

**ANNUAL GENERAL MEETING MINUTES**

**Wednesday, March 11, 2009**

**14 ROYAL AVENUE – BCS 1676**

**LOCATION:**

7:00 p.m. – Amenities Room  
#14 Royal Avenue  
New Westminster, B.C.

**STRATA COUNCIL  
2009/2010**

**PRESIDENT**

Bob Logan - #305

**VICE PRESIDENT**

Barry Slocombe - #216

**TREASURER**

Sherry Baker - #106

**BYLAWS**

Tatiana Mersiadis - #309

**SECURITY**

Rob McCombie - #503

**AT LARGE**

Dave Brown - #104

Ted Yeadon - #417

**STRATA MANAGER**

Rob Douglas

Direct Phone: (604) 501-4424

E-Mail: rdouglas@baywest.ca

Fax: (604) 592-3666

**ACCOUNTANT**

Catheleen Whomes

Direct: (604) 501-4438

E-Mail: cwhomes@baywest.ca

**BAYWEST MANAGEMENT**

13520 78<sup>th</sup> AVENUE

SURREY, B.C. V3W 8J6

**24-HOUR SERVICE:**

Phone: (604) 591-6060

**IMPORTANT INFORMATION** Please have this translated

重要資料 請找人為你翻譯

**RENSEIGNEMENTS IMPORTANTS** Prière de les faire traduire

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

**INFORMACIÓN IMPORTANTE** Busque alguien que le traduzca

알려드립니다 이것을 번역해 주십시오

**CHỈ DẪN QUAN TRỌNG** Xin nhờ người dịch hộ

बहुत महत्वपूर्ण विषय बताने के लिए हमें इस सूचना बताना

**ATTENDANCE:**

41 Owners registered and represented in person

4 Owners registered and represented by proxy

Drew Grout, Baywest Management Corporation

**(1) CALL TO ORDER**

Bob Logan, Council President, called the meeting to order at 7:05 p.m.

**(2) INTRODUCTIONS AND WELCOME**

Mr. Logan introduced the other members of Council as follows: Vice President, Barry Slocombe; Treasurer, Sherry Baker; Security, Rob McCombie (not present); Bylaws, Tatiana Mersiadis and At Large, Dave Brown and Ted Yeadon.

**(3) CALLING THE ROLL/CERTIFICATION OF PROXIES**

Prior to the start of this evening's meeting, the roll was called and in accordance with the requirements of the Strata Property Act, Section 56, all proxies were certified. Also required by the Act, Section 48.2 is that a quorum, which consists of one-third of the Owners in good standing, be present either in person or by proxy in order for the meeting to proceed. There are 72 units of which 70 strata lots were in good standing. One-third of 70 is 24. There were 41 Owners represented in person and 4 by proxy and therefore a quorum was established.

**(4) PROOF OF NOTICE/WAIVER OF NOTICE**

Section 45 of the Strata Property Act states the Strata Corporation must give at least 14 day's notice of an Annual General Meeting, specifying the date, time, place and nature of the business. Section 68.1(3) states the notice given by post is deemed to have been given 4 days after it has been mailed. The notices of this evening's meeting mailed to each Owner's last-known address on or before February 20, 2009, which is in

accordance with the timeframe set out in the Act. Notices contained the agenda, the proposed 2008/2009 budget and fee schedules, budget notes, copy of the insurance summary and a proxy voting form. The Council President advised that proper notice had been given.

(5) **ELECTION OF CHAIR OF MEETING**

Bob Logan advised that in accordance with the bylaws, that as the Council President, he will chair the meeting.

(6) **ADOPTION OF AGENDA**

The agenda was reviewed and Mr. Logan advised that there will be small items added as the meeting proceeds.

It was then MOVED – 402 that the Agenda be approved. SECONDED – 209. CARRIED

(7) **ADOPTION OF PREVIOUS MINUTES**

The Chair asked if there were any errors or omissions noted with the AGM Minutes of March 25, 2008. As none were noted, a motion was requested to approve the previous General Meeting Minutes. It was MOVED – 212 to approve the Annual General Meeting Minutes held March 25, 2008. CARRIED

(8) **PRESIDENT'S REPORT**

Bob Logan provided the assembled owners with an overview of some of the council's activities over the past year. Mr. Logan took this opportunity to thank all the residents who had assisted and volunteered their time and efforts over the past year. Mr. Logan advised that the strata's transformer station had to be thoroughly cleaned. The cost for this service was just under \$3,000. One of the causes of the dirty vault was that there was no filter media for the room. This is an important service item that will have to be performed every three years. At the time of the cleaning, it was discovered that the power transformer for the strata was providing service to a sewage pump that serviced several stratas in the Victoria Hill project. Through negotiations with the Developer, the strata has received approximately \$6,000 as compensation and a correction and ongoing solution is being considered.

The council is also continuing its efforts in dealing issues involving the neighbours relative to the roadway and waste collection. There were problems with the elevator card reader, but this is now repaired. Other ongoing maintenance items were dealt with and some new painting efforts are planned for the year ahead.

Mr. Logan passed the floor to Barry Slocombe who provided the assembled owners with a review of rules and etiquette including such items as:

1. **Parkade:** Please keep the parkade clean. Wait for the overhead door to close before you drive off.
2. **Guest and Amenities Suites:** Please treat these areas like your own home.
3. **Waste disposal:** Please follow all appropriate waste disposal rules and procedures. **Special thanks to Linda and Robin Orr for their recycling program efforts.**
4. **Exercise Room:** Please don't steal any of the equipment. Also, as a courtesy to others, please clean off the equipment after each use. No pets allowed.

- 5 **Mail room:** Please keep the area tidy and don't throw leave junk mail behind.
- 6 **Carpets in Hallways:** Please take care to protect and keep clean the carpets throughout.
- 7 **Security:** Please make sure that all common area doors are properly closed and locked. Vehicles in the parking areas must have proper passes. Violators have been towed.
- 8 **Pool Table Room:** Please put things away after you use them.
- 9 **Lending Library:** A new lending library has been established (located in the amenity room) for those who want recycle some books.

**Website:** A special thanks to Monica for handling the strata website [www.14victoriahill.com](http://www.14victoriahill.com)

**(9) ANNUAL REPORT ON INSURANCE**

Barry Slocombe advised that he has reviewed the strata insurance program and is satisfied that the insurance in place provides the strata with excellent protection and referred owners to the Summary of Coverages included in the notice package. 14 Royal Avenue East is currently insured through BFL Canada Insurance Services in the amount of \$19,445,300. The deductibles on the insurance policy are as follows:

All Risks - \$1,000	Water & Sewer - \$2,500	Earthquake – 10%	Flood - \$10,000
Pollution - \$25,000	Glass - \$100		

Owners were advised the Strata Corporation insures the buildings inside and out as was originally constructed. Owners are responsible to insure their personal items they bring into the strata lot; all personal effects and betterments or improvements that may have been made to the strata lot over time. It was also recommended to have insurance coverage for Strata Corporation's insurance deductible chargeback.

**(10) AWARD PRESENTATION**

Mr. Slocombe took this opportunity to make a special presentation on behalf of the Council and Owners at 14 Royal Avenue.

It was with great pleasure that the 1<sup>ST</sup> annual **VOLUNTEER OF THE YEAR AWARD** be presented to **Ron Sadler** with appreciation for all his volunteer efforts over the past year. **CONGRATULATIONS Ron!!**

**(11) CONSIDERATION OF THE 2009/20010 PROPOSED BUDGET**

It was **MOVED – 505** that the proposed budget be approved as presented. **SECONDED – 503**. The floor was open for discussion during which questions and comments were received and answered. The vote was called and the motion was **CARRIED UNANIMOUSLY**

**STRATA FEES:**

With the approval of this evening's operating budget, the Owners were advised the Strata Fees will be increased from the prior fiscal year. The fee schedule is attached to the Minutes. Owners should note there are 2 methods for paying Strata Fees.

1. Pre-Authorized Chequing (PAC). For those Owners who are registered on PAC, no further action is required, as the new Strata Fees will automatically be deducted out of your account.
2. Post-Dated Cheques. For those Owners who choose to pay by post-dated cheques, please forward your payments payable to Strata Plan BCS 1676 commencing April 1, 2009 to March 1, 2010.

For those Owners who have already forwarded post-dated cheques, an adjustment cheque will be required. A copy of the fee schedule is attached to these Minutes.

#### **(12) 3/4 VOTE – PAINTING LEVY**

Owners were advised that with a 3/4 vote Resolution, 3/4 of all votes cast must be in favour for the resolution to pass.

#### **3/4 VOTE "A" – PAINTING LEVY**

"Be it resolved, as a three-quarter (3/4) vote of the Owners of Strata Plan BCS 1676, 14 Royal Avenue East, that the amount of \$ 12,000 (Twelve thousand dollars) be raised as a one-time Special Levy based on unit entitlement to the Owners for the purpose of painting all common property hallways. This Special Levy is due and payable immediately upon passage of this Special Resolution by the Owners of record and payments shall be considered part of the common expenses of the Strata Corporation. Costs include labour, materials, taxes, and Baywest administration charges.

It was then Moved – 402 that 3/4 Vote "A" be approved as presented, SECONDED – 216. The floor was open for discussion. Council advised that the painting would include common rooms, but not the complete hallways, rather many areas throughout all the hall ways. Question was called resulting in 42 votes in favour, 3 votes opposed. The motion was CARRIED

#### **(13) COUNCIL ELECTIONS**

The Owners thanked the present Council for all their hard work and dedication to the building throughout this past year.

In accordance with the Bylaws for 14 Royal Avenue East, Section 12.1, the present Council must officially step down at the Annual General Meeting but may stand for re-election for another term. The Bylaws allow the election of a minimum of 3 to a maximum of 7 to serve on Council. The floor was then opened for nominations and/or volunteers.

The following names were received:

Bob Logan (305)	Barry Slocombe (216)	Sherry Baker (106)	Tatiana Mersiadis (309)
Rob McCombie (503)	Dave Brown (104)	Ted Yeadon (417)	

As there were no further volunteers or nominations received, the above-noted Owners were elected to the 2009/2010 Strata Council by acclamation.

#### **(14) GENERAL DISCUSSION**

The following items were discussed by the Owners and some of items will be considered further at subsequent council meeting.

##### **1. Self Management:**

**Council put forward the possibility of becoming a "self Managed" strata. Council believes that the strata has the human resources with a variety of applicable skills to make a self**

managed situation successful. Support for pursuing this matter further was unanimous and Council will investigate steps to moving forward with this arrangement. This is a very important decision for the ownership and will require their further participation at a Special General Meeting to consider appropriate  $\frac{3}{4}$  vote resolutions to approve the termination of the existing agreement with Baywest Management and approval to move forward toward self management. Owners will be kept apprised of further developments in this regard.

2. Neighbours at #12 regarding the garbage containers and the driveway.
3. The fire alarm troubles and the need to consider a fire drill.
4. A door on the 1<sup>st</sup> floor that was removed
5. A door on P2 that seems to stick
6. Pest control issues (outside food sources that attract rodents)

**(15) TERMINATION**

There being no further business, the meeting was adjourned at 8:50 p.m.

Drew Grout  
Strata Manager Advisor

**Please be advised you should retain copies of Council and General Meeting Minutes for a period of 2 years. There will be a charge for copies.**

**ANNUAL BUDGET**  
**14 ROYAL AVENUE - BCS1676**  
**ADOPTED BUDGET - 2009 - 2010**

Account	Account Name	1/31/2009 Year To Date Actual	Final Estimated Year End	2008-2009 Annual Budget	2009-2010 ADOPTED Budget
<b>RECEIPTS / REVENUE</b>					
5500-0000	Owners' Contributions	177,533.40	213,040.00	213,040.00	222,277.00
5507-0000	Amenities Rental	810.00	750.00	500.00	500.00
5510-0000	Bylaw Penalties	645.00	450.00	0.00	0.00
5580-0000	Guest Suite	1,645.00	1,500.00	2,000.00	1,500.00
5600-0000	Interest Income	160.00	160.00	500.00	200.00
5610-0000	Keys/Remotes	1,000.00	950.00	0.00	0.00
5630-0000	Late Payment Penalty	775.00	725.00	0.00	0.00
5655-0000	Move In/Out Fee	800.00	800.00	0.00	0.00
<b>TOTAL RECEIPTS / REVENUE</b>		<b>\$ 183,368.40</b>	<b>\$ 218,375.00</b>	<b>\$ 216,040.00</b>	<b>\$ 224,477.00</b>
<b>EXPENSES &amp; RESERVES</b>					
<b>ADMINISTRATIVE EXPENSES</b>					
6052-0000	Statutory Review of Books	367.50	367.50	400.00	400.00
6070-0000	Bank Charges	170.00	222.00	150.00	222.00
6170-0000	Insurance Premium	29,602.00	34,000.00	32,000.00	35,000.00
6210-0000	Management Fees	14,400.00	17,280.00	17,280.00	18,145.00
6230-0000	Miscellaneous	0.00	300.00	100.00	300.00
6290-0000	Postage/Copies/Office Exp.	290.76	550.00	600.00	600.00
6310-0000	Telephone	1,725.00	1,900.00	1,000.00	1,900.00
<b>TOTAL ADMINISTRATIVE EXPENSES</b>		<b>46,555.26</b>	<b>54,619.50</b>	<b>51,530.00</b>	<b>56,567.00</b>
<b>UTILITIES</b>					
6520-0000	Electricity	12,711.00	14,500.00	14,500.00	14,500.00
6530-0000	Gas	13,083.00	17,500.00	20,000.00	20,000.00
6540-0000	Water & Sewer	19,388.00	24,000.00	18,000.00	22,000.00
<b>TOTAL UTILITIES</b>		<b>45,182.00</b>	<b>56,000.00</b>	<b>52,500.00</b>	<b>56,500.00</b>
<b>CONTRACT / BLDG EXPENSES</b>					
7010-0000	Alarm Monitoring	267.00	500.00	1,000.00	1,000.00
7110-0000	Elevator & License	3,442.00	4,580.00	4,580.00	4,580.00
7190-0000	Fire Protection	3,784.50	4,000.00	3,500.00	4,000.00
7210-0000	Garage Door	0.00	500.00	1,000.00	1,000.00
7230-0000	Garbage Collection	8,282.00	10,380.00	10,380.00	10,380.00
7350-0000	Landscaping	14,794.00	18,000.00	18,000.00	18,000.00
7390-0000	Maintenance & Repairs	21,000.00	25,200.00	24,000.00	25,200.00
7470-0000	Mechanical	3,441.00	3,500.00	3,000.00	3,000.00
7750-0000	Supplies	0.00	20.08	0.00	0.00
<b>TOTAL CONTRACT / BLDG EXPENSES</b>		<b>55,010.50</b>	<b>66,680.08</b>	<b>65,460.00</b>	<b>67,160.00</b>
<b>REPAIRS &amp; MAINTENANCE EXPENSES</b>					
8110-0000	General Repair & Maintenance	15,030.00	15,000.00	7,500.00	10,000.00
8130-0000	Irrigation	228.90	500.00	500.00	500.00
8240-0000	Snow Removal	1,909.00	2,500.00	1,000.00	2,500.00
8270-0000	Supplies	1,212.99	1,500.00	1,000.00	1,000.00
8286-0000	Dryer Vent Cleaning/Mtce	0.00	1,500.00	2,000.00	2,000.00
8290-0000	Window Cleaning	2,152.50	2,152.50	2,300.00	2,500.00
8299-0000	Exterior Envelope Report/Maintenance				3,500.00
<b>TOTAL REPAIRS &amp; MAINTENANCE EXPENSI</b>		<b>20,533.39</b>	<b>23,152.50</b>	<b>14,300.00</b>	<b>22,000.00</b>
<b>RECREATION FACILITIES EXPENSES</b>					
8522-0000	Fitness Centre	0.00	250.00	250.00	250.00

**ANNUAL BUDGET**  
**14 ROYAL AVENUE - BCS1676**  
**ADOPTED BUDGET - 2009 - 2010**

<b>Account</b>	<b>Account Name</b>	<b>1/31/2009 Year To Date Actual</b>	<b>Final Estimated Year End</b>	<b>2008-2009 Annual Budget</b>	<b>2009-2010 ADOPTED Budget</b>
8600-0000	Repairs	500.00	500.00	500.00	500.00
<b>TOTAL RECREATION FACILITIES EXPENSES</b>		<b>500.00</b>	<b>750.00</b>	<b>750.00</b>	<b>750.00</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>167,781.15</b>	<b>201,202.08</b>	<b>184,540.00</b>	<b>202,977.00</b>
<b>RESERVE FUNDS</b>					
9010-0000	Contingency Reserve Fund	17,916.00	21,500.00	21,500.00	21,500.00
9050-0000	Deficit Recovery	8,333.00	10,000.00	10,000.00	0.00
<b>TOTAL RESERVE FUNDS</b>		<b>26,249.00</b>	<b>31,500.00</b>	<b>31,500.00</b>	<b>21,500.00</b>
<b>TOTAL EXPENSES &amp; RESERVES</b>		<b>194,030.15</b>	<b>232,702.08</b>	<b>216,040.00</b>	<b>224,477.00</b>
<b>SURPLUS / (DEFICIT)</b>		<b>(10,661.75)</b>	<b>(14,327.08)</b>	<b>-</b>	<b>-</b>

**Adopted Strata Fees  
Strata Plan - BCS 1676  
April 2009 - March 2010**

Unit#	SL#	U/E	Old Fee	Operating	CRF/Reserve	Fee Inc by	New Strata Fee
101	1	115	\$ 280.91	\$ 264.74	\$ 28.35	\$ 12.18	\$ 293.09
102	2	100	\$ 244.27	\$ 230.21	\$ 24.65	\$ 10.59	\$ 254.86
103	3	117	\$ 285.79	\$ 269.34	\$ 28.84	\$ 12.39	\$ 298.18
104	4	112	\$ 273.58	\$ 257.83	\$ 27.61	\$ 11.86	\$ 285.44
105	5	95	\$ 232.05	\$ 218.69	\$ 23.42	\$ 10.06	\$ 242.11
106	6	99	\$ 241.82	\$ 227.90	\$ 24.41	\$ 10.49	\$ 252.31
107	7	113	\$ 276.03	\$ 260.14	\$ 27.86	\$ 11.97	\$ 288.00
201	8	118	\$ 288.24	\$ 271.65	\$ 29.09	\$ 12.50	\$ 300.74
202	9	101	\$ 246.71	\$ 232.51	\$ 24.90	\$ 10.70	\$ 257.41
203	10	98	\$ 239.38	\$ 225.60	\$ 24.16	\$ 10.38	\$ 249.76
204	11	123	\$ 300.45	\$ 283.15	\$ 30.33	\$ 13.03	\$ 313.48
205	12	83	\$ 202.74	\$ 191.07	\$ 20.46	\$ 8.79	\$ 211.53
206	13	83	\$ 202.74	\$ 191.07	\$ 20.46	\$ 8.79	\$ 211.53
207	14	89	\$ 217.40	\$ 204.89	\$ 21.94	\$ 9.43	\$ 226.83
208	15	91	\$ 222.28	\$ 209.48	\$ 22.44	\$ 9.64	\$ 231.92
209	16	84	\$ 205.19	\$ 193.38	\$ 20.71	\$ 8.90	\$ 214.09
210	17	83	\$ 202.74	\$ 191.07	\$ 20.46	\$ 8.79	\$ 211.53
211	18	63	\$ 153.89	\$ 145.03	\$ 15.53	\$ 6.67	\$ 160.56
212	19	106	\$ 258.92	\$ 244.02	\$ 26.13	\$ 11.23	\$ 270.15
213	20	115	\$ 280.91	\$ 264.74	\$ 28.35	\$ 12.18	\$ 293.09
214	21	98	\$ 239.38	\$ 225.60	\$ 24.16	\$ 10.38	\$ 249.76
215	22	101	\$ 246.71	\$ 232.51	\$ 24.90	\$ 10.70	\$ 257.41
216	23	118	\$ 288.24	\$ 271.65	\$ 29.09	\$ 12.50	\$ 300.74
301	24	123	\$ 300.45	\$ 283.15	\$ 30.33	\$ 13.03	\$ 313.48
302	25	118	\$ 288.24	\$ 271.65	\$ 29.09	\$ 12.50	\$ 300.74
303	26	101	\$ 246.71	\$ 232.51	\$ 24.90	\$ 10.70	\$ 257.41
304	27	98	\$ 239.38	\$ 225.60	\$ 24.16	\$ 10.38	\$ 249.76
305	28	125	\$ 305.33	\$ 287.75	\$ 30.82	\$ 13.24	\$ 318.57
306	29	85	\$ 207.62	\$ 195.67	\$ 20.95	\$ 9.00	\$ 216.62
307	30	85	\$ 207.62	\$ 195.67	\$ 20.95	\$ 9.00	\$ 216.62
308	31	91	\$ 222.28	\$ 209.48	\$ 22.44	\$ 9.64	\$ 231.92
309	32	93	\$ 227.17	\$ 214.09	\$ 22.93	\$ 9.85	\$ 237.02
310	33	86	\$ 210.07	\$ 197.98	\$ 21.20	\$ 9.11	\$ 219.18
311	34	85	\$ 207.62	\$ 195.67	\$ 20.95	\$ 9.00	\$ 216.62
312	35	64	\$ 156.33	\$ 147.33	\$ 15.78	\$ 6.78	\$ 163.11
313	36	110	\$ 268.70	\$ 253.23	\$ 27.12	\$ 11.65	\$ 280.35
314	37	115	\$ 280.91	\$ 264.74	\$ 28.35	\$ 12.18	\$ 293.09
315	38	98	\$ 239.38	\$ 225.60	\$ 24.16	\$ 10.38	\$ 249.76
316	39	101	\$ 246.71	\$ 232.51	\$ 24.90	\$ 10.70	\$ 257.41
317	40	118	\$ 288.24	\$ 271.65	\$ 29.09	\$ 12.50	\$ 300.74
401	41	123	\$ 300.45	\$ 283.15	\$ 30.33	\$ 13.03	\$ 313.48
402	42	118	\$ 288.24	\$ 271.65	\$ 29.09	\$ 12.50	\$ 300.74
403	43	101	\$ 246.71	\$ 232.51	\$ 24.90	\$ 10.70	\$ 257.41
404	44	98	\$ 239.38	\$ 225.60	\$ 24.16	\$ 10.38	\$ 249.76
405	45	125	\$ 305.33	\$ 287.75	\$ 30.82	\$ 13.24	\$ 318.57



**Adopted Strata Fees  
Strata Plan - BCS 1676  
April 2009 - March 2010**

Unit#	SL#	U/E	Old Fee	Operating	CRF/Reserve	Fee Inc by	New Strata Fee
406	46	85	\$ 207.62	\$ 195.67	\$ 20.95	\$ 9.00	\$ 216.62
407	47	85	\$ 207.62	\$ 195.67	\$ 20.95	\$ 9.00	\$ 216.62
408	48	109	\$ 266.25	\$ 250.92	\$ 26.87	\$ 11.54	\$ 277.79
409	49	93	\$ 227.17	\$ 214.09	\$ 22.93	\$ 9.85	\$ 237.02
410	50	86	\$ 210.07	\$ 197.98	\$ 21.20	\$ 9.11	\$ 219.18
411	51	85	\$ 207.62	\$ 195.67	\$ 20.95	\$ 9.00	\$ 216.62
412	52	64	\$ 156.33	\$ 147.33	\$ 15.78	\$ 6.78	\$ 163.11
413	53	110	\$ 268.70	\$ 253.23	\$ 27.12	\$ 11.65	\$ 280.35
414	54	115	\$ 280.91	\$ 264.74	\$ 28.35	\$ 12.18	\$ 293.09
415	55	98	\$ 239.38	\$ 225.60	\$ 24.16	\$ 10.38	\$ 249.76
416	56	101	\$ 246.71	\$ 232.51	\$ 24.90	\$ 10.70	\$ 257.41
417	57	118	\$ 288.24	\$ 271.65	\$ 29.09	\$ 12.50	\$ 300.74
501	58	121	\$ 295.56	\$ 278.55	\$ 29.83	\$ 12.82	\$ 308.38
502	59	115	\$ 280.91	\$ 264.74	\$ 28.35	\$ 12.18	\$ 293.09
503	60	101	\$ 246.71	\$ 232.51	\$ 24.90	\$ 10.70	\$ 257.41
504	61	138	\$ 337.09	\$ 317.69	\$ 34.02	\$ 14.62	\$ 351.71
505	62	92	\$ 224.73	\$ 211.79	\$ 22.68	\$ 9.74	\$ 234.47
506	63	83	\$ 202.74	\$ 191.07	\$ 20.46	\$ 8.79	\$ 211.53
507	64	109	\$ 266.25	\$ 250.92	\$ 26.87	\$ 11.54	\$ 277.79
508	65	93	\$ 227.17	\$ 214.09	\$ 22.93	\$ 9.85	\$ 237.02
509	66	84	\$ 205.19	\$ 193.38	\$ 20.71	\$ 8.90	\$ 214.09
510	67	90	\$ 219.84	\$ 207.19	\$ 22.18	\$ 9.53	\$ 229.37
511	68	86	\$ 210.07	\$ 197.98	\$ 21.20	\$ 9.11	\$ 219.18
512	69	130	\$ 317.55	\$ 299.27	\$ 32.05	\$ 13.77	\$ 331.32
513	70	96	\$ 234.50	\$ 221.00	\$ 23.67	\$ 10.17	\$ 244.67
514	71	101	\$ 246.71	\$ 232.51	\$ 24.90	\$ 10.70	\$ 257.41
515	72	114	\$ 278.46	\$ 262.43	\$ 28.10	\$ 12.07	\$ 290.53
			\$ 17,753.34	\$ 16,731.39	\$ 1,791.77	\$ 769.82	\$ 18,523.16

**Adopted Special Levy Schedule - Painting**

**Strata Plan - BCS 1676**

**Total Amount - \$12,000.00**

<b>Unit</b>	<b>SL#</b>	<b>Unit Entitlement</b>	<b>Payment</b>
101	1	115	\$ 189.87
102	2	100	\$ 165.11
103	3	117	\$ 193.18
104	4	112	\$ 184.92
105	5	95	\$ 156.85
106	6	99	\$ 163.46
107	7	113	\$ 186.57
201	8	118	\$ 194.83
202	9	101	\$ 166.76
203	10	98	\$ 161.81
204	11	123	\$ 203.08
205	12	83	\$ 137.04
206	13	83	\$ 137.04
207	14	89	\$ 146.95
208	15	91	\$ 150.25
209	16	84	\$ 138.69
210	17	83	\$ 137.04
211	18	63	\$ 104.02
212	19	106	\$ 175.01
213	20	115	\$ 189.87
214	21	98	\$ 161.81
215	22	101	\$ 166.76
216	23	118	\$ 194.83
301	24	123	\$ 203.08
302	25	118	\$ 194.83
303	26	101	\$ 166.76
304	27	98	\$ 161.81
305	28	125	\$ 206.38
306	29	85	\$ 140.34
307	30	85	\$ 140.34
308	31	91	\$ 150.25
309	32	93	\$ 153.55
310	33	86	\$ 141.99
311	34	85	\$ 140.34
312	35	64	\$ 105.67
313	36	110	\$ 181.62
314	37	115	\$ 189.87
315	38	98	\$ 161.81
316	39	101	\$ 166.76
317	40	118	\$ 194.83
401	41	123	\$ 203.08
402	42	118	\$ 194.83
403	43	101	\$ 166.76
404	44	98	\$ 161.81
405	45	125	\$ 206.38
406	46	85	\$ 140.34
407	47	85	\$ 140.34
408	48	109	\$ 179.97
409	49	93	\$ 153.55
410	50	86	\$ 141.99
411	51	85	\$ 140.34

**Adopted Special Levy Schedule - Painting**

**Strata Plan - BCS 1676**

**Total Amount - \$12,000.00**

<b>Unit</b>	<b>SL#</b>	<b>Unit Entitlement</b>	<b>Payment</b>
412	52	64	\$ 105.67
413	53	110	\$ 181.62
414	54	115	\$ 189.87
415	55	98	\$ 161.81
416	56	101	\$ 166.76
417	57	118	\$ 194.83
501	58	121	\$ 199.78
502	59	115	\$ 189.87
503	60	101	\$ 166.76
504	61	138	\$ 227.85
505	62	92	\$ 151.90
506	63	83	\$ 137.04
507	64	109	\$ 179.97
508	65	93	\$ 153.55
509	66	84	\$ 138.69
510	67	90	\$ 148.60
511	68	86	\$ 141.99
512	69	130	\$ 214.64
513	70	96	\$ 158.50
514	71	101	\$ 166.76
515	72	114	\$ 188.22

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7,268	\$	12,000.05
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