

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

February 26, 2009

To All Owners Strata Plan BCS 1559, The Taylor

Dear Owner(s):

At the Annual General Meeting held on Tuesday, February 10<sup>th</sup>, 2009, the Owners voted to approve the 2009 / 2010 Operating Budget, which reflects an increase in Strata Fees effective February 1<sup>st</sup>, 2009. 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 your PAP and take the one-time adjustment payment on April 1st, 2009, to cover the increase for February & March 2009. 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 & March 2009. Also, please remember to provide a series of post-dated cheques for 2009 / 2010 (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 (revised pages for your Rules and Bylaws will be forwarded shortly). For further information on this and other items of business conducted at the Annual General Meeting, please refer to the attached Minutes.

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

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cc: Accounting

(AGM-OWN-09.1559)

Annual C Annual C Total An	Annual Operating Contribu Annual CRF Contributions Total Annual Strata Fees	Annual Operating Contributions Annual CRF Contributions Total Annual Strata Fees	\$647,271 66,227 \$713,498	Total Aggregate	15,270		Townhouse Podium Tower Shared Total	Operating \$13.023.00 12,928.00 194.817.00 426,638.00 \$647,406.00	CRF \$1.302.00 1.293.00 19,482.00 44,164.00 <b>\$66,241.00</b>	Total S/F \$14,325.00 14,221.00 214,299.00 470,802.00 \$713,647.00	Total Aggregate 1.301 1.503 12.466 n/a 15,270		
				Townhouse Monthly Operating	Townhouse Monthly CRF	Podium Monthly Operating	Podium Monthly CRF	Tower Monthly Operating	Tower Monthly CRF	Shared Monthly	Shared Monthly	2009 / 20010 Fotal Monthly	One-time Adjustment
Strata	Unit Number	Unit Entitlement	Common Area %	Contributions (SL 1-19)	Contributions (SL 1 - 19)	Contributions (SL 20 - 52)	Contributions (SL 20 - 52)	Contributions (SL 53 - 251)	Contributions (SL 53 - 251)	Operating Contributions	CRF Contributions	Strata Fees	for February & March 2009
- ı	TH 558	64	0.004191225	\$53.39	\$5.34	C. 500	_	مه کار ح	J.o.	\$149.01	\$15.43	\$223.17	\$2.60
7 m	TH 49	£ 5	0.004191225	53,39	5.5 45.8	らてから	<i>b</i> + -		-(	149.01	15.43	223.17	2.60
4	TH 47	64	0.004191225	53.39	5.34		Q	The state of	(OL.1) =	149.01	15.43	223.17	2.60
v, v	TH 39	44 4	0.004191225	53.39	5.34 4.50	1.50		\	_	149.01	15.43	71.527	2.60
c r-	TH 251	5 1 4	0.004191225	50.50 90.60	5.34		,	)	1	149.01	15.43	223,17	2.60
œ	TH 253	64	0.004191225	53.39	5.34	0	ر م	ر کر ( وم	Se 25	149.01	15.43	223.17	2.60
o	TH 256	64	0.004191225	53.39	5.34	7007	•	-		149.01	15.43	223.17	2.60
0	TH 15	89	0.004453176	56.72	5.67				•	158.32	16.39	237.10	2.74 2.74
Ξ Ξ	7H 16	د/ د	0.004780616	60.89	6.09 6.09					16.691	17.59	254.54	2.96
<u> </u>	H 18	7,5	0.004780616	60.89	6.09					169.97	17.59	254.54	2.96
- 1	TH 19	73	0.004780616	68.09	60'9					169.97	17.59	254.54	2.96
15	TH 20	73	0.004780616	60.89	6.09					169.97	17.59	254.54	2.96
9 !	TH 21	, 13 13	0.004780616	68.09	60.9					169.97	17.59	254.54	2.90 2.06
~ &	1H 252	۲, در	0.004780616	60.89 60.89	6.09					16,691	17.59	254.54	2.96
<u> </u>	TH 257	73	0,004780616	68.09	60.9					169.97	17.59	254.54	2.96
20	201	47	0.003077931			\$33.69	\$3.37			109.43	11.33	157.82	4.76
71	202	54	0.003536346			38.71	3.87			125.73	13.01	181.32	5.46
22	203	4 : W :	0.002815979			30.82	3.08			100.12	10.36	144.38	4.36
57 74	204	در 1.	0.003339882				3.66			118.74	12.29	171.25	5.18
25	206	44	0.002881467			31.54	3.15			102.45	10.60	147.74	4.46
56	207	44	0.002881467			31.54	3.5			102.45	10.60	147,74	4,46
72	208	4 5 5 4	0.002946955			32.26 32.26	5.23 17 F			104.77	10.85	151.11	2. 4 c & &
9 0	407 105	1 4 7 Y	0.002340955			32.26	3.23			104.77	10.85	151.11	4.58
0E	302	4 4	0,002881467			31.54	3.15			102.45	10.60	147.74	4.46
: =	303	44	0.002881467			31.54	3.15			102.45	10.60	147.74	4.46
32	304	44	0.002881467			31.54	3.15			102.45	10.60	147.74	4.46
33	305	46	0.003012443				3.30			107.10	11.09	154.46	4.64
34	306	45	0.002946955			32.26	3.23			104.77	10.85	151.11	4.58
35	307	45	0.002946955			32.26	3.23			104.77	10.85	151.11	4.58
36	308	46	0.003012443				3.30			107.10	11.09	154.46	4.64
37	308	44	0.002881467			31.54	3.15			102.45	10.60	147.74	4.46 4.46
œ,	310	44	0.002881467			31.54	5.15			102.40	10.00	t / ' / t •	C T T

Total Aggregate 1,301 1,503 12,466 17,400 15,270	2009 / 20010 red Fotal One-time thly Monthly Adjustment RF Strata for February	Fees	151.11	85   157.11   4.58   153.11   4.58	151.11	147.74	147.74	154 46 4 44		151.11	151.11	151.11 151.11 154.46	151.11 151.11 154.46 147.74	151.11 151.11 151.11 154.46 147.74	151.11 151.11 154.46 147.74 147.74	151.11 151.11 151.11 154.46 147.74 151.11 151.11	151.11 151.11 151.11 154.46 147.74 147.74 151.11 151.11	151.11 151.11 154.46 147.74 147.74 151.11 151.11 212.09 292.14	151.11 151.11 151.11 154.46 147.74 147.74 151.11 151.11 212.09 292.14 200.10	151.11 151.11 151.11 154.46 147.74 151.11 151.11 212.09 292.14 200.10 296.14	151.11 151.11 151.11 151.11 147.74 147.74 151.11 151.11 212.09 292.14 200.10 296.14 184.09	151.11 151.11 151.11 147.74 147.74 151.11 151.11 202.14 206.14 184.09 222.09	151.11 151.11 154.46 147.74 147.74 151.11 212.09 292.14 200.10 296.14 184.09 212.09 328.15	151.11 151.11 154.46 147.74 147.74 151.11 212.09 292.14 200.10 296.14 184.09 212.09 328.15 192.09	151.11 151.11 154.46 147.74 147.74 151.11 212.09 292.14 200.10 296.14 184.09 212.09 328.15 192.09 216.10	151.11 151.11 154.46 147.74 147.74 151.11 151.11 200.10 296.14 184.09 212.09 328.15 192.09 216.10 216.10	151.11 151.11 154.46 147.74 147.74 151.11 212.09 292.14 200.10 296.14 184.09 212.09 328.15 192.09 216.10 216.10	151.11 151.11 151.11 151.11 151.11 151.11 151.11 151.11 292.14 200.10 296.14 184.09 212.09 328.15 192.09 216.10 216.10	151.11 151.11 154.46 147.74 147.74 151.11 212.09 292.14 200.10 296.14 184.09 212.09 328.15 192.09 216.10 216.10 216.10 216.10	151.11 151.11 154.46 147.74 147.74 151.11 212.09 292.14 200.10 296.14 192.09 216.10 216.10 216.10 296.14 200.10	151.11 151.11 154.46 147.74 147.74 151.11 212.09 295.14 184.09 212.09 216.10 216.10 216.10 216.10 216.10 216.10 216.10 216.10 216.10 216.10 216.10	151.11 151.11 154.46 147.74 147.74 151.11 200.10 296.14 184.09 212.09 216.10 216.10 216.10 216.10 216.10 216.10 216.10 216.10 216.10 216.10 216.10	151.11 151.11 154.44 147.74 147.74 151.11 151.11 200.10 212.09 215.09 215.09 212.09 212.09 212.09 212.09 212.09 212.09	151.11 151.11 154.44 147.74 147.74 151.11 151.11 200.10 212.09 212.09 212.09 212.09 212.09 212.09 212.09 328.15 200.10 212.09 212.09 328.15	151.11 151.11 154.44 147.74 147.74 151.11 151.11 200.10 200.10 215.09 212.09 212.09 212.09 212.09 212.09 212.09 212.09 212.09 212.09	151.11 151.11 154.44 147.74 147.74 151.11 151.11 200.10 212.09 215.09 215.09 212.09 212.09 212.09 212.09 212.09 212.09 212.09 212.09 212.09 212.09 212.09	151.11 151.11 154.44 147.74 147.74 151.11 151.11 200.10 212.09 212.09 212.09 212.09 212.09 212.09 212.09 212.09 212.09 212.09 212.09 212.09 212.09 212.09 212.09 212.09 212.09 212.09 212.09	151.11 151.11 154.46 147.74 147.74 151.11 151.11 200.10 296.14 192.09 212.09
	Shared Monthly CRF	utions Contributions	-	77 10.85			.45 10.60		10.85																													
S1,302.00 \$14,325.00 1,293.00 14,221.00 214,299.00 44,164.00 3713,647,00	Tower Monthly Shared CRF Monthly	ျ	77.701	104.77	104.77	102.45	102.45	107.10	104.77	104 77		107.10	107.10	107.10	102.45 102.45 102.45 104.77			·	·			·						·	·	·			·	·	·	·	·	
Operating \$13,023.00 12,928.00 194,817.00 426,638.00 \$647,406.00	Tower Monthly Operating Contributions	(SL 53 - 251)														CC 03 9	\$69.02	\$69.02	\$69.02 95.07 65.12	\$69.02 95.07 65.12 96.37	\$69.02 95.07 65.12 96.37 59.91	\$69.02 95.07 65.12 96.37 59.91 69.02	\$69.02 95.07 65.12 96.37 59.91 69.02 106.79	\$69.02 95.07 65.12 96.37 59.91 69.02 106.79 62.51	\$69.02 95.07 65.12 96.37 59.91 69.02 106.79 62.51 70.33	\$69.02 95.07 65.12 96.37 59.91 69.02 106.79 62.51 70.33	\$69.02 95.07 65.12 96.37 59.91 69.02 106.79 62.51 70.33 70.33	\$69.02 95.07 65.12 96.37 59.91 69.02 106.79 70.33 70.33	\$69.02 95.07 65.12 96.37 59.91 69.02 106.79 62.51 70.33 70.33 69.02	\$69.02 95.07 65.12 96.37 59.91 69.02 106.79 62.51 70.33 70.33 69.02 96.37	\$69.02 95.07 65.12 96.37 59.91 69.02 106.79 62.51 70.33 70.33 69.02 96.37 65.12	\$69.02 95.07 65.12 96.37 59.91 60.02 106.79 62.51 70.33 70.33 69.02 65.12 96.37 69.02	\$69.02 95.07 65.12 96.37 59.91 60.02 106.79 62.51 70.33 70.33 69.02 65.12 69.02 69.02	\$69.02 95.07 65.12 96.37 59.91 60.02 106.79 62.51 70.33 70.33 69.02 65.12 69.02 69.02 69.02	\$69.02 95.07 65.12 96.37 59.91 60.02 106.79 62.51 70.33 69.02 96.37 69.02 69.02 69.02	\$69.02 95.07 65.12 96.37 59.91 60.02 70.33 70.33 69.02 66.02 69.02 69.02 69.02 69.02 69.03 70.33	\$69.02 95.07 65.12 96.37 59.91 60.02 70.33 70.33 69.02 69.02 69.02 69.02 69.02 69.02 70.33 70.33	\$69.02 95.07 65.12 96.37 59.91 60.02 70.33 70.33 69.02 65.12 96.37 69.02 69.02 69.02 69.02 69.03 70.33 70.33
Townhouse Podium Tower Shared Total	Podium Monthly CRF	(SL	3.23	3.23 3.23	3.23	3.15	3.15	3.30	3.23	3.23		3.30	3.30	3.15	3.15 3.15 3.15 3.23	3.30 3.15 3.15 3.23 3.23	3.30 3.15 3.15 3.23 3.23	3.30 3.15 3.15 3.23 3.23	3.30 3.15 3.15 3.23 3.23	3.30 3.15 3.15 3.23 3.23	3.30 3.15 3.23 3.23 3.23	3.30 3.15 3.23 3.23 3.23	3.30 3.15 3.23 3.23 3.23	3.30 3.15 3.23 3.23 3.23	3.30 3.15 3.15 3.23 3.23	3.30 3.15 3.15 3.23 3.23	3.30 3.15 3.23 3.23 3.23	3.30 3.15 3.23 3.23 3.23	3.30 3.15 3.23 3.23 3.23	3.30 3.15 3.23 3.23 3.23	3.30 3.15 3.23 3.23 3.23	3.30 3.15 3.23 3.23 3.23	3.30 3.15 3.23 3.23 3.23	3.30 3.15 3.23 3.23 3.23	3.30 3.15 3.23 3.23 3.23	3.30 3.15 3.23 3.23 3.23	3.30 3.15 3.23 3.23 3.23	3.30 3.15 3.23 3.23 3.23
	Podium Monthly Operating	(SL 20 - 52)	32.26	32.26	32.26	31.54	31.54	32.97	32.26	32.26		32.97	32.97	32.97	32.97 31.54 31.54 32.26	32.97 31.54 31.54 32.26 32.26	32.97 31.54 31.54 32.26 32.26	32.97 31.54 31.54 32.26 32.26	32.97 31.54 31.54 32.26 32.26	32.97 31.54 31.54 32.26 32.26	32.97 31.54 31.54 32.26 32.26	32.97 31.54 31.54 32.26 32.26	32.97 31.54 32.26 32.26	32.97 31.54 32.26 32.26	32.97 31.54 32.26 32.26 32.26	32.97 31.54 32.26 32.26	32.97 31.54 32.26 32.26	32.97 31.54 32.26 32.26	32.97 31.54 32.26 32.26	32.97 31.54 32.26 32.26	32.97 31.54 32.26 32.26	32.97 31.54 32.26 32.26 32.26	32.97 31.54 32.26 32.26 32.26	32.97 31.54 32.26 32.26	32.97 31.54 32.26 32.26	32.97 31.54 32.26 32.26	32.97 31.54 32.26 32.26	32.97 31.54 32.26 32.26
15,270	Townhouse Monthly CRF Contributions	(SL 1 - 19)																																				
Tofal Aggregate	Townhouse Monthly Operating Contributions	(SL 1 - 19)																																				
\$647.271 66,227 \$713,498	Соштоп	Area %	0.002946955	0.002946955	0.002946955	0.002881467	0.002881467	0.003012443	220270000	0.002946955	0.002946955	0.002946955 0.002946955 0.003012443	0.002946955 0.002946955 0.003012443 0.002881467	0.002946955 0.002946955 0.003012443 0.002881467 0.002881467	0.002946955 0.002946955 0.003012443 0.002881467 0.002881467	0.002246955 0.002946955 0.002081467 0.002881467 0.002981467 0.002946955	0.002446955 0.002946955 0.002081467 0.002881467 0.002986955 0.002946955 0.00294695	0.002246955 0.002946955 0.0020812443 0.002881467 0.002946955 0.002946955 0.002946955	0.002246955 0.002946955 0.002081467 0.002881467 0.002946955 0.002946955 0.00294695 0.003470858 0.004780616	0.002946955 0.002946955 0.002081467 0.002881467 0.002946955 0.002946955 0.00294695 0.00294695 0.004780616 0.004780616	0.002246955 0.002946955 0.00281467 0.002881467 0.002946955 0.002946955 0.00294695 0.003274394 0.003274394 0.003470858	0.002246955 0.002946955 0.002012443 0.002881467 0.002946955 0.002946955 0.002946955 0.003470858 0.003470858 0.003470858	0.002246955 0.002946955 0.0020881467 0.002986955 0.002946955 0.002478058 0.003470858 0.003470858 0.003470858 0.003470858	0.002246955 0.002946955 0.0020881467 0.002986955 0.002946955 0.003470858 0.003470858 0.003470858 0.003470858 0.003470858 0.003143418 0.0033143418	0.002246955 0.002946955 0.002881467 0.002881467 0.002946955 0.002946955 0.003470858 0.00374394 0.00374394 0.00374394 0.003376007 0.003376007 0.003376007	0.002246955 0.002946955 0.002012443 0.002881467 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.00274394 0.003770007 0.003770007 0.003770007	0.002246955 0.002946955 0.002012443 0.002881467 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.003012443 0.003012443 0.003012443 0.0033143418 0.003336346 0.003336346	0.002946955 0.002946955 0.002281467 0.002881467 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.00374394 0.0037470858 0.0037470858 0.003740858 0.003740858	0.002246955 0.002946955 0.002881467 0.002881467 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.002374394 0.003012443 0.003012443 0.003012443 0.003013443 0.003336346 0.003336346 0.003336346 0.003336346 0.003336346	0.002946955 0.002946955 0.002881467 0.002881467 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.003774394 0.003770007 0.003736346 0.003536346 0.003536346 0.003536346 0.003536346 0.003536346	0.002946955 0.002946955 0.002881467 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.00374394 0.00374394 0.00374394 0.003749858 0.003536346 0.003536346 0.003536346 0.003536346 0.003536346	0.002946955 0.002946955 0.002881467 0.002881467 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.003770007 0.003770007 0.003770007 0.003770007 0.003770007 0.003770007 0.003770007 0.003770007 0.003770007 0.003770007 0.003770007 0.003770007	0.002946955 0.002946955 0.002081467 0.00281467 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.003470858 0.003370007 0.003370007 0.003370007 0.003370007 0.003370007 0.003370007 0.003370007 0.003370007 0.003370007 0.003370007 0.003470858 0.003470858	0.002946955 0.002946955 0.002081467 0.00281467 0.002846955 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.003470858 0.00370007 0.003370007 0.003370007 0.003370007 0.003370007 0.003370007 0.003370007 0.003370007 0.003370007 0.003470858 0.003470858 0.003470858 0.003470858	0.002946955 0.002946955 0.002081467 0.002881467 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.003470858 0.00370007 0.003376961 0.003376961 0.003376958 0.003376958 0.003376958 0.003376958 0.003376958 0.003376958 0.003376958 0.003376958 0.003376958 0.003376958	0.002946955 0.002946955 0.002081467 0.00281467 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.003470858 0.003370007 0.003370007 0.003370007 0.003370007 0.003370007 0.003370007 0.003370007 0.003370007 0.003370007 0.003370007 0.003370007 0.003370007	0.002946955 0.002946955 0.00281467 0.00281467 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.003470858 0.003370007 0.003370007 0.003370007 0.003370007 0.003370007 0.003370007 0.003370007 0.003370007 0.003370007 0.003370007 0.003370007 0.003370007 0.003370007	0.002946955 0.002946955 0.002881467 0.002881467 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.002946955 0.003274394 0.003274394 0.003336346 0.003336346 0.003336346 0.003376007 0.003470858 0.003470858 0.003470858 0.003470858
Annual Operating Contributions Annual CRF Contributions Total Annual Strata Fees	Unit	Entitlement	45	4 4 45	45	44	44	46	•	45	4 4 S	2 4 4 4 4 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	v v v v v	V 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	X	2 4 4 4 4 4 4 5 5 5 5 5 5 5 5 5 5 5 5 5	64 4 4 4 4 4 8 8 8 8 8 8 8 8 8 8 8 8 8 8	8	84 84 84 84 84 85 85 85 85 85 85 85 85 85 85 85 85 85	0, 4, 4, 4, 4, 4, 4, 4, 4, 4, 4, 4, 4, 4,	7 4 4 4 4 4 4 5 5 5 5 5 5 5 5 5 5 5 5 5	4 4 4 4 4 4 4 5 5 5 5 5 5 5 5 5 5 5 5 5	4 4 4 4 4 4 4 4 5 5 5 5 5 5 5 5 5 5 5 5	4 4 4 4 4 4 4 5 5 5 5 5 5 5 5 5 5 5 5 5	4 4 4 4 4 4 4 5 5 5 5 5 7 5 8 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	4 4 4 4 4 4 4 W W W W Z Z Z Z Z Z Z Z Z	4 4 4 4 4 4 4 6 0 L 0 4 4 0 V 8 4 4 4 4 0 0 C 4 4 0 V 8 4 4 4 4 0 0 C 4 4 0 C 8 4 4 4 0 0 C 8 4 6 0 C 8 4 6 0 C 8 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	4 4 4 4 4 4 4 6 6 6 6 7 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7	4 4 4 4 4 4 4 8 K K K K K K K K K K K K	4 4 4 4 4 4 4 W W W W Z Z Z Z Z Z Z Z Z	4 4 4 4 4 4 4 8 8 8 8 4 8 8 4 8 8 8 8 8	4 4 4 4 4 4 4 5 5 5 5 7 5 7 5 7 5 7 5 5 7 5 5 5 5	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	7 4 4 4 4 4 4 5 5 5 5 5 7 5 5 5 5 5 5 5	7 4 4 4 4 4 4 5 5 5 5 5 7 5 5 7 5 5 7 5 5 5 5	7 4 4 4 4 4 5 5 5 5 5 7 5 5 5 5 5 5 5 5	4 4 4 4 4 4 4 8 8 8 8 4 8 8 8 4 8 8 8 8	4 4 4 4 4 4 4 8 8 8 8 4 8 8 8 4 8 8 8 8
Annual Operating Contribu Annual CRF Contributions Total Annual Strata Fees	Unit	Number	31.	312 401	402	403	404	405	404	400	407	405 407 408	4 4 4 4 4 4 4 4 4 4 9 9 9 9 9 9 9 9 9 9	403 408 409 410	4 4 4 0 8 8 4 4 4 0 9 6 4 4 0 9 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	400 400 400 400 410 411 411 412	600 4 0 0 4 4 4 10 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	400 400 400 410 411 501 502	400 400 400 410 411 501 502 503	400 400 400 400 410 411 501 502 503	400 400 400 400 400 400 501 502 503 503 508 508	400 400 400 400 400 400 800 800 800 800	400 400 400 400 400 410 801 802 803 804 805	400 400 400 400 400 410 800 800 800 800 800 800 800 800	400 400 400 400 400 400 500 500 500 500	400 400 400 400 400 400 500 500 500 500	400 400 400 400 400 410 501 502 503 504 505 506 506 507	400 400 400 400 400 400 500 500 500 500	400 400 400 400 400 400 500 500 500 500	400 400 400 400 400 400 500 500 500 500	400 400 400 400 400 400 500 500 500 500	400 400 400 400 400 400 500 500 500 500	500 500 500 500 500 500 500 500	500 500 500 500 500 500 500 500	500 500 500 500 500 500 500 500	509 509 509 509 509 509 609 609 609	509 509 509 509 509 509 509 600 600 600 600 600 600 600 6	400 400 400 400 400 400 400 501 500 500 500 500 600 600 600 600 600
Annual Annual Total A	Strata	Lot	φ. <del>ξ</del>	4 4 -	42	43	44	45	74	5	47	4 4 4 0 7 8	0 4 4 4 6 7 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	04 4 4 4 4 4 9 5 0 5 0 5 0 5 0 5 0 5 0 5 0 5 0 5 0 5	50 74 84 84 85 85 85	50 50 50 50 50 50 50 50 50 50 50 50 50 5	04 4 4 8 8 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	6 4 4 4 6 0 C C C C C 4 5	6 4 4 4 6 0 C C C C C C C C C C C C C C C C C C	0 4 4 4 4 6 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0	0 4 4 4 4 8 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	0 4 4 4 4 0 8 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	0 4 4 4 4 6 8 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	4 4 4 4 6 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	6 4 4 4 4 6 8 8 8 8 8 8 8 8 8 8 8 8 8 8	4 4 4 4 8 8 5 5 5 5 5 5 5 5 5 5 5 5 5 5	\$ 4 4 4 6 8 E 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	4 4 4 4 8 8 5 5 5 5 5 5 5 5 5 5 5 5 5 5	4 4 4 4 6 8 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	0 4 4 4 4 5 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	0 4 4 4 4 6 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	0 4 4 4 4 0 2 2 2 2 3 4 5 5 7 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	4 4 4 4 6 2 2 2 2 2 4 2 2 2 2 4 2 2 2 4 2 2 4	\$ 4 \$ 4 \$ 0 \$ 2 \$ 2 \$ 2 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5	\$ 4 4 4 6 8 2 2 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	0	0

Annual ( Annual ( Total An	Annual Operating Contribu Annual CRF Contributions Total Annual Strata Fees	Annual Operating Contributions Annual CRF Contributions Total Annual Strata Fees	\$647,271 66,227 \$713,498	Total Aggregate	15,270		Townhouse Podium Tower Shared Total	Operating \$13,023.00 12,928.00 194,817.00 426,638.00 \$647,406,00	CRF \$1,302,00 1,293,00 19,482,00 44,164,00 \$66,241,00	Total S/F \$14,325.00 14,221.00 214,299.00 470,802.00 \$713,647.00	Total Aggregate 1,301 1,503 12,466 n/a 15,270		
Strafa		; <b>:</b>	Common	Townhouse Monthly Operating	Townhouse Monthly CRF	Podium Monthly Operating	Podium Monthly CRF	Tower Monthly Operating	Tower Monthly CRF	Shared Monthly	Shared Monthly	2009 / 20010 Total Monthly	One-time Adjustment
1,01	Number	Entitlement	Area %	i	(SL 1 - 19)	(SL 20 - 52)			(SL 53 - 251)	Operating Contributions	Contributions	Strata Fees	sor February & March 2009
77	703	20	0.003274394					65.12	6.51	116.42	12.05	200.10	8.66
» δ	40,7 70,4	74	0.004846103					96.37	9.64	172.29	17.84	296.14	12.78
<b>:</b> &	706	. K	0.003470858					20.69 69.02	06.9	123.40	77.71	212.09	9.12
83	707	82	0.005370007					106.79	10.68	190.92	19.76	328.15	14.12
82	208	48	0.003143418					62.51	6.25	111.76	11.57	192.09	8.28
€ ;	50. -	4.	0.003536346					70.33	7.03	125.73	13.01	216.10	9.32
8 c	710	2 C	0.003536346					70.33	7.03	125.73	13.01	216.10	9.32
CX 70	108	4 5	0.003536346					70.33	7.03	125.73	3.01	216.10	9.32
% 24	802	. 4 <u>7</u>	0.004846103					70.69 24.96	0.90	123.40	17.7/	212.09	9.12
. % . %	803	50	0.003274394					65.12	6.51	116,42	12.05	200.10	8.66
68	804	73	0.004780616					95.07	9.51	169.97	17.59	292.14	12.60
06	805	53	0.003470858					69.02	.06'9	123.40	12.77	212.09	9.12
<u>e</u> e	806	en e	0.003470858					69.02	6.90	123.40	12.77	212.09	9.12
7 6	/ 00 80 80	0 V 0 V	0.0035 /0007					106.79	10.68	190.92	19.76	328.15	14.12
\$	608	4.8	0.003536346					70.33	0.23 7.03	125.73	13.01	216.10	8.28 Cr. 0
95	810	54	0.003536346					70.33	7.03	125.73	13.01	216.10	9.32
96	811	54	0.003536346					70,33	7.03	125.73	13.01	216.10	9.32
97	106	53	0.003470858					69.02	6.90	123.40	12.77	212.09	9.12
80 G	905	73	0.004780616					95.07	9.51	169.97	17,59	292.14	12.60
£ 5	903 904	50 57	0.0032/4394					65.12	6.51	116.42	12.05	200.10	8.66
<u></u>	905	53	0.003470858					69.02	6.90	123.40	12.77	212.09	9.12
102	906	53	0.003470858					69.02	96.90	123.40	12.77	212.09	9.12
103	200	82	0.005370007					106.79	10.68	190.92	19.76	328.15	14,12
104	806	\$ °	0.003143418					62.51	6.25	111.76	11.57	192.09	8.28
501	40.0 0.0	, r	0.005558346					55.07	7.03	125.73	13.01	216.10	9.32
107	- 10	t 4	0.002230340					70.33	7.03	125.73	13.01	01.912	9.32
108	1001	. E.	0.003470858					69.02	06.9	123.40	15.51	213.10	25.4 51.0
109	1002	74	0.004846103					96.37	9.64	172.29	17.84	296,14	12.78
110	1003	90	0.003274394					65.12	6.51	116.42	12.05	200.10	8.66
Ξ	1004	73	0.004780616					95.07	9.51	169.97	17.59	292.14	12.60
112	1005	55 E 1	0.003470858					20'69	06.9	123.40	77.21	212.09	9.12
<u> </u>	900!	54	0.003536346					70.33	7.03	125.73	13.01	216.10	9.32
<u>-</u> -	/001	7%	0.0053 /0007					106.79	10.68	190.92	19.76	328.15	14.12

Podium         Tower         Tower <t< th=""><th>Annual Operating Contributions \$64 Annual CRF Contributions 66 Total Annual Strata Fees \$71</th><th>\$647.271 66,227 \$713,498</th><th>Total Aggregate</th><th>15.270</th><th></th><th>Townhouse Podium Tower Shared Total</th><th>Operating \$13,023.00 12,928.00 194,817.00 426,638.00</th><th>CRF \$1,302.00 1,293.00 19,482.00 44,164.00 \$66,241.00</th><th>Total S/F \$14,325.00 14,221.00 214,299.00 470,802.00 \$713,647.00</th><th>Total Aggregate 1,301 1,503 12,466 1,812 12,466 1,8270</th><th></th><th></th></t<>	Annual Operating Contributions \$64 Annual CRF Contributions 66 Total Annual Strata Fees \$71	\$647.271 66,227 \$713,498	Total Aggregate	15.270		Townhouse Podium Tower Shared Total	Operating \$13,023.00 12,928.00 194,817.00 426,638.00	CRF \$1,302.00 1,293.00 19,482.00 44,164.00 \$66,241.00	Total S/F \$14,325.00 14,221.00 214,299.00 470,802.00 \$713,647.00	Total Aggregate 1,301 1,503 12,466 1,812 12,466 1,8270		
(SL 20 - 52)         (SL 20 - 52)         (SL 20 - 52)         Contributions         Contributions         Fees           62.51         62.51         111.76         11.57         192.09           62.51         62.5         111.76         11.57         192.09           70.33         7.03         125.73         1301         216.10           69.02         6.90         123.40         12.77         216.10           96.37         6.51         16.97         17.84         296.14           96.37         6.90         123.40         12.77         212.09           96.37         6.90         123.40         12.77         212.09           96.37         6.90         123.40         12.77         212.09           96.37         6.90         123.40         12.77         212.09           96.37         6.90         12.33         13.01         216.10           10.33         7.03         125.73         13.01         216.10           10.34         7.03         125.73         13.01         216.10           10.33         7.03         12.57         13.01         216.10           10.34         7.03         12.53         13.01	Townhouse Monthly Operating Unit Common Contributions	Townhouse Monthly Operating Contributions		Townhouse Monthly CRF Contributions	Podium Monthly Operating Contributions	Podium Monthly CRF Contributions	Tower Monthly Operating Contributions		Shared Monthly Operating	Shared Monthly	2009 / 20010 Total Monthly Strata	One-time Adjustment for February
6.25 111.76 11.57 192.09 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 6.90 123.40 12.77 212.09 6.51 116.42 12.05 296.14 6.50 123.40 12.77 212.09 7.03 125.73 13.01 216.10 10.68 190.92 19.76 328.15 6.25 111.76 11.57 192.09 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 6.90 123.40 12.77 212.09 6.51 110.68 190.92 19.76 328.15 6.25 111.76 11.57 212.09 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 6.90 123.40 12.77 212.09 7.03 125.73 13.01 216.10 6.90 123.40 12.77 212.09 9.64 172.29 17.84 296.14 6.50 123.40 12.77 212.09 9.64 172.29 17.84 296.14 6.50 123.40 12.77 212.09 9.64 172.29 17.84 296.14 6.50 123.40 12.77 212.09 9.64 172.29 17.84 296.14 6.50 123.40 12.77 212.09 9.64 172.29 17.84 296.14 6.50 123.40 12.77 212.09 9.64 172.29 17.84 296.14 6.50 123.40 12.77 212.09 9.61 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10	nent			(SL 1 - 19)	(SL 20 - 52)	(SL 20 - 52)	(SL 53 - 251)		Contributions	Contributions	Fees	& March 2009
7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 9.64 172.29 17.84 296.14 6.50 123.40 12.77 212.09 9.64 172.29 17.89 292.14 6.90 123.40 12.77 212.09 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 9.64 172.29 17.84 296.14 6.51 116.42 12.09 9.64 172.29 17.89 292.14 6.50 123.40 12.77 212.09 9.64 172.29 17.89 292.14 6.90 123.40 12.77 212.09 9.64 172.29 17.84 296.14 6.90 123.40 12.77 212.09 9.64 172.29 17.84 296.14 6.90 123.40 12.77 212.09 9.64 172.29 17.84 296.14 6.90 123.40 12.77 212.09 9.64 172.29 17.84 296.14 6.90 123.40 12.77 212.09 9.64 172.29 17.84 296.14 6.90 123.40 12.77 212.09 9.69 123.40 12.77 212.09 9.69 123.40 12.77 212.09 9.69 123.40 12.77 212.09 9.70 12.57 3 13.01 216.10 9.51 16.52 11.76 12.77 212.09 9.70 12.73 12.73 13.01 216.10 9.70 12.73 12.73 13.01 216.10 9.70 12.73 12.73 13.01 216.10 9.70 12.73 12.73 13.01 216.10 9.70 12.73 12.73 13.01 216.10	48 0.003143418 54 0.00354346	a v					16.21	6.25	111.76	11.57	192.09	8.28
7.03       125.73       13.01       216.10         6.90       123.40       12.77       212.09         9.64       172.29       17.84       296.14         6.51       116.42       12.05       220.14         6.90       123.40       12.77       212.09         9.51       169.97       17.59       222.14         6.90       125.73       13.01       216.10         7.03       125.73       13.01       216.10         7.03       125.73       13.01       216.10         6.90       123.40       12.77       212.09         9.51       16.42       17.84       296.14         6.50       123.40       12.77       212.09         9.51       16.42       17.59       292.14         6.50       123.40       12.77       212.09         7.03       125.73       13.01       216.10         7.03       125.73       13.01       216.10         7.03       125.73       13.01       216.10         7.03       125.73       13.01       216.10         7.03       125.73       13.01       216.10         7.03       125.73 <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td>70.33</td><td>7.03</td><td>125.73</td><td>13.01</td><td>216.10</td><td>4.32 9.32</td></td<>							70.33	7.03	125.73	13.01	216.10	4.32 9.32
6.90 123.40 12.77 212.09 9.64 172.29 17.84 296.14 6.51 116.42 12.05 200.10 9.51 169.97 17.59 220.14 6.90 123.40 12.77 212.09 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 9.51 16.42 12.05 200.10 9.51 16.97 17.59 292.14 6.50 123.40 12.77 212.09 9.54 172.29 19.76 328.15 6.25 111.76 11.57 212.09 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 9.54 172.29 19.76 328.15 6.26 111.76 11.57 212.09 9.64 172.29 17.84 296.14 6.51 16.42 12.05 200.10 9.64 172.29 17.84 296.14 6.51 16.42 12.05 200.10 9.64 172.29 17.84 296.14 6.50 123.40 12.77 212.09 10.68 190.92 19.76 328.15 10.68 190.92 19.76 328.15 10.68 190.92 19.76 328.15 10.68 190.92 19.76 328.15 10.70 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10		10					70.33	7.03	125.73	13.01	216,10	9.32
9.64 172.29 17.84 296.14 6.51 116.42 12.05 200.10 6.90 123.40 12.77 212.09 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 6.90 123.40 12.77 212.09 6.51 116.42 12.05 200.10 9.51 16.97 17.59 292.14 6.51 116.42 12.05 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 6.90 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10		~					69.02	6.90	123,40	12.77	212.09	9.12
6.51 116.42 12.05 200.10 6.50 123.40 12.77 212.09 7.03 125.73 13.01 216.10 10.68 190.92 19.76 328.15 6.25 111.76 11.57 192.09 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 6.90 123.40 12.77 212.09 6.51 116.42 12.05 200.10 6.90 123.40 12.77 212.09 7.03 125.73 13.01 216.10 10.68 190.92 19.76 328.15 6.25 111.76 11.57 192.09 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 6.90 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10		<b>~</b> -					96.37	9,64	172.29	17.84	296.14	12.78
6.90 123.40 12.77 212.09 7.03 125.73 13.01 216.10 10.68 190.92 19.76 328.15 6.25 111.76 11.57 192.09 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 6.90 123.40 12.77 212.09 6.51 116.42 12.05 200.10 6.90 123.40 12.77 212.09 7.03 125.73 13.01 216.10	50 0.0032/4394						65.12	6.51	116.42	12.05	200.10	8.66
7.03 125.73 13.01 216.10 10.68 190.92 19.76 328.15 6.25 111.76 11.57 192.09 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 7.03 125.73 13.01 216.10		- ~					95.07	9.51	169.97	17.59	292.14 00 CTC	12.60
10.68       190.92       19.76       328.15         6.25       111.76       11.57       192.09         7.03       125.73       13.01       216.10         7.03       125.73       13.01       216.10         7.03       125.73       13.01       216.10         6.90       123.40       12.77       212.09         9.51       164.2       12.05       292.14         6.50       123.40       12.77       212.09         6.50       123.40       12.77       212.09         7.03       125.73       13.01       216.10         7.03       125.73       13.01       216.10         7.03       125.73       13.01       216.10         7.03       125.73       13.01       216.10         7.03       125.73       13.01       216.10         7.03       125.73       13.01       216.10         7.03       125.73       13.01       216.10         8.69       123.40       12.77       212.09         8.69       123.40       12.77       212.09         8.90       123.40       12.77       212.09         10.68       190.92							70.33	7.03	02.621 F7 251	13.01	216.09	9.12 0.50
6.25       111.76       11.57       192.09         7.03       125.73       13.01       216.10         7.03       125.73       13.01       216.10         7.03       125.73       13.01       216.10         6.90       123.40       12.77       212.09         9.64       172.29       17.84       296.14         6.51       116.42       12.05       200.10         9.51       169.97       17.59       292.14         6.90       123.40       12.77       212.09         7.03       125.73       13.01       216.10         7.03       125.73       13.01       216.10         7.03       125.73       13.01       216.10         7.03       125.73       13.01       216.10         7.03       125.73       13.01       216.10         7.03       125.73       13.01       216.10         8.51       169.97       12.77       212.09         9.64       172.29       12.77       212.09         9.64       173.40       12.77       212.09         9.69       123.40       12.77       212.09         6.90       123.40       <		4					62'901	10.68	190.92	19.76	328.15	14.12
7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       6.90     123.40     12.77     212.09       9.64     172.29     17.84     296.14       6.51     116.42     12.05     200.10       9.51     169.97     12.05     292.14       6.90     123.40     12.77     212.09       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       8.50     123.40     12.77     212.09       9.51     169.97     12.77     212.09       9.51     169.97     12.77     212.09       10.68     190.92     19.76     328.15       6.25     111.76     11.57     192.09       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       7.03		~					62.51	6.25	111,76	11.57	192.09	8.28
7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       6.90     123.40     12.77     212.09       9.64     172.29     17.84     296.14       6.51     116.42     12.05     200.10       9.51     169.97     12.05     202.14       6.90     123.40     12.77     212.09       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       6.90     123.40     12.77     212.09       6.90     123.40     12.77     212.09       6.90     123.40     12.77     212.09       6.90     123.40     12.77     212.09       6.90     123.40     12.77     212.09       6.90     123.40     12.77     212.09       6.90     123.40     12.77     212.09       6.90     123.40     12.77     212.09       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       7.03<		·~·					70.33	7.03	125.73	13.01	216.10	9.32
7.03   125.73   13.01   216.10   6.90   123.40   12.77   212.09   9.64   172.29   17.84   296.14   6.51   116.42   12.05   200.10   9.51   169.97   17.59   292.14   6.90   123.40   12.77   212.09   7.03   125.73   13.01   216.10   7.03   125.73   13.01   216.10   7.03   125.73   13.01   216.10   7.03   125.73   13.01   216.10   6.90   123.40   12.77   212.09   6.90   123.40   12.77   212.09   6.90   123.40   12.77   212.09   6.90   123.40   12.77   212.09   6.90   123.40   12.77   212.09   6.90   123.40   12.77   212.09   6.90   123.40   12.77   212.09   6.90   123.40   12.77   212.09   7.03   125.73   13.01   216.10   7.03   125.73   13.01   216.10   7.03   125.73   13.01   216.10   7.03   125.73   13.01   216.10   7.03   125.73   13.01   216.10   7.03   125.73   13.01   216.10   7.03   125.73   13.01   216.10   7.03   125.73   13.01   216.10   7.03   125.73   13.01   216.10   7.03   125.73   13.01   216.10   7.03   125.73   13.01   216.10   7.03   125.73   13.01   216.10   7.03   125.73   13.01   216.10   7.03   125.73   13.01   7.03   125.73   13.01   7.03   125.73   13.01   7.03   125.73   7.03   7.04   7.05   7.05   7.07   7.07   7.08   7.09   7.09   7.00		vr .					70.33	7,03	125.73	13.01	216.10	9.32
9.64 172.29 17.84 26.14 6.51 116.42 12.05 200.10 9.51 16.97 12.05 200.10 9.51 16.97 12.05 200.10 10.68 190.92 19.76 328.15 6.25 111.76 11.57 192.09 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10	54 0.003536346 53 0.003470858	c ~					70.33	7.03	125.73	13,01	216.10	9.32
6.51 116,42 12.05 200.10 9.51 69.97 17.59 292.14 6.90 123.40 12.77 212.09 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10		•					96.37	9,64	172.29	17.84	296.14	12.78
9.51 169.97 17.59 292.14 6.90 123.40 12.77 212.09 7.03 125.73 13.01 216.10 10.68 190.92 19.76 328.15 6.25 111.76 11.57 192.09 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10		₩.					65.12	6.51	116.42	12.05	200.10	8.66
6.90 123.40 12.77 212.09 7.03 125.73 13.01 216.10 10.68 190.92 19.76 328.15 6.25 111.76 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 10.68 190.92 19.76 328.15 6.25 111.76 11.57 192.09 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10	73 0.004780616	<b></b>					95.07	9.51	169.97	17.59	292.14	12.60
10.68     190.92     197.01     210.10       10.68     190.92     197.6     328.15       6.25     111.76     11.57     192.09       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       6.90     123.40     12.77     212.09       9.64     172.29     17.84     296.14       6.51     116.42     12.05     200.10       9.51     169.97     12.77     212.09       6.90     123.40     12.77     212.09       6.90     123.40     12.77     212.09       6.25     111.76     11.57     192.09       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10		e .c					59.02 70.33	6,90 7,03	123.40	13.01	212.09	9.12
6.25       111.76       11.57       192.09         7.03       125.73       13.01       216.10         7.03       125.73       13.01       216.10         7.03       125.73       13.01       216.10         6.90       123.40       12.77       212.09         9.51       116.42       12.05       296.14         6.51       116.42       12.05       290.10         9.51       169.97       17.59       292.14         6.90       123.40       12.77       212.09         10.68       190.92       19.76       328.15         6.25       111.76       11.57       192.09         7.03       125.73       13.01       216.10         7.03       125.73       13.01       216.10         7.03       125.73       13.01       216.10         7.03       125.73       13.01       216.10							106.79	10.68	190.92	19.76	328.15	14.12
7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       6.90     123.40     12.77     212.09       9.64     172.29     17.84     296.14       6.51     116.42     12.05     200.10       9.51     169.97     17.59     292.14       6.90     123.40     12.77     212.09       6.90     123.40     12.77     212.09       10.68     190.92     19.76     328.15       6.25     111.76     11.57     192.09       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10							62.51	6.25	111.76	11.57	192.09	8.28
7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       6.90     123.40     12.77     212.09       9.64     172.29     17.84     296.14       6.51     116.42     12.05     200.10       9.51     469.97     17.59     292.14       6.90     123.40     12.77     212.09       10.68     190.92     19.76     328.15       6.25     111.76     11.57     192.09       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10	54 0.003536346	φ.					70.33	7.03	125.73	13.01	216.10	9.32
6.90 123.40 12.77 212.09 123.40 12.77 212.09 123.40 12.77 212.09 12.64 172.29 12.65 200.10 12.77 212.09 12.69 123.40 12.77 212.09 10.68 190.92 19.76 328.15 6.25 111.76 11.57 192.09 125.73 13.01 216.10 125.73 125.73 13.01 216.10 125.73 12	54 0.003536346	e v					70.33	7.03	125.73	13.01	216.10	9.32
9.64 172.29 17.84 296.14 6.51 116.42 12.05 200.10 9.51 169.97 17.59 292.14 6.90 123.40 12.77 212.09 10.68 190.92 19.76 328.15 6.25 111.76 11.57 192.09 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10		8					69.02	06'9	123.40	72.21	212.09	9.32
6.51 116.42 12.05 200.10 9.51 69.97 17.59 292.14 6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 10.68 190.92 19.76 328.15 6.25 111.76 11.57 192.09 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10	74 0.004846103	3					96.37	9.64	172.29	17.84	296.14	12.78
9.51     169.97     17.59     292.14       6.90     123.40     12.77     212.09       6.90     123.40     12.77     212.09       10.68     190.92     19.76     328.15       6.25     111.76     11.57     192.09       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10       7.03     125.73     13.01     216.10		₹1					65 12	6.51	116.42	12.05	200.10	8.66
6.90 123.40 12.77 212.09 6.90 123.40 12.77 212.09 10.68 190.92 19.76 328.15 6.25 111.76 11.57 192.09 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10		<b>5</b>					95.07	9.51	169.97	17.59	292.14	12.60
6.90 123.40 12.77 212.09 10.68 190.92 19.76 328.15 6.25 111.76 11.57 192.09 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10		<b>o</b> ∧					69.05	96'9	123.40	12.77	212.09	9.12
10.68 190.92 19,76 328.15 6.25 111.76 11.57 192.09 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10		י מם					69.02	6.90	123.40	12.77	212.09	9.12
6.25 111.76 11.57 192.09 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10		<b>-</b>					106.79	10.68	190.92	19.76	328.15	14.12
7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10		∞c •					62.51	6.25	111.76	11.57	192.09	8.28
7.03 125.73 13.01 216.10 7.03 125.73 13.01 216.10		9					70.33	7.03	125.73	13.01	216.10	9.32
7.03 125.73 13.01 216.10		9					70.33	7.03	125.73	13.01	216.10	9.32
	54 0.003555346	۰ م					70.33	7.03	125.73	13.01	216.10	9.32

	One-time Adjustment	for February & March 2009	12.60	8.66	9.12	9.12	12.78	8.44 12.78	9.12	9,12	12.78	8.66	12.60	9.12 CL 0	21.6 12.04	8,44	12.78	9.12	9.12	12.78	8.66 13.60	9.12	9.12	12.94	8.44	12.78	9.12	9.12	12.78	8.66	12.60	9.12	9.12 20.0	17:31	12.78
	2009 / 20010 Total Monthly	Strata Fees	292.14	200.10	212.09	212.09	296.14	296.14	212.09	212.09	296.14	200.10	292.14	212.09 212.09	21.2.09 300 14	196.09	296.14	212.09	212.09	296.14	200.10	212.09	212.09	300.14	196.09	296.14	212.09	212.09	296.14	200.10	292.14	212.09	212.09	106.00	296,14
Total Aggregate 1.301 1.503 12,466 n/a 15,270	Shared Monthly	CRF	17.59	12.05	12.77	12.77	17.84	17.84	12.71	12.77	17.84	12.05	17.59	12.77 77 C.	18.08	18.11	17.84	12.77	12.71	17.84	12.05	12.77	12.77	18.08	11.8	17.84	12.77	12.77	17.84	12.05	17.59	72.71	12,77	10.00	17.84
Total S/F \$14,325.00 14,221.00 214,299.00 470,802.00 \$713,647.00	Shared Monthly	Operating Contributions	169.62	116.42	123.40	123.40	172.29	172.29	123.40	123.40	172.29	116.42	169.97	123.40	174.62	114.09	172.29	123,40	123.40	172.29	160.07	123.40	123.40	174.62	114.09	172.29	123.40	123.40	172.29	116.42	169.97	123.40	123.40	114.00	172.29
CRF \$1.302.00 1.293.00 19.482.00 44.164.00 \$66,241.00	Tower Monthly CRF	Contributions (SL 53 - 251)	9.51	6.51 9.51	96.90	06.9	9.64	9.64	6.90	96.90	9.64	6.51	9.51	06.90	0.90	6.38	9.64	6.90	6.90	9.64	15.0	6.90	6.90	77.6	6.38	9 64	06.9	06'9	9.64	6.51	9.51	6.90	06.90	7 7 7	9.64
Operating \$13.023.00 12,928.00 194,817,00 426,638.00	Tower Monthly Operating	Contributions (SL 53 - 251)	95.07	65.12 95.07	69.02	69.02	96.37	96.37	69.02	69.02	96.37	65.12	95.07	20.69	97.67	63.81	96.37	69.02	69.02	96.37	65. F2	69.02	69.02	19.16	63.81	96.37	69.02	69.02	96.37	65.12	95.07	69.02	69.02	10.74	96.37
Townhouse Podium Tower Shared Total	Podium Monthly CRF	Contributions (SL 20 - 52)																																	
	Podium Monthly Operating	Contributions (SI, 20 - 52)																																	
15,270	Townhouse Monthly CRF	Contributions (SL 1 - 19)								·																									
Total Aggregate	Townhouse Monthly Operating	Contributions (SL 1 - 19)																																	
\$647.271 66,227 \$713,498		Common Area %	0.004780616	0.003274394	0.003470858	0.003470858	0.004846103	0.004846103	0.003470858	0.003470858	0.004846103	0.003274394	0.004780616	0.003470858	0.003470838	0,003208906	0.004846103	0.003470858	0.003470858	0.004846103	0.003274394	0.003470858	0.003470858	0.004911591	0.003208906	0.004846103	0.003470858	0.003470858	0.004846103	0.003274394	0.004780616	0.003470858	0.003470858	0.004911391	0.004846103
Annual Operating Contributions Annual CRF Contributions — Total Annual Strata Fees =		Unit Entitlement	73	S 52	53	53	¥ 6	ţ Ł	53	53	74	50	73	es c	2 2	. 4	74	53	53	74	30	c 8	53	75	49	74	53	53	74	20	73	53	. S.	Ç Ç	44 74
Annual Operating Contribu Annual CRF Contributions Total Annual Strata Fees		Unit	1602	1603	1605	1606	1607	609!	1610	1701	1702	1703	1704	1705	1707	1708	1709	1710	1801	1802	1803	1805	1806	1807	1808	1809	1810	1061	1902	1903	1904	1905	9061	/061	1908
Annual C Annual C Total An		Strata	153	154	156	157	158	160	191	162	163	164	165	166	169	169	170	171	172	173	174	176	177	178	179	180		182	183	184	185	186	187	88.	061 681

Townshore   Produce   Pr	Annual Operating Contribu Annual CRF Contributions Total Annual Strata Fees	Annual Operating Contributions Annual CRF Contributions Total Annual Strata Fees =	\$647,271 66,227 \$713,498	Fotal Aggregate	15,270		Townhouse Podium Tower Shared	Operating \$13.023.00 12,928.00 194,817.00 426,638.00 \$647,406.00	CRF \$1,302.00 1,293.00 19,482.00 44,164.00 \$66,241.00	Total S/F \$14,325.00 14,221.00 214,299.00 470,802.00 \$713,647.00	Total Aggregate 1,301 1,503 12,466 n/a 15,270		
Unitary         Notating         Powering         CRR         Annabity         National Programmer (Comment)         Annabity (SE)         Silvated (SE)         District (SE)         Silvated (SE)         District (SE)         Silvated (SE)				Townhouse		Podium	;	Tower	Tower	i		2009 / 20010	
Unid         Contributions         Contributions <th></th> <th></th> <th></th> <th>Monthly Operating</th> <th>Lownhouse Monthly CRF</th> <th>Monthly Operating</th> <th>Podlum Monthly CRF</th> <th>Monthly Operating</th> <th>Monthly</th> <th>Shared</th> <th>Shared</th> <th>l otal Monthly</th> <th>One-time Adjustment</th>				Monthly Operating	Lownhouse Monthly CRF	Monthly Operating	Podlum Monthly CRF	Monthly Operating	Monthly	Shared	Shared	l otal Monthly	One-time Adjustment
17   17   17   17   17   17   17   17	Unit	Unit	Common	Contributions	Contributions	Contributions	Contributions	Contributions	Contributions	Operating	CRF	Strata	for February
53         0.003-77858.         69 02	กลุการย	Entitlement	Area %	(31-1-13)	(31-1-19)	(26 - 02 78)	(31, 20 - 32)	(162 - 66.16)	(162 - 66.16)	Contributions	Contributions	rees	or March 2009
73         0.00478/06 (c)	0161	ን ር	0.003470858					50.05 50.05	6.90 9.80	123.40	12.77	212.09	9.12 CL 0
35         6         11         6.5         11         6.5         10.00           35         0.004278686         6         6.0         1.5         1.5         20.0           55         0.004278886         6         0.0         2.3         1.5         2.0         1.5         2.0           53         0.00427888         6         0.0         1.3         1.5         3.0         1.5         3.0         1.5         3.0         1.5         3.0         1.5         3.0         1.5         3.0         1.5         3.0         1.5         3.0         1.5         3.0         1.5         3.0         1.5         3.0         1.5         3.0         1.5         3.0         1.5         3.0         1.5         3.0         1.5         3.0         3	2002	73	0.004780616					95.07	9.51	169.97	17.59	292.14	12.60
53         0.003-70886         95.01         159.97         17.59         202.14           53         0.003-70888         69.02         6.90         123.40         17.59         202.14           53         0.003-70888         6.90         123.40         12.34         12.77         212.09           81         0.003-203-29031         1.00	2003	50	0,003274394					65.12	6,51	116.42	12.05	200.10	8.66
53         0.00327408.58         64.02         6.40         123.40         12.77         212.09           80         0.0032708.53         64.02         6.40         12.34         12.77         212.09           80         0.0032306.51         1         1         1         1         2         2         2           81         0.0032306.51         6         1         1         5         1         2         1         2         1         2         1         2         1         1         2         1         1         2         1	2004	73	0.004780616					95.07	15.6	169.97	17.59	292.14	12.60
8.0         0.002329031         104.10         10.24.0         12.40         12.40         12.40         12.10           8.1         0.005230913         10.005230931         10.41         10.42         16.24         12.40         12.70         212.00           8.1         0.005230431         10.00520431	2005	53	0.003470858					69.02	9.90	123.40	12.77	212.09	9.12
810         0.0002309031         10.4         10.4         10.4         18.6         19.28         13.015           81         0.0002309031         10.0004         18.6         10.25         123.40	2006	53	0.003470858					69.02	6.90	123.40	12.77	212.09	9.12
81         0.005340818         610.55         10.55         10.55         10.55         10.005340818         224.15         224	2007	08	0.005239031					104.19	10.42	186.26	19.28	320.15	13.80
53         0.0013470888         69 02         6.90         12.40         12.70         21.09           74         0.0004470888         66 02         6.90         12.40         12.70         212.09           75         0.0004370888         66 02         6.90         12.40         12.70         212.09           75         0.0004370888         6.90         1.22.40         12.20         12.00           73         0.000470888         6.90         1.23.40         12.70         200.10           81         0.0032304519         6.90         1.23.40         12.77         212.09           82         0.0032304519         6.90         1.23.40         12.77         212.09           83         0.0032304519         6.90         1.23.40         12.77         212.09           84         0.0032304519         6.90         1.23.40         12.77         212.09           85         0.0032304519         6.90         1.23.40         12.77         212.09           80         0.0032304519         6.90         1.23.40         12.77         212.09           81         0.0032304519         6.90         1.23.40         12.77         212.09           82	2008	<del>.</del> .	0.005304519					105.49	10.55	188.59	19.52	324.15	13.98
7.9         CORDATIONS         6.57         CASTALL         CA	2009	£ 6	0.003470858					20.03	06.90	123.40	12.77	212.09 50.515	9.12
50         0.003274394         6.51 2         6.51 2         6.51 1         116.42         12.05         200.10           73         0.004780616         5.30         6.90 2         6.90 123.40         12.75         212.09           53         0.004780618         6.90 2         6.90 123.40         12.77         212.09           81         0.003470858         6.90 123.40 12.77         12.09           80         0.003470858         10.42 186.26 19.25 12.09         12.77 212.09           53         0.003470858         6.90 123.40 12.77 212.09         12.00 12.40 12.77 212.09           53         0.003470858         6.90 123.40 12.34 12.77 212.09         12.00 12.74 12.00         12.00 12.74 12.00           50         0.003470858         6.90 123.40 12.34 17.59 12.00         12.77 212.09         12.00 12.77 212.09           51         0.004780616         6.90 123.40 12.34 17.59 12.00         12.77 212.09         12.00 12.77 212.09           53         0.004780616         6.90 123.40 12.34 17.59 12.00         12.77 212.09         12.77 212.09           53         0.003470858         6.90 123.40 12.34 17.59 12.00         12.74 17.59 12.00         12.74 17.59 12.00           51         0.003470858         6.90 12.34 17.59 12.34 17.59         12.77 17.59 12.00 <t< td=""><td>2102</td><td>47</td><td>0.004846103</td><td></td><td></td><td></td><td></td><td>96.37</td><td>9.64</td><td>172.29</td><td>17.84</td><td>214.09</td><td>9.12 12.78</td></t<>	2102	47	0.004846103					96.37	9.64	172.29	17.84	214.09	9.12 12.78
73         0.004780616         9.07         9.51         169.97         17.39         202.14           53         0.0044780816         6.90         123.40         12.77         212.09           53         0.0045470888         6.90         123.40         12.77         212.09           81         0.005340319         10.02         6.90         123.40         12.77         212.09           83         0.004470888         6.00         10.42         186.26         19.28         320.15           53         0.004470888         6.00         123.40         12.77         212.09           53         0.004470888         6.00         123.40         12.77         212.09           50         0.004470888         6.00         123.40         12.77         212.09           51         0.004470888         6.00         123.40         12.77         212.09           53         0.004470888         6.00         123.40         12.77         212.09           53         0.004470888         6.00         123.40         12.77         212.09           53         0.004470888         6.00         123.40         12.77         212.09           53         0	2103	20	0,003274394					65.12	15.9	116.42	12,05	200,10	8,66
53         0.004370888         69.02         69.02         1024.0         1277         212.09           81         0.0052470888         69.02         105.49         105.40         1277         212.09           81         0.0052304719         10.64         10.42         188.59         19.28         320.15           80         0.0052304719         10.42         10.42         188.59         19.28         320.15           81         0.005230471         6.90         12.34         12.77         212.09           82         0.003470883         69.02         6.90         12.34         12.77         212.09           83         0.004780616         69.02         6.90         12.34         12.77         212.09           84         0.004780616         65.02         6.51         16.69         7         17.59         202.14           85         0.004780616         65.02         6.90         12.34         12.77         212.09           86         0.005230431         10.41         10.42         18.59         19.28         320.16           81         0.0052304519         6.00         12.34         12.77         212.09           82         0.003	2104	23	0.004780616					95.07	9.51	169.97	17.59	292.14	12.60
8.1         0.005340838         69.02         6.90         12.34         12.77         212.09           8.0         0.005329031         10.05.44         10.65         188.59         19.22         324.15           8.0         0.005239031         10.04.49         10.65         186.26         19.28         320.15           8.0         0.003470858         69.02         6.90         12.340         12.77         212.09           7.3         0.004780616         6.90         12.340         12.77         212.09           5.0         0.00374394         6.90         12.340         12.77         212.09           5.0         0.003774394         6.90         12.340         12.77         212.09           5.0         0.003774394         6.51         16.42         12.05         200.10           5.0         0.00377085         6.90         12.40         12.77         212.09           5.0         0.00347085         6.90         12.40         12.77         212.09           5.0         0.00347085         6.90         12.40         12.77         212.09           8.0         0.00347085         6.90         12.40         12.77         212.09	2105	53	0.003470858					69.02	06.9	123.40	12.77	212.09	9.12
80         0.003204319         103.49         103.49         103.49         103.49         103.49         103.49         103.49         103.49         103.49         103.40         12.40         12.70         212.09           53         0.003470858         6.00         123.40         12.77         212.09         120.09           53         0.003470858         6.00         123.40         12.77         212.09           50         0.00374394         6.51         16.97         12.79         202.14           50         0.00374394         6.51         16.97         12.77         212.09           50         0.00374304         6.51         16.92         12.40         12.77         212.09           53         0.003470858         6.90         123.40         12.77         212.09           80         0.00237031         10.419         10.42         186.26         19.28         320.15           81         0.002470858         6.90         123.40         12.77         212.09           82         0.003470858         6.90         123.40         12.77         212.09           83         0.003470858         6.90         123.40         12.77         212.09	2106	53	0.003470858					69.02	96.90	123.40	12.77	212.09	9.12
53         0.003470858         69.02	2108	08	0.005239031					104.19	10.42	186.26	19.32	320.15	85.51 08.51
53         0.003470858         69.02         6.90         123.40         12.77         212.09           73         0.004780616         6.51         1.69.97         17.59         292.14           73         0.004780616         6.51         1.64.2         12.05         292.14           73         0.004780616         6.51         1.66.97         17.59         292.14           53         0.003470858         6.90         123.40         12.77         212.09           81         0.003470858         6.90         123.40         12.77         212.09           81         0.003470858         6.90         123.40         12.77         212.09           81         0.003470858         6.90         123.40         12.77         212.09           81         0.003470858         6.90         123.40         12.77         212.09           82         0.003470858         6.90         123.40         12.77         212.09           83         0.0044708616         6.90         123.40         12.77         212.09           84         0.0044708616         6.90         123.40         12.77         212.09           83         0.0044708616         6.90	2109	53	0.003470858					69.02	6.90	123.40	12.77	212.09	9.12
73         0.004780616         95.07         9.51         169.97         17.59         292.14           50         0.00374394         65.12         6.51         116.42         12.05         200.10           73         0.003470858         69.02         6.90         123.40         12.73         292.14           53         0.003470858         69.02         69.02         6.90         123.40         12.77         212.09           80         0.005239031         10.41         10.42         186.26         19.28         320.15           81         0.005239031         10.42         186.26         19.28         320.15           81         0.005239031         10.42         186.26         19.28         320.15           81         0.005239031         10.42         186.26         19.28         320.15           82         0.005239031         10.42         186.26         19.28         320.15           81         0.005470858         69.02         6.90         123.40         12.79         212.09           82         0.004780616         69.02         6.90         123.40         17.59         292.14           83         0.004780616         69.02	2201	53	0,003470858					69.02	96.90	123.40	12.77	212.09	9.12
50         0.003274394         65.12         6.51         116.42         12.05         200.10           73         0.0034786616         6.90         17.59         292.14         292.14           73         0.003470858         6.90         123.40         12.77         212.09           53         0.003470858         69.02         6.90         123.40         12.77         212.09           80         0.003529031         104.19         10.42         186.26         19.28         320.15           81         0.003470858         6.90         123.40         12.77         212.09           53         0.003470858         6.90         123.40         12.77         212.09           53         0.003470858         6.90         123.40         12.77         212.09           53         0.003274394         6.90         123.40         12.77         212.09           53         0.003470858         6.90         123.40         12.77         212.09           53         0.003470858         6.90         123.40         12.79         22.09           53         0.003470858         6.90         123.40         12.77         212.09           81	2202	7.3	0.004780616					95.07	9.51	169.97	17.59	292.14	12.60
73         0.004786616         95.07         95.1         165.97         17.59         292.14           53         0.003470858         69.02         6.90         123.40         12.77         212.09           53         0.003470858         69.02         6.90         123.40         12.77         212.09           80         0.00329031         186.26         19.52         320.15           81         0.003470858         10.55         188.59         19.52         324.15           53         0.003470858         69.02         6.90         123.40         12.77         212.09           53         0.00470858         69.02         6.90         123.40         12.77         212.09           73         0.004778616         69.02         6.90         123.40         12.77         212.09           73         0.004778616         69.02         6.90         123.40         12.77         212.09           73         0.004778616         69.07         15.40         12.77         212.09           81         0.004778616         69.07         6.91         16.97         12.79         212.09           81         0.003470858         69.02         6.90 <t< td=""><td>2203</td><td>50</td><td>0.003274394</td><td></td><td></td><td></td><td></td><td>65.12</td><td>6.51</td><td>116.42</td><td>12.05</td><td>200.10</td><td>8.66</td></t<>	2203	50	0.003274394					65.12	6.51	116.42	12.05	200.10	8.66
53     0.003470888     69.02     6.90     123.40     12.77     212.09       53     0.005239031     23     6.90     123.40     12.77     212.09       80     0.005239031     10.53     186.26     19.28     320.15       81     0.0053304519     18.62     19.08     19.28     320.15       81     0.003470858     19.52     19.28     12.09       83     0.003470858     12.40     12.77     212.09       80     0.00374394     69.02     6.90     12.40     12.77     212.09       80     0.00374394     69.02     6.90     12.40     12.77     212.09       81     0.004780616     6.51     166.97     17.59     292.14       82     0.003470858     6.90     12.40     12.77     212.09       81     0.003470858     6.90     123.40     12.77     212.09       81     0.003470858     6.90     123.40     12.77     212.09       81     0.003470858     10.55     188.59     19.52     324.15       81     0.003470858     10.55     188.59     19.52     324.15       81     0.003470858     10.55     188.59     19.52     324.15	2204	73	0.004780616					95.07	9.51	169.97	17.59	292.14	12.60
53     0.003470858     12.3.40     12.3.40     12.3.40     12.3.40     12.3.40     12.3.40     12.3.40     12.3.40     12.3.40     12.3.40     12.3.40     12.3.41     12.3.41     12.3.41     12.3.41     12.3.41     12.3.41     12.3.41     12.3.41     12.3.41     12.3.41     12.3.41     12.3.41     12.3.40     12.3.41     12.3.41     12.3.40     12.3.41	2205	53	0.003470858					69.02	6.90	123.40	12.77	212.09	9.12
81     0.005304519     10.54     10.55     188.59     19.20     324.15       81     0.005304519     10.55     188.59     19.52     324.15       83     0.003470858     10.55     188.59     19.52     324.15       83     0.003470858     10.55     188.59     19.52     324.15       83     0.003470858     69.02     6.90     12.77     212.09       84     0.003470858     20.01     20.14       85     0.003470858     20.01     20.14       81     0.003470858     20.01     20.01       81     0.003470858     20.01     20.01       81     0.003470858     20.01     20.01       81     0.003470858     20.01     20.01       81     0.003470858     20.01     20.01       81     0.003470858     20.01     20.01       81     0.003470858     20.01     20.01       81     0.003470858     20.01     20.01       82     0.003470858     20.01     20.01       83     0.0043470858     20.01     20.01       84     0.0040470858     20.01     20.01       85     0.0040470858     20.01     20.01       86     0.00404	2077	2 °	0.005230031					69.02	6.90 5.50	123.40	77.71	60.212	9.12
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	Total Annual Strata Fees	\$713,498				Townhouse Podium Tower Shared Total	\$13,023.00 12,928.00 194,817.00 426,638.00 \$647,406.00	\$1.302.00 1.293.00 19.482.00 44,164.00 \$66,241.00	\$14,325.00 14,221.00 214,299.00 470,802.00 \$713,647.00	1.503 1.503 12.466 n/a 15,270		
Strata Unit Lot Number	nit Unit Dher 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	2009 / 20010 Total Monthly Strata Fees	One-time Adjustment for February & March 2009
		0					95.07	9.51	169.97	17.59	292.14	12.60
230 2403		0.003470858					69.02	06'9	123.40	12.77	212.09	9.12
231 2404		0.005435494					108.09	10.81	193.25	20.00	332.15	14.32
		0.005435494					108.09	10.81	193.25	20.00	332.15	14.32
	_	0.006679764					132.84	13.28	237.49	24.58	408.19	17.60
		0.004780616					95.07	9.51	169.97	17.59	292.14	12.60
235 2503	03 53	0.003470858					69.02	6.90	123.40	12.77 20.00	212.09	9.12 دد 14
		0.005435494					108,09	10.81	193.25	20.00	332.15	14.32
	01 102	0.006679764					132.84	13.28	237.49	24.58	408.19	17.60
239 2602	02 73	0.004780616					95.07	9.51	166.691	17.59	292.14	12.60
240 2603	03 54	0.003536346					70.33	7.03	125.73	13.01	216.10	9.32
	04 83	0.005435494					108.09	10.81	193.25	20.00	332.15	14.32
		0.005435494					108.09	10.81	193.25	20.00	332.15	14.32
	102	0.006679764					132.84	13.28	237.49	24.58	408.19	17.60
		0.004780616					95.07	9.51	169.65	17.59	292.14	12.60
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247 2705	05 83	0.005435494					108.09	10.81	193.25	20.00	332.15	14.32
248 2801	01 93	0.006090373					121.12	12.11	216.53	22.41	372.17	16.02
249 2802	02 88	0.005762934					114.60	11,46	204.89	21.21	352.16	15.18
250 2803	03 82	0.005370007					106.79	10.68	190.92	19.76	328.15	14,12
251 2804		0.006090373				, ,	121.12	12.11	216.53	22.41	372.17	16.02
	15,270	%001	\$1,085.24	\$108.54	\$1,077.40	\$107.76	16,234.73	\$1,623.36	\$35,553.34	\$3.679.86	\$59,470.23	\$2,355.32

\$426,640.08 \$44,158.32

\$194,816.76 \$19,480.32

\$1,293.12

\$1,302.48

Yearly (x 12) \$13,022.88



(pap-author)

THE WYNFORD GROUP #815 – 1200 West 73<sup>rd</sup> Avenue Vancouver, B.C. V6P 6G5

PHONE: 604-261-0285 FAX: 604-261-9279

### PRE-AUTHORIZED PAYMENT (PAP) FORM

, , , , , , , , , , , , , , , , , , ,							
NAME:		<del></del>				PHONE NO.:	
STRATA	A PLAN:					STRATA LOT: _	
UNIT N	O.:		STREET:				
PURPO:	<u>—</u>	' ENROLLMENT NGE IN BANKT	r NG INFORMATION	N	=	CHANGE FROM PO	OST DATED CHEQUES
AUTHO	RIZATION						
1.	I / We hereby author entry covering the fol				oratio	on to draw cheques or	prepare debits by paper or electronic
	Monthly Strata Fees	Stora	ge / Locker	Parking		Other	
						rescribed / approved ners of the Strata Corp	by the Owners and due to the Strata poration.
2.	Commencement Date	::	(M)	(D)	_	(Y)	
NOTE:	This form MUST be following month.	returned to The \	, ,	·	ay of	. ,	rder to be effective the first day of the
3.		(15) days before	e the beginning of t	he month. If the			ddress information provided in this mother financial institution, it will be
4.	This authorization ma		t any time upon rec	eipt of a minimu	m of	15 days written notic	e to The Wynford Group prior to the
5.	I / We acknowledge indicated on the face			to The Wynford	l Gro	up constitutes deliver	y by me to the financial institution
<u>ACCEP</u>	TANCE						
1. 2.	I / We hereby confirm 1 / We warrant that all						<i>)</i> .
Date:			(2.1)				
	(M)	(D)	(Y)	Signati	ure		2nd Signature if required
NOTE:	If you are NOT the re	egistered Owner l	out are taking respon	sibility for makin	ng pa	yments – please comp	lete the following:
NAME:		<u></u>				PHONE: (	)
ADDRES	SS:						
	RED TO BE ATTAC						
	Blank cheque marked	L"VOID" to indic	rate the account to be	e drawn upon			
	Sufficient cheques (in	ndicate number _	)	) to cover strata f			e date previously noted.
FOR WY	YNFORD USE ONL)						
Strata Pl	lan:		_ Property No.: _			Owner Co	ode:
Strata Fo	ees:	Parking:	SPA:	Oth	er:		Total PAP:
Bank A/	C:		Seque	nce:	····	Date Ente	red:



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

MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN BCS 1559 – THE TAYLOR, HELD ON TUESDAY, FEBRUARY 10<sup>th</sup>, 2009, AT 7:00 P.M., AT THE CHOI HALL AUDITORIUM, 28 WEST PENDER STREET, VANCOUVER, B.C.

IMPORTANT INFORMATION Please have this translated

重 要 資 料 請 找 人 爲 你 翻 譯

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

これはたいせつなお知らせです。 どなたかに日本路に吹してもらってください。

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

알려드립니다 이것은 번역해 주십시오

CHỉ DẪN QUAN TRONG Xin nhờ người dịch bộ

ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੱਥਾ ਕਰਵਾਓ

In Attendance:

Sixty-four Owners represented in person.

Eight Owners represented by Proxy.

Total seventy-two Owners represented and eligible to vote.

### 1. CERTIFICATION OF PROXIES

All Proxies were certified as correct. Of 251 Strata Lot Owners, 242 were eligible to vote; therefore, 81 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 7:15 p.m.

### 3. ELECTION OF CHAIRPERSON

An election of a Chairperson for the meeting was not necessary as Council President, Brian Kiener, was in attendance to chair the meeting.

### 4. PROOF OF NOTICE OF MEETING

The Annual General Meeting package was mailed to all Owners of record on or before January 20<sup>th</sup>, 2009, in accordance with the requirements of the *Strata Property Act*.

### 5. APPROVAL OF AGENDA

It was MOVED / SECONDED (#1204 / #2502) to approve the Agenda for the Annual General Meeting. CARRIED UNANIMOUSLY.

### 6. APPROVAL OF PREVIOUS GENERAL MEETING MINUTES

It was MOVED / SECONDED (#2007 / #1503) to approve the Minutes of the Annual General Meeting held on January 15<sup>th</sup>, 2008, as circulated. CARRIED UNANIMOUSLY.

### 7. PRESIDENT'S REPORT

The President provided the following report:

Hello, everyone and thanks for attending our fourth Annual General Meeting. A special welcome to all new Owners here at The Taylor. For those of you who have not met me personally, my name is Brian Kiener of Townhome 252. For the past three years I have been on Council and have been involved with my fellow Council members in tending the day-to-day managing of our building. I wanted to share some of the highlights of the past year and the undertaking of your Council, and Sherry McCuaig from The Wynford Group.

- Hiring a Caretaker, Roland Rojo, to replace Barel, former janitorial service. We had been very
  pleased with his skill set and work ethics. Roland, unfortunately, gave notice to take alternative
  employment last September and hours were reduced to two days per week. Ivan Chong was
  hired as a replacement last October but has now given notice to terminate his employment. The
  good news is that Roland will now be able to assume regular employment with us again soon.
  We look forward to working with him.
- · FOB audit was conducted.
- Upgrades to security, including FOB entry to replace keyed locks in various entrances to the building. New DVR for Robert to enhance ability to screen and replay video in order to enforce Bylaws.
- Ongoing efforts were made with Pinnacle Developments to rectify all outstanding common area deficiencies and were give a deadline of last August to complete. Unfortunately, not all items were remedied. We, hence, met with our warranty provider and RDH Engineering who was hired previously to provide a comprehensive building envelope assessment. A very detailed list was provided to Travelers Guarantee to make a claim for uncompleted items.
- A decision was made to replace underground lighting, as the old system was posing a hazard, as
  the mercury vapour lighting was exploding periodically. This has been replaced with an energy
  efficient fluorescent system.
- The main motor to the elevators was replaced and, since, we have had very few incidents or problems with the daily operations.
- DMS Plumbing has been on site numerous times throughout the year dealing with hot water issues, and replacing failing valves and the recirculation pumps that provide hot water to the tower. The main problem appears to be sediment and particles entering the main lines due to the vast amount of construction in the area. This has also led to a budget shortfall for the year. We thank all Owners for their patience through these trying times.
- Water damage due to in-suite problems continues to have been an issue during the past year.
  Resident Manager, Robert Ganz, will be putting a checklist together of items that will prevent
  further incidents. The cost to all Owners would be significant in the future, if something were to
  happen due to escalating water deductible.
- There are many smaller items that I have not addressed; however, the list goes on and on.

Many thanks to Robert Ganz and the rest of our Council members this past year. Our objective was to have The Taylor building running like a well-oiled machine this past year. There is always room for improvement; however, much has been accomplished to achieve this goal. I would like to strongly encourage participation this coming year by all Owners to be involved, either as a Council member or by volunteering time towards various Committees. Building community within our neighbourhood is imperative and I encourage all to commit to making this a great place to call home. Thank you.

### 8. APPROVAL OF MAJORITY VOTE RESOLUTIONS

### APPROVAL OF MAJORITY VOTE RESOLUTION #1

It was MOVED / SECONDED (#2007 / #1204) to approve Majority Vote Resolution #1, as follows:

WHEREAS the Owners, Strata Plan BCS 1559, The Taylor, wish to repeal the first sentence of Rule #4 (c) as it conflicts with the Strata Corporation Bylaws;

**BE IT THEREFORE RESOLVED** as a Majority Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to approve the first sentence of Rule #4 (c) be repealed, which currently reads as:

"All moves must take place between 9:00 a.m. and 5:00 p.m. Monday through Friday and 10:00 a.m. and 5:00 p.m. on Saturday, Sunday, and statutory holidays."

The second sentence in Rule #4 (c) will remain the same, which reads as follows:

"Maximum booked moving times is 2 hours."

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

- The move times listed in the Bylaws will still be in force.
- A 4:00 p.m. end time for moves on Saturdays seems restrictive.
- The moving Bylaws are enforced by the Resident Manager and other site staff.
- It is possible to restrict weekend moves; however, this will create significant hardship for residents who must move out at the end of the month if the end of the month falls on a weekend.
- There is a significant percentage of rented units in the tower.
- Moves cause inconvenience to residents as there are only two tower elevators.
- Open houses generally take place between 2:00 p.m. and 4:00 p.m. on weekends.
- Allowing moves to take place during this time may have a negative effect on property values.

It was MOVED / SECONDED (#2401 / #1609) to amend Majority Vote Resolution #1 to allow moves on Saturdays, Sundays and statutory holidays, between 10:00 a.m. and 2:00 p.m., only unless it is the end of a month.

The floor was opened for discussion on the proposed amendment. The following points were noted:

- The issues to be addressed by this Rule are: inconvenience to Residents, and elevator usage.
- It is important that the Rules match the Bylaws on this issue.
- Amending this Rule as suggested, would result in Rules that do not match the Bylaws.

The proposed amendment was retracted by the Owners of Units #2401 and #1609.

Owners then voted on the Resolution, as originally worded. **CARRIED** (38 in favour, 34 opposed, 0 abstentions).

### **APPROVAL OF MAJORITY VOTE RESOLUTION #2**

It was MOVED / SECONDED (#1905 / #1204) to approve Majority Vote Resolution #2, as follows:

WHEREAS the Owners, Strata Plan BCS 1559, The Taylor, wish to revise Rule #4 (e) to make it consistent with the Strata Corporation Bylaws;

**BE IT THEREFORE RESOLVED** as a Majority Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to approve the following revision of Rule #4 (e) to now read as:

"Pay a moving damage deposit of \$200. Any refundable portion of the deposit will be returned within seven days of the date of the move."

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

• This Resolution seeks to make the Rule regarding moving deposits consistent with the Bylaws.

There being no further questions, the vote was called. CARRIED UNANIMOUSLY.

### APPROVAL OF MAJORITY VOTE RESOLUTION #3

It was MOVED / SECONDED (#1905 / TH 15) to approve Majority Vote Resolution #3, as follows:

WHEREAS Council passed a Rule at the January 8th, 2008 Council Meeting;

**BE IT THEREFORE RESOLVED** as a Majority Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to approve the following addition to Rule #6, Visitors Parking section, to read as:

"A minimum of \$1,000,000 liability insurance is required on vehicles not insured for the road."

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

- This Resolution is designed to protect the Strata Corporation by requiring Owners to carry liability insurance on vehicles not insured for the road.
- Fire and theft insurance is not sufficient.
- The Strata Corporation is concerned with liability insurance, not storage insurance.

There being no further questions, the vote was called. CARRIED (70 in favour, 2 opposed, 0 abstentions).

### APPROVAL OF MAJORITY VOTE RESOLUTION #4

It was MOVED / SECONDED (#2004 / TH 252) to approve Majority Vote Resolution #4, as follows:

WHEREAS Council passed a Rule at the April 10th, 2008 Council Meeting;

**BE IT THEREFORE RESOLVED** as a Majority Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to approve the following addition to Rule #10, to read as:

"Christmas lights are permitted on the exterior of an Owner's unit only between November 1st and the last day of February each year."

There being no questions, the vote was called. CARRIED UNANIMOUSLY.

### 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.
- Quotes for insurance premiums are obtained every two to three years.
- Property appraisals are done every year.
- The premium last year was approximately \$54,000. This year the premium is approximately \$60,000.

- Past issues involved Residents flushing kitty litter, mop heads and other items down the sewer pipes, which had created back ups.
- There have not been any recent claims for sewer back ups.
- It seems unlikely that the design of the sewer pipes can be changed. Council will look into this.
- Owners are encouraged to carry sufficient insurance. Owners with tenants in their units are encouraged to have their tenants buy insurance, as well.

### 10. APPROVAL OF THE 2009 / 2010 OPERATING BUDGET

It was MOVED / SECONDED (#2007 / #1201) to approve the proposed 2009 / 2010 Operating Budget.

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

- The increase in Strata Fees is 2% on average. The increase will be higher for some units and lower for others, depending on the property ratio calculation.
- The formula for the budget is from the original disclosure statement.
- The security budget category has been reduced to allow for 12 hours security five days per week and 16 hours security two days per week. Site staff will stagger their hours to ensure proper coverage.
- There are funds left in the 2008 / 2009 Operating Budget for security upgrades. Council is currently considering options.
- The window cleaning budget category allows for two cleanings per year.
- Changing of rooftop garden areas to rock gardens would be handled on a case-by-case basis, assuming the 3/4 Vote Resolution regarding this issue is approved.
- The cost of disposing of large items left in the garbage room is charged back to the individual Owners involved.
- The budget does not allow for a financial audit. However, the Real Estate Services Audit is done annually on all accounts held by The Wynford Group.

A MOTION was made to add \$3,500 to the budget for an audit (Unit #1201). There was no seconder to the Motion.

- It was suggested that annual audits are not required; however, an audit every three years or so
  would be desirable.
- No significant source of revenue has yet been identified relating to the 2010 Olympics. Discussions are ongoing.
- It was suggested that a television be installed in the fitness room and a fob reader be installed on the fitness room door. This will be discussed at a future Council meeting.
- The heating system for the building's common areas was discussed.
- A question arose regarding the possibility of making the rooftop area into an area useable by Residents. This would require the installation of a 40" guard rail, at a cost of possibly \$50,000. There are also liability issues to be considered.
- Questions arose regarding the contract with DMS Mechanical. It was explained that DMS has a
  good working relationship with site staff. They have extensive knowledge of the building and
  have been involved with the building since its construction.

There being no further questions, the vote was called on the budget. CARRIED UNANIMOUSLY.

### 11. APPROVAL OF 3/4 VOTE RESOLUTIONS

### APPROVAL OF 3/4 VOTE RESOLUTION #1

It was MOVED / SECONDED (#1204 / TH 4) to approve 3/4 Vote Resolution #1, as follows:

WHEREAS the Owners, Strata Plan BCS 1559, The Taylor, wish to approve an expenditure up to \$20,000 from the expected year-end surplus (year ending January 31<sup>st</sup>, 2009) for common area 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 \$20,000, the Strata Council may utilize said funds for common area upgrades;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to approve an expenditure up to \$20,000 from year-end operating surplus monies (year ending January 31<sup>st</sup>, 2009) for the purpose of common area 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 \$20,000, 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. The Strata Council shall have the authority to proceed with any or all of the following upgrades within the described budget:

- A new security camera to be installed at the garage ramp to monitor incoming and outgoing vehicles. Two additional cameras installed at the 550 Taylor Street lobby entrance (one inside the lobby pointed towards the doors and one installed in the gym pointing outward for a full body image of persons entering at the intercom panel).
- The purchase of an extra television monitor so that camera views can be monitored separately.
- A glass canopy to be fabricated and installed on the exterior of the Townhouse entry doors at 35
  Keefer Place. Presently there is a problem with water ingress and a lack of shelter from
  elements.
- A glass canopy to be fabricated and installed above the entry door to Stairwell #4 from the Courtyard level. Again, there is a problem with water ingress that spills down into the stairwell creating a slipping hazard.
- Additional up-lighting to the front entry at the garden bed to emphasize the landscaping and structure and down-lights to brighten the entry stairs.
- Bike cage to be built in the visitor parking garage in the south west corner incorporating two
  existing stalls. Two large bike racks for securing bicycles could be placed inside to
  accommodate up to thirty bikes.
- Enhancing the main lobby at 550 Taylor Street by changing the paint color from pale yellow to a
  warmer tone. Adding a few pieces of artwork possibly black and white historic prints / photos
  of the local area, matted and framed.
- Two large potted tropical plants to the lounge area.
- Gym: Purchase high-density, rubber, interlocking floor mats to place over existing carpet and
  under the exercise equipment. Also, have an opening window installed to allow for more
  ventilation. This would be a limited opening pop-out style window at ceiling height.
- Enhancements to the Inner Courtyard Level: The children's play area original structure to remain intact with the exception of the domed plastic roof. Incorporate wooden elements (red cedar) to the posts and the existing canopy and replace them with a pergola style roof. Add bench seating for adults and an addition of large urns for vines and plantings. Budgeting \$3,000 maximum.

• Possible installation of two or three raised planter beds for communal gardening for Residents on existing grassed area.

Notes to Resolution: At the time of preparation of this Resolution, the expected year-end surplus was \$35,573 (based on the November 2008 Financial Statements). As the fiscal year-end is January 31<sup>st</sup>, 2009, there will be expenses for December 2008 and January 2009 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 points were noted:

- Painting is required in a number of areas outside the townhouses. Site staff will be doing the required painting work, wherever possible.
- Council hopes to install a bike cage in the garage to prevent storage of bicycles on balconies and Residents bringing bicycles in and out of elevators, which causes damage.
- Blinds for the gym have been ordered.
- An Owner volunteered to donate art for the lobby. This will be discussed further at a future Council meeting.

There being no further questions, the vote was called on 3/4 Vote Resolution #1. CARRIED UNANIMOUSLY.

### APPROVAL OF 3/4 VOTE RESOLUTION #2

It was MOVED / SECONDED (#907 / #2007) to approve 3/4 Vote Resolution #2, as follows:

WHEREAS the Owners, Strata Plan BCS 1559, The Taylor, wish to approve a new Bylaw allowing the installation of hot tubs on balconies;

**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 #3 (13) of Division 1, to read as follows:

"Hot tubs are permitted on balconies. If the installation or use of the hot tub creates a level of noise that is disturbing to the neighbours, the Strata Council may order removal of the hot tub at the owner's expense.

Owners who install hot tubs are responsible to:

- a) ensure that their balcony is designed to handle the weight of the hot tub they have chosen, prior to installation, and that the hot tub will not create noise that could be offensive to other residents;
- b) carry appropriate insurance to address any liability issues that might arise as a result of the installation or use of their hot tub;
- c) rectify, at his / her own expense, any issues that arise for the building and / or its residents that relate directly or indirectly to the installation and / or use of the hot tub: and
- d) advise future owners of their strata lot that they will be responsible for any and all issues relating to the hot tub and the cost of rectifying same."

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

- Noise from motors of hot tubs is a concern to Residents.
- Structural issues can be addressed by engineers.

- There are concerns regarding water damage potential and insurance issues.
- There has already been a noise complaint received by Council regarding the hot tub that had been installed on the 24<sup>th</sup> floor.
- There are other buildings with hot tubs on balconies.
- It may be possible to limit approvals for hot tubs to larger balconies.
- It was suggested the Resolution limit the number of hot tubs and / or the size of balconies for which hot tubs could be approved.
- Bylaw #4, subsection 1, was read out regarding use of patios and balconies.

It was MOVED / SECONDED (#1609 / #2401) to amend 3/4 Vote Resolution #2 to require that each application for permission to have a hot tub be handled on an individual basis by Council.

The floor was opened for questions on the proposed amendment. The following points were noted:

- If Council approved a hot tub for one Owner, this would be setting a precedent.
- Hot tubs cannot fit on all of the balconies.
- For most balconies, the hot tubs would violate sound Bylaws.

One Owner left the meeting, bringing the number of votes to 71.

There being no further questions, the vote was called on the amendment. **DEFEATED** (9 in favour, 61 opposed, 1 abstention).

The vote was then called on the Resolution as originally drafted. **DEFEATED** (7 in favour, 60 opposed, 4 abstentions).

### APPROVAL OF 3/4 VOTE RESOLUTION #3

It was MOVED / SECONDED (#2007 / TH 252) to approve 3/4 Vote Resolution #3, as follows:

**WHEREAS** the Owners, Strata Plan BCS 1559, The Taylor, wish to revise Bylaw #3 (12) of Division 1 to prohibit smoking on limited common property as well as common property;

**BE IT THEREFORE RESOLVED** as a 3/4 Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to approve the revision of Bylaw #3 (12) of Division 1, to read as follows:

"Smoking on common property or limited common property is strictly prohibited. Consumption of alcohol on common property is strictly prohibited. Cigarette butts and other refuse must not be thrown or dropped from balconies, and must not be allowed to blow off balconies."

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

- Since this Resolution includes limited common property, it includes balconies.
- There have been numerous complaints regarding smoke from people smoking cigarettes on their balconies, particularly in the summer time.
- There is also an issue with people tossing cigarette butts from their balconies.

There being no further questions, the vote was called. CARRIED (57 in favour, 10 opposed, 4 abstentions)

### APPROVAL OF 3/4 VOTE RESOLUTION #4

It was MOVED / SECONDED (#2004 / #1603) 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 door hardware;

**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 #5 (4) of Division 1, to read as follows:

"Door hardware must be the same colour and a similar style to the original door hardware."

There being no questions, the vote was called. CARRIED UNANIMOUSLY.

### APPROVAL OF 3/4 VOTE RESOLUTION #5

It was MOVED / SECONDED (#1905 / TH 252) to approve 3/4 Vote Resolution #5, as follows:

WHEREAS the Owners, Strata Plan BCS 1559, The Taylor, wish to approve a new Bylaw regarding in-suite renovations;

**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 #5 (5) of Division 1, to read as follows:

"In-suite renovations are permitted from 8:00 a.m. to 7:00 p.m. on weekdays and from 10:00 a.m. to 7:00 p.m. on Saturdays, Sundays, and statutory holidays."

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

• It was suggested that renovation times should end at 5:00 p.m. on weekends and statutory holidays, instead of 7:00 p.m. as noted in the Resolution.

It was MOVED / SECONDED (#1204 / #1609) to amend 3/4 Vote Resolution #5 to read as follows:

"In-suite renovations are permitted from 8:00 a.m. to 7:00 p.m. on weekdays and from 10:00 a.m. to 5:00 p.m. on Saturdays, Sundays and statutory holidays."

There being no questions, the vote was called on the amendment. CARRIED (69 in favour, 2 opposed, 0 abstentions).

The vote was then called on 3/4 Vote Resolution #5, as amended. CARRIED (70 in favour, 0 opposed, 1 abstention).

### APPROVAL OF 3/4 VOTE RESOLUTION #6

It was MOVED / SECONDED (#1603 / #2007) to approve 3/4 Vote Resolution #6, as follows:

WHEREAS the Owners, Strata Plan BCS 1559, The Taylor, wish to approve a new Bylaw making annual in-suite fire equipment inspections mandatory;

**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 (4) of Division 1, to read as follows:

"Annual in-suite fire control equipment inspections are mandatory. If the owner or resident does not provide access to their unit for the annual inspection, the strata council shall have the authority to post a 48-hour notice on the door, then have a locksmith open the door for the fire inspection. All associated costs will be charged to the account of the owner."

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

- Owners / Residents who are not able to be home for the in-suite fire inspections can leave their keys with the Resident Manager or a neighbour.
- Sufficient notice should be provided so that Owners know when the inspection will be taking place.

It was MOVED / SECONDED (#1609 / #1603) to amend 3/4 Vote Resolution #6 to add the following sentence:

"Owners / Residents will be notified of the date of the annual fire inspection a minimum of 30 days in advance."

The vote was then called on the amendment. CARRIED (70 in favour, 1 opposed, 0 abstentions).

The vote was then called on 3/4 Vote Resolution #6, as amended. CARRIED UNANIMOUSLY.

### APPROVAL OF 3/4 VOTE RESOLUTION #7

It was MOVED / SECONDED (#907 / #2007) to approve 3/4 Vote Resolution #2, as follows:

WHEREAS the Owners, Strata Plan BCS 1559, The Taylor, wish to approve a change to the look of the rooftop garden areas;

**BE IT THEREFORE RESOLVED** as a 3/4 Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to approve replacing the plants and soil on the rooftop garden areas with rocks and potted plants, upon request by affected Owners, or when membrane repairs are required in the planters. Approval of this Resolution presumes that the City of Vancouver's green space requirements will not be violated.

<u>Notes to Resolution</u>: Replacing the soil and plants on the rooftop garden areas with rocks and potted plants is expected to improve the look of the planters, reduce the requirement for maintenance by the landscaping contractors and extend the life of the planter membranes.

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

- Approval of this Resolution does not require that Owners change their rooftop garden areas to rock gardens.
- In the long run, it is expected to be less expensive to install a rock garden than to continually maintain a regular garden.
- An Owner suggested he may be able to obtain donated rocks for this purpose.

The vote was then called on 3/4 Vote Resolution #7. CARRIED (69 in favour, 0 opposed, 2 abstentions).

### APPROVAL OF 3/4 VOTE RESOLUTION #8

It was MOVED / SECONDED (#1905 / #611) to approve 3/4 Vote Resolution #8, as follows:

WHEREAS the Owners, Strata Plan BCS 1559, The Taylor, wish to revise Bylaw #7 (4) of Division 7 of the Strata Corporation Bylaws regarding the allowable times for moves in and out of the building;

**BE IT THEREFORE RESOLVED** as a 3/4 Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to approve Bylaw #7 (4) of Division 7 be repealed and replaced with the following:

"Moves must be scheduled and completed between the hours of 8:00 a.m. and 5:00 p.m."

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

• It would be beneficial to Owners to limit moves on weekends and statutory holidays to 10:00 a.m. to 2:00 p.m. It is not feasible to do this when a weekend or statutory holiday falls at the end of the month.

It was MOVED / SECONDED (1609 / #2401) to amend 3/4 Vote Resolution #8 to read as follows:

"Moves must be scheduled and completed between the hours of 8:00 a.m. and 5:00 p.m. on weekdays and between 10:00 a.m. and 2:00 p.m. on weekends and statutory holidays, unless the weekend or statutory holiday falls on the last day of the month."

The vote was called on the proposed amendment. CARRIED (68 in favour 2 opposed, 1 abstention).

The vote was then called on 3/4 Vote Resolution #8, as amended. CARRIED (67 in favour, 1 opposed, 3 abstentions).

### APPROVAL OF 3/4 VOTE RESOLUTION #9

It was MOVED / SECONDED (#1007 / TH 15) to approve 3/4 Vote Resolution #9, as follows:

WHEREAS the Owners, Strata Plan BCS 1559, The Taylor, wish to repeal Bylaw #7 (6) of Division 7 of the Strata Corporation Bylaws as it is not applicable to The Taylor building;

**BE IT THEREFORE RESOLVED** as a 3/4 Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to approve Bylaw #7 (6) of Division 7 be repealed in its entirety, which currently reads:

"All moves shall be conducted through the door between the two buildings, except for townhomes which require the use of their patio doors. For smaller vehicles – use the Pl loading bay rather than the main entrance door."

It was noted that this is a housekeeping Resolution to remove a sentence from the Bylaws that does not apply to The Taylor building.

There being no questions, the vote was called. CARRIED UNANIMOUSLY.

### APPROVAL OF 3/4 VOTE RESOLUTION #10

It was MOVED / SECONDED (#2007 / TH 252) to approve 3/4 Vote Resolution #10, as follows:

WHEREAS the Owners, Strata Plan BCS 1559, The Taylor, wish to add to Bylaw #6 (4) of Division 7 of the Strata Corporation Bylaws;

**BE IT THEREFORE RESOLVED** as a 3/4 Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to approve the following addition to the existing Bylaw #6 (4) of Division 7, to read as:

"Vehicles without road insurance must have a minimum of \$1,000,000 liability insurance in force to park on the common property. Storage of vehicles with current liability insurance coverage is permitted only in designated / assigned parking stalls. Proof of liability insurance must be posted in a visible place on the vehicle. Personal information should be blacked out."

Notes to Resolution: Bylaw #6 (4) of Division 7, currently reads: "An owner, tenant or occupant must use parking stalls only for parking of licensed and insured motor vehicles, trailers, motorcycles or bicycles, and not for the parking of any other type of vehicle or storage of any other item, unless otherwise approved in writing by the council."

This Resolution proposes to add to this language to clarify the requirements for vehicles not insured for the road.

There being no questions, the vote was called. CARRIED UNANIMOUSLY.

### APPROVAL OF 3/4 VOTE RESOLUTION #11

It was MOVED / SECONDED (#1905 / TH 252) to approve 3/4 Vote Resolution #11, as follows:

WHEREAS the Owners, Strata Plan BCS 1559, The Taylor, wish to add a sentence to Bylaw #3 (5) of Division 1 of the Strata Corporation Bylaws;

**BE IT THEREFORE RESOLVED** as a 3/4 Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to approve the following addition to the existing Bylaw #3 (5) of Division 1, to read as:

"Pets may not be left unattended on patios or balconies."

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

- This Resolution might be better applied to dogs only and not to use the word "pets" which would include cats.
- There is an issue of humaneness and proper treatment of the pets, as well as problems with pets urinating and defecating on balconies, which runs down to balconies below.
- An Owner suggested that Residents should be allowed to leave pets unattended on balconies, as long as a door is left open allowing the pet free access in and out of the unit.

It was MOVED / SECONDED (#1609 / TH 15) to amend the Bylaw change in 3/4 Vote Resolution #11 to read, as follows:

"Pets may not be left unattended on patios or balconies unless a door is left open allowing the pet(s) free access in and out of the unit."

The vote was called on the proposed amendment. CARRIED UNANIMOUSLY.

The vote was then called on 3/4 Vote Resolution #11, as amended. CARRIED UNANIMOUSLY.

### 12. ELECTION OF COUNCIL

The following Owners were nominated or volunteered to stand for election of the 2009 Strata Council:

Brian Kiener	TH 252
Jennifer Thomas	#1905
Jordan Parente	#1603
Rachel Wyles	#2005
Hamid Asna	#2702
Scott Miller	#1609
Neil Xue	#1201

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

### 13. NEW BUSINESS

There was no new business.

### 14. MEETING TERMINATION

There being no further business, the meeting was terminated at 9:32 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:

Jordan Parente

Vice-President:

Jennifer Thomas

Treasurer:

Scott Miller

The next Council meeting was scheduled for Tuesday, March 3<sup>rd</sup>, 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.

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

APPROVED	DATE:
BY	
COUNCIL:	(\$:\AA-SHERRY\BCS )559\MINUTES\2009\09-AGM.M.1559.doc)