provide Council with a ledger, which they will review to see whether or not they feel there are any expenses that might qualify for the Home Renovation Tax Credit.

**G. Dryer Vent Clean Out**

It was **MOVED / SECONDED** (Chen / Kiener) to retain the services of Air Vac Services Canada Ltd., at a cost of \$4,769, plus taxes, to clean all of the dryer vents from the exterior. **CARRIED**

Residents are asked to note that they must clean out the screen in the dryer after use and that booster fans must be used at all times. If you are having a problem with your booster fan, please report this to the Resident Manager.

**H. Request for Laminate Flooring**

It was **MOVED / SECONDED** (Kiener / Asna) to grant permission for an Owner on the 28<sup>th</sup> floor to install laminate flooring and to change the tiles in the kitchen and bathroom, subject to the Owner ensuring that adequate soundproofing is installed underneath the laminate flooring. **CARRIED**

**I. Damage to a Suite on the 28<sup>th</sup> Floor & the 27<sup>th</sup> Floor**

It was **MOVED / SECONDED** (Chen / Asna) that, as the cause of damage to these two suites was a leaking pump in the rooftop mechanical room, to undertake repairs to these two suites, at a cost of \$1,322.10, plus taxes. **CARRIED**

**J. Fire Safety Deficiencies**

A list of fire safety deficiencies discovered after the last annual inspection was reviewed and it was **MOVED / SECONDED** (Kiener / Chen) to proceed with the repair of these deficiencies. **CARRIED**

**K. Part Time Staff**

It was **MOVED / SECONDED** (Kiener / Scott) to retain the services of Roland one day per month to do the generator test and minor repairs, and that the hourly rate be \$25.00. **CARRIED**

**10. PROPERTY MANAGER'S REPORT**

**A. Site Inspection Report**

Copies of the Property Manager's site inspection report were presented to Council.

**B. Correspondence**

Twenty-seven items of correspondence were reviewed.

It was **MOVED / SECONDED** (Xue / Chen) to refund an Owner the sum of \$50.00 for a deactivated prox card. **CARRIED**

Further discussion took place with respect to noise complaints and the Property Manager was directed to follow up.

**C. In Progress**

1. Brian Kiener to contact Harmony House re: garden shed.
2. Accurate glass quotes – being clarified.
3. Fence section replacement in Western's shop. Installation is pending.
4. Transom window to be installed in gym.
5. Artwork to be installed in lobby.
6. Third quote / opinion on TH repairs.
7. Corner beads to be installed.
8. Report from Trotter & Morton

**D. Deferred**

1. Centre Electric quote for bringing power to front of lobby.
2. Tile repairs in parkade elevator lobbies.

**E. Completed Items**

1. 4" DHW pipe replaced.
2. Repairs to Unit #1802 charged back to Unit #1902.
3. Elevator repair.
4. Web hosting company changed.
5. Fob audit.

**11. MEETING ADJOURNMENT**

There being no further business, the meeting was terminated at 9:23 pm.

The next Council meeting will be held on Tuesday, April 20<sup>th</sup>, 2010, at 6:15 p.m.

**Starting in January 2010, the Strata Council plans to make Council Meeting Minutes available to Owners through The Taylor website only. Owners should contact The Wynford Group to be placed on a list for delivery of paper copies of the Minutes. If you wish to continue receiving Council Meeting Minutes in paper form, you must notify The Wynford Group in writing. Photocopying charges will apply for copies of previous Council Meeting Minutes.**

**NOTE: PLEASE MAKE YOUR CHEQUES PAYABLE TO "STRATA PLAN BCS 1559" AND ENSURE THAT YOUR UNIT NUMBER IS CLEARLY MARKED ON THE FACE OF EACH OF YOUR CHEQUES.**

**Do you have a question regarding the payment of your account?  
If so, please call 604-261-0285 and ask for Accounts Receivable.**

**ATTENTION**

**Please keep these Minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either Minutes or Bylaws will be at the Owner's expense and not at the expense of the Strata Corporation.**