



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

IMPORTANT INFORMATION Please have this translated

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

重要資料 請找人為你翻譯

これは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。

알려드립니다 이것을 번역해 주십시오

ਚੁਕੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੰਘਾ ਕਰਵਾਓ

Council in Attendance:	Jordan Parente Jennifer Thomas Hamid Asna Neil Xue	President Vice-President / Secretary
Property Manager:	Sue Matthews	The Wynford Group
Resident Manager:	Robert Ganz	
Regrets:	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 8th, 2009 as presented. **CARRIED**

Approval of the Minutes of the Council meeting held on November 12th, 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 10th: Ballasts replaced in the parkade.

December 14th: Fire pump test completed.

December 15th: Weeding of planters by Milner conducted.

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

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

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

December 28th: Trotter & Morton adjusted the hot water.

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

January 3rd: Intruder discovered and scared off in the parkade.

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

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

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

January 12th: 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 12th.

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 16th, 20th & 24th 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 – 26th floor – Restoration Shop.
6. Leak repairs on order – 4th, 3rd, 2nd 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 9th, 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: _____

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- These Minutes have been edited by Council. -



Handwritten signature: Jay

**MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN
BCS 1559 – THE TAYLOR, HELD ON TUESDAY, FEBRUARY 9th, 2010, AT 7:00 P.M., AT
THE CHOI HALL AUDITORIUM, 28 WEST PENDER STREET, VANCOUVER, B.C.**

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CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

ਗੁਰੀ ਜਾਣਕਾਰੀ ਵਿਰਥਾ ਕਰਕੇ ਕਿਸੇ ਵੇਲੇ ਇਸ ਦਾ ਖੁਲੇਕਾ ਕਰਵਾਓ

In Attendance: Fifty-four Owners represented in person.
Six Owners represented by Proxy.
Sixty Owners represented in total.

Property Manager: Sue Matthews, The Wynford Group

1. **CERTIFICATION OF PROXIES**

All Proxies were certified as correct. Of 251 Strata Lot Owners, 227 were eligible to vote; therefore, 76 were required for a Quorum. As there was not a Quorum present, the meeting start time was delayed by 15 minutes in accordance with the BCS 1559 Bylaws.

2. **CALL TO ORDER**

The Annual General Meeting was called to order at 7:23 p.m.

3. **ELECTION OF CHAIRPERSON**

An election of a Chairperson for the meeting was not necessary as Council President, Jordan Parente, was in attendance.

4. **PROOF OF NOTICE OF MEETING**

The Annual General Meeting package was mailed and / or hand delivered to all Owners of record on or before January 20th, 2010, in accordance with the requirements of the *Strata Property Act*.

5. **APPROVAL OF AGENDA**

It was **MOVED / SECONDED** (#1207 / #1505) to approve the Agenda for the Annual General Meeting. **CARRIED (all in favour).**

6. **APPROVAL OF PREVIOUS GENERAL MEETING MINUTES**

It was **MOVED / SECONDED** (#1610 / #1603) to approve the Minutes of the Annual General Meeting held on February 10, 2009, as circulated. **CARRIED (all in favour).**

7. **PRESIDENT'S REPORT**

The President provided the following report:

Good evening neighbours and Owners of The Taylor. I would like to thank you for coming tonight, despite the disruptions as the 2010 Winter Olympics is about to take place in our neighbourhood.

In 2009 we saw a lot of changes as the Espana and Woodward's towers gained occupancy and greatly increased our surrounding population. Moving forward, it is important that we partner with our neighbours and continue to work towards common goals, like community amenities and lobby-elected officials to deliver on promises, such as Creek Side Park.

Over the years, I enjoyed working with the Keefer Place Community Group and encourage future Councils to continue participating in these mutually beneficial meetings. Also, I strongly encourage BCS 1559 to join the False Creek Residents Association and become a part of a larger body that will look out for the needs of those living in our community.

I would like to say that I am proud of our building's security record, as we nearly went an entire year without any incidents; however, it is the responsibility of all the Residents of the building to continue this work.

In 2010 we will see the expiration of the 5 year building warranty and this is an important reminder that the Council and Management of The Taylor keep up with routine maintenance issues as our building matures. In the last year, your Strata Council entered a trial one-year maintenance contract with Trotter & Morton to deal with the mechanics of our building.

Over the past year we had an Owner, Joy Shin, look after landscaping, and Residents will attest that she did a marvellous job. Unfortunately for us, she has decided not to continue this work in the upcoming year.

Other personnel changes include our Property Manager, Sue Matthews, from The Wynford Group, in September of last year. Also, we have combined some overnight janitorial and security duties to assist our wonderful Resident Manager, Robert Ganz.

In December, your Council hosted "A Very Merry Lobby Party", our first social event that did not include having to garden, and it was well attended by about 80 Residents.

I would like to thank the ownership for allowing me to serve for the past four years on Council. Unfortunately, I will be moving on; however, I would like to encourage Owners to get involved with Strata Council and our Building Committees, in order to continue to grow our community.

Thank you.

8. **APPROVAL OF MAJORITY VOTE RESOLUTIONS**

MAJORITY VOTE RESOLUTION #1

It was **MOVED / SECONDED** (#1505 / #1610) to approve Majority Vote Resolution #1, as follows:

WHEREAS Council would like to amend the Strata Corporation Rules;

BE IT THEREFORE RESOLVED as a Majority Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to ratify the addition of Rule #4 (f) to now read as follows:

4. ***Moving In / Out***

(f) Pay a moving in fee of \$250.

Considerable discussion ensued. The general tenor of the Owners was not to move forward on this Resolution. Several points were made regarding the current two-tier system and the fairness it promotes, the abuse over time of the Moving Rules in the building, and the wear and tear of the elevators, especially with unscheduled moves. It was suggested that the word "in" be removed from move in fees. Discussion continued to the question being called on striking the Resolution from the Agenda.

After further discussion, it was **MOVED / SECONDED** to strike Resolution # 1 from the Agenda. **CARRIED** (24 in favour, 1 opposed, 33 abstentions).

MAJORITY VOTE RESOLUTION #2

It was **MOVED / SECONDED** (#1905 / #1610) to approve Majority Vote Resolution #2, as follows:

WHEREAS Council would like to amend the Strata Corporation Rules;

BE IT THEREFORE RESOLVED as a Majority Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to delete Rule #4 (g), which currently reads:

4. ***Moving In / Out***

(g) An additional move charge 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).

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

9. **REPORT ON INSURANCE**

The report on the Strata Corporation's insurance policy was attached to the Annual General Meeting package, as required by the *Strata Property Act*.

The floor was opened for questions. The following points were noted:

- The water damage deductible is \$25,000.
- The sewer back up deductible is \$50,000.

It was stressed to the Owners the importance of having adequate insurance for betterments and improvements that have been made to their Strata Lots (even if they were made by a previous Owner),

out of home expenses should the unit be uninhabitable during repairs, to cover the deductible if an incident is deemed to be their responsibility, and coverage for loss of rent and for personal property. It was also noted that the Owner's policy should cover damage to the unit when a Strata claim is under the deductible, as the common property policy may not activate.

10. APPROVAL OF 3/4 VOTE RESOLUTION #1 – DEFICIT

It was **MOVED / SECONDED** (#1609 / #808) to approve 3/4 Vote Resolution #1, as follows:

WHEREAS the Owners, Strata Plan BCS 1559, The Taylor, wish to fund any unexpected year-end deficit from the Contingency Reserve Fund;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to transfer any year-end operating deficit (fiscal year ending January 31st, 2010), from the Contingency Reserve Fund, as and when cash flow permits.

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

11. APPROVAL OF THE 2010 / 2011 OPERATING BUDGET

It was **MOVED / SECONDED** (#1605 / #1609) to approve the proposed 2010 / 2011 Operating Budget.

The floor was opened for questions. The following points were noted:

- The building security has been maintained to a high level.
- Caretaking has been improved and has resulted in the ability of the Strata to reduce some of the security budget.
- Building maintenance and fire safety have been expensive this past year.
- Elevator maintenance will continue to be an issue.
- Trotter & Morton have the maintenance contract for heating and ventilation systems, and is handling the plumbing issues in the building, as required.
- Owners were again reminded to have their own insurance.

There being no further questions, the question was called and the Motion was **CARRIED (all in favour)**.

12. APPROVAL OF 3/4 VOTE RESOLUTIONS

3/4 VOTE RESOLUTION #2 – COMMON AREA & SECURITY UPGRADES

It was **MOVED / SECONDED** (#1707 / #803) to approve 3/4 Vote Resolution, as follows:

WHEREAS the Owners, Strata Plan BCS 1559, The Taylor, wish to approve an expenditure of up to \$30,000 from the expected year-end surplus (fiscal year ending January 31st, 2010) for common area and security upgrades, and transfer any remaining year-end operating surplus to the Contingency Reserve Fund. Should there be a deficit at year-end, it would be funded from the Contingency Reserve Fund. Should there be a surplus of less than \$30,000, the Strata Council may utilize said funds for common area and security upgrades;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to approve an expenditure of up to \$30,000 from the year-end operating surplus monies (fiscal year ending January 31st, 2010) for the purpose of common area and security

upgrades and to transfer any remaining year-end operating surplus to the Contingency Reserve Fund, as and when cash flow permits. Should there be an operating surplus of less than \$30,000, the Strata Council may utilize said funds for common area upgrades. Should there be an operating deficit, said deficit would be funded from the Contingency Reserve Fund.

Notes to Resolution: As the fiscal year-end for the strata corporation is January 31st, 2010, there will be expenses for December 2009 and January 2010 to take into account, the totals of which are not yet known. Accordingly, this Resolution contains language to provide the Strata Council with direction whether the year ends with a surplus or a deficit.

The floor was opened for questions. The following desired improvements were noted:

- New chairs for the lobby.
- Security cameras to be added to the system if funds allow.
- Courtyard improvements would be appreciated.

A brief discussion ensued, after which the question was called and the Motion was **CARRIED (all in favour)**.

3/4 VOTE RESOLUTION #3 – ADDITION OF BYLAW #1 (3)

It was **MOVED / SECONDED** (# 2007 / #1201) to approve 3/4 Vote Resolution #3, as follows:

WHEREAS the Owners, Strata Plan BCS 1559, The Taylor, wish to approve a new Bylaw regarding payment of Strata Fees;

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 #1 (3), to read as follows:

1. *Payment of strata fees*

- (3) *Notwithstanding bylaw 1 (2) where an owner fails to pay strata fees in accordance with bylaw 1 (1), outstanding fees will be subject to an interest charge of 10% per annum, compounded annually.*

As the Owners were in agreement with this Resolution, the question was called and the Motion was **CARRIED (all in favour)**.

3/4 VOTE RESOLUTION #4 – ADDITION OF BYLAW #18 (1)

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

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

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 #18 (1) to read as follows:

18. *Building Security*

- (1) *No leafleting or soliciting is permitted on common property, including limited common property under any circumstances unless where permitted under law.*

The floor was opened for questions. The following points were noted:

- 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 3rd, 2009.

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 the Accounts Receivable Department.

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.

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.

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-SUB\BCS 1559\MINUTES\2010\10-AGM-M.1559.doc)

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



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

February 23, 2010

To All Owners
Strata Plan BCS 1559, The Taylor

Dear Owner(s):

At the Annual General Meeting held on Tuesday, February 9th, 2010, the Owners voted to approve the 2010 / 2011 Operating Budget, which reflects an increase in Strata Fees effective February 1st, 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 1st, 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

(S:\AA-SUE\BCS 1559\Misc\2010\AGM-OWN-10.1559.doc)

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	Total Strata Fees Total Aggregate	
Annual CRF Contributions		69,310.00				Townhouse				
Total Annual Strata Fees		753,073.00				Podium				
						Tower				
						Shared				
						Total				

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	Total Strata Fees Total Aggregate
Annual CRF Contributions	69,310.00			\$13,314.00	\$1,332.00	\$14,646.00
Total Annual Strata Fees	\$753,073.00			12,765.00	1,276.00	14,041.00
				189,711.00	18,971.00	208,682.00
				467,458.00	48,246.00	515,704.00
				\$683,248.00	\$69,825.00	\$753,073.00
						15,270

Strata Lot	Unit Number	Unit Entitlement	Common Area %	Townhouse Monthly Operating Contributions (SL 1 - 19)	Townhouse Monthly CRF Contributions (SL 1 - 19)	Podium Monthly Operating Contributions (SL 20 - 52)	Podium Monthly CRF Contributions (SL 20 - 52)	Tower Monthly Operating Contributions (SL 53 - 251)	Tower Monthly CRF Contributions (SL 53 - 251)	Shared Monthly Operating Contributions	Shared Monthly CRF Contributions	2010 / 2011 Total Monthly Strata Fees	One-time Adjustment for February & March 2011
39	311	45	0.002946955			31.85	3.18			114.80	11.85	161.68	21.14
40	312	45	0.002946955			31.85	3.18			114.80	11.85	161.68	21.14
41	401	45	0.002946955			31.85	3.18			114.80	11.85	161.68	21.14
42	402	45	0.002946955			31.85	3.18			114.80	11.85	161.68	21.14
43	403	44	0.002881467			31.14	3.11			112.25	11.58	158.09	20.70
44	404	44	0.002881467			31.14	3.11			112.25	11.58	158.09	20.70
45	405	46	0.003012443			32.56	3.25			117.35	12.11	165.27	21.62
46	406	45	0.002946955			31.85	3.18			114.80	11.85	161.68	21.14
47	407	45	0.002946955			31.85	3.18			117.35	12.11	165.27	21.62
48	408	46	0.003012443			32.56	3.25			112.25	11.58	158.09	20.70
49	409	44	0.002881467			31.14	3.11			112.25	11.58	158.09	20.70
50	410	44	0.002881467			31.14	3.11			112.25	11.58	158.09	20.70
51	411	45	0.002946955			31.85	3.18			114.80	11.85	161.68	21.14
52	412	45	0.002946955			31.85	3.18			114.80	11.85	161.68	21.14
53	501	53	0.003470858			31.85	3.18			135.21	13.95	223.10	22.02
54	502	73	0.004780616			31.85	3.18			186.23	19.22	307.28	30.28
55	503	50	0.003274394			31.85	3.18			127.55	13.16	210.47	20.74
56	504	74	0.004846103			31.85	3.18			188.78	19.48	311.49	30.70
57	505	46	0.003012443			31.85	3.18			117.35	12.11	193.63	19.08
58	506	53	0.003470858			31.85	3.18			135.21	13.95	223.10	22.02
59	507	82	0.005370007			31.85	3.18			209.19	21.59	345.17	34.04
60	508	48	0.003143418			31.85	3.18			122.45	12.64	202.05	19.92
61	509	54	0.003536346			31.85	3.18			137.76	14.22	227.31	22.42
62	510	54	0.003536346			31.85	3.18			137.76	14.22	227.31	22.42
63	511	54	0.003536346			31.85	3.18			137.76	14.22	227.31	22.42
64	601	53	0.003470858			31.85	3.18			135.21	13.95	223.10	22.02
65	602	74	0.004846103			31.85	3.18			188.78	19.48	311.49	30.70
66	603	50	0.003274394			31.85	3.18			127.55	13.16	210.47	20.74
67	604	74	0.004846103			31.85	3.18			188.78	19.48	311.49	30.70
68	605	53	0.003470858			31.85	3.18			135.21	13.95	223.10	22.02
69	606	53	0.003470858			31.85	3.18			135.21	13.95	223.10	22.02
70	607	82	0.005370007			31.85	3.18			209.19	21.59	345.17	34.04
71	608	48	0.003143418			31.85	3.18			122.45	12.64	202.05	19.92
72	609	54	0.003536346			31.85	3.18			137.76	14.22	227.31	22.42
73	610	54	0.003536346			31.85	3.18			137.76	14.22	227.31	22.42
74	611	54	0.003536346			31.85	3.18			137.76	14.22	227.31	22.42
75	701	53	0.003470858			31.85	3.18			135.21	13.95	223.10	22.02
76	702	74	0.004846103			31.85	3.18			188.78	19.48	311.49	30.70

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

Annual Operating Contributions			\$683,763.00	Total Aggregate	15,270	Townhouse		Operating	CRF	Total Strata Fees		Total Aggregate	One-time Adjustment for Febura & March 21
Annual CRF Contributions			69,310.00			Podium		\$13,314.00	\$1,332.00			1,301	
Total Annual Strata Fees			\$753,073.00			Tower		12,765.00	1,276.00			1,503	
						Shared		189,711.00	18,971.00			12,466	
						Total		467,458.00	48,246.00			n/a	
								\$683,248.00	\$69,825.00			15,270	
Strata Lot	Unit Number	Unit Entitlement	Common Area %	Townhouse Monthly Operating Contributions (SL 1 - 19)	Townhouse Monthly CRF Contributions (SL 1 - 19)	Podium Monthly Operating Contributions (SL 20 - 52)	Podium Monthly CRF Contributions (SL 20 - 52)	Tower Monthly Operating Contributions (SL 53 - 251)	Tower Monthly CRF Contributions (SL 53 - 251)	Shared Monthly Operating Contributions	Shared Monthly CRF Contributions	2010 / 2011 Total Monthly Strata Fees	
77	703	50	0.003274394					63.41	6.34	127.55	13.16	210.47	20.74
78	704	74	0.004846103					93.85	9.38	188.78	19.48	311.49	30.70
79	705	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
80	706	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
81	707	82	0.005370007					103.99	10.40	209.19	21.59	345.17	34.04
82	708	48	0.003143418					60.87	6.09	122.45	12.64	202.05	19.92
83	709	54	0.003536346					68.48	6.85	137.76	14.22	227.31	22.42
84	710	54	0.003536346					68.48	6.85	137.76	14.22	227.31	22.42
85	711	54	0.003536346					68.48	6.85	137.76	14.22	227.31	22.42
86	801	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
87	802	74	0.004846103					93.85	9.38	188.78	19.48	311.49	30.70
88	803	50	0.003274394					63.41	6.34	127.55	13.16	210.47	20.74
89	804	73	0.004780616					92.58	9.26	186.23	19.22	307.28	30.28
90	805	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
91	806	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
92	807	82	0.005370007					103.99	10.40	209.19	21.59	345.17	34.04
93	808	48	0.003143418					60.87	6.09	122.45	12.64	202.05	19.92
94	809	54	0.003536346					68.48	6.85	137.76	14.22	227.31	22.42
95	810	54	0.003536346					68.48	6.85	137.76	14.22	227.31	22.42
96	811	54	0.003536346					68.48	6.85	137.76	14.22	227.31	22.42
97	901	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
98	902	73	0.004780616					92.58	9.26	186.23	19.22	307.28	30.28
99	903	50	0.003274394					63.41	6.34	127.55	13.16	210.47	20.74
100	904	73	0.004780616					92.58	9.26	186.23	19.22	307.28	30.28
101	905	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
102	906	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
103	907	82	0.005370007					103.99	10.40	209.19	21.59	345.17	34.04
104	908	48	0.003143418					60.87	6.09	122.45	12.64	202.05	19.92
105	909	54	0.003536346					68.48	6.85	137.76	14.22	227.31	22.42
106	910	54	0.003536346					68.48	6.85	137.76	14.22	227.31	22.42
107	911	54	0.003536346					68.48	6.85	137.76	14.22	227.31	22.42
108	1001	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
109	1002	74	0.004846103					93.85	9.38	188.78	19.48	311.49	30.70
110	1003	50	0.003274394					63.41	6.34	127.55	13.16	210.47	20.74
111	1004	73	0.004780616					92.58	9.26	186.23	19.22	307.28	30.28
112	1005	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
113	1006	54	0.003536346					68.48	6.85	137.76	14.22	227.31	22.42
114	1007	82	-0.005370007					103.99	10.40	209.19	21.59	345.17	34.04

STRATA PLAN BCS 1559 - THE TAYLOR

2010 / 2011 MONTHLY STRATA FEES and CRF CONTRIBUTIONS

Annual Operating Contributions			\$683,763.00		Total Aggregate		15,270		CRF		Total Strata Fees Total Aggregate		
Annual CRF Contributions			69,310.00										
Total Annual Strata Fees			\$753,073.00										
Strata Lot	Unit Number	Unit Entitlement	Common Area %	Townhouse		Podium		Tower		Shared Monthly Operating Contributions	Shared Monthly CRF	2010 / 2011 Total Monthly Strata Fees	One-time Adjuster for Febra & March 2019
				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)				
115	1008	48	0.003143418					60.87	6.09	122.45	12.64	202.05	19.92
116	1009	54	0.003536346					68.48	6.85	137.76	14.22	227.31	22.42
117	1010	54	0.003536346					68.48	6.85	137.76	14.22	227.31	22.42
118	1011	54	0.003536346					68.48	6.85	137.76	14.22	227.31	22.42
119	1101	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
120	1102	74	0.004846103					93.85	9.38	188.78	19.48	311.49	30.70
121	1103	50	0.003274394					63.41	6.34	127.55	13.16	210.47	20.74
122	1104	73	0.004780616					92.58	9.26	186.23	19.22	307.28	30.28
123	1105	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
124	1106	54	0.003536346					68.48	6.85	137.76	14.22	227.31	22.42
125	1107	82	0.005370007					103.99	10.40	209.19	21.59	345.17	34.04
126	1108	48	0.003143418					60.87	6.09	122.45	12.64	202.05	19.92
127	1109	54	0.003536346					68.48	6.85	137.76	14.22	227.31	22.42
128	1110	54	0.003536346					68.48	6.85	137.76	14.22	227.31	22.42
129	1111	54	0.003536346					67.21	6.72	135.21	13.95	223.10	22.02
130	1201	53	0.003470858					93.85	9.38	188.78	19.48	311.49	30.70
131	1202	74	0.004846103					63.41	6.34	127.55	13.16	210.47	20.74
132	1203	50	0.003274394					92.58	9.26	186.23	19.22	307.28	30.28
133	1204	73	0.004780616					67.21	6.72	135.21	13.95	223.10	22.02
134	1205	53	0.003470858					68.48	6.85	137.76	14.22	227.31	22.42
135	1206	54	0.003536346					68.48	6.85	137.76	14.22	227.31	22.42
136	1207	82	0.005370007					103.99	10.40	209.19	21.59	345.17	34.04
137	1208	48	0.003143418					60.87	6.09	122.45	12.64	202.05	19.92
138	1209	54	0.003536346					68.48	6.85	137.76	14.22	227.31	22.42
139	1210	54	0.003536346					68.48	6.85	137.76	14.22	227.31	22.42
140	1211	54	0.003536346					68.48	6.85	137.76	14.22	227.31	22.42
141	1501	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
142	1502	74	0.004846103					93.85	9.38	188.78	19.48	311.49	30.70
143	1503	50	0.003274394					63.41	6.34	127.55	13.16	210.47	20.74
144	1504	73	0.004780616					92.58	9.26	186.23	19.22	307.28	30.28
145	1505	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
146	1506	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
147	1507	82	0.005370007					103.99	10.40	209.19	21.59	345.17	34.04
148	1508	48	0.003143418					60.87	6.09	122.45	12.64	202.05	19.92
149	1509	54	0.003536346					68.48	6.85	137.76	14.22	227.31	22.42
150	1510	54	0.003536346					68.48	6.85	137.76	14.22	227.31	22.42
151	1511	54	0.003536346					68.48	6.85	137.76	14.22	227.31	22.42
152	1601	53	0.003470858					67.21	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		Total Strata Fees		Total Aggregate	
Annual CRF Contributions				69,310.00									
Total Annual Strata Fees				\$753,073.00									
Strata Lot	Unit Number	Unit Entitlement	Common Area %	Townhouse		Podium		Tower		Shared Monthly Operating Contributions	Shared Monthly CRF	2010 / 2011 Total Monthly Strata Fees	One-time Adjustme for Febua & March 2011
				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)				
153	1602	73	0.004780616					92.58	9.26	186.23	19.22	307.28	30.28
154	1603	50	0.003274394					63.41	6.34	127.55	13.16	210.47	20.74
155	1604	73	0.004780616					92.58	9.26	186.23	19.22	307.28	30.28
156	1605	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
157	1606	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
158	1607	74	0.004846103					93.85	9.38	188.78	19.48	311.49	30.70
159	1608	49	0.003208906					62.14	6.21	125.00	12.90	206.26	20.34
160	1609	74	0.004846103					93.85	9.38	188.78	19.48	311.49	30.70
161	1610	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
162	1701	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
163	1702	74	0.004846103					93.85	9.38	188.78	19.48	311.49	30.70
164	1703	50	0.003274394					63.41	6.34	127.55	13.16	210.47	20.74
165	1704	73	0.004780616					92.58	9.26	186.23	19.22	307.28	30.28
166	1705	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
167	1706	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
168	1707	75	0.004911591					95.11	9.51	191.33	19.75	315.70	31.12
169	1708	49	0.003208906					62.14	6.21	125.00	12.90	206.26	20.34
170	1709	74	0.004846103					93.85	9.38	188.78	19.48	311.49	30.70
171	1710	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
172	1801	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
173	1802	74	0.004846103					93.85	9.38	188.78	19.48	311.49	30.70
174	1803	50	0.003274394					63.41	6.34	127.55	13.16	210.47	20.74
175	1804	73	0.004780616					92.58	9.26	186.23	19.22	307.28	30.28
176	1805	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
177	1806	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
178	1807	75	0.004911591					95.11	9.51	191.33	19.75	315.70	31.12
179	1808	49	0.003208906					62.14	6.21	125.00	12.90	206.26	20.34
180	1809	74	0.004846103					93.85	9.38	188.78	19.48	311.49	30.70
181	1810	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
182	1901	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
183	1902	74	0.004846103					93.85	9.38	188.78	19.48	311.49	30.70
184	1903	50	0.003274394					63.41	6.34	127.55	13.16	210.47	20.74
185	1904	73	0.004780616					92.58	9.26	186.23	19.22	307.28	30.28
186	1905	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
187	1906	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
188	1907	75	0.004911591					95.11	9.51	191.33	19.75	315.70	31.12
189	1908	49	0.003208906					62.14	6.21	125.00	12.90	206.26	20.34
190	1909	74	0.004846103					93.85	9.38	188.78	19.48	311.49	30.70

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		Total Strata Fees Total Aggregate	
Annual CRF Contributions			69,310.00		15,270		1,332.00		\$14,646.00		1,301		
Total Annual Strata Fees			\$753,073.00				12,765.00		14,041.00		1,503		
							189,711.00		208,682.00		12,466		
							467,458.00		515,704.00		n/a		
							\$683,248.00		\$753,073.00		15,270		
Strata Lot	Unit Number	Unit Entitlement	Common Area %	Townhouse		Podium		Tower		Shared		2010 / 2011 Total Monthly Strata Fees	One-time Adjustmen for February & 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	Monthly CRF		
191	1910	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
192	2001	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
193	2002	73	0.004780616					92.58	9.26	186.23	19.22	307.28	30.28
194	2003	50	0.003274394					63.41	6.34	127.55	13.16	210.47	20.74
195	2004	73	0.004780616					92.58	9.26	186.23	19.22	307.28	30.28
196	2005	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
197	2006	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
198	2007	80	0.005239031					101.46	10.15	204.09	21.06	336.75	33.20
199	2008	81	0.005304519					102.72	10.27	206.64	21.33	340.96	33.62
200	2009	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
201	2101	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
202	2102	74	0.004846103					93.85	9.38	188.78	19.48	311.49	30.70
203	2103	50	0.003274394					63.41	6.34	127.55	13.16	210.47	20.74
204	2104	73	0.004780616					92.58	9.26	186.23	19.22	307.28	30.28
205	2105	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
206	2106	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
207	2107	81	0.005304519					101.46	10.15	204.09	21.06	336.75	33.20
208	2108	80	0.005239031					67.21	6.72	135.21	13.95	223.10	22.02
209	2109	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
210	2201	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
211	2202	73	0.004780616					92.58	9.26	186.23	19.22	307.28	30.28
212	2203	50	0.003274394					63.41	6.34	127.55	13.16	210.47	20.74
213	2204	73	0.004780616					92.58	9.26	186.23	19.22	307.28	30.28
214	2205	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
215	2206	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
216	2207	80	0.005239031					101.46	10.15	204.09	21.06	336.75	33.20
217	2208	81	0.005304519					102.72	10.27	206.64	21.33	340.96	33.62
218	2209	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
219	2301	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
220	2302	73	0.004780616					92.58	9.26	186.23	19.22	307.28	30.28
221	2303	50	0.003274394					63.41	6.34	127.55	13.16	210.47	20.74
222	2304	73	0.004780616					92.58	9.26	186.23	19.22	307.28	30.28
223	2305	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
224	2306	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
225	2307	81	0.005304519					102.72	10.27	206.64	21.33	340.96	33.62
226	2308	81	0.005304519					102.72	10.27	206.64	21.33	340.96	33.62
227	2309	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02
228	2401	102	0.006679764					129.36	12.94	260.21	26.86	429.36	42.34

STRATA PLAN BCS 1559 - THE TAYLOR

Annual Operating Contributions	\$883,763.00	Total Aggregate	<u>15,270</u>
Annual CRF Contributions	69,310.00		
Total Annual Strata Fees	<u>\$753,073.00</u>		
Townhouse	Operating	CRF	Total Aggregate
	\$13,314.00	\$1,332.00	\$14,646.00
Podium	12,765.00	1,276.00	14,041.00
Tower	189,711.00	18,971.00	208,682.00
Shared	467,458.00	48,246.00	515,704.00
Total	\$683,248.00	\$69,825.00	\$753,073.00
			15,270

Strata Lot	Unit Number	Unit Entitlement	Common Area %	Townhouse Monthly Operating Contributions (SL 1 - 19)	Townhouse Monthly CRF Contributions (SL 1 - 19)	Podium Monthly Operating Contributions (SL 20 - 52)	Podium Monthly CRF Contributions (SL 20 - 52)	Tower Monthly Operating Contributions (SL 53 - 251)	Tower Monthly CRF Contributions (SL 53 - 251)	Shared Monthly Operating Contributions	Shared Monthly CRF Contributions	2010 / 2011 Monthly Total	2010 / 2011 Strata Fees	One-time Adjustment for February & March 21
229	2402	73	0.004780616					92.58	9.26	186.23	19.22	307.28	30.28	
230	2403	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02	
231	2404	83	0.005435494					105.26	10.53	211.74	21.85	349.38	34.46	
232	2405	83	0.005435494					105.26	10.53	211.74	21.85	349.38	34.46	
233	2501	102	0.006679764					129.36	12.94	260.21	26.86	429.36	42.34	
234	2502	73	0.004780616					92.58	9.26	186.23	19.22	307.28	30.28	
235	2503	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02	
236	2504	83	0.005435494					105.26	10.53	211.74	21.85	349.38	34.46	
237	2505	83	0.005435494					105.26	10.53	211.74	21.85	349.38	34.46	
238	2601	102	0.006679764					129.36	12.94	260.21	26.86	429.36	42.34	
239	2602	73	0.004780616					92.58	9.26	186.23	19.22	307.28	30.28	
240	2603	54	0.003536346					68.48	6.85	137.76	14.22	227.31	22.42	
241	2604	83	0.005435494					105.26	10.53	211.74	21.85	349.38	34.46	
242	2605	83	0.005435494					105.26	10.53	211.74	21.85	349.38	34.46	
243	2701	102	0.006679764					129.36	12.94	260.21	26.86	429.36	42.34	
244	2702	73	0.004780616					92.58	9.26	186.23	19.22	307.28	30.28	
245	2703	53	0.003470858					67.21	6.72	135.21	13.95	223.10	22.02	
246	2704	83	0.005435494					105.26	10.53	211.74	21.85	349.38	34.46	
247	2705	83	0.005435494					105.26	10.53	211.74	21.85	349.38	34.46	
248	2801	93	0.006090373					117.94	11.79	237.25	24.49	391.47	38.60	
249	2802	88	0.005762934					111.60	11.16	224.49	23.17	370.42	36.52	
250	2803	82	0.005370007					103.99	10.40	209.19	21.59	345.17	34.04	
251	2804	93	0.006090373					117.94	11.79	237.25	24.49	391.47	38.60	
				15,270	100%			15,809.25	\$1,580.92	\$38,954.83	\$4,020.50	\$62,756.08	\$6,572.22	
				\$1,109.50	\$111.00	\$1,063.75	\$106.33							

PRE-AUTHORIZED PAYMENT (PAP) FORM

NAME: _____		PHONE NO.: _____
STRATA PLAN: _____		STRATA LOT: _____
UNIT NO.: _____	STREET: _____	
PURPOSE:	<input type="checkbox"/> NEW ENROLLMENT <input type="checkbox"/> CHANGE IN BANKING INFORMATION	
	<input type="checkbox"/> CHANGE FROM POST DATED CHEQUES <input type="checkbox"/> CANCELLATION	

AUTHORIZATION

1. I / We hereby authorize The Wynford Group on behalf of our Strata Corporation to draw cheques or prepare debits by paper or electronic entry covering the following: *Please "✓" the applicable items*

☐ Monthly Strata Fees

☐ Storage / Locker

☐ Parking

☐ Other _____

I / We acknowledge that the amounts for each item indication will be those prescribed / approved by the Owners and due to the Strata Corporation. The amounts may be increased / decreased as approved by the Owners of the Strata Corporation.
 2. Commencement Date: _____

(M)
(D)
(Y)
- NOTE:** This form **MUST** be returned to The Wynford Group's office by the 15th day of any given month in order to be effective the first day of the following month.
3. I / We undertake to inform The Wynford Group, in writing, of any change in the account or address information provided in this authorization, **fifteen (15) days before the beginning of the month**. If the account is transferred to another financial institution, it will be necessary to provide The Wynford Group with a voided cheque.
 4. This authorization may be cancelled at any time upon receipt of a minimum of 15 days written notice to The Wynford Group prior to the first day of the following month.
 5. I / We acknowledge that delivery of this authorization to The Wynford Group constitutes delivery by me to the financial institution indicated on the face of my voided cheque.

ACCEPTANCE

1. I / We hereby confirm our authorization in accordance with the provisions contained herein.
2. I / We warrant that all persons whose signatures are required to sign on this account have signed below.

Date: _____

(M)
(D)
(Y)

Signature _____

2nd Signature if required _____

NOTE: If you are **NOT** the registered Owner but are taking responsibility for making payments – please complete the following:

NAME: _____ PHONE: (_____) _____
 ADDRESS: _____

REQUIRED TO BE ATTACHED

- ☐ Blank cheque marked "VOID" to indicate the account to be drawn upon.

☐ Sufficient cheques (indicate number _____) to cover strata fees until the "PAP" effective date previously noted.

FOR WYNFORD USE ONLY

Strata Plan: _____ Property No.: _____ Owner Code: _____
 Strata Fees: _____ Parking: _____ SPA: _____ Other: _____ Total PAP: _____
 Bank A/C: _____ Sequence: _____ Date Entered: _____



**The
Wynford
Group**

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

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.

