

# CHELSEA GARDENS – LMS 1416

## ANNUAL GENERAL MEETING MINUTES

MONDAY, APRIL 29, 2019

### LOCATION:

7:00 pm. – Eaglequest Golf Centre  
7778 152<sup>nd</sup> Street  
Surrey, B.C.

### STRATA COUNCIL - 2018/2019

#### PRESIDENT

Zenon Jalbert – TH-202

#### VICE-PRESIDENT

Murray Hill – K406

#### SECRETARY

Anita Thompson – W325

#### TREASURER

Victor Monasch- T153

### COUNCIL MEMBERS AT LARGE

Bob Hurley - W-122

Gordon Yamashita - K202

Ashley Orton – T243

### COMMITTEE ASSIGNMENTS

Zenon – Bring forward, Exec. Committee

Murray – Townhouses

Gordon – Apartments, RV Liaison

Bob – Social Liaison, Ponds/Fountain, Exec. Comm.

Anita – Clubhouse, Finance

Victor – Executive Committee

Ashley – Landscaping, Security, Volunteers

### CLUBHOUSE OFFICE

Valerie Morris

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

Guest suite booking and Keys

### CARETAKERS

John Unger - (604) 834-4578

(7:00 AM-3:00 PM-Monday-Friday)Valerie Morris –

Nights/Weekends

(5:00 PM-7:00 AM Monday-Friday)

(7:00AM-1:00PM Saturday)

(604) 834-4578

### STRATA MANAGERS

Ross Ruddick – ross@crpm.ca

Jesse Train – [jesse@crpm.ca](mailto:jesse@crpm.ca)

Bogdan Mitoi – bogdan@crpm.ca

**CROSSROADS MANAGEMENT LTD.**

1001- 7445 132<sup>ND</sup> STREET, SURREY, B.C. V3W 1J8

Phone: (778) 578-4445 Fax: (778) 578-4447

### EMERGENCY CONTACT

24 HOUR SERVICE (778) 578-4445

Phone: (778) 578-4445

Fax: (778) 578-4447

### 129 Owners registered in person

95 Owners registered and represented by proxy

224 Owners present/represented in total

### (1) CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Zenon Jalbert, Strata Council President. The Strata Manager, Ross Ruddick from CrossRoads Management, was asked to chair the meeting from that point on.

### (2) CALLING THE ROLL/CERTIFY 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, Yvonne Brennan, Patricia Sater, Gladys Bittner, Kay Oldman, Carol Bochen, Maralyn Young, Kathleen McLeod, Lorraine Job, Elizabeth Bell, Anna Razny, Diane Anderson, Sylvia Pennington, Lucie Walker and Joan Vaillant.

### (3) PROOF OF NOTICE/WAIVER OF NOTICE

Mr. Ruddick advised that, as per the Strata Property Act and Regulations, 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 distributed commencing on April 1<sup>st</sup> at various locations and events including the clubhouse, morning coffee, pub night, in the apartments and door to door by volunteer council members through to April 8<sup>th</sup>. The balance of the packages (approximately 10%) were mailed on April 8, 2019.

It was **MOVED** – T153, that adequate notice was given for this meeting **SECONDED** – W325.

**CARRIED**

**(4) ADOPTION OF AGENDA**

It was **MOVED** – T153 to adopt the AGM agenda as presented in the package distributed by mail/in person to the owners **SECONDED** – W325 **CARRIED**

**(5) ADOPTION OF PREVIOUS MINUTES**

It was **MOVED** – T153 to adopt the minutes of the AGM of April 23, 2018 as circulated. **SECONDED** – W325. **CARRIED**

**(6) PRESIDENT'S REPORT**

On behalf of your strata council and Crossroad's management team I would like to welcome everyone and thank you in participating in this evenings meeting. Your Strata Members are Bob Hurley; Social Committee liaison , Murray Hill; townhouses and Vice President , Gordon Yamashita; RV parking and apartments , Victor Monasch, Treasurer, Anita Thompson; clubhouse, Ashley Orton; security and landscaping . Lastly myself Zenon Jalbert: President.

I would like to honor one of our council members; Gordon Yamashita who is not forwarding his name for re-election. Gordon served six years in the role as apartment and RV parking liaison. Gordon has lived in the complex for thirteen years and wishes to continue to enjoy our beautiful Chelsea Gardens.

This past year has seen numerous upgrades throughout the complex. Renovations carried out to the lobby in the Kensington. Carpeting and hallway upgrades in the Mayfair. Clubhouse guest suite improvements and hallway repainting. Replaced the south fence and rationalized reduced costs of our clubhouse telephone/Internet system. Revamping of the fob system earlier this year and continuing landscaping improvements.

This past year we also experienced a number of maintenance challenges with the replacement of the Mayfair heat exchanger, townhouse flat roof repairs, and expensive townhouse waterline leaks attributed to ongoing tree root encroachment.

Victor Monasch, our treasurer, with the assistance of Anita Thompson, generated a budget, which will allow us to continue to maintain, improve, and carry out various upgrades in the complex despite the challenges outside of our control such as a major increase in insurance. Council would like to thank Victor and Anita for the many hours of hard work in keeping our budgets in good order. The contingency continues to grow and at present, we are approaching the 2.3 million dollar mark.

At this time, I would like to acknowledge our many volunteers, who in a large part make Chelsea Gardens a wonderful place to live and definitely saves us all money. Projects include the restoration and painting of the exterior concrete bollards. Painting throughout the complex including benches, lattice, and signs. Other activities include plant care, lattice repair and irrigation system maintenance and our emergency response teams.

Our Social committee volunteers who organize so many of our events we experience throughout the year, such as Canada Day, New Year's Eve and our various functions along with the newsletters and Chelsea Today web sites, to keep everyone informed of the various activities. The Chelsea Today web site recently experienced a major expansion with the addition of all Strata related documentation such as meeting minutes, rules etc.

As mentioned previously, volunteering is a very important component of our complex so if you have an area of expertise that you would like to share or just help out, please let us know.

Finally yet importantly, applause should go to your strata council who work tirelessly, most times in the background, to keep our community running smoothly. The council feels we are extremely lucky to have Ross Ruddick, Jesse Train, and Bogdan Mitoi to guide us through the many hurdles we encounter during the year with their expertise and willingness to tackle the numerous challenges that inevitably crop up.

As this is a lengthy agenda, we request that residents speak to the motion only once and in a timely fashion. We will try to go from one microphone to another in a fair and reasonable order so that everyone's concerns are addressed. Also, unless absolutely necessary, we request that voting be done with a show of voting cards rather than secret ballots as time will become an issue. If the rule and by-law changes that are in your AGM package are approved tonight, you will receive updated pages to insert into your owner's manual. Just a friendly reminder, if you sell your property, the owner's manual is to remain in your unit.

Thank you for your participation this evening.

Zenon Jalbert, President

## **(7) COMMITTEE REPORTS**

The Social committee year-end 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**

Jesse Train informed the Owners of details of the Strata Corporation's insurance policy. The policy was renewed effective March 1, 2019. Details of the policy are as follows:

- Property value - \$133,000,000.00
- Equipment/contents/leased security - \$343,000.00

Key amounts and Deductibles:

- Water - \$10,000
- Sewer Back-Up - \$10,000
- Flood - \$25,000
- Directors and Officers - \$15,000,000 – General Liability - \$10,000,000
- Glass - \$500
- Earthquake – 10% minimum - \$100,000
- All Risks - \$ 5,000
- Master Key Coverage \$500. Lock and key coverage - \$250

Jesse advised all owners to take a copy of the Summary of Coverage (attached to these minutes) to their insurance provider to ensure that owners have necessary coverage. Owners were invited to have Ross or Jesse review their policy when they come to Chelsea Gardens most every Friday. Jesse also wanted all owners to be aware that the strata corporation insurance policy does not cover improvements or betterments that the owner (or a previous owner) may have made to developer installed items. Jesse also noted that the strata insurance policy does not cover "content manipulation" such the moving and storage of household items that

may be in the way when restoration work (floor coverings for example) is underway. He also stressed the importance of having sufficient coverage for “Additional Living Expense” should you have to vacate your unit for an extended period while restoration work is being completed.

It was **MOVED** by T153 and **SECONDED** by W325 to accept the report on insurance.

**CARRIED**

### **VOTE SCRUTINEERS**

The Strata Manager explained the voting procedures to be followed at the AGM to the owner’s assembled. There was noted that there will only be one secret ballot, which will be for the election of Council.

The council would like to thank the following volunteers who were present to count voting cards and election ballots: Leader Dave Pritchard, Elaine Saunders, Gail Carter, Lois Pritchard, Lloyd Anderson, Yvonne Brennan, Ray Smith, Bob Hyde and Chester Hendrickson.

Staff from CrossRoads Management Ltd. attended to assist as necessary and this included Bogdan Mitoi and Maureen Ruddick

## **(9) ELECTIONS OF COUNCIL AND THE INVESTMENT COMMITTEE**

### **ELECTION OF STRATA COUNCIL**

Mr. Ruddick explained that Murray Hill, Zenon Jalbert, Ashley Orton and Anita Thompson are entering the 2<sup>nd</sup> year of their two-year terms and that they are not voted upon as per Chelsea Garden’s bylaw #10. He called for a ratification vote on those Council members serving the second year of their term and, by a show of voting cards, they received the necessary support.

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:

Bob Hurley – W122, Victor Monasch – T153, Norman Reid – T302, and Bill Zemianski – T329. Each of these candidates submitted a bio/resume that was included in the AGM package so that owners could have background information about all that were running.

Mr. Ruddick called three times for any additional nominations. As there were no further nominations Mr. Ruddick closed the nominations. Mr. Ruddick then provided each candidate an opportunity to speak to the assembled owners and the candidates did this, very briefly.

After the owners indicated up to their four choices, the ballots were collected and then counted by the volunteer scrutinizers from Chelsea Gardens.

Ross Ruddick was provided the voting tally and announced the elected Strata Council members for the 2019 - 2021 term as:

Victor Monasch – T153, Norman Reid – T302, and Bill Zemianski – T329.

Ross Ruddick thanked all the nominees for running and noted that it is healthy in a Strata Corporation to have active participation in the election of a Strata Council.

The Strata Manager will retain the ballots for two weeks prior to destroying them.

### **ELECTION OF THE INVESTMENT COMMITTEE**

The Strata Manager called three times for candidates to serve on the investment committee but, hearing no nominations, he indicated that the investment committee would remain inactive for this upcoming year.

### **(10) RATIFICATION OF RULES - SIMPLE MAJORITY VOTE (MORE THAN 50%)**

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 (more than 50%) vote. This year there were a few new rules passed by council and these are being brought forward for owner ratification.

As time was limited, the Chair generally limited debate to be three speakers in favour of the ratification vote and three speakers opposed to the ratification vote.

#### ***At the June 19, 2018 meeting, a new rule was approved by Council 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 every day during the season the pool is open and 5:00 PM to 6:00 PM Saturday – Thursday during the season the pool is open

**MOVED by T153    SECONDED by W325**

**CARRIED**

#### ***At the March 19, 2019 Council meeting a new rule was approved by Council to read:***

##### **1. GENERAL**

- I. Rental rates and user fees for all services, products, parking spaces, guest suites, common spaces, etc. will be set by the Strata Council on an annual basis at the last Council meeting in March prior to the Annual General Meeting. They will not take effect until ratified at the Annual General Meeting.

These rental rates and user fees include the following:

1. Electric scooters parked in apartments using common electricity.
2. Strata owned parking stalls in apartments available for rental by apartment owners.
3. Fobs and clickers. These prices may be increased during the fiscal year if the cost of purchasing them exceeds the re-sale price.

4. Apartment move-in/move-out fees.
5. Apartment elevator key security fee.
6. Fireside Room rental fee.
7. Fireside Room damage deposit.
8. Guest Suite Rental rate.
9. RV stall rental rate for owners and tenants.
10. Tow vehicle rental rates.
11. RV parking rates for visitors.
12. Kilometer rate to be paid to Council, Volunteers and Staff.

All references to rental rates in specific rules will be replaced by the following statement:

“The charge or fee for this is to be determined by the Strata Council at the last Council meeting in March, prior to the approval and distribution of the Annual General Meeting agenda. The new rates or fees will take effect only after owner approval (or amendment) at the AGM.

**MOVED by T153    SECONDED by W325**

**CARRIED**

***At the March 19, 2019 Council meeting a new rule was approved by Council to read:***

1. **GENERAL**

- j. The rental rates for the upcoming year will be:
1. Electric scooters parked in apartments - \$6.00 per month.
  2. Strata owned parking stalls in apartments - \$25.00 per month.
  3. Fobs and scan cards - \$10.00. Clickers - \$60.00.
  4. Apartment move-in/move-out fees. - \$100.00 one-time charge.
  5. Apartment elevator key security fee. - \$50.00.
  6. Fireside Room rental fee. - \$50.00.
  7. Fireside Room damage deposit. - \$250.00.
  8. Guest Suite Rental rate. - \$45.00 per night.
  9. RV stall rental rate for owners and tenants. – 25.00 per month.
  10. Tow vehicle rental rates. - \$10.00 per month.
  11. RV parking rates for visitors. - \$25.00 per week.
  12. Kilometer rate to be paid to Council, Volunteers and Staff. - .55 cents per kilometer.

Mr. Ruddick indicated, given the expectation that would be debate on some of these increases, he would combine the ones where no increases were proposed and do separate votes on the balance so that the entire package would not fail.

He combined: #3 – Fobs and scan cards and clickers, #4 -Apartment move-in/move-out fee, #5 – Elevator security key, #6 – Fireside Rental fee, #7 – Fireside damage deposit into one ratification vote.

**MOVED by T153 and SECONDED by W325**

**CARRIED**

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Mr. Ruddick then called for separate votes on the following:

- 1. Electric scooters parked in apartments - \$6.00 per month.

**MOVED by T153 and SECONDED by W325**

**CARRIED**

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- 2. Strata owned parking stalls in apartments - \$25.00 per month.

**MOVED by T153 and SECONDED by W325**

**CARRIED**

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- 8. Guest Suite Rental rate. - \$45.00 per night.

**MOVED by T153 and SECONDED by W325**

**CARRIED**

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- 9. RV stall rental rate for owners and tenants. – 25.00 per month.

**MOVED by T153 and SECONDED by W325**

After some discussion it was **MOVED by K215 and SECONDED by W420** to amend the amount down from \$25.00 to \$20.00 per month and, after further debate the question was called: **CARRIED**

The question was then called on the original rule ratification as amended:

**CARRIED**

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- 10. Tow vehicle rental rates. - \$10.00 per month.

**MOVED by T153 and SECONDED by W325**

After some discussion it was **MOVED by W129 and SECONDED by T104** to table this ratification vote and, after further debate the question was called: **CARRIED**

This will now be referred to the RV Committee and Council liaison to re-consider and re-work.

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11. RV parking rates for visitors. - \$25.00 per week.

MOVED by T153 and SECONDED by W325

CARRIED

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12. Kilometer rate to be paid to Council, Volunteers and Staff. - .55 cents per kilometer.

MOVED by T153 and SECONDED by W325

CARRIED

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*At the March 19, 2019 Council meeting a new rule was approved by Council to read:*

1. GENERAL

- k. Garage sales are prohibited except during an annual event approved and scheduled by the Strata Council. During a Council approved annual garage sale, apartments will be assigned some ground level visitor parking spaces for their items.

MOVED by T153 and SECONDED by W325

CARRIED

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*At the March 19, 2019 Council meeting a new rule was approved by Council to read:*

1. GENERAL

- l. Each Strata Lot is limited to a maximum of 10 fobs and/or clickers unless written permission is granted by the Strata Council for extenuating circumstances.

MOVED by T153 and SECONDED by W325

CARRIED

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*At the March 19, 2019 Council meeting a new rule was approved by Council to read:*

1. GENERAL

m. The use of private vehicles for official strata business by Council members or volunteers is not permitted without prior approval by the Strata Council. When approved, that usage will be compensated by a per kilometer rate that will be established by the Strata Council at the beginning of each fiscal year and that rate will reflect the cost of gas, maintenance, wear and tear and insurance. The Strata Corporation will not be responsible for the cost of any insurance deductible or repairs that are a result of using a private vehicle for Strata Business. Staff members who have been authorized by the Strata Council for private vehicle use may do so on a year round basis but they will also be compensated by the same per kilometer rate and will not be compensated for any deductibles or vehicle repairs.

MOVED by T153 and SECONDED by W325

CARRIED

*At the March 19, 2019 Council meeting a new rule was approved by Council to read:*

4. USE OF RECREATIONAL FACILITIES

B. *Pool and Spa Area*

18. Cameras that have any view of the pool and spa area will only be recording between 10:00 PM – 7:00 AM.

MOVED by T153 and SECONDED by W325

DEFEATED

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*At the March 19, 2019 Council meeting an amended and additional rule was approved by Council to read:*

9. Guest suites must be vacated no later than 9:30 AM on the last day the suite is rented. Keys must be dropped in the mail slot to the Resident Manager's office. Guest suite renters who stay beyond 10:00 AM on check-out day will be charged an additional day's rental, payable by the owner who booked the suite.

MOVED by T153 and SECONDED by W325

CARRIED

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*At the March 19, 2019 Council meeting a new rule was approved by Council to read:*

2. (k) All vehicles, bicycles and motorcycles stored in the parkades must be operational and roadworthy and not in derelict condition. The condition of the vehicle must be such that the vehicle must be able to move and does not have any major mechanical flaw, leaking oil or flat tires.

MOVED by T153 and SECONDED by W325

CARRIED

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(11) APPROVAL OF THE 2018/2019 OPERATING RESULTS

It was **MOVED** by T153 and **SECONDED** by W325 to approve the operating results from the 2018/2019 fiscal year just ended as distributed.

CARRIED

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(12) APPROVAL OF THE 2019/2020 OPERATING BUDGET

It was **MOVED** by T153 and **SECONDED** by W325 to approve the operating budget as distributed at this Annual General Meeting.

CARRIED

A copy of the new strata fees for each of the apartments and townhomes is attached to these minutes since there was an increase that was approved.

### **(13) 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 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.

#### **PAYMENT OF INCREASED FEES**

Due to the timing of the AGM, the May 1, 2019 withdrawal was at the same level as last year. THE JUNE 1, 2019 PRE AUTHORIZED DEBIT THROUGH YOUR BANK ACCOUNT WILL BE IN THE AMOUNT OF YOUR NEW STRATA FEE **PLUS THE SHORTFALL** FOR MARCH, APRIL and MAY. THE JULY 1, 2019 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, 2019, payable to **Strata Plan LMS 1416 – Unit #\_\_\_\_\_**. If you have paid March, April and May, 2019, please forward only 10 cheques as well as one cheque for the difference in fees for the months of March, April and May. Cheques may be left in the "Property Manager" mailbox in the clubhouse mailroom or the foyer of each apartment building for pick-up.
3. The approved increases for RV parking, strata rental parking stalls in the apartments and scooter power in the apartments take effect on May 1<sup>st</sup> but the first withdrawal will be on June 1<sup>st</sup> with the May increase added. All other approved fee increases take effect for new bookings after April 30<sup>th</sup>.

### **(14) CONSIDERATION OF 3 / 4 VOTE RESOLUTIONS**

#### **3 / 4 VOTE "A" – TOWNHOUSE CAPITAL PROJECTS REPAIRS - 2019**

**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 \$90,000.00 to inspect, and where necessary, repair and caulk those townhouse units and replace spindles and do envelope repairs as required on a priority basis.

**MOVED by T 153    SECONDED by W 325**

After discussion the question was called and, by a  $\frac{3}{4}$  vote (voting cards), it was:

**CARRIED**

**3 / 4 VOTE "B" – APARTMENT MAKE UP AIR UNIT REPLACEMENT- 2019**

**Therefore be it resolved** as a  $\frac{3}{4}$  vote of the Owners, LMS 1416, Chelsea Gardens, that the Strata Corporation be authorized to spend up to \$180,000.00 out of the Contingency Reserve Fund to replace the five make-up air units on the apartment buildings, which will include air conditioning capabilities.

**MOVED by T 153 SECONDED by W 325**

After discussion the question was called and, by a  $\frac{3}{4}$  vote (voting cards), it was:

**CARRIED**

**3 / 4 VOTE "C" – GARAGE DOORS - 2019**

**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 \$25,000.00 to replace townhouse garage doors as required on a priority basis.

**MOVED by T 153 SECONDED by W 325**

After discussion the question was called and, by a  $\frac{3}{4}$  vote (voting cards), it was:

**CARRIED**

**3 / 4 VOTE "D" – WINDSOR LOBBY/PARKADE ENTRY IMPROVEMENTS – 2019**

**Therefore be it resolved** as a 3 / 4 vote of the Owners, LMS 1416, Chelsea Gardens, that Council is hereby authorized to spend up to \$35,000.00 from the Contingency Reserve Fund to do significant updating to the lobby and garage entry of the Windsor.

**MOVED by T 153 SECONDED by W 325**

After discussion the question was called and, by a  $\frac{3}{4}$  vote (voting cards), it was:

**CARRIED**

**3 / 4 VOTE "E" –LANDSCAPING REMEDIATION - 2019**

**Therefore be it resolved** as a  $\frac{3}{4}$  vote that the Strata Council be authorized to spend up to \$35,000.00 (from the CRF) to proceed with the recommendations provided by Allen Brothers Landscaping.

**MOVED by T 153 SECONDED by W 325**

After discussion the question was called and, by a  $\frac{3}{4}$  vote (voting cards), it was:

**CARRIED**

### **3 / 4 VOTE "F" – TELECOMMUNICATIONS AGREEMENT – 2019**

**Therefore be it resolved** as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that:

1. The owners agree to provide a Statutory Right of Way (SRW) for telecommunications purposes over portions of the property on 13860 70th Avenue, Surrey, BC
1. In accordance with section 71 of the Strata Property Act, the Strata Corporation approves a significant change in the use or appearance of the common property of the Strata Corporation for the installation of the telecommunications equipment.
2. The Strata Corporation enter into a Statutory Right of Way (SRW) Agreement and the Strata Council for the Strata Corporation take all such further actions to execute and deliver in the name of and on behalf of the Strata Corporations the Statutory Right of Way (SRW) Agreement and such other agreements, assignments, instruments, notes and documents (the "Documents") relating to, contemplated by or necessary or desirable in connection with the Statutory Right of Way (SRW) Agreement.
3. Any two members of the Strata Council be, and are hereby, authorized and directed to execute and deliver the Statutory Right of Way (SRW) Documents in the name of and on behalf of the Strata Corporation, with such changes, modifications, and amendments thereto may in their discretion (but in keeping with this Resolution) approve, which approval shall be conclusively evidenced by the execution and delivery of such Statutory Right of Way (SRW) Documents. To the extent that any such Statutory Right of Way (SRW) Documents were executed and delivered prior to the date hereof, the execution and delivery thereof by any such Authorized Persons be, and are hereby, approved ratified and confirmed.

**MOVED by T 153 SECONDED by W 325**

After discussion the question was called and, by a  $\frac{3}{4}$  vote (voting cards), it was:

**DEFEATED**

### **3 / 4 VOTE "G" –ACCESSIBILITY IMPROVEMENTS - 2019**

**Therefore be it resolved** as a  $\frac{3}{4}$  vote that the Strata Council be authorized to spend up to \$20,000.00 to proceed with some of the key recommendations provided by the Rick Hanson Foundation.

**MOVED by T 153 SECONDED by W 325**

After discussion the question was called and, by a  $\frac{3}{4}$  vote (voting cards), it was:

**CARRIED**

### **3 / 4 VOTE "H" – BYLAW CHANGE – FLAGS**

**Therefore be it resolved** as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that Bylaw 3 (5) be amended to now read:

**Use of Property**

3. (5)(a) No laundry, clothing, bedding or other articles shall be hung from, stored on, or displayed from windows, decks, patios, or other parts of the strata lot such that they are visible from the outside of the building. Outdoor patio furniture is allowed on patios and balconies. Canadian and Province of BC flags that are of reasonable size (not to exceed 2' X 4') and in good condition are exempt.
3. (5)(b) Other than during the period of one week before and one week after Canada Day and/or BC Day, flags shall not be displayed off of balcony railings and shall be displayed as intended (i.e. Not upside-down, deliberately sideways, ragged, torn or excessively faded). Other than during the week before and week after Canada Day and BC Day, each Strata Lot is restricted to display up to a maximum of one flag and the flag should not exceed two feet in width by four feet in length. Owners are responsible for damage to the building envelope. During the one week before and one week after Canada Day and BC Day, there will be no restriction on the quantity and location of these flags.

**MOVED by T 153 SECONDED by W 325**

After discussion the question was called and, by a  $\frac{3}{4}$  vote (voting cards), it was:

**CARRIED**

**3 / 4 VOTE "I" – BYLAW CHANGE – REPAIR AND MAINTENANCE BY STRATA CORPORATION**

**Therefore be it resolved** as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that the current bylaw, numbered 3 (9) c (ii) (D) to now read:

**Repair and Maintenance of Property by Strata Corporation**

9. (1) The Strata Corporation must repair and maintain all of the following:
- (a) common assets of the Strata Corporation;
  - (b) common property that has not been designated as limited common property;
  - (c) limited common property, but the duty to repair and maintain it is restricted to:
    - (i) repair and maintenance that in the ordinary course of events occurs less often than once a year, and
    - (ii) the following, no matter how often the repair or maintenance ordinarily occurs:
      - (A) the structure of a building;
      - (B) the exterior of a building;
      - (C) chimneys, stairs, balconies and other things attached to the exterior of a building except that the requirement to keep drains free from snow, leaves and debris is the responsibility of the owner, occupant or tenant;
      - (D) doors and windows and skylights on the exterior of a building or that front on the common property except that the responsibility of repairing, replacing and maintaining any attached hardware of doors, windows and garage doors and to clean owner accessible doors and windows is that of the owner, occupant or tenant; and

- (E) fences, railings and similar structures that enclose patios, balconies and yards;
- (d) a strata lot in a strata plan that is not a bare land strata plan, but the duty to repair and maintain it is restricted to:
- (i) the structure of a building,
  - (ii) the exterior of a building,
  - (iii) chimneys, stairs, balconies and other things attached to the exterior of a building except that the requirement to keep drains free from snow, leaves and debris is the responsibility of the owner, occupant or tenant,
  - (iv) doors, windows and skylights on the exterior of a building or that front on the common property except that the responsibility to clean owner accessible doors and windows is that of the owner, occupant or tenant; and
  - (v) fences, railings and similar structures that enclose patios, balconies and yards

**MOVED by T 153 SECONDED by W 325**

After discussion the question was called and, by a  $\frac{3}{4}$  vote (voting cards), it was:

**CARRIED**

### **3 / 4 VOTE "J" – BYLAW AMENDMENT – GARBAGE**

**Therefore be it resolved** as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that the current bylaw 34 (1) be amended to now read:

#### ***Garbage***

- 34** (1) Any articles or material other than normal household garbage and recyclables must be removed by, and at the expense of, the owners, tenants and occupants of the strata lot from which the articles or materials originated. All normal household garbage, organics or recycling must be stored in containers with secure lids, and all government regulations pertaining to recycling must be followed. A secure lid can be quite simple provided that it makes it difficult for birds, rodents and animals to access. Organic bins or totes must have the handle moved to the locked position. For those units who receive curbside collection of garbage, green waste and recyclables the containers for each must be kept within the strata lot and not outside except between 6 PM the day before the scheduled collection and 9 PM the day of collection. Owners are responsible for cleaning up any mess made by birds or animals.

**MOVED by T 153 SECONDED by W 325**

After discussion the question was called and, by a  $\frac{3}{4}$  vote (voting cards), it was:

**CARRIED**

### **3 / 4 VOTE "K" –BYLAW AMENDMENTS – PARKING AND STORAGE OF VEHICLES**

**Therefore be it resolved** as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that the current bylaw 37 (1) be amended to now read:

### **Parking and Storage of Vehicles**

37. (1) An owner, occupant, or tenant must not use parking stalls for other than the parking of licensed and insured motor vehicles, trailers, motorcycles, electric scooters, and bicycles, unless otherwise approved in writing by Council. The parking of any other type of vehicle or the storage of any other item is not permitted. The condition of the vehicle must be in such that the vehicle must be able to move and does not have any major mechanical flaw, leaking oil or flat tires.

**MOVED by T 153 SECONDED by W 325**

After discussion the question was called and, by a  $\frac{3}{4}$  vote (voting cards), it was:

**CARRIED**

### **3 / 4 VOTE "L" –BYLAW AMENDMENTS – PARKING AND STORAGE OF VEHICLES**

**Therefore be it resolved** as a 3 / 4 Vote of the Owners, LMS 1416, Chelsea Gardens, that a new subsection to Bylaw 37 to be numbered 37 (15) be introduced to read:

#### **Parking and Storage of Vehicles**

37. (15) A visitor may not park their vehicle on a regular basis in an owner designated apartment stall without the approval of the owner assigned that parking stall and without a written notice to the Strata Council, Strata Management or the caretaking staff.

**MOVED by T 153 SECONDED by W 325**

After discussion the question was called and, by a  $\frac{3}{4}$  vote (voting cards), it was:

**CARRIED**

### **3 / 4 VOTE "M" –BYLAW AMENDMENTS**

**Whereas** it is preferable to have on file with the Land Titles Office, one set of bylaws rather than a set plus multiple amendments, and

**Whereas** this can be accomplished by resolution to incorporate all of the bylaw changes and amendments approved at this Annual General Meeting into one consolidated set of bylaws that, as necessary, would be renumbered without changing any intent or wording, and

**Whereas** this would also require the ownership to repeal all existing bylaws on file with the Land Titles Office.

**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 29, 2019 be incorporated into the existing set of bylaws that are on file at land titles and include the bylaw changes approved at previous Annual General Meetings 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 T 153 SECONDED by W 325**

After discussion the question was called and, by a  $\frac{3}{4}$  vote (voting cards), it was:

**CARRIED**

**SIMPLE MAJORITY VOTE “N” – REQUESTED LETTER TO THE GOVERNMENT OF BC**

Therefore, be it resolved by a majority vote of the owners of LMS 1416, Chelsea Gardens, that the Strata Council draft and send a letter to the Government of B.C. seeking a continued exemption from the Speculation and Vacancy Tax based on our bylaws that do not permit any rentals.

**MOVED by T 153 SECONDED by W 325**

After discussion the question was called and, by a  $\frac{3}{4}$  vote (voting cards), it was:

**CARRIED**

**(15) NEW BUSINESS**

- The Strata Council Reminded Owners of the Trash or Treasure day occurring on June 15<sup>th</sup> 2019.
- The Strata Manager noted that there is a plan to hold the Chelsea Golf Tournament on Sunday, August 18<sup>th</sup>. Owners are asked to volunteer and send correspondence to the Strata Manager. Please call or email Ross Ruddick as soon as possible.
- The Strata Manager reminded owners of the importance of volunteers to assist in small projects including but not limited to Irrigation, sidewalk pressure washing, perimeter fence repairs.
- An Owner noted their concern about the costs of replacing FOB’s when they fail. The Strata Manager will present this concern to the incoming Council.
- An Owner asked about parkade security. Although this question was not answered at the AGM, it is noted that improvements to the gates/doors so that they are alarmed against tampering.
- There was an owner who expressed dissatisfaction with the landscaping firm and asked whether competitive bids have been tendered. The Strata Manager noted that there has been general satisfaction with the landscaping services and this contract has not been recently tendered for that reason. There were other owners who spoke with a range of opinions. Owners are asked to put concerns and complements in writing.
- It was noted by an owner that the garbage contractor is sometimes to blame for not picking up a mess when bags break during collection. This will be addressed with the contractor. One owner mentioned that they had not received an updated collection schedule and these are available in the office and on the Chelsea Today website.
- An Owner asked if we will be receiving a dump of garden soil for owners to use and this is planned.

**(16) TERMINATION OF MEETING**

It was MOVED - # W- 320 to terminate the meeting at 9:30 PM.

The newly elected Council will meet on Friday, May 3, 2019 at 9:00 AM in the library to elect council positions and hold the first Council Meeting.

Ross Ruddick, Strata Manager

**Attachments:**

1. Insurance declaration sheet
2. Approved 2019 – 2020 Budget
3. Fee schedule for each apartment and for townhouses (not the entire complex)

**UPCOMING EVENTS AT CHELSEA GARDENS IN 2019**

- Trash or Treasure Day – June 15<sup>th</sup>. 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.

*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!



The speed limit applies to owners, residents, visitors, contractors and all delivery/service people.



## Residential Strata Program Summary of Coverages - Strata Plan LMS1416

Insured	The Owners of Strata Plan LMS1416, Chelsea Gardens Crossroads Management Ltd.	Property Policy Number: CMWM0084
Policy Period	From: March 1, 2019 To: March 1, 2020	Effective March 1, 2019
Location(s)	13860, 13870, 13880, 13888 70th Avenue, Surrey, BC V3W 0T4	

### Description of Coverages

	Limits of Liability	Deductibles
Property of Every Description – Per Occurrence, Form CMWM-JANUARY-01-2017, Appraisal: Oct 4, 2018, Year of Cycle: 1	\$ 133,000,000.	See Below
Equipment/Contents/Leased Security	\$ 343,000.	
Earthquake – Annual Aggregate – Extended Replacement Cost Applies	\$ 133,343,000.	
Flood – Annual Aggregate – Extended Replacement Cost Applies	\$ 133,343,000.	
Blanket Glass	Included	
Equipment Breakdown - By-laws Included	\$ 133,000,000.	\$1,000.
Equipment/Contents/Leased Security	\$ 343,000.	
Included - Debris Removal, \$500,000. Ammonia Contamination, \$500,000. Hazardous Substances, \$1,000,000. Expediting Expense, \$500,000. Water Damage, \$250,000. Extra Expense, \$100,000. Service Interruption	Included	
General Liability – Bodily Injury, Personal Injury and Property Damage Liability – Each Accident or Occurrence	\$ 10,000,000.	*\$1,000.
Products and Completed Operations – Aggregate Limit	\$ 10,000,000.	
Non-Owned Automobile	\$ 10,000,000.	
Advertising Injury Liability	\$ 10,000,000.	
Medical Payments – Each Person	\$ 10,000.	
Tenants’ Legal Liability – Any One Accident	\$ 250,000.	\$1,000.
Voluntary Compensation Extension – Strata Volunteers Coverage	\$ 100,000.	
(Weekly Indemnity of 2/3 of Employee’s Weekly Wage, but not exceeding \$/week & set at \$/week for Volunteer Workers)		
Strata Corporation Directors & Officers Liability – Annual Aggregate – Claims Made; Defense Costs Outside limit of liability - No limitation	\$ 15,000,000.	Nil
Professional Liability Extension for Property Manager per Wrongful Act – Annual Aggregate – Claims Made	Included	Nil
Discrimination Defense Costs	Included	
Employment Practices Liability	Included	
Broad Form Money & Securities - Loss Inside & Outside Premises, Depositors Forgery	\$ 5,000.	Nil
Employee Dishonesty, Coverage – Form A	\$ 30,000.	Nil
Pollution Liability – Each Pollution Event, Including Bodily Injury or Property Damage and Clean-up Costs	\$ 1,000,000.	\$10,000.
Aggregate (Master) Policy Limit	\$ 5,000,000.	
Terrorism and Sabotage Coverage	\$ 500,000.	\$2,500
Volunteer Accident Coverage	\$ 100,000.	7 Day Waiting Period
Principal Sum - \$100,000 Weekly Accident Indemnity - \$500 (maximum 52 weeks)		
Accident Expenses - various up to \$15,000. (please see wording) Dental Expenses \$5,000.		
Intellect Privacy & Data Breach		Nil.
Liability	\$ 50,000.	
Expense	\$ 10,000.	

### Platinum Legal Services Retainer Contract

Aggregate Fees Cap per Legal Proceeding

Per Claim – \$1,500,000 Term Aggregate

Note: The Legal Services Retainer Contract with Clark Wilson LLP is not a contract of insurance but is a Retainer agreement between the Strata Corporation and Clark Wilson LLP for Legal Services as described in the Contract. Premium is fully earned.

\$1,000,000.

### Deductibles – Property

- |                              |                                     |                               |
|------------------------------|-------------------------------------|-------------------------------|
| ▪ All Losses \$5,000 except: | ▪ Flood \$25,000                    | ▪ Master Key Coverage \$500   |
| ▪ Water Damage \$10,000      | ▪ Earthquake 10%, minimum \$100,000 | ▪ Lock and Key Coverage \$250 |
| ▪ Sewer Back-up \$10,000     | ▪ Residential Glass Breakage \$500  |                               |

### Conditions – Property

- All Risks of direct physical loss or damage to property described at Location(s) of Risk shown above.
- Basis of Loss Settlement – Replacement Cost including by-laws.
- Co-insurance Basis – Stated Amount.
- Extended Replacement Cost –30% Subject to an appraisal being filed with the insurers and dated within 12 months prior to the effective date of the policy.
- Any Property additions, renovations or installation work will be subject to a limit of 15% of the insured value, with a maximum of \$1,000,000.

### Conditions – General Liability

- Property Manager is an Additional Named Insured for their management of the Strata Plan.
- \*\$1,000. Bodily Injury Deductible shall be waived on the first bodily injury loss/claim if there is no prior bodily injury loss within 5 years from the effective date of the coverage term

E&OE This document does not form part of the policy. For more specific details, please refer to the actual policy wordings.

**Chelsea Gardens LMS1416  
Income and Expenses**

INCOME	Actual 2018-2019				APPROVED 2019-2020		
	Apt	Thse	Actual	Budget	Apt	Thse	Budget
1 Apt - Operations Fees	369,814		369,814	369,812	394,992		394,992
2 Apt - Parking & Scooter	4,260		4,260	1,700	2,500		2,500
3 Apt - Misc & Move In	1,000		1,000	800	800		800
4 Apt - Prior Years Surplus(Deficit)	34,220		34,220	34,220	30,419		30,419
5 Thse - Operations Fees		615,933	615,933	615,933		656,510	656,510
6 Thse - Prior Years Surplus(Deficit)		37,802	37,802	37,802		35,693	35,693
7 Com - Rental Fireside Lounge	480	1,045	1,525	1,000	315	685	1,000
8 Com - Caretaker Suite	2,267	4,933	7,200	7,200	2,267	4,933	7,200
9 Com - Guest Suites	3,099	6,741	9,840	8,800	2,771	6,029	8,800
10 Com - RV Parking	2,311	5,029	7,340	7,800	2,456	5,344	7,800
11 Com - Misc & Fines & Parking	94	206	300	0	0	0	0
13 Com - Dish & Cutlery Rental	71	154	225	0	0	0	0
14 Com - Interest Income	840	1,828	2,669	1,200	378	822	1,200
15 Com - Remote Control Sale	924	2,011	2,935	1,500	472	1,028	1,500
16 Com - Keys	9	21	30	0	0	0	0
17 <b>TOTAL Operations Income</b>	<b>419,391</b>	<b>675,702</b>	<b>1,095,093</b>	<b>1,087,767</b>	<b>437,371</b>	<b>711,043</b>	<b>1,148,414</b>
18 <b>CRF Fund Fees</b>	<b>140,131</b>	<b>304,870</b>	<b>445,000</b>	<b>445,000</b>	<b>144,334</b>	<b>314,016</b>	<b>458,350</b>
19 <b>Apt - Utility Fund Fees</b>	<b>121,195</b>		<b>121,195</b>	<b>120,518</b>	<b>118,308</b>		<b>118,308</b>
20 <b>Water Fund Fees</b>	<b>66,849</b>	<b>97,766</b>	<b>164,615</b>	<b>163,163</b>	<b>61,440</b>	<b>89,856</b>	<b>151,296</b>
21 <b>TOTAL Fees To Be Collected</b>	<b>747,565</b>	<b>1,078,338</b>	<b>1,825,903</b>	<b>1,816,448</b>	<b>761,453</b>	<b>1,114,915</b>	<b>1,876,368</b>

APT UTILITIES	APT	Actual	Budget	APT	Budget
22 Total Apt Utility Income	121,195	121,195	120,518	118,308	118,308
23 Prior Years Surplus(Deficit)	17,373	17,373	17,373	13,874	13,874
24 <b>TOTAL INCOME</b>	<b>138,568</b>	<b>138,568</b>	<b>137,891</b>	<b>132,182</b>	<b>132,182</b>
25 Electricity	45,044	45,044	56,232	48,000	48,000
26 Gas	79,650	79,650	81,659	84,182	84,182
27 <b>TOTAL EXPENSES</b>	<b>124,694</b>	<b>124,694</b>	<b>137,891</b>	<b>132,182</b>	<b>132,182</b>
28 <b>Surplus(Deficit)</b>	<b>13,874</b>	<b>13,874</b>	<b>0</b>	<b>(0)</b>	<b>(0)</b>

WATER FUND	APT	TH	Actual	Budget	APT	TH	Budget
29 Total Water Income	66,849	97,766	164,615	163,163	61,440	89,856	151,296
30 Prior Years Surplus(Deficit)			14,672	14,672	10,778	15,762	26,540
31 <b>TOTAL INCOME</b>			<b>179,287</b>	<b>177,835</b>	<b>72,218</b>	<b>105,618</b>	<b>177,836</b>
32 <b>TOTAL COST</b>			<b>152,747</b>	<b>177,835</b>	<b>72,218</b>	<b>105,618</b>	<b>177,836</b>
33 <b>Surplus(Deficit)</b>			<b>26,540</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>

## Chelsea Gardens LMS1416 Income and Expenses

EXPENSES	Actual 2017-2018				APPROVED 2019-2020		
	Apt	Thse	Actual	Budget	Apt	Thse	Budget
34 Apt - Building Repair & Maintnce	39,103		39,103	43,598	49,224		49,224
35 Apt - Eqpt Repair & Maintnce	46,371		46,371	48,962	48,962		48,962
36 Apt - Elevators Repair & Maintnce	15,401		15,401	15,500	15,500		15,500
37 Apt - Gate/Door Repair & Maint.	4,779		4,779	7,309	7,000		7,000
38 Apt - Garbage	20,687		20,687	22,543	22,543		22,543
39 Apt - Janitorial Sevices	15,000		15,000	18,156	18,000		18,000
40 Thse - Building Repair & Maint.		49,220	49,220	55,000		55,265	55,265
41 Thse - Garbage		52,042	52,042	53,822		55,000	55,000
42 Com - Landscaping Services	41,661	90,639	132,300	134,561	43,645	94,955	138,600
43 Com - Landscaping Improvements	5,628	12,243	17,871	37,000	5,353	11,647	17,000
44 Com - Irrigation System	500	1,087	1,587	3,000	1,260	2,740	4,000
45 Com - Drainage Repair & Maint.	1,852	4,028	5,880	15,000	1,575	3,426	5,000
46 Com - Snow Removal	3,531	7,682	11,212	10,000	3,149	6,851	10,000
47 Com - Property Repair & Maint.	6,859	14,923	21,782	30,000	8,345	18,155	26,500
48 Com - Equipment Repair & Maint	8,189	17,816	26,006	22,000	8,502	18,498	27,000
49 Com - Pest Control	1,478	3,216	4,695	7,000	2,204	4,796	7,000
50 Com - Gate Repair & Maint	990	2,153	3,143	4,600	1,260	2,740	4,000
51 Com - Caretaker(s) Salaries&Ben.	26,345	57,317	83,663	82,500	28,813	62,687	91,500
52 Com - Utilities	4,632	10,078	14,710	15,800	5,196	11,304	16,500
53 Com - RV Lot Expenses	744	1,618	2,362	2,000	756	1,644	2,400
54 Rec Cen - Building Repair & Maint.	6,721	14,622	21,343	12,000	4,220	9,180	13,400
55 Rec Cen - Eqpt Repair & Maint.	4,773	10,383	15,156	15,000	4,724	10,277	15,000
56 Rec Cen - Janitorial Services	6,644	14,455	21,099	19,000	7,085	15,415	22,500
57 Rec Cen - Utilities	10,120	22,017	32,137	34,300	11,494	25,006	36,500
58 Rec Cen - Lock Up Costs.	661	1,439	2,100	2,000	661	1,439	2,100
59 Rec Cen - Pool & Hot Tub Maint.	3,566	7,757	11,323	12,000	3,779	8,221	12,000
60 Rec Cen - Exersise Eqpt R & M	901	1,961	2,862	3,500	945	2,055	3,000
61 Rec Cen - Guest Suites Telephones	836	1,818	2,653	3,300	378	822	1,200
62 Rec Cen - Workshop R & M	638	1,389	2,027	1,500	472	1,028	1,500
63 Rec Cen - Office Expenses	2,058	4,477	6,534	7,900	2,330	5,070	7,400
64 Com - Workers Compensation Board	361	785	1,145	1,500	472	1,028	1,500
65 Com - Accting, Bookkping, Audit	93	203	296	2,350	110	240	350
66 Com - AGM/SGM Expenses	1,055	2,294	3,349	5,000	1,417	3,083	4,500
67 Com - Postage & Printing	5,227	11,373	16,600	20,000	5,353	11,647	17,000
68 Com - Council Expenses	858	1,867	2,725	2,900	913	1,987	2,900
69 Com - Legal Expenses	35	76	111	3,000	315	685	1,000
70 Com - Insurance Costs	67,184	146,167	213,351	212,380	89,350	194,391	283,741
71 Com - Management Fees	21,440	46,646	68,086	68,086	21,863	47,566	69,429
72 Com - Property Taxes	102	221	323	500	142	308	450
73 Com - Security & Enterphone	11,674	25,398	37,072	32,000	9,919	21,581	31,500
74 Com - Strata Web Site	255	555	810	900	142	308	450
75 Com - Misc, Permits, Memberships	21	45	65	300	0	0	0
76 TOTAL Operations	388,972	640,009	1,028,981	1,087,767	437,371	711,043	1,148,414
77 Operations - Surplus(Deficit)	30,419	35,693	66,112	0	(0)	0	(0)



CHELSEA GARDENS  
STRATA FEE SCHEDULE  
MARCH 1, 2019 - FEBRUARY 29, 2020  
KENSINGTON - 13860 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	APT. UTILITIES	CONTINGENCY RESERVE	WATER LEVY	STRATA FEES
101-2	165	701	\$136.69	\$40.94	\$49.95	32.00	\$259.59
102-2	164	1469	\$286.45	\$85.80	\$104.67	32.00	\$508.92
103-2	163	698	\$136.11	\$40.77	\$49.74	32.00	\$258.61
104-2	162	1207	\$235.36	\$70.50	\$86.00	32.00	\$423.86
105-2	177	1207	\$235.36	\$70.50	\$86.00	32.00	\$423.86
106-2	176	698	\$136.11	\$40.77	\$49.74	32.00	\$258.61
107-2	175	1119	\$218.20	\$65.36	\$79.73	32.00	\$395.29
108-2	174	1452	\$283.14	\$84.81	\$103.46	32.00	\$503.41
109-2	173	1365	\$266.17	\$79.72	\$97.26	32.00	\$475.16
110-2	172	1119	\$218.20	\$65.36	\$79.73	32.00	\$395.29
111-2	171	778	\$151.71	\$45.44	\$55.44	32.00	\$284.59
112-2	170	1207	\$235.36	\$70.50	\$86.00	32.00	\$423.86
113-2	169	1115	\$217.42	\$65.12	\$79.45	32.00	\$394.00
114-2	168	778	\$151.71	\$45.44	\$55.44	32.00	\$284.59
115-2	167	1375	\$268.12	\$80.31	\$97.97	32.00	\$478.41
116-2	166	764	\$148.98	\$44.62	\$54.44	32.00	\$280.04
201-2	181	701	\$136.69	\$40.94	\$49.95	32.00	\$259.59
202-2	180	1469	\$286.45	\$85.80	\$104.67	32.00	\$508.92
203-2	179	698	\$136.11	\$40.77	\$49.74	32.00	\$258.61
204-2	178	1207	\$235.36	\$70.50	\$86.00	32.00	\$423.86
205-2	193	1207	\$235.36	\$70.50	\$86.00	32.00	\$423.86
206-2	192	698	\$136.11	\$40.77	\$49.74	32.00	\$258.61
207-2	191	1119	\$218.20	\$65.36	\$79.73	32.00	\$395.29
208-2	190	1452	\$283.14	\$84.81	\$103.46	32.00	\$503.41
209-2	189	1365	\$266.17	\$79.72	\$97.26	32.00	\$475.16
210-2	188	1119	\$218.20	\$65.36	\$79.73	32.00	\$395.29
211-2	187	778	\$151.71	\$45.44	\$55.44	32.00	\$284.59
212-2	186	1207	\$235.36	\$70.50	\$86.00	32.00	\$423.86
213-2	185	1115	\$217.42	\$65.12	\$79.45	32.00	\$394.00
214-2	184	778	\$151.71	\$45.44	\$55.44	32.00	\$284.59
215-2	183	1375	\$268.12	\$80.31	\$97.97	32.00	\$478.41
216-2	182	764	\$148.98	\$44.62	\$54.44	32.00	\$280.04
301-2	197	701	\$136.69	\$40.94	\$49.95	32.00	\$259.59
302-2	196	1469	\$286.45	\$85.80	\$104.67	32.00	\$508.92
303-2	195	698	\$136.11	\$40.77	\$49.74	32.00	\$258.61
304-2	194	1117	\$217.81	\$65.24	\$79.59	32.00	\$394.64
305-2	209	1117	\$217.81	\$65.24	\$79.59	32.00	\$394.64
306-2	208	698	\$136.11	\$40.77	\$49.74	32.00	\$258.61
307-2	207	1119	\$218.20	\$65.36	\$79.73	32.00	\$395.29
308-2	206	1452	\$283.14	\$84.81	\$103.46	32.00	\$503.41
309-2	205	1365	\$266.17	\$79.72	\$97.26	32.00	\$475.16
310-2	204	1119	\$218.20	\$65.36	\$79.73	32.00	\$395.29
311-2	203	778	\$151.71	\$45.44	\$55.44	32.00	\$284.59
312-2	202	1115	\$217.42	\$65.12	\$79.45	32.00	\$394.00
313-2	201	1115	\$217.42	\$65.12	\$79.45	32.00	\$394.00
314-2	200	778	\$151.71	\$45.44	\$55.44	32.00	\$284.59
315-2	199	1375	\$268.12	\$80.31	\$97.97	32.00	\$478.41
316-2	198	764	\$148.98	\$44.62	\$54.44	32.00	\$280.04



CHELSEA GARDENS  
STRATA FEE SCHEDULE  
MARCH 1, 2019 - FEBRUARY 29, 2020  
WINDSOR - 13880 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	APT. UTILITIES	CONTINGENCY RESERVE	WATER LEVY	STRATA FEES
117-3	326	847	\$165.16	\$49.47	\$60.35	32.00	\$306.99
118-3	325	1374	\$267.93	\$80.25	\$97.90	32.00	\$478.08
119-3	324	1212	\$236.34	\$70.79	\$86.36	32.00	\$425.49
120-3	339	1211	\$236.14	\$70.73	\$86.29	32.00	\$425.16
121-3	338	1375	\$268.12	\$80.31	\$97.97	32.00	\$478.41
122-3	337	843	\$164.38	\$49.24	\$60.07	32.00	\$305.69
123-3	336	1104	\$215.28	\$64.48	\$78.66	32.00	\$390.42
124-3	335	1219	\$237.70	\$71.20	\$86.86	32.00	\$427.76
125-3	334	705	\$137.47	\$41.18	\$50.23	32.00	\$260.88
126-3	333	1060	\$206.70	\$61.91	\$75.53	32.00	\$376.14
127-3	332	855	\$166.72	\$49.94	\$60.92	32.00	\$309.58
128-3	331	1218	\$237.51	\$71.14	\$86.79	32.00	\$427.44
129-3	330	1227	\$239.26	\$71.66	\$87.43	32.00	\$430.36
130-3	329	705	\$137.47	\$41.18	\$50.23	32.00	\$260.88
131-3	328	1124	\$219.18	\$65.65	\$80.09	32.00	\$396.92
132-3	327	1257	\$245.11	\$73.42	\$89.57	32.00	\$440.10
217-3	342	847	\$165.16	\$49.47	\$60.35	32.00	\$306.99
218-3	341	1374	\$267.93	\$80.25	\$97.90	32.00	\$478.08
219-3	340	1212	\$236.34	\$70.79	\$86.36	32.00	\$425.49
220-3	355	1211	\$236.14	\$70.73	\$86.29	32.00	\$425.16
221-3	354	1375	\$268.12	\$80.31	\$97.97	32.00	\$478.41
222-3	353	850	\$165.75	\$49.65	\$60.57	32.00	\$307.96
223-3	352	1104	\$215.28	\$64.48	\$78.66	32.00	\$390.42
224-3	351	1219	\$237.70	\$71.20	\$86.86	32.00	\$427.76
225-3	350	705	\$137.47	\$41.18	\$50.23	32.00	\$260.88
226-3	349	1060	\$206.70	\$61.91	\$75.53	32.00	\$376.14
227-3	348	855	\$166.72	\$49.94	\$60.92	32.00	\$309.58
228-3	347	1218	\$237.51	\$71.14	\$86.79	32.00	\$427.44
229-3	346	1227	\$239.26	\$71.66	\$87.43	32.00	\$430.36
230-3	345	705	\$137.47	\$41.18	\$50.23	32.00	\$260.88
231-3	344	1124	\$219.18	\$65.65	\$80.09	32.00	\$396.92
232-3	343	1257	\$245.11	\$73.42	\$89.57	32.00	\$440.10
317-3	358	847	\$165.16	\$49.47	\$60.35	32.00	\$306.99
318-3	357	1374	\$267.93	\$80.25	\$97.90	32.00	\$478.08
319-3	356	1119	\$218.20	\$65.36	\$79.73	32.00	\$395.29
320-3	371	1119	\$218.20	\$65.36	\$79.73	32.00	\$395.29
321-3	370	1375	\$268.12	\$80.31	\$97.97	32.00	\$478.41
322-3	369	850	\$165.75	\$49.65	\$60.57	32.00	\$307.96
323-3	368	1104	\$215.28	\$64.48	\$78.66	32.00	\$390.42
324-3	367	1219	\$237.70	\$71.20	\$86.86	32.00	\$427.76
325-3	366	705	\$137.47	\$41.18	\$50.23	32.00	\$260.88
326-3	365	1060	\$206.70	\$61.91	\$75.53	32.00	\$376.14
327-3	364	855	\$166.72	\$49.94	\$60.92	32.00	\$309.58
328-3	363	1122	\$218.79	\$65.53	\$79.95	32.00	\$396.27
329-3	362	1130	\$220.35	\$66.00	\$80.52	32.00	\$398.87
330-3	361	705	\$137.47	\$41.18	\$50.23	32.00	\$260.88
331-3	360	1124	\$219.18	\$65.65	\$80.09	32.00	\$396.92
332-3	359	1257	\$245.11	\$73.42	\$89.57	32.00	\$440.10



CHELSEA GARDENS  
STRATA FEE SCHEDULE  
MARCH 1, 2019 - FEBRUARY 29, 2020  
TOWNHOMES - 13888 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
101	25	1439	214.41	102.55	32.00	\$348.96
102	26	1762	262.53	125.57	32.00	\$420.11
103	24	1762	262.53	125.57	32.00	\$420.11
104	23	1439	214.41	102.55	32.00	\$348.96
105	284	1426	212.47	101.63	32.00	\$346.10
106	285	1609	239.74	114.67	32.00	\$386.41
107	287	1631	243.01	116.24	32.00	\$391.25
108	286	1453	216.49	103.55	32.00	\$352.04
109	289	1611	240.03	114.81	32.00	\$386.85
110	288	1426	212.47	101.63	32.00	\$346.10
111	290	1429	212.92	101.84	32.00	\$346.76
112	291	1608	239.59	114.60	32.00	\$386.19
113	293	1608	239.59	114.60	32.00	\$386.19
114	292	1429	212.92	101.84	32.00	\$346.76
115	312	1443	215.00	102.84	32.00	\$349.84
116	313	1764	262.83	125.72	32.00	\$420.55
117	315	1629	242.72	116.09	32.00	\$390.81
118	314	1455	216.79	103.69	32.00	\$352.48
119	317	1761	262.38	125.50	32.00	\$419.89
120	316	1443	215.00	102.84	32.00	\$349.84
121	294	1443	215.00	102.84	32.00	\$349.84
122	295	1760	262.24	125.43	32.00	\$419.67
123	296	1454	216.64	103.62	32.00	\$352.26
124	297	1629	242.72	116.09	32.00	\$390.81
125	299	1762	262.53	125.57	32.00	\$420.11
126	298	1443	215.00	102.84	32.00	\$349.84
127	318	1443	215.00	102.84	32.00	\$349.84
128	319	1764	262.83	125.72	32.00	\$420.55
129	321	1628	242.57	116.02	32.00	\$390.59
130	320	1455	216.79	103.69	32.00	\$352.48
131	323	1762	262.53	125.57	32.00	\$420.11
132	322	1443	215.00	102.84	32.00	\$349.84
133	300	1443	215.00	102.84	32.00	\$349.84
134	301	1760	262.24	125.43	32.00	\$419.67
135	302	1454	216.64	103.62	32.00	\$352.26
136	303	1630	242.87	116.17	32.00	\$391.03
137	305	1763	262.68	125.64	32.00	\$420.33
138	304	1443	215.00	102.84	32.00	\$349.84
139	306	1426	212.47	101.63	32.00	\$346.10
140	307	1610	239.89	114.74	32.00	\$386.63
141	309	1630	242.87	116.17	32.00	\$391.03
142	308	1454	216.64	103.62	32.00	\$352.26
143	311	1613	240.33	114.95	32.00	\$387.29
144	310	1426	212.47	101.63	32.00	\$346.10
145	388	1429	212.92	101.84	32.00	\$346.76
146	389	1608	239.59	114.60	32.00	\$386.19
147	391	1608	239.59	114.60	32.00	\$386.19
148	390	1429	212.92	101.84	32.00	\$346.76
149	392	1429	212.92	101.84	32.00	\$346.76

CHELSEA GARDENS  
STRATA FEE SCHEDULE  
MARCH 1, 2019 - FEBRUARY 29, 2020  
TOWNHOMES - 13888 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
150	393	1608	239.59	114.60	32.00	\$386.19
151	395	1608	239.59	114.60	32.00	\$386.19
152	394	1429	212.92	101.84	32.00	\$346.76
153	48	1443	215.00	102.84	32.00	\$349.84
154	49	1763	262.68	125.64	32.00	\$420.33
155	47	1630	242.87	116.17	32.00	\$391.03
156	46	1453	216.49	103.55	32.00	\$352.04
157	45	1760	262.24	125.43	32.00	\$419.67
158	44	1443	215.00	102.84	32.00	\$349.84
159	282	1443	215.00	102.84	32.00	\$349.84
160	283	1763	262.68	125.64	32.00	\$420.33
161	281	1764	262.83	125.72	32.00	\$420.55
162	280	1444	215.15	102.91	32.00	\$350.06
163	42	1426	212.47	101.63	32.00	\$346.10
164	43	1613	240.33	114.95	32.00	\$387.29
165	40	1453	216.49	103.55	32.00	\$352.04
166	41	1631	243.01	116.24	32.00	\$391.25
167	39	1613	240.33	114.95	32.00	\$387.29
168	38	1426	212.47	101.63	32.00	\$346.10
169	50	1443	215.00	102.84	32.00	\$349.84
170	51	1763	262.68	125.64	32.00	\$420.33
171	52	1453	216.49	103.55	32.00	\$352.04
172	53	1630	242.87	116.17	32.00	\$391.03
173	55	1760	262.24	125.43	32.00	\$419.67
174	54	1444	215.15	102.91	32.00	\$350.06
175	56	1443	215.00	102.84	32.00	\$349.84
176	57	1763	262.68	125.64	32.00	\$420.33
177	59	1763	262.68	125.64	32.00	\$420.33
178	58	1443	215.00	102.84	32.00	\$349.84
179	36	1443	215.00	102.84	32.00	\$349.84
180	37	1763	262.68	125.64	32.00	\$420.33
181	35	1763	262.68	125.64	32.00	\$420.33
182	34	1443	215.00	102.84	32.00	\$349.84
183	32	1443	215.00	102.84	32.00	\$349.84
184	33	1763	262.68	125.64	32.00	\$420.33
185	31	1630	242.87	116.17	32.00	\$391.03
186	30	1453	216.49	103.55	32.00	\$352.04
187	29	1760	262.24	125.43	32.00	\$419.67
188	28	1443	215.00	102.84	32.00	\$349.84
189	60	1429	212.92	101.84	32.00	\$346.76
190	61	1608	239.59	114.60	32.00	\$386.19
191	63	1608	239.59	114.60	32.00	\$386.19
192	62	1429	212.92	101.84	32.00	\$346.76
193	64	1443	215.00	102.84	32.00	\$349.84
194	65	1763	262.68	125.64	32.00	\$420.33
195	67	1763	262.68	125.64	32.00	\$420.33
196	66	1443	215.00	102.84	32.00	\$349.84
197	21	1424	212.17	101.48	32.00	\$345.66
198	22	1603	238.84	114.24	32.00	\$385.08
199	20	1626	242.27	115.88	32.00	\$390.15
200	19	1483	220.96	105.69	32.00	\$358.65

CHELSEA GARDENS  
 STRATA FEE SCHEDULE  
 MARCH 1, 2019 - FEBRUARY 29, 2020  
 TOWNHOMES - 13888 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
201	18	1758	261.94	125.29	32.00	\$419.23
202	17	1439	214.41	102.55	32.00	\$348.96
203	11	1439	214.41	102.55	32.00	\$348.96
204	12	1758	261.94	125.29	32.00	\$419.23
205	13	1482	220.81	105.62	32.00	\$358.43
206	14	1617	240.93	115.24	32.00	\$388.17
207	16	1761	262.38	125.50	32.00	\$419.89
208	15	1439	214.41	102.55	32.00	\$348.96
209	100	1443	215.00	102.84	32.00	\$349.84
210	101	1763	262.68	125.64	32.00	\$420.33
211	103	1763	262.68	125.64	32.00	\$420.33
212	102	1443	215.00	102.84	32.00	\$349.84
213	104	1429	212.92	101.84	32.00	\$346.76
214	105	1608	239.59	114.60	32.00	\$386.19
215	107	1608	239.59	114.60	32.00	\$386.19
216	106	1429	212.92	101.84	32.00	\$346.76
217	132	1443	215.00	102.84	32.00	\$349.84
218	133	1763	262.68	125.64	32.00	\$420.33
219	131	1630	242.87	116.17	32.00	\$391.03
220	130	1453	216.49	103.55	32.00	\$352.04
221	129	1760	262.24	125.43	32.00	\$419.67
222	128	1443	215.00	102.84	32.00	\$349.84
223	126	1443	215.00	102.84	32.00	\$349.84
224	127	1763	262.68	125.64	32.00	\$420.33
225	125	1763	262.68	125.64	32.00	\$420.33
226	124	1443	215.00	102.84	32.00	\$349.84
227	108	1443	215.00	102.84	32.00	\$349.84
228	109	1764	262.83	125.72	32.00	\$420.55
229	111	1764	262.83	125.72	32.00	\$420.55
230	110	1443	215.00	102.84	32.00	\$349.84
231	112	1443	215.00	102.84	32.00	\$349.84
232	113	1761	262.38	125.50	32.00	\$419.89
233	114	1453	216.49	103.55	32.00	\$352.04
234	115	1630	242.87	116.17	32.00	\$391.03
235	117	1764	262.83	125.72	32.00	\$420.55
236	116	1443	215.00	102.84	32.00	\$349.84
237	122	1426	212.47	101.63	32.00	\$346.10
238	123	1613	240.33	114.95	32.00	\$387.29
239	120	1453	216.49	103.55	32.00	\$352.04
240	121	1631	243.01	116.24	32.00	\$391.25
241	119	1613	240.33	114.95	32.00	\$387.29
242	118	1426	212.47	101.63	32.00	\$346.10
243	278	1424	212.17	101.48	32.00	\$345.66
244	279	1617	240.93	115.24	32.00	\$388.17
245	276	1453	216.49	103.55	32.00	\$352.04
246	277	1631	243.01	116.24	32.00	\$391.25
247	275	1613	240.33	114.95	32.00	\$387.29
248	274	1389	206.96	98.99	32.00	\$337.95
249	272	1443	215.00	102.84	32.00	\$349.84
250	273	1763	262.68	125.64	32.00	\$420.33
251	271	1763	262.68	125.64	32.00	\$420.33

CHELSEA GARDENS  
STRATA FEE SCHEDULE  
MARCH 1, 2019 - FEBRUARY 29, 2020  
TOWNHOMES - 13888 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
252	270	1444	215.15	102.91	32.00	\$350.06
253	268	1443	215.00	102.84	32.00	\$349.84
254	269	1770	263.73	126.14	32.00	\$421.87
255	267	1632	243.16	116.31	32.00	\$391.47
256	266	1452	216.34	103.48	32.00	\$351.82
257	265	1760	262.24	125.43	32.00	\$419.67
258	264	1443	215.00	102.84	32.00	\$349.84
259	262	1443	215.00	102.84	32.00	\$349.84
260	263	1764	262.83	125.72	32.00	\$420.55
261	261	1763	262.68	125.64	32.00	\$420.33
262	260	1443	215.00	102.84	32.00	\$349.84
263	240	1445	215.30	102.98	32.00	\$350.28
264	241	1766	263.13	125.86	32.00	\$420.99
265	239	1766	263.13	125.86	32.00	\$420.99
266	238	1445	215.30	102.98	32.00	\$350.28
267	242	1425	212.32	101.56	32.00	\$345.88
268	243	1614	240.48	115.03	32.00	\$387.51
269	245	1631	243.01	116.24	32.00	\$391.25
270	244	1453	216.49	103.55	32.00	\$352.04
271	247	1611	240.03	114.81	32.00	\$386.85
272	246	1424	212.17	101.48	32.00	\$345.66
273	236	1443	215.00	102.84	32.00	\$349.84
274	237	1763	262.68	125.64	32.00	\$420.33
275	235	1630	242.87	116.17	32.00	\$391.03
276	234	1453	216.49	103.55	32.00	\$352.04
277	233	1760	262.24	125.43	32.00	\$419.67
278	232	1442	214.85	102.77	32.00	\$349.62
279	248	1443	215.00	102.84	32.00	\$349.84
280	249	1761	262.38	125.50	32.00	\$419.89
281	250	1453	216.49	103.55	32.00	\$352.04
282	251	1630	242.87	116.17	32.00	\$391.03
283	253	1764	262.83	125.72	32.00	\$420.55
284	252	1443	215.00	102.84	32.00	\$349.84
285	230	1443	215.00	102.84	32.00	\$349.84
286	231	1764	262.83	125.72	32.00	\$420.55
287	229	1630	242.87	116.17	32.00	\$391.03
288	228	1453	216.49	103.55	32.00	\$352.04
289	227	1761	262.38	125.50	32.00	\$419.89
290	226	1443	215.00	102.84	32.00	\$349.84
291	254	1443	215.00	102.84	32.00	\$349.84
292	255	1761	262.38	125.50	32.00	\$419.89
293	256	1453	216.49	103.55	32.00	\$352.04
294	257	1630	242.87	116.17	32.00	\$391.03
295	259	1764	262.83	125.72	32.00	\$420.55
296	258	1443	215.00	102.84	32.00	\$349.84
297	150	1443	215.00	102.84	32.00	\$349.84
298	151	1763	262.68	125.64	32.00	\$420.33
299	149	1630	242.87	116.17	32.00	\$391.03
300	148	1453	216.49	103.55	32.00	\$352.04
301	147	1760	262.24	125.43	32.00	\$419.67
302	146	1443	215.00	102.84	32.00	\$349.84

CHELSEA GARDENS  
 STRATA FEE SCHEDULE  
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 TOWNHOMES - 13888 70 AVENUE

UNIT	S/L	U/E	OPERATIONS FEES	CONTINGENCY RESERVE	WATER LEVY	MONTHLY STRATA FEES
303	152	1429	212.92	101.84	32.00	\$346.76
304	153	1608	239.59	114.60	32.00	\$386.19
305	155	1608	239.59	114.60	32.00	\$386.19
306	154	1429	212.92	101.84	32.00	\$346.76
307	144	1443	215.00	102.84	32.00	\$349.84
308	145	1764	262.83	125.72	32.00	\$420.55
309	143	1630	242.87	116.17	32.00	\$391.03
310	142	1453	216.49	103.55	32.00	\$352.04
311	141	1761	262.38	125.50	32.00	\$419.89
312	140	1443	215.00	102.84	32.00	\$349.84
313	156	1426	212.47	101.63	32.00	\$346.10
314	157	1614	240.48	115.03	32.00	\$387.51
315	159	1631	243.01	116.24	32.00	\$391.25
316	158	1453	216.49	103.55	32.00	\$352.04
317	161	1613	240.33	114.95	32.00	\$387.29
318	160	1426	212.47	101.63	32.00	\$346.10
319	5	1442	214.85	102.77	32.00	\$349.62
320	6	1765	262.98	125.79	32.00	\$420.77
321	4	1630	242.87	116.17	32.00	\$391.03
322	3	1453	216.49	103.55	32.00	\$352.04
323	2	1762	262.53	125.57	32.00	\$420.11
324	1	1442	214.85	102.77	32.00	\$349.62
325	9	1439	214.41	102.55	32.00	\$348.96
326	10	1762	262.53	125.57	32.00	\$420.11
327	8	1762	262.53	125.57	32.00	\$420.11
328	7	1439	214.41	102.55	32.00	\$348.96
329	138	1443	215.00	102.84	32.00	\$349.84
330	139	1763	262.68	125.64	32.00	\$420.33
331	137	1630	242.87	116.17	32.00	\$391.03
332	136	1453	216.49	103.55	32.00	\$352.04
333	135	1760	262.24	125.43	32.00	\$419.67
334	134	1443	215.00	102.84	32.00	\$349.84
		367182	<b>656,510.00</b>	<b>314,016.00</b>	<b>89,856.00</b>	<b>\$1,060,382.00</b>