

**MINUTES OF COUNCIL MEETING
Strata Plan LMS 1978
RIVERSIDE GARDEN**

2711, 2713, 2723, 2727, 2728, 2733 EAST KENT, VANCOUVER B.C.

HELD: Thursday, January 4th, 2007
In Unit #40 at 6:15 p.m.

PRESENT: Sail Wyatt
Darren Morris
Julian Scholefield
Leo Liu
Aniz Jiwani
Felix Saldanha
Chris Seltnerich

AGENT: Edward Jang, Property Manager
Warrington PCI Management

CALL TO ORDER

The meeting was called to order at 6:35 p.m.

ELECTION OF OFFICERS:

The following council members were elected as follows:

| | |
|---------------|----------------|
| Sail Wyatt | President |
| Leo Liu | Vice-President |
| Darren Morris | Treasurer |

The following council members/owners will chair these committees:

| | |
|--------------------------|----------------------|
| Julian Scholefield | Building Maintenance |
| Nicole Scott, Sail Wyatt | Security |
| Aniz Jiwani | Landscaping |

PREVIOUS MEETING MINUTES

MOVED, SECONDED and CARRIED to approve the council meeting minutes of October 12, 2006 as circulated.

APPROVAL OF FINANCIAL STATEMENT

The Treasurer reviewed the year-end financial statements ending October 31, 2006 and reported a slight surplus.

MOVED, SECONDED and CARRIED to approve the year-end financial statements of October 31, 2006 and also to approve the period ending November 30, 2006 subject to a couple of invoices to be coded.

Property manager reported the photocopying cost has been adjusted, however all strata corporations managed by Warrington PCI Management will have an administrative cost. Property manager will consult with Warrington PCI Management and reports at the next council meeting. Council requested the cost of the photocopying per page and the number copies made for November 2006.

Treasurer also advised a number of owners with maintenance fee arrears and outstanding special levy payments.

BUSINESS ARISING:

Property manager reported a leak within one of the units. The leak was due to a hot water tank failure. An insurance claim has been filed against the building insurance policy. As Strata Plan LMS 1978 has an amended bylaw to allow the strata council to charge back the amount of the insurance deductible to this unit. This unit owner will be charged the insurance deductible of \$2,500.00

Council is expressing a concern with the scheduled dates of the garbage pick-ups from Waste Management. It was apparent that over the holidays, the garbage pick-ups were missed due to statutory holidays and the garbage room became extremely messy. Property manager will contact the account representative from Waste Management to review and, if necessary, adjust the dates of the pick ups. Council instructed the property manager to ensure that any missed pick ups were followed up next day service.

Council expressed dissatisfactory service of the landscapers for 2006 and will obtain new quotations for landscaping services for 2007.

Council reported a portion of the rear west side fence was blown over during heavy wind storm. Council requested the property manager to have the fence repaired.

Council requested a copy of the caretaker's job description and to email a copy to Aniz Jiwani.

NEW BUSINESS:

Council inquired if Warrington PCI Management will offer on-line banking services for strata fees in the future. Property manager will inquire with Warrington PCI Management.

The Building committee reported that three decks will be addressed this year (2007). These deck repairs will be scheduled for the spring as the weather improves.

Property manager presented a quotation from Crown Roofing for the minor repair to unit #43. The building committee will review the quote and direct the property manager if the quote is approved.

The building committee also reported that three units had their windows replaced due to the seal failing. Two other units will require their windows inspected and if necessary replaced.

Building committee also presented a quote for additional parkade ceiling injection repairs for the locker room and two additional parking stalls. The injection repairs will be scheduled for mid-January 2007

Property manager reported receiving a schedule from Simplex Grinnel for the inspection and re-certification of all the fire safety equipment. Notices will be posted.

Council reported the storm drain by the car wash area is draining slowly and will require cleaning. Property manager will contact A & A Anderson Tank service to schedule this maintenance.

Council is still waiting for a quotation for on-going regular maintenance of the roof.

Council also reported a pot-hole along the driveway directly east of the complex. This pot-hole should be a shared cost between the other strata corporation behind Riverside Garden.

Council reported the repairs to unit #50 are scheduled and now waiting for appropriate weather.

All owners are advised the protocol for any after hour emergencies:

Call Warrington PCI at 604-602-1887 advise the emergency. The on-call property manager will advise that any insuite emergencies will be invoiced back to you. Any common property emergency will be paid by the strata corporation.

The on-call property manager will not be requesting for quotes for any after hour emergencies.

CORRESPONDENCE:

Property manager presented a copy of a building inspector's report from a recent new

owner. The building committee will review the report and schedule necessary repairs.

Any owner wishing to write to the council on strata related matters can do so by sending correspondence in care of Warrington PCI Management at #1700-1030 West Georgia Street, Vancouver, B.C. V6E 2Y3. It would be appreciated if correspondence for council is sent in advance of a scheduled council meeting.

Owners may also send email directly to the property manager: ejang@warringtonpci.com

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:15 p.m. The next meeting is February 22, 2007

Respectfully submitted,

Edward Jang, CPRPM
Warrington PCI Management
1700 - 1030 W. Georgia Street
Vancouver, B.C. V6E 2Y3
Tel: (604) 602-1887, Fax: (604) 688-2328
Email : ejang@warringtonpci.com

It has been a standard practice in the real estate industry that owners provide two (2) years of council and general meeting minutes to potential purchasers. Please retain your minutes for two years as there is a fee to owners who require additional copies of minutes.

**MINUTES OF COUNCIL MEETING
Strata Plan LMS 1978
RIVERSIDE GARDEN**

2711 - 2733 East Kent, Vancouver, B.C.
2728 Chandlery Place

HELD: Thursday, February 22nd, 2007
In Unit #16 at 6:15 p.m.

PRESENT: Sail Wyatt President/Security
Darren Morris Treasurer
Julian Scholefield Building Maintenance
Leo Liu Vice-President
Aniz Jiwani Landscaping
Felix Saldanha
Chris Seltenrich

AGENT: Edward Jang, Property Manager
Warrington PCI Management

CALL TO ORDER

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

PREVIOUS MEETING MINUTES

MOVED, SECONDED and CARRIED to approve the council meeting minutes of January 4th, 2007 as circulated.

APPROVAL OF FINANCIAL STATEMENT

The Treasurer reviewed the financial statement ending December 31, 2006.

MOVED, SECONDED and CARRIED to approve the financial statement ending December 31, 2006.

MOVED, SECONDED and CARRIED to approve the financial statements ending January 31, 2007 subject obtaining copy of requested invoices.

Treasurer also advised a number of owners with maintenance fee arrears and outstanding special levy payments.

Strata council instructed property manager to determine the breakdowns for the postage cost, including the cost mailing of all minutes to the caretaker for distribution.

Property manger will supply a copy each of the recent snow removal and the Crown roofing repair invoices for clarification.

Council reviewed a list of owners arrears with two owners still having not paid their special levy from last year. Property manager was requested to supply a copy of letter that was sent to owners in arrears.

Strata Corporation LMS 1978 has an adopted bylaw that allows for interest to be charged to any owner account in arrears. Strata council authorized the interest to be charged as per the adopted bylaws.

Strata council also authorize 21 day notices to be sent to three units requesting full payment or a lien will be registered against these units and all cost associated to registration of the lien to be added to these units.

All owners are reminded that monthly strata fees are due on the first of each month. Warrington PCI Management offers a pre-authorized payment option. Interested owners should contact the accounting department of Warrington PCI Management. (604-602-1887.

BUSINESS ARISING/MAINTENANCE:

Tykon has completed necessary repairs to the parkade ceiling and ceiling in the storage locker room.

The pot hole along the east driveway and the back fence that was recently blown down has been repaired.

NEW BUSINESS:

Strata council reviewed two new landscaping quotes for 2007.

Aniz Jiwani will contact and/or meet with two of the prospective landscaping contractors and clarify their quotes and report to the strata council.

Council reviewed exit access for the parkade gate to improve security

All owners are advised the protocol for any after hour emergencies:

Call Warrington PCI Management at 604-602-1887 and advise the emergency. The on-call property manager will advise any insuite emergencies will be invoiced back to you. Any common property emergency will be paid by the strata corporation.

The on-call property manager will not be requesting for quotes for any after hour emergencies.

CORRESPONDENCE:

Council reviewed an email from a unit reporting possible starlings in the roof. Property manager presented a quote repairing the soffit to restrict starlings. Council also reported another location of soffit repair for the same purpose.

Council reviewed an email from an owner advising water ingress through their bathroom ventilation. Property manager presented an hourly rated quote for investigation. Council will have JLK investigate and report to council.

Council reviewed an email from an owner complaining about excessive noise. Property manager reported sending a letter to the originating unit reminding them that Riverside Garden is a wood frame building and noise transfer easily and to be considerate to neighbors.

Council instructed property manager to send a warning letter to unit #21 to remove their Christmas tree and pumpkin left on their patio.

Any owner wishing to write to the council on strata related matters can do so by sending correspondence in care of Warrington PCI Management at #1700-1030 West Georgia Street, Vancouver, B.C. V6E 2Y3. It would be appreciated if correspondence for council is sent in advance of a scheduled council meeting.

Owners may also send email directly to the property manager: ejang@warringtonpci.com

Strata council would like to start a listing of all owners with email address, therefore correspondence and minutes to meetings can be emailed to owners versus hand delivery or mailing. This would also lower the cost of postage being paid for by the strata corporation.

Interested owners should email Daisy Chan: daisyc@warringtonpci.com to advise their email address, strata plan number and unit number.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:51 p.m. The next meeting is March 27, 2007 at 6:15 p.m.

Respectfully submitted,

Edward Jang, CPRPM
Warrington PCI Management
1700 - 1030 W. Georgia Street
Vancouver, B.C. V6E 2Y3
Tel: (604) 602-1887, Fax: (604) 688-2328
Email : ejang@warringtonpci.com

It has been a standard practice in the real estate industry that owners provide two (2) years of council and general meeting minutes to potential purchasers. Please retain your minutes for two years as there is a fee to owners who require additional copies of minutes.

**MINUTES OF COUNCIL MEETING
Strata Plan LMS 1978
RIVERSIDE GARDEN**

2711 - 2733 East Kent, Vancouver, B.C.
2728 Chandlery Place

HELD: Tuesday, March 27, 2007
In Unit #55 at 6:15 p.m.

PRESENT: Sail Wyatt President/Security
Julian Scholefield Building Maintenance
Aniz Jiwani Landscaping
Chris Seltenrich

REGRETS: Leo Liu Vice-President
Felix Saldanha
Darren Morris Treasurer

AGENT: Edward Jang, Property Manager
Warrington PCI Management

CALL TO ORDER

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

PREVIOUS MEETING MINUTES

MOVED, SECONDED and CARRIED to approve the council meeting minutes of February 22, 2007 as circulated.

APPROVAL OF FINANCIAL STATEMENT

Property manager reported that there are currently three units in arrears. Council approved a lien to be registered against the two units in arrears.

Strata Corporation LMS 1978 has an adopted bylaw that allows for interest to be charged to any owner account in arrears. Strata council authorized the interest to be charged as per the adopted bylaws.

All owners are reminded that monthly strata fees are due on the first of each month. Warrington PCI Management offers a pre-authorized payment option. Interested owners should contact the accounting department of Warrington PCI Management (604-602-1887).

BUSINESS ARISING/MAINTENANCE:

Council reported the new landscaping contractor has started for 2007. Anyone with comments or concerns should contact Aniz (unit #16 or by email: aniz@shaw.ca).

Council confirmed that regular maintenance to the roof will be addressed this year as advised by the roofing consultant.

Council would like to obtain quotes for painting the trim to the most east building. Council would also like to obtain quotes for pressure washing all the exterior walls including windows for all the buildings.

Council discussed about installing a new parkade remote system which will incorporate a smaller keychain style remote. Council will continue to review this maintenance.

Council reported a number of owners are requesting their decks reviewed. Council will inspect and report at a later date.

Council reported that majority of owners have not responded to the owner survey. Owners are requested to complete and submit their surveys to Warrington PCI Management.

Council is considering installing an exit button for the parkade door versus the airhose along the ground. Due to the security, the airhose should be removed.

NEW BUSINESS:

Caretaker reported that the lock by Riverdance tower to exit on to SE Marine Drive must have been changed as the key supplied does not work. Property manager will contact the property manager of Riverdance tower for a new key.

Council requested property manager to advise the caretaker to try and clean up oil stains at the lower parkade.

Additional deck repairs should start as soon as the weather permits (#18, 35, 45).

An owner had called to express dissatisfaction regarding a repair to their exterior stair that was completed last year. The owner offered to pay for the repair. Council will require a written scope of work from this owner before a decision can be made.

All owners are advised that no appliances or large items to be placed in the garbage container. The waste container is strictly for normal household waste. Strata Corporation will incur additional cost for the removal of large items that Waste Management will not take away.

All owners are advised the protocol for any after hour emergencies:

Call Warrington PCI Management at 604-602-1887 and advise the emergency. The on-call property manager will advise any in-suite emergencies will be invoiced back to you. Any common property emergency will be paid by the strata corporation.

The on-call property manager will not be requesting quotes for any after hour emergencies.

CORRESPONDENCE:

Any owner wishing to write to the council on strata related matters can do so by sending correspondence in care of Warrington PCI Management at #1700-1030 West Georgia Street, Vancouver, B.C. V6E 2Y3. It would be appreciated if correspondence for council is sent in advance of a scheduled council meeting.

Owners may also send email directly to the property manager:
ejang@warringtonpci.com

Strata council would like to start a list of all owners with email addresses, therefore correspondence and minutes to meetings can be emailed to owners versus hand delivery or mailing. This would also lower the cost of postage being paid for by the strata corporation.

Interested owners should email Daisy Chan: dalsyc@warringtonpci.com to advise their email address, strata plan number and unit number.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:39 p.m. The next meeting is May 1, 2007 at 6:00 p.m.

Respectfully submitted,

Edward Jang, CPRPM
Warrington PCI Management
1700 - 1030 W. Georgia Street
Vancouver, B.C. V6E 2Y3
Tel: (604) 602-1887, Fax: (604) 688-2328
Email : ejang@warringtonpci.com

It has been a standard practice in the real estate industry that owners provide two (2) years of council and general meeting minutes to potential purchasers. Please retain your minutes for two years as there is a fee to owners who require additional copies of minutes.

**MINUTES OF COUNCIL MEETING
Strata Plan LMS 1978
RIVERSIDE GARDEN**

2711 - 2733 East Kent, Vancouver, B.C.
2728 Chandlery Place

HELD: Tuesday, May 1, 2007
In Unit #37 at 6:00 p.m.

PRESENT:

| | |
|--------------------|----------------------|
| Sall Wyatt | President/Security |
| Julian Scholefield | Building Maintenance |
| Aniz Jiwani | Landscaping |
| Chris Seldenrich | |
| Leo Liu | Vice-President |
| Darren Morris | Treasurer |

REGRETS: Felix Saldanha

AGENT: Edward Jang, Property Manager
Warrington PCI Management

CALL TO ORDER

The meeting was called to order at 6:04 p.m.

PREVIOUS MEETING MINUTES

MOVED, SECONDED and CARRIED to approve the council meeting minutes of March 27, 2007 as circulated.

APPROVAL OF FINANCIAL STATEMENT

Treasurer reviewed financial statements for the period of February and March 2007.

Treasurer reminded Property Manager to combine a couple of expense categories on the financial statement.

MOVED and SECONDED to approve the financial statements ending February and March 2007 as presented.

Motion Carried

Council requested confirmation and copies of receipts for additional work invoiced by the caretaker each month.

Property Manager reported that there are currently three units in arrears. Council approved a lien to be registered against the two units in arrears.

Strata Corporation LMS 1978 has an adopted bylaw that allows for interest to be charged to any owner account in arrears. Strata Council authorized the interest to be charged as per the adopted bylaws.

All owners are reminded that monthly strata fees are due on the first of each month. Warrington PCI Management offers a pre-authorized payment option. Interested owners should contact the accounting department of Warrington PCI Management. (604-602-1887).

BUSINESS ARISING/MAINTENANCE:

Council requested the caretaker to store the ice melt barrels.

Property Manager confirmed a break-in into the mailboxes last week. Police were called and caught the thief. Property Manager confirmed no damage to the mailboxes or the entry door.

Building committee reported scheduling three decks to be repaired.

Landscaping committee reported the new landscapers are on board and working out well. The rear of the property will require some additional attention.

NEW BUSINESS:

All owners are advised that no appliances or large items to be placed in the garbage container. The waste container is strictly for normal household waste. Strata Corporation will incur additional cost for the removal of large items that Waste Management will not take away.

All owners are advised the protocol for any after hour emergencies:

Call Warrington PCI Management at 604-602-1887 and advise the emergency. The on-call Property Manager will inform you that any insuite emergencies will be invoiced back to you. Any common property emergency will be paid by the strata corporation.

The on-call Property Manager will not be requesting quotes for any after hour emergencies.

CORRESPONDENCE:

Council reviewed an email regarding the owner's request to purchase a new hose for the car wash bay and a request to pressure wash the parkade. The parkade has recently

been power washed and will not be power washed until next year. Council also reported that there are currently two rubber hoses at the car wash area.

Council also reviewed an email from an owner regarding their concern regarding an exterior repair that was completed previously. The owner is not satisfied with the repair and is requesting the Strata Council to re-address this exterior maintenance. Council advises no additional remedy for this repair as the repair has been completed to the satisfaction of the Strata Council.

An owner sent an email advising possible window leak. Property Manager advised Council that this owner's request has been forwarded to window/glass contractor for a quote (unit # 34).

Property Manager presented a quote from Accurate Glass for unit #20 regarding window seal replacement. Council approved the quote.

Any owner wishing to write to the council on strata related matters can do so by sending correspondence in care of Warrington PCI Management at #1700-1030 West Georgia Street, Vancouver, B.C. V6E 2Y3. It would be appreciated if correspondence for council is sent in advance of a scheduled council meeting.

Owners may also send email directly to the Property Manager: ejiang@warringtonpci.com

Strata Council would like to start a listing of all owners with email addresses, therefore correspondence and minutes to meetings can be emailed to owners versus hand delivery or mailing. This would also lower the cost of postage being paid for by the strata corporation.

Interested owners should email Daisy Chan: daisyc@warringtonpci.com to advise their email address, strata plan number and unit number.

NEW BUSINESS

Property Manager presented a quotation for exterior siding light scrubbing cleaning. Property Manager is waiting for additional quotes.

Council requested a quotation for cleaning of all inaccessible windows.

Property Manager reported receiving confirmation from the Property Manager of the property directly north of Riverside Garden. The gate that leads onto SW Marine Drive had been replaced; however the lock is still the same and has not been re-keyed.

The Property Manager of Riverdance advised that they are considering repaving the roadway between E. Kent Ave and around Riverdance and suggested Riverside Garden Strata Corporation shares this expense. Council will review this request at a later date as quote has not been forwarded from Riverdance.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:25 p.m. The next meeting is June 13, 2007 at 6:00 p.m.

Respectfully submitted,

Edward Wong, CPRPM
Warrington PCI Management
1700 170 W. Georgia Street
Vanier, D.C. V6E 2Y3
Tel: (604) 688-1887, Fax: (604) 688-2328
Email: ed.wong@warringtonpci.com

It has been standard practice in the real estate industry that owners provide two (2) years of council and general meeting minutes to potential purchasers. Please retain your minutes for two years as there is a fee to owners who require additional copies of minutes.

**MINUTES OF COUNCIL MEETING
Strata Plan LMS 1978
RIVERSIDE GARDEN**

2711 - 2733 East Kent, Vancouver, B.C.
2728 Chandlery Place

HELD: Tuesday, June 12, 2007
In Unit #53 at 6:30 p.m.

PRESENT: Sail Wyatt President/Security
Felix Saldanha
Aniz Jiwani Landscaping
Chris Seltenrich
Darren Morris Treasurer

REGRETS: Julian Scholefield Building Maintenance
Leo Liu Vice-President

AGENT: Edward Jang, Senior Property Manager
Warrington PCI Management

CALL TO ORDER

The meeting was called to order at 6:35 p.m.

PREVIOUS MEETING MINUTES

MOVED, SECONDED and CARRIED to approve the council meeting minutes of May 1, 2007 as circulated.

APPROVAL OF FINANCIAL STATEMENT

Treasurer reviewed financial statements for the period of April 2007.

MOVED and SECONDED to approve the financial statements ending April 2007 as presented.

Motion Carried

Property Manager will supply a listing of the administrative photocopying cost to council.

Strata Corporation LMS 1978 has an adopted bylaw that allows for interest to be charged

to any owner account in arrears. Strata council authorized the interest to be charged as per the adopted bylaws.

All owners are reminded that monthly strata fees are due on the first of each month. Warrington PCI Management offers a pre-authorized payment option. Interested owners should contact the accounting department of Warrington PCI Management. (604-602-1887).

BUSINESS ARISING/MAINTENANCE:

All owners are advised that no appliances or large items to be placed in the garbage container. The waste container is strictly for normal household waste. Strata Corporation will incur additional cost for the removal of large items that Waste Management will not take away.

Strata council requested property manager to have the caretaker wipe down the aluminum rails.

All owners are advised the protocol for any after hour emergencies:

Call Warrington PCI Management at 604-602-1887 and advise the emergency

CORRESPONDENCE:

An owner sent an email advising that during the repairs to their deck the alarm for their patio door was disconnected by the contractor. The owner is now asking who is responsible to reconnect the alarm wire. Council confirmed that the contractor should be responsible to reconnect the alarm wire.

Any owner wishing to write to the council on strata related matters can do so by sending correspondence in care of Warrington PCI Management at #1700-1030 West Georgia Street, Vancouver, B.C. V6E 2Y3. It would be appreciated if correspondence for council is sent in advance of a scheduled council meeting.

Owners may also send email directly to the property manager: ejang@warringtonpci.com

Strata council would like to start a listing of all owners with email addresses, therefore correspondence and minutes to meetings can be emailed to owners versus hand delivery or mailing. This would also lower the cost of postage being paid for by the strata corporation.

Interested owners should email Daisy Chan: daisyc@warringtonpci.com to advise their email address, strata plan number and unit number.

NEW BUSINESS

Property manager presented additional quotations for the exterior light scrubbing of the vinyl siding and two quotes for inaccessible window cleaning. Council instructed property manager to book the vinyl siding, window and gutter cleaning for spring 2008.

Property manager presented a quote for wildlife control as starlings are getting into the soffit.

Property manager presented two insurance renewal quotes for Strata Plan LMS1978. Property manager was able to obtain an insurance renewal cost slightly less than last year. Council approved the quote from CMW insurance for \$20,466.00

Council advises the gutter above unit #51 requires maintenance. Property manager will arrange.

Landscape committee appreciates the response from the owners and council members regarding landscaping of Riverside. Landscape committee will advise the landscaper regarding a number of landscaping such as weeding etc...

Owners are advised that Killarney Community Centre holds an indoor flea/garage sale on August 25, 2007. Interested owners should contact Killarney Community Centre for more information. (www.killarneycentre.ca)

Council will be holding the annual blockwatch barbeque in the courtyard by August 15, 2007. Owners should look for posted notices by August 2007.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:05 p.m. The next meeting is July 26, 2007 at 6:15 p.m.

Respectfully submitted,

Edward Jang, CPRPM,
Senior Property Manager
Warrington PCI Management
1700-1030 W. Georgia Street
Vancouver, B.C. V6E 2Y3
Tel: (604) 602-1887, Fax: (604) 688-2328
Email : ejang@warringtonpci.com

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**MINUTES OF COUNCIL MEETING
Strata Plan LMS 1978
RIVERSIDE GARDEN**

2711 - 2733 East Kent, Vancouver, B.C.
2728 Chandlery Place

HELD: Thursday, July 26, 2007
In Unit #16 at 6:15 p.m.

PRESENT: Sail Wyatt President/Security
Felix Saldanha
Aniz Jiwani Landscaping
Chris Seltenrich
Leo Liu Vice-President

REGRETS: Julian Scholefield Building Maintenance
Darren Morris Treasurer

AGENT: Edward Jang, Senior Property Manager
Warrington PCI Management

CALL TO ORDER

The meeting was called to order at 6:25 p.m.

PREVIOUS MEETING MINUTES

MOVED, SECONDED and CARRIED to approve the council meeting minutes of June 12, 2007 as circulated.

APPROVAL OF FINANCIAL STATEMENT

Strata Corporation is currently operating at a deficit due to the balcony repairs. Strata Council approved funds to be borrowed from the CRF to pay the insurance premiums. Once funds are made available, CRF will be replenished.

Council confirmed that council must grant approval before funds can be transferred from the CRF to operating budget.

Strata Corporation LMS 1978 has an adopted bylaw that allows for interest to be charged to any owner account in arrears. Strata council authorized the interest to be charged as per the adopted bylaws.

Council briefly reviewed the financial statements. Financial statements were tabled until

the treasurer is available to attend the next meeting.

All owners are reminded that monthly strata fees are due on the first of each month. Warrington PCI Management offers a pre-authorized payment option. Interested owners should contact the accounting department of Warrington PCI Management. (604-602-1887).

BUSINESS ARISING/MAINTENANCE:

Council requested property manager to review the additional telephone within the janitor's room. If the phone line is not being use, then the phone line should be cancelled.

Council reviewed correspondence from unit #62 regarding a sick birch tree. Council will contact the landscaper to address and save the tree without removing it.

Landscaping committee expresses a concern and dis-satisfaction with the current landscaper. Landscaper has been contacted to request additional hours to be spent on the landscaping. Property manager will obtain new quotes from other landscapers.

Owners are advised the annual Blockwatch barbeque is scheduled for Wednesday, August 15, 2007 6:30 p.m. - 8:00 p.m. Notices will be posted.

All owners are advised that no appliances or large items to be placed in the garbage container. The waste container is strictly for normal household waste. Strata Corporation will incur additional cost for the removal of large items that Waste Management will not take away.

All owners are advised the protocol for any after hour emergencies:

Call Warrington PCI Management at 604-602-1887 advise the emergency

CORRESPONDENCE:

Council reviewed correspondence from an owner regarding the connection of their alarm connections, damaged from the current balcony repair. Council requested the cost of the reconnection to be paid by the balcony contractor.

Council reviewed correspondence from an owner regarding various concerns such as updating name on enterphone panel, overgrowth of ivy, power washing of deck. Property manager will reply.

Council reviewed correspondence from an owner regarding condensation in one of their bedroom windows. Property manager will obtain a quote.

Council reviewed correspondence from an owner advising a plumbing maintenance issue. Property manager will dispatch the plumber to investigate.

Any owner wishing to write to the council on strata related matters can do so by sending correspondence in care of Warrington PCI Management at #1700-1030 West Georgia Street, Vancouver, B.C. V6E 2Y3. It would be appreciated if correspondence for council is sent in advance of a scheduled council meeting.

Owners may also send email directly to the property manager: ejang@warringtonpci.com

Strata council would like to start a listing of all owners with email addresses, therefore correspondence and minutes to meetings can be emailed to owners versus hand delivery or mailing. This would also lower the cost of postage being paid for by the strata corporation.

Interested owners should email Daisy Chan: daisyc@warringtonpci.com to advise their email address, strata plan number and unit number.

NEW BUSINESS


Property manager presented a listing of deficiencies from Simplex Grinnell for the recent fire safety equipment inspection. Council approved a number of deficiencies and also noted one deficiency to be corrected and charged back to the unit owner.

Council discussed a leak from the parkade ceiling damaging a resident vehicle. The owner is to obtain a quote to repair their vehicle and submit it to council for their review. The owner is also granted to utilize one of the strata corporation parking stalls until the ceiling is repaired.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:00 p.m. The next meeting is September 18, 2007 at 6:15 p.m.

Respectfully submitted,


Edward Jang, CPRPM
Senior Property Manager
Warrington PCI Management
1700 - 1030 W. Georgia Street
Vancouver, B.C. V6E 2Y3
Tel: (604) 602-1887, Fax: (604) 688-2328
Email : ejang@warringtonpci.com

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the CRF to operating budget.

Strata Corporation LMS 1978 has an adopted bylaw that allows for interest to be charged to any owner account in arrears. Strata council authorized the interest to be charged as per the adopted bylaws.

All owners are reminded that monthly strata fees are due on the first of each month. Warrington PCI Management offers a pre-authorized payment option. Interested owners should contact the accounting department of Warrington PCI Management. (604-602-1887).

BUSINESS ARISING/MAINTENANCE:

All owners are advise that no appliances or large items to be placed in the garbage container. The waste container is strictly for normal household waste. Strata Corporation will incur additional cost for the removal of large items that Waste Management will not take away.

All owners are advised the protocol for any after hour emergencies:

Call Warrington PCI Management at 604-602-1887 advise the emergency

CORRESPONDENCE:

Property manager presented correspondence from an owner advising a leaking window possibly an exterior flashing. Property manager advises a contractor has been dispatched to investigate and provide a quote.

Any owner wishing to write to the council on strata related matters can do so by sending correspondence in care of Warrington PCI Management at #1700-1030 West Georgia Street, Vancouver, B.C. V6E 2Y3. It would be appreciated if correspondence for council is sent in advance of a scheduled council meeting.

Owners may also send email directly to the property manger: ejang@warringtonpci.com

Strata council would like to start a listing of all owners with email addresses, therefore correspondence and minutes to meetings can be emailed to owners versus hand delivery or mailing. This would also lower the cost of postage being paid for by the strata corporation.

Interested owners should email Daisy Chan: daisyc@warringtonpci.com to advise their email address, strata plan number and unit number.

NEW BUSINESS

Council had previously instructed property manager to contract Natures Outfitters as the landscaper for the remaining 2007. The landscaper will be on a three month probation

period and possibly entering into a contract for 2008. Council confirmed that the landscaping services of Natures Outfitters are satisfactory.

Property manager advises the irrigation system will be winterized by Thanksgiving.

Property manger presented an agreement for the financial audit to be completed by Reid Hurst Nagy. Council approved and signed the agreement for audit.

As noted from the previous council meeting minute, an owner was able to clean their vehicle of dripping from their vehicle at no cost to the strata corporation

Property manager presented an invoice from an owner that had their vehicle detailed due to calcium dripping on their vehicle. Council reviewed the invoice and will advise.

Property manager advises speaking with the concrete injection contractor. The contractor advises that it would be difficult to inject the ceiling due to the condition of the ceiling. Council instructed property manager to have a contractor install diverters to the parkade ceiling, therefore any drips will not damage the vehicle

Council reminded property manager to prepare a move in fee bylaw amendment to be reviewed at next council meeting to be presented and ratified at next Annual General Meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:00 p.m. The next meeting is October 29, 2007 at 6:15 p.m.

Respectfully submitted,

Edward Jang, CPRPM
Senior Property Manager

Warrington PCI Management
1700 - 1030 W. Georgia Street
Vancouver, B.C. V6E 2Y3
Tel: (604) 602-1887, Fax: (604) 688-2328
Email : ejang@warringtonpci.com

It has been standard practice in the real estate industry that owners provide two (2) years of council and general meeting minutes to potential purchasers. Please retain your minutes for two years as there is a fee to owners who require additional copies of minutes.

MINUTES OF ANNUAL GENERAL MEETING
STRATA PLAN LMS 1978 – RIVERSIDE GARDEN

HELD: On Monday, November 26, 2007 at 6:30 p.m. at the Fraserview Golf Course, 7800 Vivian Drive, Vancouver

AGENT: Edward Jang, Property Manager, Warrington PCI Management
Choco Gonzales, Assistant Property Manager, Warrington PCI

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by the Council President, Sail Wyatt, who also chaired the meeting

QUORUM/PROXIES

Property manager reported 31 owner/proxies in attendance therefore a quorum.

PROOF OF NOTICE

It was moved and seconded that a notice dated November 7, 2007 was proper notice of the meeting. The motion was carried by a majority vote.

APPROVAL OF AGENDA

It was moved and seconded to approve the agenda of the meeting. The motion was carried by a majority vote.

PREVIOUS MINUTES

MOVED and SECONDED to approve the minutes of the last Annual General Meeting held on November 30, 2006 as circulated.

Motion Carried

REPORT ON INSURANCE

As required by the Strata Property Act, a copy of the current insurance was attached to the agenda of tonight's meeting. The property is insured at a replacement value of \$13,440,000.00 and includes earth quake coverage.

Property manager advises that the building insurance does not cover any upgrades to the strata lot such as hardwood floors or more elaborate appliances. Hardwood floor would be covered under the insurance of unit owners (contents insurance)

PRESIDENT'S REPORT – Sail Wyatt

The President, Sail Wyatt, explained to the owners that the year has been fairly uneventful. The most noticeable change has been new landscaping services. The Strata Council does on a daily basis, monthly basis and annual basis such as attend Council Meetings, make decisions related to repair and maintenance expenditures, continual review of the operating budget and preventative maintenance and long term planning. In addition, the duties of the various Maintenance Committees were discussed. The Maintenance Committees dedicate a lot of time throughout the year for security, maintenance and landscaping to which they are thanked.

The President thanked Council members for their work on Council and as committee members. He also thanked the members of the Maintenance Committee for their work assessing the maintenance requirements and prioritizing the work.

TREASURER'S REPORT – Darren Morris

The Treasurer reported on the fiscal year operating results. He told the owners that for the most part the expenses were on target. Mr. Morris reported the Contingency Reserve Fund is currently \$96,478.42

The Treasurer told the owners that a budget had been prepared for the next fiscal year with an increase of 5% for operating expenses. The increase in operating expenses is due to increases in Terasen Gas rates, repairs and maintenance and insurance. There is no increase of management fees from Warrington PCI Management.

PROPOSED OPERATING BUDGET 2007 – 2008

The Treasurer explained each expense category line by line.

The Treasurer made a motion to approve the proposed operating budget for the fiscal period of November 1, 2007 to October 31, 2008. The motion was seconded.

There being no further questions, the chair requested a show of voting cards in favour of the motion. The motion **carried** with a majority vote.

All owners are advised that the new monthly strata fees will commence retroactive to November 1.

SPECIAL RESOLUTION 2007-A

"BE IT RESOLVED THAT the Strata Corporation include the bylaws for Strata Plan LMS1978 as follows:

Move in Bylaw

A non-refundable assessment of \$100 will be levied to the owner of any unit on any move-in to defray the cost to the Strata Corporation, which includes, but not limited to, inspection of the common areas before and after moving and administration.

The moving party will be responsible for any damages to common area.

Carton boxes, cardboards and crates of alike used for the purpose of moving in must be discarded by the owner or resident. No such items should be left behind unattended or dumped into garbage bin or recycle bins. These bins are not designed to handle such big items

MOVED and SECONDED to approve Special Resolution 2007-A as presented.
Motion Carried

Special Resolution 2007-B

"BE IT RESOLVED THAT the Strata Corporation include the bylaw for Strata Plan LMS1978 as follows:

Payment of Strata Fees

An owner must pay strata fees on or before the first day of each month to which the strata fees relate. A late payment of fifty (\$50.00) dollars per month will be assessed against the strata lot in arrears by more than 30 days and become part of the monthly assessment of that owner.

MOVED and SECONDED to approve Special Resolution 2007-B as presented.
Motion Carried

NEW BUSINESS

Owners are advised to inspect the exterior wall where the fireplace vents. If the exterior wall is black, then it is the owner's responsibility to have their fireplaces inspected and serviced (adjustment maybe required).

Owners are advised to contact the management company if maintenance is required such as doors not latching properly for security reasons.

ELECTION OF COUNCIL

The Property Manager announced that, at this time the present Council must resign and a new Council elected until the next Annual General Meeting 2008.

The present council were thanked for their hard work throughout the past year.

The Chair requested nominations for Council:

The following were nominated and each had been seconded. The nominees accepted.

Darren Morris
Leo Liu
Sail Wyatt
Felix Saldanha
Aniz Jiwani
Chris Seltenrich
Mark #22
Matt #2

Residents are reminded that they are not permitted to dispose furniture or large household items in the bins. Please cooperate to maintain an orderly waste management program.

All Owners are reminded that all issues other than emergency items must be reported in writing to Warrington PCI Management.

ADJOURNMENT

The President thanked the owners for their attendance at this meeting. There being no further business, the meeting was adjourned at 8:35 p.m.

Edward Jang, Senior Property Manager
Agent for Strata Plan LMS 1978

Warrington PCI Management, 1700 - 1030 W. Georgia Street
Vancouver, B.C. V6E 2Y3
Tel: (604) 602-1887, Fax: (604) 688-2328

STRATA PLAN LMS1978 (RIVERSIDE GARDENS)
 OPERATING FUND BUDGET
 FOR THE YEAR NOVEMBER 1,2007 TO OCTOBER 31,2008

| REF | | OCT 31/06 ACTUAL | OCT 31/07 BUDGET | OCT 31/07 PROJECTION | OCT 31/08 BUDGET |
|--|-------------------------------------|---------------------|---------------------|-------------------------|---------------------|
| <u>OPERATING FUND REVENUES</u> | | | | | |
| 3550 | Strata Fees | \$161,765 | \$169,384 | \$169,385 | \$177,853 |
| 3550.2 | Special Levy | \$50,001 | | \$385 | |
| 3506 | Interest | \$510 | \$500 | \$554 | \$500 |
| 3608 | Miscellaneous | \$125 | | \$0 | |
| 3557 | Operating Fund Surplus-Prior Period | \$171 | \$0 | \$0 | \$0 |
| TOTAL OPERATING FUND REVENUES | | \$212,572 | \$169,884 | \$170,324 | \$178,353 |
| <u>OPERATING FUND EXPENSES</u> | | | | | |
| 6005 | Bank Charges | \$206 | \$200 | \$196 | \$200 |
| 6007 | Management Fee | \$15,348 | \$15,396 | \$15,396 | \$15,396 |
| 6009 | Office | \$1,679 | \$2,500 | \$1,749 | \$2,000 |
| 6015 | Enterphone | \$1,382 | \$1,400 | \$1,126 | \$1,200 |
| 6105 | Alarms/Inspection | \$4,025 | \$2,000 | \$5,093 | \$3,000 |
| 6203 | Gas | \$19,359 | \$19,000 | \$19,744 | \$19,000 |
| 6204 | Electricity | \$11,136 | \$10,000 | \$10,208 | \$10,000 |
| 6208 | Water & Sewer | \$12,612 | \$15,000 | \$12,666 | \$14,000 |
| 6302 | Supplies | \$0 | \$500 | \$0 | \$0 |
| 6304 | Janitorial | \$9,409 | \$8,500 | \$9,734 | \$9,500 |
| 6306 | Waste Removal | \$3,837 | \$4,200 | \$6,606 | \$6,200 |
| 6410 | Pest Control | \$996 | \$1,100 | \$1,098 | \$1,100 |
| 6411 | Grounds Maintenance | \$15,906 | \$18,000 | \$13,429 | \$21,600 |
| 6411.1 | Grounds Maintenance-Extra's | | \$3,200 | \$0 | \$1,800 |
| 6412 | Snow Removal | | \$300 | \$1,823 | \$300 |
| 6450 | Repairs & Maintenance | \$28,775 | \$30,794 | \$36,798 | \$35,263 |
| 6608 | Insurance | \$21,256 | \$21,000 | \$21,214 | \$21,000 |
| 6609.2 | Audit | \$1,495 | \$1,350 | \$1,350 | \$1,350 |
| TOTAL OPERATING FUND EXPENSES | | \$147,421 | \$154,440 | \$158,231 | \$162,909 |
| NET BEFORE OTHER FUNDS | | \$65,151 | \$15,444 | \$12,093 | \$15,444 |
| 6460 | Contingency Reserve Fund Transfer | \$14,706 | \$15,444 | \$15,444 | \$15,444 |
| 6460.1 | Special Levy | \$50,000 | | \$0 | |
| TOTAL OTHER FUNDS | | \$64,706 | \$15,444 | \$15,444 | \$15,444 |
| OPERATING FUND SURPLUS (LOSS) | | \$444 | \$0 | (\$3,351) | \$0 |
| TRANSFER PROJECTED OPERATING FUND DEFICIT TO CRF | | (\$444) | \$0 | \$3,351 | \$0 |
| OPERATING FUND - END OF PERIOD | | \$0 | \$0 | \$0 | \$0 |

PROJECTED INCREASE IN STRATA FEES

5.00%

SCHEDULE B

STRATA PLAN LMS1978 (RIVERSIDE GARDENS)
 STRATA FEE SCHEDULE
 FOR THE YEAR NOVEMBER 1,2007 TO OCTOBER 31,2008

| S/L & UNIT | U/E | MONTHLY OPERATING FUND | MONTHLY CONTINGENCY FUND | TOTAL MONTHLY STRATA FEES | S/L & UNIT |
|------------|-------|------------------------|--------------------------|---------------------------|------------|
| 1 | 830 | \$ 136.97 | \$ 13.03 | \$ 150.00 | 1 |
| 2 | 785 | \$ 129.55 | \$ 12.32 | \$ 141.87 | 2 |
| 3 | 970 | \$ 160.08 | \$ 15.22 | \$ 175.30 | 3 |
| 4 | 1,001 | \$ 165.19 | \$ 15.71 | \$ 180.90 | 4 |
| 5 | 1,145 | \$ 188.96 | \$ 17.97 | \$ 206.93 | 5 |
| 6 | 960 | \$ 158.43 | \$ 15.07 | \$ 173.50 | 6 |
| 7 | 1,145 | \$ 188.96 | \$ 17.97 | \$ 206.93 | 7 |
| 8 | 1,001 | \$ 165.19 | \$ 15.71 | \$ 180.90 | 8 |
| 9 | 1,145 | \$ 188.96 | \$ 17.97 | \$ 206.93 | 9 |
| 10 | 994 | \$ 164.04 | \$ 15.60 | \$ 179.64 | 10 |
| 11 | 1,145 | \$ 188.96 | \$ 17.97 | \$ 206.93 | 11 |
| 12 | 826 | \$ 136.31 | \$ 12.96 | \$ 149.27 | 12 |
| 13 | 785 | \$ 129.55 | \$ 12.32 | \$ 141.87 | 13 |
| 14 | 970 | \$ 160.08 | \$ 15.22 | \$ 175.30 | 14 |
| 15 | 1,001 | \$ 165.19 | \$ 15.71 | \$ 180.90 | 15 |
| 16 | 1,145 | \$ 188.96 | \$ 17.97 | \$ 206.93 | 16 |
| 17 | 960 | \$ 158.43 | \$ 15.07 | \$ 173.50 | 17 |
| 18 | 1,145 | \$ 188.96 | \$ 17.97 | \$ 206.93 | 18 |
| 19 | 1,001 | \$ 165.19 | \$ 15.71 | \$ 180.90 | 19 |
| 20 | 1,145 | \$ 188.96 | \$ 17.97 | \$ 206.93 | 20 |
| 21 | 994 | \$ 164.04 | \$ 15.60 | \$ 179.64 | 21 |
| 22 | 1,145 | \$ 188.96 | \$ 17.97 | \$ 206.93 | 22 |
| 23 | 1,258 | \$ 207.61 | \$ 19.74 | \$ 227.35 | 23 |
| 24 | 1,258 | \$ 207.61 | \$ 19.74 | \$ 227.35 | 24 |
| 25 | 1,258 | \$ 207.61 | \$ 19.74 | \$ 227.35 | 25 |
| 26 | 1,258 | \$ 207.61 | \$ 19.74 | \$ 227.35 | 26 |
| 27 | 1,258 | \$ 207.61 | \$ 19.74 | \$ 227.35 | 27 |
| 28 | 1,258 | \$ 207.61 | \$ 19.74 | \$ 227.35 | 28 |
| 29 | 1,258 | \$ 207.61 | \$ 19.74 | \$ 227.35 | 29 |
| 30 | 1,258 | \$ 207.61 | \$ 19.74 | \$ 227.35 | 30 |
| 31 | 1,258 | \$ 207.61 | \$ 19.74 | \$ 227.35 | 31 |
| 32 | 1,258 | \$ 207.61 | \$ 19.74 | \$ 227.35 | 32 |
| 33 | 1,186 | \$ 195.73 | \$ 18.61 | \$ 214.34 | 33 |
| 34 | 1,186 | \$ 195.73 | \$ 18.61 | \$ 214.34 | 34 |
| 35 | 1,186 | \$ 195.73 | \$ 18.61 | \$ 214.34 | 35 |
| 36 | 1,186 | \$ 195.73 | \$ 18.61 | \$ 214.34 | 36 |
| 37 | 1,186 | \$ 195.73 | \$ 18.61 | \$ 214.34 | 37 |
| 38 | 1,186 | \$ 195.73 | \$ 18.61 | \$ 214.34 | 38 |
| 39 | 1,186 | \$ 195.73 | \$ 18.61 | \$ 214.34 | 39 |
| 40 | 1,186 | \$ 195.73 | \$ 18.61 | \$ 214.34 | 40 |
| 41 | 1,256 | \$ 207.28 | \$ 19.71 | \$ 226.99 | 41 |
| 42 | 1,176 | \$ 194.07 | \$ 18.46 | \$ 212.53 | 42 |
| 43 | 1,189 | \$ 196.22 | \$ 18.66 | \$ 214.88 | 43 |
| 44 | 1,263 | \$ 208.43 | \$ 19.82 | \$ 228.25 | 44 |
| 45 | 1,189 | \$ 196.22 | \$ 18.66 | \$ 214.88 | 45 |
| 46 | 1,189 | \$ 196.22 | \$ 18.66 | \$ 214.88 | 46 |
| 47 | 1,263 | \$ 208.43 | \$ 19.82 | \$ 228.25 | 47 |
| 48 | 1,189 | \$ 196.22 | \$ 18.66 | \$ 214.88 | 48 |
| 49 | 1,189 | \$ 196.22 | \$ 18.66 | \$ 214.88 | 49 |
| 50 | 1,263 | \$ 208.43 | \$ 19.82 | \$ 228.25 | 50 |
| 51 | 1,189 | \$ 196.22 | \$ 18.66 | \$ 214.88 | 51 |

SCHEDULE B

STRATA PLAN LMS1978 (RIVERSIDE GARDENS)
 STRATA FEE SCHEDULE
 FOR THE YEAR NOVEMBER 1,2007 TO OCTOBER 31,2008

| S/L & UNIT | U/E | MONTHLY OPERATING FUND | MONTHLY CONTINGENCY FUND | TOTAL MONTHLY STRATA FEES | S/L & UNIT |
|------------|-------|------------------------|--------------------------|---------------------------|------------|
| 52 | 1,189 | \$ 196.22 | \$ 18.66 | \$ 214.88 | 52 |
| 53 | 1,189 | \$ 196.22 | \$ 18.66 | \$ 214.88 | 53 |
| 54 | 1,176 | \$ 194.07 | \$ 18.46 | \$ 212.53 | 54 |
| 55 | 1,256 | \$ 207.28 | \$ 19.71 | \$ 226.99 | 55 |
| 56 | 830 | \$ 136.97 | \$ 13.03 | \$ 150.00 | 56 |
| 57 | 785 | \$ 129.55 | \$ 12.32 | \$ 141.87 | 57 |
| 58 | 970 | \$ 160.08 | \$ 15.22 | \$ 175.30 | 58 |
| 59 | 1,001 | \$ 165.19 | \$ 15.71 | \$ 180.90 | 59 |
| 60 | 1,145 | \$ 188.96 | \$ 17.97 | \$ 206.93 | 60 |
| 61 | 957 | \$ 157.93 | \$ 15.02 | \$ 172.95 | 61 |
| 62 | 1,145 | \$ 188.96 | \$ 17.97 | \$ 206.93 | 62 |
| 63 | 984 | \$ 162.39 | \$ 15.44 | \$ 177.83 | 63 |
| 64 | 984 | \$ 162.39 | \$ 15.44 | \$ 177.83 | 64 |
| 65 | 969 | \$ 159.91 | \$ 15.21 | \$ 175.12 | 65 |
| 66 | 829 | \$ 136.81 | \$ 13.01 | \$ 149.82 | 66 |
| 67 | 785 | \$ 129.55 | \$ 12.32 | \$ 141.87 | 67 |
| 68 | 970 | \$ 160.08 | \$ 15.22 | \$ 175.30 | 68 |
| 69 | 1,001 | \$ 165.19 | \$ 15.71 | \$ 180.90 | 69 |
| 70 | 1,145 | \$ 188.96 | \$ 17.97 | \$ 206.93 | 70 |
| 71 | 957 | \$ 157.93 | \$ 15.02 | \$ 172.95 | 71 |
| 72 | 1,145 | \$ 188.96 | \$ 17.97 | \$ 206.93 | 72 |
| 73 | 984 | \$ 162.39 | \$ 15.44 | \$ 177.83 | 73 |
| 74 | 984 | \$ 162.39 | \$ 15.44 | \$ 177.83 | 74 |
| 75 | 969 | \$ 159.91 | \$ 15.21 | \$ 175.12 | 75 |

MONTHLY TOTALS \$ 13,534.11 \$ 1,287.01 \$ 14,821.12

X TWELVE X TWELVE X TWELVE

ANNUAL TOTALS \$ 162,409.32 \$ 15,444.12 \$ 177,853.44

CONTROL T 82,010 \$ 162,409 \$ 15,444 \$ 177,853

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