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# MINUTES OF THE ANNUAL GENERAL MEETING STRATA PLAN LMS 1443 – SALTSRING

**Date Held:** Tuesday, April 30, 2024

**Location:** 6745 Station Hill Court, Burnaby, B.C. V3N 4Z4

**Held Via:** “Zoom” Online Meetings

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In Attendance: Twenty-five (25) Strata Lots represented:

- Fourteen (14) in person
- Eleven (11) by proxy

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

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**1. Call to Order**

As referenced in Section 19 of the Strata Property Act, the meeting was called to order at **6:30 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 the 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 were **14** eligible voters represented in person, and **11** eligible voters represented by proxy, for a total of **25** eligible voters.

**3. Electing a Chairperson of the Meeting**

As per the “Saltspring’s” By-law #30 (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 of Meeting**

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.

The notices of the meeting were mailed to each owner on or before **April 09, 2024**, which is in accordance with the time frame set out in the Act. The meeting was deemed competent to proceed as all requirements had been met. (#301 / #305)

**5. Approval of Agenda**

It was carried unanimously by the Ownership to adopt the Agenda as presented in the A.G.M. Notice Package. (#306 / #301)



## 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

**25 Votes in FAVOUR  
0 Opposed  
0 Abstained  
MOTION CARRIED**

**6. Adoption of the Minutes of the previous Annual General Meeting held on April 11, 2023**

It was carried unanimously, that the Minutes of the previous Annual General Meeting held on April 11, 2023 be adopted as amended. There were no other indications for business arising from those Minutes. (#301 / #306)

**25 Votes in FAVOUR  
0 Opposed  
0 Abstained  
MOTION CARRIED**

**ATTENTION TO ALL OWNERS:**

***All Owners should be involved in reading their Strata Council Meeting Minutes. Many reminders and updates important to the Owners of Strata Plan LMS 1443: "Saltspring", and also the complex, are provided in the minutes.***

**7. Council Report**

A copy of the report was included in the AGM Notice Package for all Owners to review in advance of the meeting. There were no discussions from the Ownership.

**8. Report on Insurance Coverage**

A copy of the "Saltspring's" insurance summary report was included in the AGM Notice Package.

The current replacement value of the property was indicated at \$18,649,000, with the premium amount being \$58,704 – both amounts representing increases from the prior period.

The coverage period continues from Dec. 31, 2023 – Dec. 31, 2024 and is obtained through BFL Canada (604-669-9600). The Strata Corporation's common insurance deductibles are noted:

- All Risk – \$10,000 (no change);
- Water Damage – \$25,000 (no change);
- Sewer Back-up – \$25,000 (no change);
- Flood Damage – \$25,000 (no change);
- Earthquake – 15%, min. \$250,000 (increased from 10%, min. \$100,000).

**IMPORTANT:** It is recommended that Owners forward the provided **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's insurance policy, in the event that the unit owner is responsible for any of the deductibles on the strata corporation insurance policy.



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- (ii) To ensure that the deductible assessment coverage on their **HOMEOWNER POLICY** includes the **EARTHQUAKE DEDUCTIBLE** shown on the attached policy.

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.

Owners may contact [manager.saltspring@quaypacific.com](mailto:manager.saltspring@quaypacific.com) for further details.

### **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, 2025**

The Facilitator of the meeting, Danny Samson, read aloud (#305 / #301):

**"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 **April 30, 2024**, that approval be given to adopt the proposed Budget in the amount of **\$212,216.13** and the Strata Fee Schedule in the amount – **\$188,054.52** for the fiscal year ending **January 31, 2025.**"

The results of the votes were then announced.

**23 Votes in Favor  
2 Opposed  
0 Abstained  
MOTION CARRIED**

#### **10. RESOLUTION #2: ¾ VOTE – 2023 - 2024 Net Surplus Allocation**

The Facilitator of the meeting, Danny Samson, read aloud (#301 / #306):



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**"THEREFORE, BE IT RESOLVED**, by a  $\frac{3}{4}$  vote of the Owners of Strata Plan LMS 1443: "Saltspring", present either in person or by Proxy, at the Annual General Meeting held **April 30, 2024**, that approval be given to allocate the 2023 – 2024 Net Surplus, to the 2024 – 2025 Operating Budget (for the period of Feb. 01, 2024 – Jan. 31, 2025)."

The results of the votes were then announced.

**24 Votes in FAVOUR**  
**1 Opposed**  
**0 Abstained**  
**MOTION CARRIED**

**11. RESOLUTION #3:  $\frac{3}{4}$  VOTE – CRF Expenditure – Exterior Painting**

The Facilitator of the meeting, Danny Samson, read aloud (#301 / #306):

**"THEREFORE, BE IT RESOLVED**, by a  $\frac{3}{4}$  vote of the Owners of Strata Plan LMS 1443: "Saltspring", present either in person or by Proxy, at the Annual General Meeting held **April 30, 2024**, and in accordance with the Strata Property Act, hereby vote and agree to complete the exterior painting project at a total cost not to exceed **\$60,000.00** (sixty thousand dollars), of which will be paid for by a withdrawal from the **Contingency Reserve Fund**, with the remaining balance of approximately **\$255.30** to be paid from the **General Operating Fund**"

The results of the votes were then announced.

**23 Votes in FAVOUR**  
**1 Opposed**  
**1 Abstained**  
**MOTION CARRIED**

**12. RESOLUTION #4:  $\frac{3}{4}$  VOTE – CRF Expenditure – Landscaping Upgrades**

The Facilitator of the meeting, Danny Samson, read aloud (#306 / #102):

**"THEREFORE, BE IT RESOLVED**, by a  $\frac{3}{4}$  vote of the Owners of Strata Plan LMS 1443: "Saltspring", present either in person or by Proxy, at the Annual General Meeting held **April 30, 2024**, and in accordance with the Strata Property Act, hereby vote and agree to complete targeted landscaping upgrades at a total cost not to exceed **\$10,000.00** (ten thousand dollars), of which will be paid for by a withdrawal from the Contingency Reserve Fund."

The results of the votes were then announced.

**10 Votes in FAVOUR**  
**14 Opposed**  
**1 Abstained**  
**MOTION FAILED**

**13. RESOLUTION #5:  $\frac{3}{4}$  VOTE – Depreciation Report Waiver**

The Facilitator of the meeting, Danny Samson, read aloud (#305 / #102):

**"THEREFORE, BE IT RESOLVED**, by a  $\frac{3}{4}$  vote of the Owners of Strata Plan LMS 1443: "Saltspring", present either in person or by Proxy, at the Annual General Meeting held **April 30, 2024**, to waive the requirement to obtain a Depreciation Report, indicated under Section 94 of the Strata Property Act, for a period of not longer than 18 months."



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The results of the votes were then announced.

**20 Votes in FAVOUR  
3 Opposed  
2 Abstained  
MOTION CARRIED**

**14. RESOLUTION #6 – ¾ VOTE – Depreciation Report Expenditure**

*The consideration and voting of this item did not take place as ¾ Vote Resolution #5 was approved by the Ownership.*

**15. Election of 2024 – 2025 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 expressed their interest in being elected to the "Saltspring's" Strata Council for the 2024 – 2025 fiscal year, and were included as a nominee on the Proxy form:

Steve Davis, #306  
David Semail, #411  
Arlene Mussato, #301  
Angus Luk-Ramsay, #102

Gayla Shulhan, #112  
Dmitry Shapovalov, #305  
Thierry Haddad, #107

To be elected to the Strata Council, the nominee must receive a majority vote. A total of 25 votes were cast for the election of each Strata Council Member: 14 in person and 11 by 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, 2025:

**Steve Davis, #306  
David Semail, #411  
Arlene Mussato, #301  
Angus Luk-Ramsay, #102  
Gayla Shulhan, #112  
Dmitry Shapovalov, #305  
Thierry Haddad, #107**

**16. Termination**

As there was no further business to discuss, the meeting was terminated at 7:40 pm.



## **Quay Pacific Property Management Ltd.**

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**REMINDER NOTICE:**

***Please submit any concerns, requests, etc., in writing, to your Property Manager at:  
Strata Plan LMS 1443: "Saltspring"  
c/o Quay Pacific Property Management Ltd.  
535 Front Street, New Westminster, B.C. V3L 1A4***

***Or through e-mail at: [manager.saltspring@quaypacific.com](mailto:manager.saltspring@quaypacific.com)***

Minutes Provided by:

**Quay Pacific Property Management Ltd.**

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

Phone: 604-521-0876 Fax: 604-525-1299

Danny Samson, Senior Strata Agent | [manager.saltspring@quaypacific.com](mailto:manager.saltspring@quaypacific.com)



BFL CANADA Risk and Insurance Services Inc.  
1177 West Hastings Street, Suite 200  
Vancouver, British Columbia, V6E 2K3

Tel.: 604-669-9600  
Fax: 604-683-9316  
Toll Free: 1-866-669-9602



**Strata  
PROTECT**

## SUMMARY OF COVERAGES

<b>Named Insured</b>	The Owners, Strata Plan LMS1443, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners
<b>Project Name</b>	SALTSPRING
<b>Property Manager</b>	Quay Pacific Property Management Ltd.
<b>Policy Period</b>	December 31, 2023 to December 31, 2024
<b>Policy Number</b>	BFL04LMS1443
<b>Insured Location(s)</b>	6745 Station Hill Court, Burnaby, BC V3N 4Z4

## INSURING AGREEMENT



### PROPERTY (Appraisal Date: December 31, 2023)

	DEDUCTIBLE	LIMIT
All Property, Stated Amount Co-Insurance, Replacement Cost, Blanket By-Laws.		\$18,649,000
Property Extensions		Included
Lock & Key	\$2,500	\$25,000
Additional Living Expenses - Per Unit		\$50,000
Additional Living Expenses - Annual Aggregate		\$1,000,000
Excess Property Extensions - Annually Aggregated		Up to \$5,000,000
- Excludes all damage arising from the peril of Earthquake		
All Risks	\$10,000	
Sewer Backup	\$25,000	
Water Damage	\$25,000	
Earthquake (Annual Aggregate)	15% (minimum \$250,000)	100% of the Policy Limit
Flood (Annual Aggregate)	\$25,000	100% of the Policy Limit
Business Interruption (Gross Rentals), 100% Co-Insurance, Indemnity Period (Months) : N/A	N/A	Not Covered



### CRIME

	DEDUCTIBLE	LIMIT
Employee Dishonesty - Including Property Manager and Elected Officer Theft	Nil	\$1,000,000
Broad Form Money and Securities	Nil	\$10,000



### COMMERCIAL GENERAL LIABILITY

	DEDUCTIBLE	LIMIT
Bodily Injury & Property Damage	\$1,000	\$30,000,000
Non-Owned Automobile	\$1,000	\$30,000,000
Infectious Agent or Communicable Disease Exclusion – With Limited Exceptions		
Total Pollution Exclusion		



### CONDOMINIUM DIRECTORS & OFFICERS LIABILITY

	DEDUCTIBLE	LIMIT
Claims Made Form - Including Property Manager	Nil	\$20,000,000
Privacy Event Expenses	Nil	Not Applicable
Cyber Liability	Nil	Not Applicable

E. & O.E.



BFL CANADA Risk and Insurance Services Inc.  
1177 West Hastings Street, Suite 200  
Vancouver, British Columbia, V6E 2K3

Tel.: 604-669-9600  
Fax: 604-683-9316  
Toll Free: 1-866-669-9602

## INSURING AGREEMENT



### BLANKET GLASS - Includes Lobby Glass

	DEDUCTIBLE	LIMIT
Residential	\$100	Blanket
Commercial	\$250	
Canopy	\$1,000	



### EQUIPMENT BREAKDOWN

	DEDUCTIBLE	LIMIT
Standard Comprehensive Form including Production Machines and Electronic Equipment	\$1,000	\$18,649,000
- Deductible Waiver Endorsement with respect to losses exceeding \$25,000		
Extra Expense – 100% available in first month	24 Hour Waiting Period	\$1,000,000
- Additional Living Expenses Endorsement - Per Unit		\$25,000
- Additional Living Expenses Endorsement - Annual Aggregate		\$1,000,000
Loss of Profits – Rents, Indemnity Period (Months): N/A	N/A	Not Covered



### POLLUTION LIABILITY

	DEDUCTIBLE	LIMIT
Each Event	\$25,000	\$1,000,000 Shared
Aggregate Policy Limit		\$5,000,000 Shared



### VOLUNTEER ACCIDENT

	DEDUCTIBLE	LIMIT
Maximum Limit of Loss	See Policy Wordings	\$1,000,000



### LEGAL EXPENSES

	DEDUCTIBLE	LIMIT
Each Event	Nil	\$1,000,000
Annual Aggregate		\$5,000,000

### CYBER, DATA & PRIVACY

	DEDUCTIBLE	LIMIT
Cyberboxx	\$5,000	
Annual Policy Aggregate		\$100,000
Hackbuster's Incident response services		Included
Coverage A - Privacy Breach Liability		\$100,000
Coverage B - Privacy Breach Expense		\$50,000
Coverage C - Cyber Extortion & Recovery		\$50,000
Coverage D - Social Engineering		\$25,000
Coverage E - Breach by suppliers		\$50,000

#### Loss Payable

All Registered Unit Owners &/or other Mortgagees as their interest may appear and as shown in the Land Registration District Office applicable to the said Property.

E. & O.E.



**LMS1443 - Saltspring**  
**Approved Operating Budget**

**SCHEDULE A**

**For the Year Ending**  
**January 31, 2025**

		Approved Budget 31-Jan-24	Actual 31-Jan-24	Approved Budget (0%) 31-Jan-25
<b>NEW GL</b>	<b>REVENUE</b>			
4100	Strata Fees	188,054.52	188,053.92	188,054.52
4310	Bank account interest	1,000.00	2,732.16	2,000.00
4520	Fines		25.00	
4530	Move in / out charges	200.00	100.00	200.00
4540	Keys Recoveries		-	
4900	Surplus Carryover	6,891.46	6,891.46	21,961.61
	<b>TOTAL REVENUE</b>	<b>196,145.98</b>	<b>197,802.54</b>	<b>212,216.13</b>
	<b>CONTRACT MAINTENANCE</b>			
5100	Elevator Maintenance	4,750.00	6,499.89	5,100.00
5110	HVAC/Mechanical/Generator	1,000.00	129.04	500.00
5120	Irrigation	700.00	(3,571.51)	1,000.00
5130	Janitorial	8,820.00	9,195.90	8,996.40
5140	Landscaping	18,144.00	18,144.00	18,144.00
5142	Landscape Upgrades & Supplies	3,000.00	4,573.37	3,000.00
5160	Pest Control	250.00	34.28	250.00
5180	Snow Removal	2,000.00	653.66	1,000.00
	<b>REPAIRS AND REPLACEMENTS</b>			
6080	Locks, keys and doors	500.00	-	500.00
6100	Electrical	1,000.00	60.32	1,000.00
6120	Fence Repairs	-	-	-
6140	Garage Door	1,000.00	1,275.75	1,000.00
6150	Gutter Cleaning	-	-	4,359.63
6220	Plumbing	2,000.00	-	2,000.00
6230	Repairs & Maintenance	5,430.42	3,643.08	4,090.54
6240	Geotechnical Upgrades	4,000.00	926.85	2,500.00
6260	Repairs & Maintenance (Suite)	2,000.00	-	2,000.00
6270	Supplies	500.00	501.63	500.00
	<b>SAFETY AND SECURITY</b>			
6530	Enterphone	750.00	-	750.00
6570	Fire Safety Inspections	3,750.00	3,552.93	3,750.00
6590	Security Services	500.00	-	500.00
	<b>UTILITIES</b>			
7050	Cable	250.00	241.32	250.00
7100	Electricity	11,000.00	13,183.29	14,500.00
7250	Garbage Removal	3,200.00	1,773.66	3,200.00
7400	Gas	36,000.00	30,292.19	33,500.00
	<b>PROFESSIONAL FEES</b>			
9110	Accounting and Audit	600.00	453.60	600.00
9150	Legal	700.00	210.02	700.00
9160	Permits and Licenses	400.00		400.00
9170	Management Fees	15,661.56	15,661.56	15,661.56
	<b>ADMINISTRATIVE EXPENSES</b>			
9220	Bank Service charges	25.00	(5.00)	25.00
9240	Strata Council Honorariums	500.00	-	500.00
9260	Insurance	53,165.00	53,626.58	58,704.00
9290	Insurance Appraisal		-	735.00
9310	Miscellaneous Expense	500.00	431.99	500.00
9350	Postage/Copies/Office	1,800.00	2,102.53	2,000.00
	<b>TOTAL OPERATING EXPENSES</b>	<b>183,895.98</b>	<b>163,590.93</b>	<b>192,216.13</b>
	<b>RESERVE FUNDS</b>			
9920	Funding to Contingency Reserve	12,250.00	12,250.00	20,000.00
	<b>TOTAL EXPENSES</b>	<b>196,145.98</b>	<b>175,840.93</b>	<b>212,216.13</b>
	<b>Projected Surplus / (Deficit)</b>	<b>-</b>	<b>21,961.61</b>	<b>-</b>

**LMS1443 - Saltspring**  
**Approved Strata Fee Schedule**

**SCHEDULE B**

**For the Year Ending January 31, 2025**

*Please be advised the below fees take effect on the first day of the fiscal year as noted below. Pre-authorized payments will be continued automatically. Owners who pay by cheque are requested to send in new post dated cheques for the upcoming fiscal year, dated the first of each month, through to the 2nd month following the end of the upcoming fiscal year, to provide interim payment through next year's AGM holding period.*

**FEE COMMENCEMENT DATE:**

**February 1, 2024**

- Operating Expenses	<b>\$ 168,054.52</b>
- CRF	<b>20,000.00</b>
- Total Strata Fees	<b><u>\$ 188,054.52</u></b>

S/L	Unit #	U/E	Operating	CRF	Monthly Fees	Annual Fees
1	101	65	\$ 221.70	\$ 26.38	\$ 248.08	\$ 2,976.96
7	102	84	\$ 286.50	\$ 34.10	\$ 320.60	\$ 3,847.20
2	103	65	\$ 221.70	\$ 26.38	\$ 248.08	\$ 2,976.96
6	104	51	\$ 173.95	\$ 20.70	\$ 194.65	\$ 2,335.80
3	105	95	\$ 324.02	\$ 38.56	\$ 362.58	\$ 4,350.96
4	106	67	\$ 228.52	\$ 27.20	\$ 255.72	\$ 3,068.64
5	107	95	\$ 324.02	\$ 38.56	\$ 362.58	\$ 4,350.96
8	108	65	\$ 221.70	\$ 26.38	\$ 248.08	\$ 2,976.96
14	109	64	\$ 218.29	\$ 25.98	\$ 244.27	\$ 2,931.24
9	110	51	\$ 173.95	\$ 20.70	\$ 194.65	\$ 2,335.80
13	111	65	\$ 221.70	\$ 26.38	\$ 248.08	\$ 2,976.96
10	112	95	\$ 324.02	\$ 38.56	\$ 362.58	\$ 4,350.96
11	113	67	\$ 228.52	\$ 27.20	\$ 255.72	\$ 3,068.64
12	114	95	\$ 324.02	\$ 38.56	\$ 362.58	\$ 4,350.96
15	201	64	\$ 218.29	\$ 25.98	\$ 244.27	\$ 2,931.24
21	202	84	\$ 286.50	\$ 34.10	\$ 320.60	\$ 3,847.20
16	203	65	\$ 221.70	\$ 26.38	\$ 248.08	\$ 2,976.96
20	204	66	\$ 225.11	\$ 26.79	\$ 251.90	\$ 3,022.80
17	205	96	\$ 327.43	\$ 38.97	\$ 366.40	\$ 4,396.80
18	206	66	\$ 225.11	\$ 26.79	\$ 251.90	\$ 3,022.80
19	207	95	\$ 324.02	\$ 38.56	\$ 362.58	\$ 4,350.96
22	208	65	\$ 221.70	\$ 26.38	\$ 248.08	\$ 2,976.96
28	209	64	\$ 218.29	\$ 25.98	\$ 244.27	\$ 2,931.24
23	210	66	\$ 225.11	\$ 26.79	\$ 251.90	\$ 3,022.80
27	211	65	\$ 221.70	\$ 26.38	\$ 248.08	\$ 2,976.96
24	212	95	\$ 324.02	\$ 38.56	\$ 362.58	\$ 4,350.96
25	213	66	\$ 225.11	\$ 26.79	\$ 251.90	\$ 3,022.80
26	214	96	\$ 327.43	\$ 38.97	\$ 366.40	\$ 4,396.80
29	301	83	\$ 283.09	\$ 33.69	\$ 316.78	\$ 3,801.36
35	302	84	\$ 286.50	\$ 34.10	\$ 320.60	\$ 3,847.20
30	303	65	\$ 221.70	\$ 26.38	\$ 248.08	\$ 2,976.96
34	304	66	\$ 225.11	\$ 26.79	\$ 251.90	\$ 3,022.80
31	305	96	\$ 327.43	\$ 38.97	\$ 366.40	\$ 4,396.80
32	306	66	\$ 225.11	\$ 26.79	\$ 251.90	\$ 3,022.80
33	307	95	\$ 324.02	\$ 38.56	\$ 362.58	\$ 4,350.96
36	308	65	\$ 221.70	\$ 26.38	\$ 248.08	\$ 2,976.96
42	309	65	\$ 221.70	\$ 26.38	\$ 248.08	\$ 2,976.96
37	310	66	\$ 225.11	\$ 26.79	\$ 251.90	\$ 3,022.80
41	311	65	\$ 221.70	\$ 26.38	\$ 248.08	\$ 2,976.96

**LMS1443 - Saltspring**  
**Approved Strata Fee Schedule**

**SCHEDULE B**

**For the Year Ending January 31, 2025**

*Please be advised the below fees take effect on the first day of the fiscal year as noted below. Pre-authorized payments will be continued automatically. Owners who pay by cheque are requested to send in new post dated cheques for the upcoming fiscal year, dated the first of each month, through to the 2nd month following the end of the upcoming fiscal year, to provide interim payment through next year's AGM holding period.*

**FEE COMMENCEMENT DATE:**

**February 1, 2024**

- Operating Expenses	<b>\$ 168,054.52</b>
- CRF	<b>20,000.00</b>
- Total Strata Fees	<b><u>\$ 188,054.52</u></b>

S/L	Unit #	U/E	Operating	CRF	Monthly Fees	Annual Fees
38	312	96	\$ 327.43	\$ 38.97	\$ 366.40	\$ 4,396.80
39	313	67	\$ 228.52	\$ 27.20	\$ 255.72	\$ 3,068.64
40	314	95	\$ 324.02	\$ 38.56	\$ 362.58	\$ 4,350.96
43	401	83	\$ 283.09	\$ 33.69	\$ 316.78	\$ 3,801.36
48	402	84	\$ 286.50	\$ 34.10	\$ 320.60	\$ 3,847.20
44	403	65	\$ 221.70	\$ 26.38	\$ 248.08	\$ 2,976.96
47	404	66	\$ 225.11	\$ 26.79	\$ 251.90	\$ 3,022.80
45	405	99	\$ 337.66	\$ 40.19	\$ 377.85	\$ 4,534.20
46	406	99	\$ 337.66	\$ 40.19	\$ 377.85	\$ 4,534.20
49	407	65	\$ 221.70	\$ 26.38	\$ 248.08	\$ 2,976.96
54	408	65	\$ 221.70	\$ 26.38	\$ 248.08	\$ 2,976.96
50	409	66	\$ 225.11	\$ 26.79	\$ 251.90	\$ 3,022.80
53	410	65	\$ 221.70	\$ 26.38	\$ 248.08	\$ 2,976.96
51	411	99	\$ 337.66	\$ 40.19	\$ 377.85	\$ 4,534.20
52	412	99	\$ 337.66	\$ 40.19	\$ 377.85	\$ 4,534.20
		4,106	\$ 14,004.52	\$ 1,666.65	\$ 15,671.17	\$ 188,054.04