

1
CHELSEA GARDENS – LMS 1416

ANNUAL GENERAL MEETING MINUTES

TUESDAY, APRIL 14, 2015

LOCATION:

7:00 pm. – Eaglequest Golf Centre
7778 152nd Street
Surrey, B.C.
**STRATA COUNCIL
2014/2015**

PRESIDENT

Bernice Hutton - TH-149

VICE-PRESIDENT

Charlie Sweet – W-227

SECRETARY

Bob Hurley - W-122

TREASURER

Gary Beimes - TH-333

COUNCIL MEMBERS AT LARGE

Garry Kirkland - K-405

Rick Vael - TH-283

Gordon Yamashita – K202

LANDSCAPING

Garry Kirkland

SECURITY

Rick Vael and Charlie Sweet

MAINTENANCE/LIAISONS

Garry Kirkland – Kensington & Mayfair

Gordon Yamashita – Windsor/Mayfair

Bob Hurley – Windsor

SOCIAL LIAISON

Charlie Sweet

RV COMMITTEE LIAISON

Gordon Yamashita

APARTMENT LIAISON

Bob Hurley

TOWNHOME LIAISON/MAINTENANCE

Garry Kirkland

EXERCISE ROOM/WORKSHOP/CLUBHOUSE

Rick Vael

SPECIAL PROJECTS

Charlie Sweet, Bob Hurley, Gordon Yamashita

CLUBHOUSE OFFICE

Marlene Poole

M, TU, TH, F 11:00 AM to Noon

Guest Suite booking and keys

RESIDENT CARETAKER

Len Very

(604) 834-4578

Email: chelsea@crpm.ca

STRATA MANAGER

Ross Ruddick

E-Mail: ross@crpm.ca

CROSSROADS MANAGEMENT LTD.

1011, 7445 132ND STREET,

SURREY, B.C. V3W 1J8

Phone: (778) 578-4445

Fax: (778) 578-4447

131 Owners registered in person

80 Owners registered and represented by proxy

211 Owners present/represented in total

(1) CALL TO ORDER

The meeting was called to order at 7:01 p.m. by Bernice Hutton, President.

(2) CALLING THE ROLL/CERTIFICATION OF PROXIES

The roll was called and all proxies certified by Ross Ruddick with the assistance of Verna Sandison, T276, in accordance with the requirements of the Strata Property Act. The Act requires that a quorum consisting of one-third of the Owners be present in order for the meeting to proceed. Mr. Ruddick reported that a quorum was present.

The council would like to thank the registration volunteers, Team Leader Verna Sandison, Terry Hyde, Elsie Scully, Gladys Bittner, Kay Oldman, Carol Bochen, Lorraine Job, Kathy Rozek, Helen Seaton, Sonja Goliath, Anna Razny, Diane Anderson, Sylvia Pennington, Jim Fleeton, and Edith Abram.

(3) PROOF OF NOTICE/WAIVER OF NOTICE

Mr. Ruddick advised that appropriate notice must be given to all Owners either by mail to their last-known address or hand-delivered on-site. In the case of this Annual General Meeting, the notices were hand delivered by volunteer council members on March 23, 2015 and the balance were mailed on March 24, 2015. It was **MOVED** – W422, that adequate notice was given for this evening's meeting **SECONDED** – K208. **CARRIED**

(4) ADOPTION OF AGENDA

It was **MOVED** – W122, to adopt the AGM agenda as presented in the package distributed by mail/in person to the owners. **SECONDED** – K202 **CARRIED**

(5) ADOPTION OF PREVIOUS MINUTES

It was **MOVED** – W122 to adopt the minutes of the AGM of April 15, 2014. **SECONDED** – K202.
CARRIED

(6) PRESIDENT'S REPORT

The Council President, Bernice Hutton, had provided her report on the activities of council over the past year in the AGM package distributed to owners. She did reiterate her thanks to all the volunteers throughout the complex and took the time to introduce and thank the Strata Council and Strata Manager.

(7) COMMITTEE REPORTS

The Social committee financial report was included in the AGM package. The Social Committee also provides regular executive summaries of their meetings for inclusion in the monthly council minutes.

(8) REPORT ON INSURANCE

Ross Ruddick informed the Owners of details of the Strata Corporation's insurance policy. The policy was renewed on February 28, 2015. Details of the policy are as follows:

Property value - \$110,944,600

Deductibles:

Water - \$ 10,000

Sewer Back-Up - \$10,000

Liability coverage - \$10,000,000

Flood - \$10,000

Directors and Officers - \$10,000,000

Glass - \$100

Earthquake – 10% minimum - \$100,000

All Risks - \$ 5,000

Master Key Coverage \$250.

Ross advised all owners to take a copy of the Summary of Coverage for The Strata to their insurance provider to ensure that owners have necessary coverage. Ross invited any owner that would like him to review their policy to leave it in his mailbox.

It was **MOVED** by W122 and **SECONDED** by K202 to accept the report. **CARRIED**

VOTE SCRUTINEERS

The Strata Manager explained the voting procedures to be followed at the AGM to the owner's assembled. There was request to minimize, as much as possible, the requests for written votes as there was a considerable amount of business on the agenda.

The council would like to thank the following volunteers who were present to count voting cards: Leader Dave Pritchard, Barry Jones, Diana Klein, Claire McFadyen, Sylvia Ostrowercha, Lois Pritchard, Elaine Saunders, and Simone Tait. Staff from CrossRoads Management Ltd attended to assist as necessary.

(9) ELECTIONS OF COUNCIL AND COMMITTEE POSITIONS

(9)(a) ELECTION OF STRATA COUNCIL

Mr. Ruddick explained that Bernice Hutton, Garry Kirkland, Charles Sweet, Rick Vael are entering the 2nd year of their two year terms. There are three council positions open for election at this AGM.

The Nominating Committee received the following names of Owners to be considered for the Strata Council:

Gary Beirnes - T333, Bob Hurley – W122, Gordon Yamashita - K202

Additional nominations were called for from the floor three times. As there were no further nominations Mr. Ruddick closed the nominations. A vote by show of voting cards was called for to confirm that the three nominees had 50% plus 1 vote to obtain majority vote.

(9)(b) ELECTION OF APARTMENT UTILITY COMMITTEE

The Strata Manager requested that this item be tabled until the vote for the amended by-law takes place.

(After voting and passage of resolution “N” regarding this bylaw, the utility committee has been eliminated and no election was held.)

(9)(c) ELECTION OF THE INVESTMENT COMMITTEE

The Strata Manager requested that this item be tabled until after the vote to amend the by-law to eliminate this committee. It was later lifted from the table.

(After voting and defeat of resolution “M”, the Investment committee will remain but not candidates stood for election at this AGM and the committee will be dormant for this year.)

(10) RATIFICATION OF RULES

RATIFICATION OF RULES – SIMPLE MAJORITY VOTE (50% + 1)

A Strata Council is permitted to pass rules during the course of their term of office and these rules are valid and effective immediately upon passage. In order to remain valid, the rules passed by council must be brought forward to the next Annual General Meeting to be ratified by the owners and this requires a simple majority (50% + 1) vote. This year there were a few new rules passed by council and these are being brought forward for owner ratification.

As time is limited at this or any AGM the meeting Chair has the discretion to limit debate and will permit three speakers in favour of the ratification vote and three speakers opposed to the ratification vote. Please limit the amount of time you take to speak to the matter with a maximum allotment of two minutes per speaker.

At the May 23, 2014 meeting rule 4 (b) (2) was amended to read:

"Guests under the age of 19 and accompanied by an owner are only allowed in the pool between the hours of 11:00 AM and 2:00 PM and 5:00 PM to 6:00 PM every day during the season the pool is open."

MOVED by W122 SECONDED by K202

After a discussion the vote was called: In Favour-132 Opposed- 79 CARRIED

At the May 23, 2014 meeting a new rule was added to Section 2 to read:

“Owners may place free standing, pre-manufactured sun protection gazebos on their patios from May 1 to September 30 provided that the gazebo does not extend beyond the boundaries of the patio, is not attached to the patio and that the proposed colour be approved by council.”

MOVED by W122 SECONDED by K202 CARRIED

At the September 19, 2014 meeting a new rule was added to Section H to read:

"RV accessories may be stowed in the RV lot provided they fit within the owner's assigned spot - if not they must be removed from the RV lot."

MOVED by W122 SECONDED by K202 CARRIED

At the November 19, 2014 meeting a new rule was added to Section 1 to read:

“Visitor parking, beyond 24 hours, is limited to five days in any 90 day period without permission from the Strata Council which can be obtained by contacting the Strata Manager.”

MOVED by W122 SECONDED by K202 CARRIED

At the December 17, 2014 meeting a new rule was added to Section C to read:

“Bookings for the Fireside Lounge and the guest suites will not be accepted more than six months in advance of the date requested and full payment must be made at time of booking. Owners seeking an exception to this rule may apply to council in writing, providing the reasons for seeking the exception. Council recognized

Chelsea Gardens groups (such as the Social Committee among others) will be permitted to book the Fireside Lounge one year in advance of the proposed date provided that the event is open to all Chelsea Gardens residents."

MOVED by W122 SECONDED by K202

CARRIED

(11) APPROVAL OF THE 2014/2015 OPERATING RESULTS

It was **MOVED** by T333 and **SECONDED** by T-149 to approve the operating results from the 2014/2015 fiscal year just ended as distributed. **CARRIED**

(11) (a) APPROVAL OF THE 2015/2016 OPERATING BUDGET

It was **MOVED** by T333 and **SECONDED** by W122 to approve the operating budget as distributed at this Annual General Meeting. **CARRIED**

(12) PAYMENT OF STRATA FEES

The amount of your monthly Strata fees will change. A copy of the new amended Strata Fees for your particular type and unit number (Townhouse, Windsor, Kensington, and Mayfair) is attached. The fees for all units will be posted on the website and available from the strata manager upon request so as to save on printing costs. The Strata Fee payments can be made in the following ways:

1. Automatic withdrawal from an Owner's account by completing a Personally Approved Payment agreement and forwarding a "Void" cheque for that account.

TOWNHOUSE OWNERS

THE MAY 1, 2015 PRE AUTHORIZED DEBIT THROUGH YOUR BANK ACCOUNT WILL BE IN THE AMOUNT OF YOUR NEW STRATA FEE **LESS THE OVERPAYMENT** FOR MARCH AND APRIL 2015. THE JUNE 1, 2014 PRE-AUTHORIZED DEBIT WILL BE IN THE AMOUNT OF THE NEW STRATA FEE ONLY.

APARTMENT OWNERS

THE MAY 1, 2015 PRE AUTHORIZED DEBIT THROUGH YOUR BANK ACCOUNT WILL BE IN THE AMOUNT OF YOUR NEW STRATA FEE **PLUS THE SHORTFALL** FOR MARCH AND APRIL 2015. THE JUNE 1, 2015 PRE-AUTHORIZED DEBIT WILL BE IN THE AMOUNT OF THE NEW STRATA FEE ONLY

If an Owner is already on this system, no further action is required.

2. Post-dated cheques, whereby an Owner submits to Crossroads Management twelve (12), post-dated cheques. These should be dated for the first of each month, commencing March 1, 2015, payable to **Strata Plan LMS 1416 – Unit #_____**. If you have paid March and April, please forward only 10 cheques as well as one cheque for the difference in fees for the months of March, and April. Cheques may be left in the "Property Manager" mailbox in the clubhouse mailroom or the foyer of each apartment building for pick-up.

MOVED by W122 SECONDED by K202 CARRIED

3 / 4 VOTE "F" – TOWNHOUSE COACH LANTERNS - 2015

Therefore be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that Council is hereby authorized to spend from the Contingency Reserve Fund up to \$7500.00 to replace the townhouse coach lanterns with a black, six-sided, cast aluminum light fixture.

MOVED by W122

SECONDED by K202

CARRIED

3 / 4 VOTE "G" – PURCHASING APPROXIMATELY SIX SETS OF PORTABLE SPEED BUMPS - 2015

Therefore be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that Council is hereby authorized to spend from the Contingency Reserve Fund up to \$3,500.00 to purchase six or more sets of portable speed bumps that can be strategically deployed on our roadways to slow drivers down to the posted speed limit.

MOVED by W122

SECONDED by K202

DEFEATED

3 / 4 VOTE "H" – TOWNHOUSE PAINTING - 2015

Therefore be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that Council is hereby authorized to spend from the Contingency Reserve Fund up to \$10,000.00 to proceed with targeted repainting of the backs (and possible sides) of four blocks of stucco clad townhouses.

MOVED by W122

SECONDED by K202

CARRIED

PROPOSED BYLAW CHANGES:

3 / 4 VOTE "I" – NEW BYLAW TO PERMIT AIR CONDITIONERS

Therefore be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that a new bylaw, numbered 3 (15) be added to our bylaws with the following wording:

Owners may apply to council for permission to install ductless split air conditioning units provided that the building envelope is not compromised and that the exterior part of the system operates at 46 decibels or less and that the exterior unit is discretely placed so as not to be an eyesore to other units. Owners may also install interior, stand along air conditioning units that vent to the exterior through a flush mounted window attachment. Air conditioners that protrude from a window or the side of a building to the exterior are not permitted. Plans and the location of the exterior unit must be approved in advance by the Strata Council who may make it a condition of approval that the installation is done by a professional contractor.

MOVED by W122

SECONDED by K202

CARRIED

3 / 4 VOTE “J” – NEW BYLAW TO PERMIT DIRECT VENT FIREPLACES

Therefore be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that a new bylaw, numbered 3 (16) be added to our bylaws with the following wording:

Owners may apply to council for permission to install direct vent fireplaces to replace their existing “B” vent fireplaces provided that the building envelope is not compromised (although it may be penetrated). Plans and the location of the proposed venting must be approved in advance by the Strata Council who will make it a condition of approval that the installation is done by a professional contractor and that all City permits are obtained.

MOVED by W122

SECONDED by K202

CARRIED

3 / 4 VOTE “K” – AMEND THE BYLAWS TO ELIMINATE RENTALS

Therefore be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that the current bylaw, number 35, be rescinded and replaced with new wording.

Rental Restrictions

35. (1) The number of strata lots, which may be rented, is limited to zero.
- (2) Original owners permitted to rent under the rental disclosure statement are permitted to rent (but must apply for council permission) until such time as they sell the unit. Owners granted permission to rent under the previous bylaw are permitted to continue the existing tenancies but that permission will be revoked one year following the end of that existing tenancy. The permission to both the original owners and those grandfathered under the previous bylaw shall not be extended to new owners and, upon sale, existing tenancies must be terminated within sixty days under the provisions of the Landlord and Tenant Act.
- (3) An existing tenancy is defined as being the agreement between the landlord and the current occupants of the unit and, provided that at least one of those current occupants remain in residence, the tenancy is permitted to continue. When none of the current occupants remain the tenancy shall be deemed to come to an end and the one year period of remaining rental permission begins. Permission to rent under the hardship provision of the Strata Property Act may not be for a period of more than one year and the owner must re-apply should they wish to extend the hardship exemption.
- (4) Should an owner rent a strata lot in accordance with this bylaw, or to a family member under the Act and regulations or have the unit occupied by a house sitter or house swapper as permitted in these bylaws (36) (3), or obtain permission

under the Act to rent on the basis of a hardship, that owner must submit a signed Notice of Tenant's Responsibilities (Form K) to the strata corporation within the time limit allowed under the Act.

- (5) An owner who fails to submit a signed Tenant's Responsibilities (Form K) within the time limit allowed under the Act shall be subject to a fine to be determined by Council, for every seven days that the strata lot is rented and the strata corporation is not in receipt of a signed Notice of Tenant's Responsibilities (Form K).
- (6) An owner who rents a strata lot contrary to this bylaw shall be subject to a fine of up to \$500.00. This fine may be applied, at the discretion of council, every seven days.

MOVED by W122

SECONDED by K202

CARRIED

3 / 4 VOTE "L" – AMEND THE BYLAWS TO ADD DEFINITION TO HOUSE SITTING

Therefore be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that the current bylaw, number 36 (3), be rescinded and replaced with new wording.

- 36 (3) An owner or tenant who is on holiday may allow a person or persons to occupy his strata lot for a maximum period of six (6) months. Notice must be given to the Strata Corporation setting out the name and contact information of the person who shall be occupying the strata lot, and the dates during which they will be doing so. The council may extend this time period, under extenuating circumstances, upon written application from an owner/resident. This permission to occupy a strata lot is not intended to accommodate short term rentals such as Air BNB, VRBO, Home Away or other similar vacation rental programs that are done for financial gain. Such occupancy is not permitted.

MOVED by W122

SECONDED by K202

CARRIED

3 / 4 VOTE "M" – AMEND THE BYLAWS TO ELIMINATE THE INVESTMENT COMMITTEE

Therefore be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that the current bylaw, number 43 (1) (a), (b) and (c) be rescinded entirely.

MOVED by W122

SECONDED by K202

DEFEATED

3 / 4 VOTE "N" – AMEND THE BYLAWS TO ELIMINATE THE UTILITIES COMMITTEE

Therefore be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that the current bylaw, number 42 (1) and all subsections (a) through (g) and number 42 (2) and all subsections (a) through (d) be rescinded entirely and not replaced.

MOVED by W122

SECONDED by K202

CARRIED

3 / 4 VOTE “O” – AMEND THE BYLAWS REGARDING VISITOR PARKING

Therefore be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that the current bylaw, number 37 (12) be rescinded and replaced with new wording.

- 37 (12) An owner, tenant or occupant (herein a “Resident”) must not park their vehicles on the common property or in the visitor parking area except with permission from the Resident Caretaker for valid reasons and only to a maximum of 48 hours. Any resident seeking to park in a visitor stall for longer than 48 hours must apply, in writing, to the Strata Council stating the reasons for the request and, in general, this extension shall not be more than three days except under extenuating reasons. Any guest planning to utilize the visitor parking for more than 48 hours and up to seven days shall notify the Resident Caretaker. The maximum permitted parking by a visitor shall be no longer than seven days in any ninety day period without written council permission.

MOVED by W122

SECONDED by K202

CARRIED

3 / 4 VOTE “P” – AMEND THE BYLAWS REGARDING WINDOW COVERINGS

Therefore be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that the current bylaw, number 3 (4) be rescinded and replaced with new wording.

- 3 (4) All interior window coverings visible from the outside of the building shall be white or cream in colour so as not to deter from the appearance of the building. No other items may be displayed in any window with the exception of small ornamental pieces such as sun catchers and the like. Interior window coverings are defined as draperies or vertical or horizontal blinds of any material. Examples of prohibited window coverings would include (but not be limited to) sheets, paper, flags, etc. Owners wishing to install window coverings not specified in this bylaw must make application to council. Owners wishing to install exterior window coverings other than awnings noted in bylaw 3 (9) must make application to council and the application must include the colour and type proposed.

MOVED by W122

SECONDED by K202

CARRIED

3 / 4 VOTE “Q” – AMEND THE BYLAWS REGARDING AWNINGS

Therefore be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that the current bylaw, number 3 (2) be rescinded and replaced with new wording.

- 3 (2) Retractable awnings shall be permitted for installation over windows and patios provided that they are the type manufactured by Arpella Awnings (or a similar manufacturer approved by the strata council) with the approved material style/colour called “Classic Plus” with a white frame. Awnings must not have dimensions greater than 6 inches more than the width of the window and may not

extend below 32 inches from the top of the window. Side covers on awnings are not permitted. The installation of any awning shall be subject to the provisions of bylaw 6 and the owner of the strata lot shall be responsible for the maintenance and repair thereof and the maintenance and repair of the common property resulting from the installation of the awning.

MOVED by W122

SECONDED by K202

CARRIED

3 / 4 VOTE "R" – AMEND THE BYLAWS REGARDING ARREARS PAYMENTS

Therefore be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that the current bylaw, number 1 be amended to add a new subsection (4) to be worded as follows:

1. (4) Payments received from owners on delinquent accounts including strata fees, special levies, charge-backs and fines are deemed to be applied to the oldest receivable.

MOVED by W122

SECONDED by K202

CARRIED

3 / 4 VOTE "S" – ADD A NEW BYLAW REGARDING DISPOSITION OF PROPERTY

Therefore be it resolved as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that a new bylaw to be numbered 44 be approved by the owners and be worded as follows:

For the purposes of Section 82 (3) (a) of the Strata Property Act the Strata Corporation may dispose of personal property, owned by the Strata Corporation without requiring a $\frac{3}{4}$ vote at a General Meeting provided that the market value of the property is less than \$5000.00.

MOVED by W122

SECONDED by K202

CARRIED

3 / 4 VOTE "T" –BYLAW AMENDMENTS

Therefore be it resolved as a 3 / 4 vote of the Owners, LMS 1416, Chelsea Gardens, that the bylaws that have been approved at the Annual General Meeting of April 14, 2015 be incorporated into the existing set of bylaws that are on file at land titles and include the bylaw changes approved at the 2014 Annual General Meeting and that, following this consolidation into one complete set, that this set be filed with Land Titles and, in so doing, rescind and repeal all old sets of bylaws.

MOVED by W122

SECONDED by K202

CARRIED

(14) NEW BUSINESS

- 14.1 A suggestion that the fountains outside the gate be turned into flower beds might come to the 2016 AGM and owners were asked to think about it over the year.
- 14.2 An owner wanted to thank the strata council for a job well done.

- 14.3 An owner wanted to thank the staff of Chelsea Gardens.
- 14.4 An owner commented that the trim of the townhouses needs cleaning.
- 14.5 An owner requested that all outside windows be cleaned by a contractor and not just the inaccessible windows.

(15) TERMINATION OF MEETING

It was MOVED - # T-184 to terminate the meeting at 8:58 PM.

Council will meet on Wednesday, April 22, 2015 to elect council positions and hold the first meeting of the term.

Ross Ruddick, Strata Manager

UPCOMING EVENTS AT CHELSEA GARDENS IN 2015

- Trash or Treasure Day – June 5th/6th. Owners can dispose of any items by leaving them at curbside all day Friday (no paint cans until Saturday morning please). Other owners can see if they can put those discarded items to good use...otherwise all remaining items will be picked up by our garbage contractor on the Saturday.
- Chelsea Gardens Golf Tournament – Sunday, August 30th. Golf at Nico Wynd followed by a BBQ dinner back at our clubhouse. This was a great event last year with an abundance of fun and prizes for all. Registration information will be included with the next set of council minutes and we expect to sell out early.
- New Pool Furniture – A notice will be posted when the new patio furniture arrives and there will be an opportunity for owners to come and view it.

Owners are advised that they should retain their printed copies of the minutes for future use. Should an owner decide to sell, most prospective buyers will usually request two years worth of minutes and, if you do not have them, there is a charge of .25 per page from CrossRoads for this service. Retaining the minutes will help you and/or the buyer avoid this charge.

Please...Slow down!



CHELSEA GARDENS
STRATA FEE SCHEDULE
MARCH 1, 2015 - FEBRUARY 28, 2016
TOWNHOMES - 13888 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
101	25	1439	190.87	89.50	28.52	\$308.89
102	26	1762	233.71	109.59	28.52	\$371.82
103	24	1762	233.71	109.59	28.52	\$371.82
104	23	1439	190.87	89.50	28.52	\$308.89
105	284	1426	189.14	88.69	28.52	\$306.35
106	285	1609	213.42	100.07	28.52	\$342.01
107	287	1631	216.34	101.44	28.52	\$346.29
108	286	1453	192.73	90.37	28.52	\$311.61
109	289	1611	213.68	100.20	28.52	\$342.40
110	288	1426	189.14	88.69	28.52	\$306.35
111	290	1429	189.54	88.88	28.52	\$306.94
112	291	1608	213.29	100.01	28.52	\$341.81
113	293	1608	213.29	100.01	28.52	\$341.81
114	292	1429	189.54	88.88	28.52	\$306.94
115	312	1443	191.40	89.75	28.52	\$309.67
116	313	1764	233.98	109.71	28.52	\$372.21
117	315	1629	216.07	101.31	28.52	\$345.91
118	314	1455	192.99	90.49	28.52	\$312.00
119	317	1761	233.58	109.52	28.52	\$371.62
120	316	1443	191.40	89.75	28.52	\$309.67
121	294	1443	191.40	89.75	28.52	\$309.67
122	295	1760	233.45	109.46	28.52	\$371.43
123	296	1454	192.86	90.43	28.52	\$311.81
124	297	1629	216.07	101.31	28.52	\$345.91
125	299	1762	233.71	109.59	28.52	\$371.82
126	298	1443	191.40	89.75	28.52	\$309.67
127	318	1443	191.40	89.75	28.52	\$309.67
128	319	1764	233.98	109.71	28.52	\$372.21
129	321	1628	215.94	101.25	28.52	\$345.71
130	320	1455	192.99	90.49	28.52	\$312.00
131	323	1762	233.71	109.59	28.52	\$371.82
132	322	1443	191.40	89.75	28.52	\$309.67
133	300	1443	191.40	89.75	28.52	\$309.67
134	301	1760	233.45	109.46	28.52	\$371.43
135	302	1454	192.86	90.43	28.52	\$311.81
136	303	1630	216.20	101.38	28.52	\$346.10
137	305	1763	233.84	109.65	28.52	\$372.01
138	304	1443	191.40	89.75	28.52	\$309.67
139	306	1426	189.14	88.69	28.52	\$306.35
140	307	1610	213.55	100.13	28.52	\$342.20
141	309	1630	216.20	101.38	28.52	\$346.10
142	308	1454	192.86	90.43	28.52	\$311.81
143	311	1613	213.95	100.32	28.52	\$342.79
144	310	1426	189.14	88.69	28.52	\$306.35
145	388	1429	189.54	88.88	28.52	\$306.94
146	389	1608	213.29	100.01	28.52	\$341.81
147	391	1608	213.29	100.01	28.52	\$341.81
148	390	1429	189.54	88.88	28.52	\$306.94
149	392	1429	189.54	88.88	28.52	\$306.94

CHELSEA GARDENS
STRATA FEE SCHEDULE
MARCH 1, 2015 - FEBRUARY 28, 2016
TOWNHOMES - 13888 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
150	393	1608	213.29	100.01	28.52	\$341.81
151	395	1608	213.29	100.01	28.52	\$341.81
152	394	1429	189.54	88.88	28.52	\$306.94
153	48	1443	191.40	89.75	28.52	\$309.67
154	49	1763	233.84	109.65	28.52	\$372.01
155	47	1630	216.20	101.38	28.52	\$346.10
156	46	1453	192.73	90.37	28.52	\$311.61
157	45	1760	233.45	109.46	28.52	\$371.43
158	44	1443	191.40	89.75	28.52	\$309.67
159	282	1443	191.40	89.75	28.52	\$309.67
160	283	1763	233.84	109.65	28.52	\$372.01
161	281	1764	233.98	109.71	28.52	\$372.21
162	280	1444	191.53	89.81	28.52	\$309.86
163	42	1426	189.14	88.69	28.52	\$306.35
164	43	1613	213.95	100.32	28.52	\$342.79
165	40	1453	192.73	90.37	28.52	\$311.61
166	41	1631	216.34	101.44	28.52	\$346.29
167	39	1613	213.95	100.32	28.52	\$342.79
168	38	1426	189.14	88.69	28.52	\$306.35
169	50	1443	191.40	89.75	28.52	\$309.67
170	51	1763	233.84	109.65	28.52	\$372.01
171	52	1453	192.73	90.37	28.52	\$311.61
172	53	1630	216.20	101.38	28.52	\$346.10
173	55	1760	233.45	109.46	28.52	\$371.43
174	54	1444	191.53	89.81	28.52	\$309.86
175	56	1443	191.40	89.75	28.52	\$309.67
176	57	1763	233.84	109.65	28.52	\$372.01
177	59	1763	233.84	109.65	28.52	\$372.01
178	58	1443	191.40	89.75	28.52	\$309.67
179	36	1443	191.40	89.75	28.52	\$309.67
180	37	1763	233.84	109.65	28.52	\$372.01
181	35	1763	233.84	109.65	28.52	\$372.01
182	34	1443	191.40	89.75	28.52	\$309.67
183	32	1443	191.40	89.75	28.52	\$309.67
184	33	1763	233.84	109.65	28.52	\$372.01
185	31	1630	216.20	101.38	28.52	\$346.10
186	30	1453	192.73	90.37	28.52	\$311.61
187	29	1760	233.45	109.46	28.52	\$371.43
188	28	1443	191.40	89.75	28.52	\$309.67
189	60	1429	189.54	88.88	28.52	\$306.94
190	61	1608	213.29	100.01	28.52	\$341.81
191	63	1608	213.29	100.01	28.52	\$341.81
192	62	1429	189.54	88.88	28.52	\$306.94
193	64	1443	191.40	89.75	28.52	\$309.67
194	65	1763	233.84	109.65	28.52	\$372.01
195	67	1763	233.84	109.65	28.52	\$372.01
196	66	1443	191.40	89.75	28.52	\$309.67
197	21	1424	188.88	88.56	28.52	\$305.96
198	22	1603	212.62	99.70	28.52	\$340.84
199	20	1626	215.67	101.13	28.52	\$345.32
200	19	1483	196.71	92.23	28.52	\$317.46

CHELSEA GARDENS
STRATA FEE SCHEDULE
MARCH 1, 2015 - FEBRUARY 28, 2016
TOWNHOMES - 13888 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
201	18	1758	233.18	109.34	28.52	\$371.04
202	17	1439	190.87	89.50	28.52	\$308.89
203	11	1439	190.87	89.50	28.52	\$308.89
204	12	1758	233.18	109.34	28.52	\$371.04
205	13	1482	196.57	92.17	28.52	\$317.26
206	14	1617	214.48	100.57	28.52	\$343.57
207	16	1761	233.58	109.52	28.52	\$371.62
208	15	1439	190.87	89.50	28.52	\$308.89
209	100	1443	191.40	89.75	28.52	\$309.67
210	101	1763	233.84	109.65	28.52	\$372.01
211	103	1763	233.84	109.65	28.52	\$372.01
212	102	1443	191.40	89.75	28.52	\$309.67
213	104	1429	189.54	88.88	28.52	\$306.94
214	105	1608	213.29	100.01	28.52	\$341.81
215	107	1608	213.29	100.01	28.52	\$341.81
216	106	1429	189.54	88.88	28.52	\$306.94
217	132	1443	191.40	89.75	28.52	\$309.67
218	133	1763	233.84	109.65	28.52	\$372.01
219	131	1630	216.20	101.38	28.52	\$346.10
220	130	1453	192.73	90.37	28.52	\$311.61
221	129	1760	233.45	109.46	28.52	\$371.43
222	128	1443	191.40	89.75	28.52	\$309.67
223	126	1443	191.40	89.75	28.52	\$309.67
224	127	1763	233.84	109.65	28.52	\$372.01
225	125	1763	233.84	109.65	28.52	\$372.01
226	124	1443	191.40	89.75	28.52	\$309.67
227	108	1443	191.40	89.75	28.52	\$309.67
228	109	1764	233.98	109.71	28.52	\$372.21
229	111	1764	233.98	109.71	28.52	\$372.21
230	110	1443	191.40	89.75	28.52	\$309.67
231	112	1443	191.40	89.75	28.52	\$309.67
232	113	1761	233.58	109.52	28.52	\$371.62
233	114	1453	192.73	90.37	28.52	\$311.61
234	115	1630	216.20	101.38	28.52	\$346.10
235	117	1764	233.98	109.71	28.52	\$372.21
236	116	1443	191.40	89.75	28.52	\$309.67
237	122	1426	189.14	88.69	28.52	\$306.35
238	123	1613	213.95	100.32	28.52	\$342.79
239	120	1453	192.73	90.37	28.52	\$311.61
240	121	1631	216.34	101.44	28.52	\$346.29
241	119	1613	213.95	100.32	28.52	\$342.79
242	118	1426	189.14	88.69	28.52	\$306.35
243	278	1424	188.88	88.56	28.52	\$305.96
244	279	1617	214.48	100.57	28.52	\$343.57
245	276	1453	192.73	90.37	28.52	\$311.61
246	277	1631	216.34	101.44	28.52	\$346.29
247	275	1613	213.95	100.32	28.52	\$342.79
248	274	1389	184.24	86.39	28.52	\$299.14
249	272	1443	191.40	89.75	28.52	\$309.67
250	273	1763	233.84	109.65	28.52	\$372.01
251	271	1763	233.84	109.65	28.52	\$372.01

CHELSEA GARDENS
STRATA FEE SCHEDULE
MARCH 1, 2015 - FEBRUARY 28, 2016
TOWNHOMES - 13888 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
252	270	1444	191.53	89.81	28.52	\$309.86
253	268	1443	191.40	89.75	28.52	\$309.67
254	269	1770	234.77	110.08	28.52	\$373.38
255	267	1632	216.47	101.50	28.52	\$346.49
256	266	1452	192.59	90.31	28.52	\$311.42
257	265	1760	233.45	109.46	28.52	\$371.43
258	264	1443	191.40	89.75	28.52	\$309.67
259	262	1443	191.40	89.75	28.52	\$309.67
260	263	1764	233.98	109.71	28.52	\$372.21
261	261	1763	233.84	109.65	28.52	\$372.01
262	260	1443	191.40	89.75	28.52	\$309.67
263	240	1445	191.66	89.87	28.52	\$310.06
264	241	1766	234.24	109.84	28.52	\$372.60
265	239	1766	234.24	109.84	28.52	\$372.60
266	238	1445	191.66	89.87	28.52	\$310.06
267	242	1425	189.01	88.63	28.52	\$306.16
268	243	1614	214.08	100.38	28.52	\$342.98
269	245	1631	216.34	101.44	28.52	\$346.29
270	244	1453	192.73	90.37	28.52	\$311.61
271	247	1611	213.68	100.20	28.52	\$342.40
272	246	1424	188.88	88.56	28.52	\$305.96
273	236	1443	191.40	89.75	28.52	\$309.67
274	237	1763	233.84	109.65	28.52	\$372.01
275	235	1630	216.20	101.38	28.52	\$346.10
276	234	1453	192.73	90.37	28.52	\$311.61
277	233	1760	233.45	109.46	28.52	\$371.43
278	232	1442	191.27	89.68	28.52	\$309.47
279	248	1443	191.40	89.75	28.52	\$309.67
280	249	1761	233.58	109.52	28.52	\$371.62
281	250	1453	192.73	90.37	28.52	\$311.61
282	251	1630	216.20	101.38	28.52	\$346.10
283	253	1764	233.98	109.71	28.52	\$372.21
284	252	1443	191.40	89.75	28.52	\$309.67
285	230	1443	191.40	89.75	28.52	\$309.67
286	231	1764	233.98	109.71	28.52	\$372.21
287	229	1630	216.20	101.38	28.52	\$346.10
288	228	1453	192.73	90.37	28.52	\$311.61
289	227	1761	233.58	109.52	28.52	\$371.62
290	226	1443	191.40	89.75	28.52	\$309.67
291	254	1443	191.40	89.75	28.52	\$309.67
292	255	1761	233.58	109.52	28.52	\$371.62
293	256	1453	192.73	90.37	28.52	\$311.61
294	257	1630	216.20	101.38	28.52	\$346.10
295	259	1764	233.98	109.71	28.52	\$372.21
296	258	1443	191.40	89.75	28.52	\$309.67
297	150	1443	191.40	89.75	28.52	\$309.67
298	151	1763	233.84	109.65	28.52	\$372.01
299	149	1630	216.20	101.38	28.52	\$346.10
300	148	1453	192.73	90.37	28.52	\$311.61
301	147	1760	233.45	109.46	28.52	\$371.43
302	146	1443	191.40	89.75	28.52	\$309.67

CHELSEA GARDENS
STRATA FEE SCHEDULE
MARCH 1, 2015 - FEBRUARY 28, 2016
TOWNHOMES - 13888 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
303	152	1429	189.54	88.88	28.52	\$306.94
304	153	1608	213.29	100.01	28.52	\$341.81
305	155	1608	213.29	100.01	28.52	\$341.81
306	154	1429	189.54	88.88	28.52	\$306.94
307	144	1443	191.40	89.75	28.52	\$309.67
308	145	1764	233.98	109.71	28.52	\$372.21
309	143	1630	216.20	101.38	28.52	\$346.10
310	142	1453	192.73	90.37	28.52	\$311.61
311	141	1761	233.58	109.52	28.52	\$371.62
312	140	1443	191.40	89.75	28.52	\$309.67
313	156	1426	189.14	88.69	28.52	\$306.35
314	157	1614	214.08	100.38	28.52	\$342.98
315	159	1631	216.34	101.44	28.52	\$346.29
316	158	1453	192.73	90.37	28.52	\$311.61
317	161	1613	213.95	100.32	28.52	\$342.79
318	160	1426	189.14	88.69	28.52	\$306.35
319	5	1442	191.27	89.68	28.52	\$309.47
320	6	1765	234.11	109.77	28.52	\$372.40
321	4	1630	216.20	101.38	28.52	\$346.10
322	3	1453	192.73	90.37	28.52	\$311.61
323	2	1762	233.71	109.59	28.52	\$371.82
324	1	1442	191.27	89.68	28.52	\$309.47
325	9	1439	190.87	89.50	28.52	\$308.89
326	10	1762	233.71	109.59	28.52	\$371.82
327	8	1762	233.71	109.59	28.52	\$371.82
328	7	1439	190.87	89.50	28.52	\$308.89
329	138	1443	191.40	89.75	28.52	\$309.67
330	139	1763	233.84	109.65	28.52	\$372.01
331	137	1630	216.20	101.38	28.52	\$346.10
332	136	1453	192.73	90.37	28.52	\$311.61
333	135	1760	233.45	109.46	28.52	\$371.43
334	134	1443	191.40	89.75	28.52	\$309.67
335	27	0	0.00	0.00		\$0.00
		367182	48703.00	22836.67	6673.68	\$78,213.35
		Total Revenue for the Year				\$938,560.16

[illegible]

CHELSEA GARDENS
STRATA FEE SCHEDULE
MARCH 1, 2015 - FEBRUARY 28, 2016
KENSINGTON - 13860 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	APT. UTILITIES	CONTINGENCY RESERVE	WATER LEVY	STRATA FEES
101-2	165	701	\$126.31	\$46.68	\$43.59	28.52	\$245.10
102-2	164	1469	\$264.70	\$97.81	\$91.35	28.52	\$482.38
103-2	163	698	\$125.77	\$46.48	\$43.40	28.52	\$244.17
104-2	162	1207	\$217.49	\$80.37	\$75.06	28.52	\$401.43
105-2	177	1207	\$217.49	\$80.37	\$75.06	28.52	\$401.43
106-2	176	698	\$125.77	\$46.48	\$43.40	28.52	\$244.17
107-2	175	1119	\$201.63	\$74.51	\$69.58	28.52	\$374.24
108-2	174	1452	\$261.63	\$96.68	\$90.29	28.52	\$477.12
109-2	173	1365	\$245.96	\$90.89	\$84.88	28.52	\$450.24
110-2	172	1119	\$201.63	\$74.51	\$69.58	28.52	\$374.24
111-2	171	778	\$140.19	\$51.80	\$48.38	28.52	\$268.89
112-2	170	1207	\$217.49	\$80.37	\$75.06	28.52	\$401.43
113-2	169	1115	\$200.91	\$74.24	\$69.33	28.52	\$373.01
114-2	168	778	\$140.19	\$51.80	\$48.38	28.52	\$268.89
115-2	167	1375	\$247.76	\$91.55	\$85.50	28.52	\$453.33
116-2	166	764	\$137.66	\$50.87	\$47.51	28.52	\$264.56
201-2	181	701	\$126.31	\$46.68	\$43.59	28.52	\$245.10
202-2	180	1469	\$264.70	\$97.81	\$91.35	28.52	\$482.38
203-2	179	698	\$125.77	\$46.48	\$43.40	28.52	\$244.17
204-2	178	1207	\$217.49	\$80.37	\$75.06	28.52	\$401.43
205-2	193	1207	\$217.49	\$80.37	\$75.06	28.52	\$401.43
206-2	192	698	\$125.77	\$46.48	\$43.40	28.52	\$244.17
207-2	191	1119	\$201.63	\$74.51	\$69.58	28.52	\$374.24
208-2	190	1452	\$261.63	\$96.68	\$90.29	28.52	\$477.12
209-2	189	1365	\$245.96	\$90.89	\$84.88	28.52	\$450.24
210-2	188	1119	\$201.63	\$74.51	\$69.58	28.52	\$374.24
211-2	187	778	\$140.19	\$51.80	\$48.38	28.52	\$268.89
212-2	186	1207	\$217.49	\$80.37	\$75.06	28.52	\$401.43
213-2	185	1115	\$200.91	\$74.24	\$69.33	28.52	\$373.01
214-2	184	778	\$140.19	\$51.80	\$48.38	28.52	\$268.89
215-2	183	1375	\$247.76	\$91.55	\$85.50	28.52	\$453.33
216-2	182	764	\$137.66	\$50.87	\$47.51	28.52	\$264.56
301-2	197	701	\$126.31	\$46.68	\$43.59	28.52	\$245.10
302-2	196	1469	\$264.70	\$97.81	\$91.35	28.52	\$482.38
303-2	195	698	\$125.77	\$46.48	\$43.40	28.52	\$244.17
304-2	194	1117	\$201.27	\$74.38	\$69.46	28.52	\$373.62
305-2	209	1117	\$201.27	\$74.38	\$69.46	28.52	\$373.62
306-2	208	698	\$125.77	\$46.48	\$43.40	28.52	\$244.17
307-2	207	1119	\$201.63	\$74.51	\$69.58	28.52	\$374.24
308-2	206	1452	\$261.63	\$96.68	\$90.29	28.52	\$477.12
309-2	205	1365	\$245.96	\$90.89	\$84.88	28.52	\$450.24
310-2	204	1119	\$201.63	\$74.51	\$69.58	28.52	\$374.24
311-2	203	778	\$140.19	\$51.80	\$48.38	28.52	\$268.89
312-2	202	1115	\$200.91	\$74.24	\$69.33	28.52	\$373.01
313-2	201	1115	\$200.91	\$74.24	\$69.33	28.52	\$373.01
314-2	200	778	\$140.19	\$51.80	\$48.38	28.52	\$268.89
315-2	199	1375	\$247.76	\$91.55	\$85.50	28.52	\$453.33
316-2	198	764	\$137.66	\$50.87	\$47.51	28.52	\$264.56

[illegible]

CHELSEA GARDENS
STRATA FEE SCHEDULE
MARCH 1, 2015 - FEBRUARY 28, 2016
WINDSOR - 13880 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	APT. UTILITIES	CONTINGENCY RESERVE	WATER LEVY	STRATA FEES
117-3	326	847	\$152.62	\$56.40	\$52.67	\$28.52	\$290.21
118-3	325	1374	\$247.58	\$91.49	\$85.44	\$28.52	\$453.03
119-3	324	1212	\$218.39	\$80.70	\$75.37	\$28.52	\$402.97
120-3	339	1211	\$218.21	\$80.63	\$75.30	\$28.52	\$402.67
121-3	338	1375	\$247.76	\$91.55	\$85.50	\$28.52	\$453.33
122-3	337	843	\$151.90	\$56.13	\$52.42	\$28.52	\$288.97
123-3	336	1104	\$198.93	\$73.51	\$68.65	\$28.52	\$369.61
124-3	335	1219	\$219.65	\$81.17	\$75.80	\$28.52	\$405.14
125-3	334	705	\$127.03	\$46.94	\$43.84	\$28.52	\$246.33
126-3	333	1060	\$191.00	\$70.58	\$65.91	\$28.52	\$356.01
127-3	332	855	\$154.06	\$56.93	\$53.17	\$28.52	\$292.68
128-3	331	1218	\$219.47	\$81.10	\$75.74	\$28.52	\$404.83
129-3	330	1227	\$221.09	\$81.70	\$76.30	\$28.52	\$407.61
130-3	329	705	\$127.03	\$46.94	\$43.84	\$28.52	\$246.33
131-3	328	1124	\$202.53	\$74.84	\$69.89	\$28.52	\$375.79
132-3	327	1257	\$226.50	\$83.70	\$78.16	\$28.52	\$416.88
217-3	342	847	\$152.62	\$56.40	\$52.67	\$28.52	\$290.21
218-3	341	1374	\$247.58	\$91.49	\$85.44	\$28.52	\$453.03
219-3	340	1212	\$218.39	\$80.70	\$75.37	\$28.52	\$402.97
220-3	355	1211	\$218.21	\$80.63	\$75.30	\$28.52	\$402.67
221-3	354	1375	\$247.76	\$91.55	\$85.50	\$28.52	\$453.33
222-3	353	850	\$153.16	\$56.60	\$52.86	\$28.52	\$291.13
223-3	352	1104	\$198.93	\$73.51	\$68.65	\$28.52	\$369.61
224-3	351	1219	\$219.65	\$81.17	\$75.80	\$28.52	\$405.14
225-3	350	705	\$127.03	\$46.94	\$43.84	\$28.52	\$246.33
226-3	349	1060	\$191.00	\$70.58	\$65.91	\$28.52	\$356.01
227-3	348	855	\$154.06	\$56.93	\$53.17	\$28.52	\$292.68
228-3	347	1218	\$219.47	\$81.10	\$75.74	\$28.52	\$404.83
229-3	346	1227	\$221.09	\$81.70	\$76.30	\$28.52	\$407.61
230-3	345	705	\$127.03	\$46.94	\$43.84	\$28.52	\$246.33
231-3	344	1124	\$202.53	\$74.84	\$69.89	\$28.52	\$375.79
232-3	343	1257	\$226.50	\$83.70	\$78.16	\$28.52	\$416.88
317-3	358	847	\$152.62	\$56.40	\$52.67	\$28.52	\$290.21
318-3	357	1374	\$247.58	\$91.49	\$85.44	\$28.52	\$453.03
319-3	356	1119	\$201.63	\$74.51	\$69.58	\$28.52	\$374.24
320-3	371	1119	\$201.63	\$74.51	\$69.58	\$28.52	\$374.24
321-3	370	1375	\$247.76	\$91.55	\$85.50	\$28.52	\$453.33
322-3	369	850	\$153.16	\$56.60	\$52.86	\$28.52	\$291.13
323-3	368	1104	\$198.93	\$73.51	\$68.65	\$28.52	\$369.61
324-3	367	1219	\$219.65	\$81.17	\$75.80	\$28.52	\$405.14
325-3	366	705	\$127.03	\$46.94	\$43.84	\$28.52	\$246.33
326-3	365	1060	\$191.00	\$70.58	\$65.91	\$28.52	\$356.01
327-3	364	855	\$154.06	\$56.93	\$53.17	\$28.52	\$292.68
328-3	363	1122	\$202.17	\$74.71	\$69.77	\$28.52	\$375.17
329-3	362	1130	\$203.61	\$75.24	\$70.27	\$28.52	\$377.64
330-3	361	705	\$127.03	\$46.94	\$43.84	\$28.52	\$246.33
331-3	360	1124	\$202.53	\$74.84	\$69.89	\$28.52	\$375.79
332-3	359	1257	\$226.50	\$83.70	\$78.16	\$28.52	\$416.88

[illegible]