



Quay Pacific Property Management Ltd.

535 Front Street, New Westminster, B.C., V3L 1A4

Office: 604-521-0876 / Fax: 604-525-1299

www.quaypacific.com

STRATA PLAN LMS 1443: **SALTSPRING**

IMPORTANT NOTICE TO THE OWNERSHIP

RE: INCREASE IN MAINTENANCE FEES

As an increase to the Operating Fund contributions was approved at the recent Annual General Meeting (held on June 23, 2020), Owners will be responsible for providing a “catch-up” fee payment due on July 01, 2020.

If you pay your monthly maintenance fees via Pre-Authorized Debit/Payment, your “catch-up” fee will AUTOMATICALLY be added to your NEW monthly maintenance fee payment on July 01st.

If you pay your monthly maintenance fees via cheque, please ensure that you send an additional cheque, for the “catch-up” payment, by July 01st.

Please see the “Approved Strata Fee” Schedule B, for further details and your total amounts owing.

Thank you for your continued co-operation.



MINUTES OF THE ANNUAL GENERAL MEETING STRATA PLAN LMS 1443: SALTSPRING

Date Held: Tuesday, June 23, 2020

Location: #306 – 6745 Station Hill Court, Burnaby, B.C. V3N 4Z4

Held Via: “Zoom” Online Meetings

In Attendance: Thirty-two (31) Strata Lots represented:

- One (1) in person
- Thirty (30) by proxy

In addition: Danny Samson, Property Manager – Quay Pacific Property Mgmt. Ltd.

MEETING CONDUCTED BY RESTRICTED PROXY

Due to the COVID-19 pandemic, and the government restrictions on gatherings, the meeting was conducted by restricted proxy. Owners were able to observe the meeting via “Zoom” online meetings.

1. Call to Order

As referenced in Section 19 of the Strata Property Act, the meeting was called to order at **7:02 pm** by the Council President, Steve Davis.

2. Registration / Certification of Proxies

Prior to the start of the meeting, the roll was called and in accordance with the requirements of Section 56 of the Strata Property Act (SPA) of British Columbia, all proxies were certified. In accordance with Section 48 of SPA, eligible voters holding one-third (1/3) of the Strata Corporation's votes, present in person or by proxy, constitutes a quorum. Quorum for this meeting is **18**.

Upon registration there was **1** eligible voter represented in person and **30** eligible voters represented by restricted proxy, for a total of **31** eligible voters.

3. Electing Chairperson of the Meeting

As per LMS 1443 By-law #26 (1), Steve Davis, Council President, chaired the Annual General Meeting. The Strata Agent, Danny Samson, facilitated the meeting, with no objections.

4. Proof of Notice

Section 45 of the Strata Property Act states the Strata Corporation must give at least two weeks written notice of an Annual General Meeting, specifying the date, time, place, and nature of the business. Section 61(3) states the notice given by post is deemed to have been given 4 days after it has been mailed.



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The notices of this meeting were mailed to each owner on or before **June 02, 2020**, which is in accordance with the timeframe set out in the Act. The meeting was deemed competent to proceed as all requirements had been met.

5. Approval of Agenda

The restricted proxy holder was authorized to ratify procedural items by majority vote. Steve Davis, the restricted proxy holder, approved the Agenda as presented.

6. Approval of the Minutes of the Annual General Meeting held on May 06, 2019

Steve Davis, the restricted proxy holder, approved the Minutes of the Annual General Meeting held May 06, 2019. There was no unfinished business to report.

ATTENTION TO ALL OWNERS: All Owners should be involved in reading their Strata Council Meeting Minutes. Many reminders and updates important to Owners, and the complex, are provided in the minutes.

7. Council Report

There was no report presented at the meeting.

8. Report on Insurance Coverage

The Insurance Cover Note for Strata Plan LMS 1443: Saltspring was included in the A.G.M. Package to all Owners for review. The current replacement value of the property was indicated at \$13,780,000, with the premium amount being \$33,951.

The coverage period continues from Dec. 31, 2019 – Dec. 31, 2020 and is obtained through HUB International (604-269-1000). The Corporation's insurance deductibles are as follows:

- All Risk – \$10,000 (increased from \$1,000);
- Water Damage – \$10,000 (increased from \$5,000);
- Sewer Back-up – \$10,000 (increased from \$5,000);
- Flood Damage – \$10,000 (no change);
- Earthquake – 10% (no change)

IMPORTANT: It is recommended that Owners provide the attached **Strata Corporation Summary of Coverage document** to their own insurance provider and have the insurance provider review their **HOMEOWNER INSURANCE POLICY** against the Strata Corporation's insurance policy:

- (i) To ensure that the deductible assessment coverage on their **HOMEOWNER POLICY** is sufficient for the deductibles shown on the Strata Corporation insurance policy, in the event that the unit owner is responsible for any of the deductibles on the strata corporation insurance policy.
- (ii) To ensure that the deductible assessment coverage on their **HOMEOWNER POLICY** includes the **EARTHQUAKE DEDUCTIBLE** shown on the attached policy.



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Owners are also reminded to obtain their own personal insurance coverage for '**betterments**' and **major improvements** within their strata lots, such as upgrading of appliances, fixtures, floor coverings, hardwood floors, etc. as well as coverage for **personal contents** and **third-party liability coverage**. Individual homeowners or tenant insurance coverage is strongly recommended and suggested. **Displacement coverage** would also assist owners and tenants who may have to move out of their suites during a major loss. **Loss of rental coverage** is recommended for those Owners who have permission to rent their strata lots.

IMPORTANT NOTICE TO ALL OWNERS/OCCUPANTS:

Owners and/or Occupants are reminded to report all repairs and deficiencies leading to a potential Insurance Claim to Management for evaluation and review.

Owners and/or Occupants are also reminded that all emergencies should be reported directly to Quay Pacific Property Management, by calling 604-521-0876.

During office hours (9:00 am – 5:00 pm), Owners/Occupants are asked to contact the Front Desk Receptionist (by pressing 0), should the Property Manager, Danny Samson, not be available.

During non-office hours (5:00 pm – 9:00 am), Owners/Occupants are asked to connect with the emergency answering service (by dialing 604-521-0876, and then pressing 1), who will directly contact the Property Manager.

9. RESOLUTION #1 – MAJORITY VOTE – Presentation and Adoption of the Proposed Operating Budget for the Fiscal Year Ending January 31, 2021

The Strata Agent read aloud:

“THEREFORE BE IT RESOLVED by a majority vote of the Owners of Strata Plan LMS 1443 – “Saltspring”, present either in person or by Proxy, at the Annual General Meeting held **June 23, 2020**, that approval be given to adopt the proposed Budget in the amount of **\$212,688.63** and the Strata Fee Schedule in the amount – **\$174,124.56** for the fiscal year ending **January 31, 2021.**”

The proxy holder announced the results of the restricted proxy votes.

**30 Votes in Favor
1 Opposed
0 Abstained
MOTION CARRIED**

IMPORTANT: STRATA MAINTENANCE FEES HAVE INCREASED

The Approved Operating Budget includes an **INCREASE** to strata fees, **retroactive to Feb. 1, 2020**. A copy of the Approved Budget and Fee Schedule for each strata lot is included with these minutes.

- **Owners who pay by Pre-Authorized Debit:** Please review the attached Strata Fee Schedule so that you are aware of the amount to be deducted from your bank account on July 1st.
- **Owners who pay by monthly or post-dated cheque:** Please review the attached Strata Fee Schedule for your new monthly payment amount and “catch-up” amount.



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The retroactive difference/adjustment between the approved strata fee amount effective February 1, and the actual amount deducted on Feb. 1, Mar. 1, April 1, May 1, and June 1, will be collected with the July 1 strata fees. Please read the last page of these minutes for further instructions.

10. RESOLUTION #2 – ¾ VOTE – 2019 - 2020 Net Surplus Allocation

The Strata Agent read aloud:

“THEREFORE BE IT RESOLVED by a ¾ vote of the Owners of Strata Plan LMS 1443 – “Saltspring”, present either in person or by Proxy, at the Annual General Meeting held **June 23, 2020**, that approval be given to allocate the 2019 – 2020 Net Surplus amount of \$37,964.07, to the 2020 – 2021 Operating Budget (for the period of Feb. 01, 2020 – Jan. 31, 2021).

The proxy holder announced the results of the restricted proxy votes.

**31 Votes in Favor
0 Opposed
0 Abstained
MOTION CARRIED**

11. Election of 2020 – 2021 Strata Council

As per Section 25 of the Strata Property Act, eligible voters who are present in person or by proxy at the Annual General Meeting, must elect a Strata Council. By-law #12 (1) indicates that: “The council must have at least 3 and not more than 7 members.”

The following Owners were members of the “Saltspring” Strata Council and stood for re-election onto this year’s Strata Council, based on their knowledge of the building and strata issues in general, acquired through their experience serving on previous Councils.

The following Owners confirmed their interest in being re-elected to the “Saltspring” Strata Council for the 2020 – 2021 fiscal year, and were included as a nominee on the Restricted Proxy form:

- Steve Davis, Unit #306
- Shirley Birtwistle, Unit #101
- Tammy Simpson, Unit #106
- Arlene Mussato, Unit #301
- Angus Luk-Ramsay, Unit #102
- Corey Forrieter, Unit #111
- Gayla Shulhan, Unit #112

To be elected to the Strata Council, the nominee must receive a majority vote. Calculation of the threshold for the majority vote is based on the total number of restricted proxy forms received by the deadline. A total of 31 votes were cast for the election of each Strata Council Member: 1 in person, 30 by restricted proxy. To be elected to the Strata Council, the nominee must receive more than 50% of the Ownerships’ votes.

The following Owners were elected by majority vote to the Strata Council for the fiscal year ending January 31, 2021:

**Steve Davis, Unit #306
Shirley Birtwistle, Unit #101
Tammy Simpson, Unit #106
Arlene Mussato, Unit #301
Angus Luk-Ramsay, Unit #102
Corey Forrieter, Unit #111
Gayla Shulhan, Unit #112**



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REMINDER NOTICE TO THE OWNERS, LMS 1443: SALTSPRING:

Please submit any concerns, requests, etc., in writing, to your Property Manager at:

Quay Pacific Property Management Ltd.

535 Front Street, New Westminster, B.C. V3L 1A4;

Or through e-mail at: manager.saltspring@quaypacific.com

12. Termination

As there was no further business to discuss, the Annual General Meeting was terminated at 7:22 pm.

Minutes Edited and Approved by Council and Provided by:

Quay Pacific Property Management Ltd.

#206 – 9440 202 Street, Langley, BC V1M 4A6

Phone: 604-371-2208 Fax: 604-371-2207

Danny Samson, Strata Agent | manager.saltspring@quaypacific.com



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***IMPORTANT MEMO FOR THOSE OWNERS WHO
PAY THROUGH PRE-AUTHORIZED PAYMENT
(P.A.P) / AUTOMATIC DEBIT:***

Owners are advised that your strata fee payments will *AUTOMATICALLY* be adjusted to the new amount on July 01, 2020. Please see the “Total Monthly Fees” column in Schedule B for your new strata maintenance fee amount.

Owners are also advised that there has been an increase in Strata Fees retroactive to February 01, 2020. As a result, Owners will be required to provide a “catch-up” payment for the months of February – June 2020. This amount is due on July 01, 2020 and will also be *AUTOMATICALLY* processed through your P.A.P. account. Please see the “Catch-up Fees: Total” column in Schedule B for your total “catch-up” amount due.

***IMPORTANT MEMO FOR THOSE OWNERS WHO
PAY BY POST-DATED/MONTHLY CHEQUE:***

Please issue new post-dated/monthly cheques made payable to “Strata Plan LMS 1443” with the new revised fee amount, starting July 01, 2020, and ending January 01, 2021. Please see the “Total Monthly Fees” column in Schedule B for your new strata maintenance fee amount.

In addition, Owners are advised that there has been an increase in Strata Fees retroactive to February 01, 2020. As a result, Owners will be required to issue a “catch-up” strata fee cheque for the months of February – June 2020, made payable to “Strata Plan LMS 1443”. This amount is due on July 01, 2020. Please see the “Catch-up Fees: Total” column in Schedule B for your total “catch-up” amount due.

Owners may forward their post-dated and “catch-up” strata fee cheques to Quay Pacific’s office – 535 Front Street, New Westminster, B.C. V3L 1A4.

Summary of Coverage

Named Insured:	The Owners of Strata Plan LMS 1443 Saltspring
Additional Insured(s):	Quay Pacific Property Management Ltd.
Location Address(es):	6745 Station Hill Court, Burnaby BC V3N 4Z4
Policy Period:	December 31, 2019 to December 31, 2020 12:01 a.m. Standard Time

Insuring Agreements	Deductibles	Limit
PROPERTY COVERAGES		
All Property, All Risks, Extended Replacement Cost 130%	\$10,000	\$13,780,000
Additional Living Expenses	Included	\$1,000,000
Water Damage	\$10,000	Included
Backup of Sewers, Sumps, Septic Tanks or Drains	\$10,000	Included
Earthquake Damage	10%	Included
Flood Damage	\$10,000	Included
Key and Lock Replacement	Nil	\$25,000
BLANKET EXTERIOR GLASS INSURANCE		
Residential	\$100	Blanket
Commercial	\$250	Blanket
COMMERCIAL GENERAL LIABILITY		
Each Occurrence Limit	\$500	\$10,000,000
Coverage A - Bodily Injury & Property Damage Liability - <i>Per Occurrence</i>	\$500	\$10,000,000
Products & Completed Operations - <i>Aggregate</i>		\$10,000,000
Coverage B - Personal Injury Liability - <i>Per Occurrence</i>	\$500	\$10,000,000
Non-Owned Automobile - SPF #6 – <i>Per Occurrence</i>		\$10,000,000
STRATA DIRECTORS & OFFICERS LIABILITY		
Primary PolicyExcess - Master Policy # 530500785	Nil	\$20,000,000
Cyber Security and Privacy Liability		\$250,000
ENVIRONMENTAL LIABILITY POLICY / POLLUTION LEGAL LIABILITY		
Limit of Liability – Each Incident, Coverages A-G	\$10,000 Retention	\$1,000,000
Limit of Liability – Each Incident, Coverage H	5 Day Waiting Period	\$250,000
Aggregate Limit		\$1,000,000
VOLUNTEER ACCIDENT INSURANCE COVERAGE		
Personal Accident Limit - Maximum Benefit - Lesser of \$350,000 or 7.5x Annual Salary		\$350,000
Weekly Accident Indemnity - Lesser of \$750 or 75% of Gross Weekly Earnings (52 weeks)	8 day Waiting Period	
Accident Expenses - various up to \$15,000 (see policy wording) Dental Expense - \$5,000		
Program Aggregate Limit		\$10,000,000
COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION		
Employee Dishonesty	Nil	\$1,000,000
Broad Form Money & Securities	Nil	\$60,000
Program Aggregate Limit		\$10,000,000
EQUIPMENT BREAKDOWN		
I Standard Comprehensive Plus, Replacement Cost	\$1,000	\$13,780,000
II Consequential Damage, 90% Co-Insurance	\$1,000	\$25,000
III Extra Expense	24 Hour Waiting Period	\$250,000
IV Ordinary Payroll – 90 Days	24 Hour Waiting Period	\$100,000
PRIVACY BREACH SERVICES		
	Nil	\$25,000
TERRORISM		
	\$500	\$500,000

This is a generalized summary of coverage for quick reference. In all cases the terms and conditions of the policy in effect are the determining documents

Summary of Coverage

PLATINUM LEGAL SERVICES RETAINER – CLARK WILSON LLP

Legal advice and exclusive benefits. See Contract for details.

Limits: \$1,000,000/Legal Proceeding \$1,500,000 Aggregate

Fee: 100% Retained

Retained

December 31, 2019 - E&OE

LMS1443 - SaltSpring
Approved Operating Budget

SCHEDULE A

For the Year Ending
January 31, 2021

		Approved Budget 1/31/2020	Actual 1/31/2020	Approved Budget (12.5%) 1/31/2021
	REVENUE			
5110-00	Strata Fees	154,777.39	154,776.72	174,124.56
5310-00	Bank account interest	400.00	1,077.92	400.00
5520-00	Fines	-	-	-
5530-00	Move in / out charges	200.00	100.00	200.00
5540-00	Keys Recoveries	-	45.00	-
5900-00	Surplus Carryover	18,187.64	18,187.64	37,964.07
	TOTAL REVENUE	173,565.03	174,187.28	212,688.63
	MAINTENANCE EXPENSES			
6110-00	Elevator Maintenance	4,200.00	3,773.70	4,000.00
6140-00	Landscaping	16,700.00	16,695.00	16,700.00
6142-00	Irrigation	1,000.00	577.76	1,000.00
6143-00	Landscape Upgrades & Supplies	5,000.00	2,522.13	4,000.00
6150-00	Pest Control	200.00	131.25	200.00
6160-00	HVAC/Mechanical/Generator	1,000.00	88.60	1,000.00
6180-00	Janitorial	7,500.00	7,020.69	7,560.00
6192-00	Snow Removal	200.00	56.00	200.00
6203-00	Gutter Cleaning	10,000.00	-	10,000.00
6342-00	Repairs & Maintenance (Suite)	3,000.00	-	3,000.00
	REPAIRS AND REPLACEMENTS			
6610-00	Repairs & Maintenance	12,977.49	8,630.48	10,298.23
6650-00	Electrical	1,000.00	-	1,000.00
6660-00	Plumbing	6,000.00	1,151.33	4,000.00
6670-00	Locks, keys and doors	900.00	421.24	900.00
6672-00	Garage Door	1,000.00	598.50	1,000.00
6690-00	Supplies	1,000.00	-	1,000.00
6706-00	Geotechnical Upgrades	2,000.00	-	5,000.00
6720-00	Site Overhead (miscellaneous)	100.00	-	-
	SAFETY AND SECURITY			
6850-00	Fire Safety Inspections	3,200.00	1,988.39	2,500.00
6860-00	Security Services	500.00	-	500.00
	UTILITIES			
7310-00	Electricity	13,200.00	12,258.50	13,500.00
7315-00	Garbage Removal	1,200.00	694.40	1,200.00
7320-00	Gas	23,500.00	21,964.05	24,200.00
7340-00	Cable	250.00	241.31	250.00
	PROFESSIONAL FEES			
9110-00	Management Fees	14,762.54	14,762.53	15,205.40
9115-00	Strata Council Honorariums	500.00	-	500.00
9120-00	Legal	700.00	-	700.00
9128-00	Depreciation Report	-	-	-
9130-00	Accounting and Audit	500.00	525.46	600.00
	ADMINISTRATIVE EXPENSES			
9205-00	Office expenses	1,200.00	1,378.90	1,500.00
9250-00	Bank Service charges	25.00	2.50	25.00
9255-00	Permits and Licenses	400.00	241.00	400.00
9260-00	Miscellaneous Expense	500.00	113.03	500.00
9261-00	Postage/Copies/Office	200.00	207.38	250.00
9510-00	Insurance	29,150.00	30,179.08	70,000.00
9514-00	Insurance Appraisal	-	-	-
	TOTAL OPERATING EXPENSES	163,565.03	126,223.21	202,688.63
	RESERVE FUNDS			
9710-00	Funding to Contingency Reserve	10,000.00	10,000.00	10,000.00
	TOTAL EXPENSES	173,565.03	136,223.21	212,688.63
	Projected Surplus / (Deficit)	-	37,964.07	-

Statement of Retained Earnings

Approved

Retained Earnings, end of prior year	January 31, 2019	\$ 43,173.53
Current year surplus / deficit	January 31, 2020	37,964.07
Adjustments / Prior Year Expense	January 31, 2020	990.80
Surplus used for last budget year	January 31, 2020	(18,187.64)
Retained Earnings, end of current year	January 31, 2020	63,940.76
New year surplus / deficit	January 31, 2021	-
Surplus used for new budget year	January 31, 2021	(37,964.07)
Retained Earnings, end of new year	January 31, 2021	\$ 25,976.69

Projection for the New Year:

Opening Operating Cash	February 1, 2020	\$ 41,407.27
Closing Operating Cash	January 31, 2021	\$ 63,940.76
Opening CRF Cash	February 1, 2020	\$156,114.08
Closing CRF Cash	January 31, 2021	\$166,114.08

LMS1443 - SaltSpring
Approved Strata Fee Schedule
For the Year Ending

January 31, 2021

SCHEDULE B

Please be advised that below fees commence on the first day of the fiscal year as noted below. On the adjustment date, the fee payable includes any retroactive differences. Pre-authorized payments will be adjusted automatically (including any one time adjustment). Owners who pay by cheques are requested to send in post dated cheques for the fee adjustment and regular fees.

FEE COMMENCEMENT DATE: **February 1, 2020**
FEE ADJUSTMENT DATE: **July 1st 2020**

- Operating Expenses \$ 164,124.56
 - CRF 10,000.00
 - Total Strata Fees **\$ 174,124.56**

S/L	Suite #	U/E	Operating	CRF	Total Monthly Fees	Annual Fees	Previous Fees	Catch-up Fees: Total	One Time Payment Due July 1st 2020
1	101	65	\$216.51	\$13.19	\$229.70	\$2,756.40	\$204.18	\$127.60	\$357.30
7	102	84	\$279.80	\$17.05	\$296.85	\$3,562.20	\$263.87	\$164.90	\$461.75
2	103	65	\$216.51	\$13.19	\$229.70	\$2,756.40	\$204.18	\$127.60	\$357.30
6	104	51	\$169.88	\$10.35	\$180.23	\$2,162.76	\$160.21	\$100.10	\$280.33
3	105	95	\$316.44	\$19.28	\$335.72	\$4,028.64	\$298.42	\$186.50	\$522.22
4	106	67	\$223.18	\$13.60	\$236.78	\$2,841.36	\$210.47	\$131.55	\$368.33
5	107	95	\$316.44	\$19.28	\$335.72	\$4,028.64	\$298.42	\$186.50	\$522.22
8	108	65	\$216.51	\$13.19	\$229.70	\$2,756.40	\$204.18	\$127.60	\$357.30
14	109	64	\$213.18	\$12.99	\$226.17	\$2,714.04	\$201.04	\$125.65	\$351.82
9	110	51	\$169.88	\$10.35	\$180.23	\$2,162.76	\$160.21	\$100.10	\$280.33
13	111	65	\$216.51	\$13.19	\$229.70	\$2,756.40	\$204.18	\$127.60	\$357.30
10	112	95	\$316.44	\$19.28	\$335.72	\$4,028.64	\$298.42	\$186.50	\$522.22
11	113	67	\$223.18	\$13.60	\$236.78	\$2,841.36	\$210.47	\$131.55	\$368.33
12	114	95	\$316.44	\$19.28	\$335.72	\$4,028.64	\$298.42	\$186.50	\$522.22
15	201	64	\$213.18	\$12.99	\$226.17	\$2,714.04	\$201.04	\$125.65	\$351.82
21	202	84	\$279.80	\$17.05	\$296.85	\$3,562.20	\$263.87	\$164.90	\$461.75
16	203	65	\$216.51	\$13.19	\$229.70	\$2,756.40	\$204.18	\$127.60	\$357.30
20	204	66	\$219.85	\$13.40	\$233.25	\$2,799.00	\$207.32	\$129.65	\$362.90
17	205	96	\$319.78	\$19.48	\$339.26	\$4,071.12	\$301.56	\$188.50	\$527.76
18	206	66	\$219.85	\$13.40	\$233.25	\$2,799.00	\$207.32	\$129.65	\$362.90
19	207	95	\$316.44	\$19.28	\$335.72	\$4,028.64	\$298.42	\$186.50	\$522.22
22	208	65	\$216.51	\$13.19	\$229.70	\$2,756.40	\$204.18	\$127.60	\$357.30
28	209	64	\$213.18	\$12.99	\$226.17	\$2,714.04	\$201.04	\$125.65	\$351.82
23	210	66	\$219.85	\$13.40	\$233.25	\$2,799.00	\$207.32	\$129.65	\$362.90
27	211	65	\$216.51	\$13.19	\$229.70	\$2,756.40	\$204.18	\$127.60	\$357.30
24	212	95	\$316.44	\$19.28	\$335.72	\$4,028.64	\$298.42	\$186.50	\$522.22
25	213	66	\$219.85	\$13.40	\$233.25	\$2,799.00	\$207.32	\$129.65	\$362.90
26	214	96	\$319.78	\$19.48	\$339.26	\$4,071.12	\$301.56	\$188.50	\$527.76
29	301	83	\$276.47	\$16.85	\$293.32	\$3,519.84	\$260.73	\$162.95	\$456.27
35	302	84	\$279.80	\$17.05	\$296.85	\$3,562.20	\$263.87	\$164.90	\$461.75
30	303	65	\$216.51	\$13.19	\$229.70	\$2,756.40	\$204.18	\$127.60	\$357.30
34	304	66	\$219.85	\$13.40	\$233.25	\$2,799.00	\$207.32	\$129.65	\$362.90
31	305	96	\$319.78	\$19.48	\$339.26	\$4,071.12	\$301.56	\$188.50	\$527.76
32	306	66	\$219.85	\$13.40	\$233.25	\$2,799.00	\$207.32	\$129.65	\$362.90
33	307	95	\$316.44	\$19.28	\$335.72	\$4,028.64	\$298.42	\$186.50	\$522.22
36	308	65	\$216.51	\$13.19	\$229.70	\$2,756.40	\$204.18	\$127.60	\$357.30
42	309	65	\$216.51	\$13.19	\$229.70	\$2,756.40	\$204.18	\$127.60	\$357.30
37	310	66	\$219.85	\$13.40	\$233.25	\$2,799.00	\$207.32	\$129.65	\$362.90
41	311	65	\$216.51	\$13.19	\$229.70	\$2,756.40	\$204.18	\$127.60	\$357.30
38	312	96	\$319.78	\$19.48	\$339.26	\$4,071.12	\$301.56	\$188.50	\$527.76
39	313	67	\$223.18	\$13.60	\$236.78	\$2,841.36	\$210.47	\$131.55	\$368.33
40	314	95	\$316.44	\$19.28	\$335.72	\$4,028.64	\$298.42	\$186.50	\$522.22
43	401	83	\$276.47	\$16.85	\$293.32	\$3,519.84	\$260.73	\$162.95	\$456.27
48	402	84	\$279.80	\$17.05	\$296.85	\$3,562.20	\$263.87	\$164.90	\$461.75
44	403	65	\$216.51	\$13.19	\$229.70	\$2,756.40	\$204.18	\$127.60	\$357.30

LMS1443 - SaltSpring
Approved Strata Fee Schedule
For the Year Ending

January 31, 2021

SCHEDULE B

Please be advised that below fees commence on the first day of the fiscal year as noted below. On the adjustment date, the fee payable includes any retroactive differences. Pre-authorized payments will be adjusted automatically (including any one time adjustment). Owners who pay by cheques are requested to send in post dated cheques for the fee adjustment and regular fees.

FEE COMMENCEMENT DATE:
FEE ADJUSTMENT DATE:

February 1, 2020
July 1st 2020

- Operating Expenses	\$ 164,124.56
- CRF	10,000.00
- Total Strata Fees	<u>\$ 174,124.56</u>

S/L	Suite #	U/E	Operating	CRF	Total Monthly Fees	Annual Fees
47	404	66	\$219.85	\$13.40	\$233.25	\$2,799.00
45	405	99	\$329.77	\$20.09	\$349.86	\$4,198.32
46	406	99	\$329.77	\$20.09	\$349.86	\$4,198.32
49	407	65	\$216.51	\$13.19	\$229.70	\$2,756.40
54	408	65	\$216.51	\$13.19	\$229.70	\$2,756.40
50	409	66	\$219.85	\$13.40	\$233.25	\$2,799.00
53	410	65	\$216.51	\$13.19	\$229.70	\$2,756.40
51	411	99	\$329.77	\$20.09	\$349.86	\$4,198.32
52	412	99	\$329.77	\$20.09	\$349.86	\$4,198.32
		4,106	\$13,677.00	\$833.34	\$14,510.34	\$174,124.08

Previous Fees	Catch-up Fees: Total	One Time Payment Due July 1st 2020
\$207.32	\$129.65	\$362.90
\$310.99	\$194.35	\$544.21
\$310.99	\$194.35	\$544.21
\$204.18	\$127.60	\$357.30
\$204.18	\$127.60	\$357.30
\$207.32	\$129.65	\$362.90
\$204.18	\$127.60	\$357.30
\$310.99	\$194.35	\$544.21
\$310.99	\$194.35	\$544.21
\$12,898.03	\$8,061.55	\$22,571.89