

**MINUTES
ANNUAL GENERAL MEETING
THE OWNERS STRATA PLAN LMS 2869
CALYPSO**

***Held on Wednesday, May 6, 2015 at 7:00 p.m.
Within the Army, Navy & Air Force Veterans in Canada, Vancouver Unit #45,
Upstairs Boardroom, 119 3rd Street East
North Vancouver, BC***

The meeting was called to order at 7:30 p.m. by Jordan De Vuyst, Strata Manager and Council President Elaine Hasemore.

FirstService Residential BC Ltd. was represented by Jordan De Vuyst.

QUORUM STATUS

Subject to the Bylaws, a quorum for a general meeting is eligible voters holding 1/3 of the Strata Corporation's votes, present in person or by proxy. As the Strata Corporation currently consists of 100 eligible voters; 34 represents quorum in this instance. At the meeting commencement time of 7:00 p.m. there were 22 eligible voters in attendance and 7 represented by proxy for a total of 29 votes represented. The Strata Manager advised that the quorum requirements had not been achieved and, as per the Strata Corporation's Bylaws, the Ownership was required to wait 30 minutes and the meeting could proceed with those present in person or by proxy. The ownership waited the required time and at 7:30 p.m. the quorum requirements had been achieved and the meeting proceeded.

PROOF OR WAIVER OF NOTICE

It was noted that the Notice of Meeting, dated April 16, 2015, complied with the notice requirements of the *Strata Property Act* and that the most recently approved financial statements had been received.

APPROVAL OF AGENDA

It was moved and seconded by the Strata Council to amend the Agenda as distributed with the Notice of Meeting which including the following amendments:

- Resolution "C" 3/4 VOTE – Delete the word "replacement" and replace it with "installation".
- ADD "Other Business" as Item #10. Item #11 then becomes "Resignation of 2014/2015 Council", Item #12 becomes "Election of Council", and Item #13 becomes "Termination of Meeting".

It was then moved and seconded to approve the amended Agenda. **CARRIED.**

APPROVAL OF GENERAL MEETING MINUTES

It was moved and seconded to approve the Minutes of the Annual General Meeting held April 30, 2014 as previously circulated. **CARRIED.**

PRESIDENT'S REPORT

Good evening everyone and thank you for coming this evening.

First of all I'd like to introduce my fellow Council Members:

Helene (Heleen) Maisonneuve – Vice-President

Mike Murphy – Treasurer

Carrie Davidson – who has been responsible for booking the Amenity Room

Muguel Tena

Leo Savion, and

Angelo Cusano – who is the commercial owners' representative.

Thank you all very much for your time and effort you have extended to the Calypso as Strata Council Members over the past year.

As members of the Strata Council we are all volunteers and busy people. We have done our best, with the support and advice of our Strata Management Company, FirstService Residential, to take care of the best interests of the Calypso and its Owners for the past year and we receive no compensation for doing so.

It's pretty much been business as usual during the 2014/2015 year at the Calypso, with many maintenance and repair items being completed. We did have all the horizontal drain lines flushed out and cleaned in order to keep them clear and free of potential blockages; this is not an annual occurrence. Thank you to all the residents who provided access to their units to enable this work to be completed.

*At the last AGM, I reported that Council had looked into the installation of fencing between each ground floor patio on 4th Street to match the fencing that exists in the rest of the complex. It was hoped to complete this project last year; however, the contractor chosen to do this work decided he was unable to undertake this project and due to weather related timing consideration, this work was not completed in the 2014/2015 year. **Resolution C** on the agenda today regarding installation of this fencing is based on information and pricing from a different contractor.*

*Last year you were also advised the process had begun to obtain assessments of the condition of the P1 parking garage floor membrane that was showing signs of significant wear and deterioration, and to obtain quotes for any repair/replacement work recommended. This process has been completed and **Resolution B** on tonight's agenda addresses this item.*

*Council managed the 2014/2015 budget and ended the year with a surplus of \$13,546 and we chose to carry this surplus forward into the 2015/2016 year. The budget also includes continuing to contribute \$75,000 into the Calypso's Contingency Reserve Fund. This practice has served us well over the last several years as evidenced by no special assessment being requested to fund the remediation work for the P1 parkade membrane per **Resolution B** on tonight's agenda.*

Assuming that this evening's resolutions are passed, our Contingency Reserve Fund will still be very healthy and the Depreciation Report, again if approved this evening, will provide the Strata Corporation with good information for future capital planning.

Last but not least, on behalf of Council, our thanks to Jordan De Vuyst, our Strata Manager, for all of his work and assistance to the Strata during the year.

So that concludes my report and I'll hand things back over to Jordan to lead us through the remaining agenda items.

INSURANCE REPORT

At this point in the meeting, the Chairperson took the opportunity to advise those in attendance of the following information regarding strata lot ownership and other matters concerning the Strata Corporation.

Strata Corporation Insurance

Please refer to the Certificate of Insurance included with your Notice of Meeting, which outlines the insured perils, the limits of coverage and the applicable deductibles. Please note the water deductible for the Strata Corporation is \$15,000.

Section 149 of the *Strata Property Act* requires the Strata Corporation to have adequate full replacement value insurance for the common property, common assets, buildings shown on the Strata Plan and fixtures built or installed on a strata lot. Your Strata Corporation's insurance policy is currently held with BFL Canada and is insured for a replacement value of \$19,110,900 based on information received from the Appraisal.

The Chairperson reminded all Owners to obtain their own insurance coverage for **personal property contents** as well as **third party liability coverage**. Individual homeowner's or tenant insurance coverage is strongly recommended. Owners should also obtain additional coverage if they make any major improvements within their strata lots, such as upgrading of appliances, fixtures, floor coverings, hardwood floors, etc. (subject to approval as outlined in the Strata Corporation Bylaws). **Displacement coverage** would also assist Owners or Tenants who would have to move out of their suites during a major loss, and **loss of rental coverage** is recommended for those individuals who rent out their units for investment purposes.

Non-resident Owners should be sure that their Tenants clearly understand that in the event of a fire, flood or some other incident, if a resident's possessions are damaged, that resident must make a claim for compensation to his/her own insurance. Personal belongings are NOT covered by the building insurance policy.

Strata Corporation Insurance Coverage

The Strata Corporation's policy typically "insures against all risks of direct physical loss or damage to the property insured", subject to exclusions and applicable deductible.

Insured property is the building as it was delivered by the Developer at the time of completion of construction. Insured property includes the fixed structure, permanently installed original fittings and fixtures, mechanical equipment and machinery, fire suppression systems and common assets.

The Strata Corporation's policy notable does NOT provide coverage for loss or damage to:

- Strata lot Owner's and/or Tenant's personal property,
- Strata lot Owner's betterments and/or improvements to strata lot,
- Strata lot Owner's and/or Tenant's additional living expenses,
- Strata lot Owner's rental income loss.

Strata Lot Owner and/or Tenant Insurance Coverage Recommendation

It is recommended that all strata lot Owners and/or Tenants acquire the applicable coverage:

- Personal property, such as furniture, clothing and similar personal property in the strata lot or designated storage space in the building, subject to a deductible.
- Strata lot betterments and/or improvements completed at a strata lot owner's expense, such as upgraded flooring, millwork, fixtures, etc.
- Additional living expenses incurred by a resident as a result of the insured premises being uninhabitable as a direct result of an insured loss or damage.
- Loss of rental income incurred by a strata lot Owner as a result of the insured premises being uninhabitable by the Tenant as a result of an insured loss or damage.
- Strata Corporation's deductible chargeback (e.g. water, fire) incurred in the event of a claim that originated from within an Owner's strata lot.

*****Example*****

In a rental situation there are three separate parties therefore there should be three separate insurance policies (Strata Corporation Policy, Owner's Policy and Tenant's Policy).

BUDGET APPROVAL

It was moved and seconded to bring the proposed operating budget(s) to the floor for discussion.

After some discussion, the vote was called. The results were as follows: 31 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

Owners please note: The increase in Strata fees of 0.06% overall is retroactive to March 1, 2015.

PAYMENT OPTIONS (MONTHLY STRATA FEES ONLY):

1. **Owners Currently On Pre-Authorized Payment (PAD):** There is no action required from these owners as any new strata fees and/or retroactive fees adjustments (if any) will be automatically adjusted.
2. **Owners Who Pay By Post-Dated Cheques:** Please send in 12 post-dated cheques payable to Strata Plan LMS 2869, as per the attached fee schedule.
3. **Owners Who Pay By E-Banking:** Owners will have to re-submit the strata fee amount for future months as well as any retroactive payment if necessary, as per the attached fee schedule.

If you have any questions regarding your account, please contact the Accounts Receivable Department at 604.684.5329.

**CONSIDERATION OF 3/4 VOTE RESOLUTION "A"
DEPRECIATION REPORT - \$9,000 CRF EXPENDITURE**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "A" reads as follows:

WHEREAS The Owners, Strata Plan LMS 2869, wish to obtain a Depreciation Report as required under Section 94 of the *Strata Property Act*;

BE IT RESOLVED by a majority vote resolution of The Owners, Strata Plan LMS 2869, that a sum of money not exceeding \$9,000 be spent for the purpose of obtaining a Depreciation Report, such expenditure to be charged against the Contingency Reserve Fund.

In the event that the actual cost of the proposed project is less than the resolution amount, the excess will be refunded to the Contingency Reserve Fund.

After a detailed discussion, a few Owners spoke in favour of deferring the Depreciation Report for another year. In their opinion, engineering companies were still in the process of understanding and standardizing Depreciation Reports and some companies may not be as qualified as others to conduct an investigation and provide a report. Many Owners spoke in favour of obtaining a Depreciation Report, which, in their opinion, will assist current Owners with proactive maintenance on the complex, and would reflect favourably to future potential buyers who will want to see a Depreciation Report on the Calypso building prior to purchasing in the Calypso. It was noted that many engineering companies have completed numerous Depreciation Reports and were more than qualified to provide them, since the new legislation was passed in 2013. RDH Building Engineering, the company selected by the Strata Council, was one of the best firms in the industry, with an excellent reputation.

After some discussion, the vote was called. The results were as follows: 29 IN FAVOUR, 2 OPPOSED, 0 ABSTAINED. **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "B"
REPAIR AND MAINTENANCE OF P1 PARKADE MEMBRANE
& MECHANICAL ROOM FLOOR – \$90,000 – CRF EXPENDITURE**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "B" reads as follows:

WHEREAS The Owners, Strata Plan LMS 2869, wish to conduct repairs and maintenance of the P1 parkade membrane and mechanical room floor;

BE IT RESOLVED by a 3/4 vote resolution of The Owners, Strata Plan LMS 2869, that a sum of money not exceeding \$90,000 be raised and spent for the purpose of the repair and maintenance of the P1 parkade membrane, such expenditure to be charged against the Contingency Reserve Fund up to a maximum of \$90,000.

In the event that the actual cost of the proposed project is less than the resolution amount, the excess will be refunded to the Contingency Reserve Fund.

After some discussion on the specifics of the condition of the membrane, the vote was called. The results were as follows: 31 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "C"
INSTALLATION OF 4TH STREET PATIO FENCES – \$5,000 – CRF EXPENDITURE**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "C" reads as follows:

WHEREAS The Owners, Strata Plan LMS 2869, wish to install fencing in between the ground level patios located on 4th Street between Lonsdale Avenue and the laneway which will conform with other lattice fencing at the Calypso;

BE IT RESOLVED by a 3/4 vote resolution of The Owners, Strata Plan LMS 2869, that a sum of money not exceeding \$5,000 be raised and spent for the purpose of replacement of the 4th Street fences, such expenditure to be charged against the Contingency Reserve Fund up to a maximum of \$5,000.

In the event that the actual cost of the proposed project is less than the resolution amount, the excess will be refunded to the Contingency Reserve Fund.

After a detailed discussion, many Owners spoke against approving CRF funds to install fencing between the 4th Street patios.

After some discussion, the vote was called. The results were as follows: 19 IN FAVOUR, 10 OPPOSED, 2 ABSTAINED. **DEFEATED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "D"
SIGNIFICANT CHANGE IN USE OR APPEARANCE OF COMMON PROPERTY
CALYPSO BUILDING SIGNAGE – CRF EXPENDITURE**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "D" reads as follows:

WHEREAS Section 71 of the *Strata Property Act* states that a Strata Corporation must not make a significant change in the use or appearance of common property or land that is a common asset unless the change is approved by a resolution passed by a 3/4 vote at an Annual or Special General Meeting;

BE IT RESOLVED by a 3/4 vote resolution of The Owners, Strata Plan LMS 2869, that a sum of money not exceeding \$5,000 be raised and spent for the purpose of removing the two (2) flagpoles located at the Lonsdale entrance to the Calypso building and replacing them with new exterior Calypso signage with the same image as the previous Calypso flags that were previously installed at the Lonsdale Avenue and 3rd Street entrances to be approved by the

Strata Council. The Calypso sign flags had been removed from the flag poles as they were torn and faded and had not been replaced to await the outcome of this resolution.

In the event that the actual cost of the proposed project is less than the resolution amount, the excess will be refunded to the Contingency Reserve Fund.

After some discussion, the Council circulated provided the Ownership with pictures of the new proposed building signage to assist the Owners before the vote was called. The results were as follows: 28 IN FAVOUR, 3 OPPOSED, 0 ABSTAINED. **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "E"
SIGNIFICANT CHANGE IN USE OR APPEARANCE OF COMMON PROPERTY
REPLACEMENT OF ELEVATOR LANDING CARPET ON THE 2ND, 3RD & 4TH FLOOR
WITH TILE TO MATCH THAT ON THE 1ST FLOOR – CRF EXPENDITURE**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution "E" reads as follows:

WHEREAS Section 71 of the *Strata Property Act* states that a Strata Corporation must not make a significant change in the use or appearance of common property or land that is a common asset unless the change is approved by a resolution passed by a 3/4 vote at an Annual or Special General Meeting;

BE IT RESOLVED by a 3/4 vote resolution of The Owners, Strata Plan LMS 2869, that a sum of money not exceeding \$9,000 be raised and spent for the purpose of replacing the elevator landing carpet, and replacing the 2nd, 3rd and 4th floor elevator landings with tile to match the building lobby tile, to be charged against the Contingency Reserve Fund up to a maximum of \$9,000.

In the event that the actual cost of the proposed project is less than the resolution amount, the excess will be refunded to the Contingency Reserve Fund.

Some Owners spoke about their desire for an eventual upgrade of the Lobby possibly being undertaken and felt that, should such a project occur, the tiles installed at the elevator landings would need to be changed. It was noted that the carpet in front of the 2nd floor elevator was quite badly stained and some action was required. All attempts to remove the staining had been unsuccessful. After a detailed discussion, an Owner proposed an amendment to the resolution, which excluded the replacement of the elevator landing carpet on the 3rd and 4th floors and proposed replacing the elevator landing carpet with tile only on the 2nd floor. After some discussion, the vote was called to amend the resolution. The results were as follows: 25 IN FAVOUR, 4 OPPOSED, 2 ABSTAINED. **CARRIED.**

After further discussion, the vote was called to vote on the resolution as amended. The results were as follows: 26 IN FAVOUR, 3 OPPOSED, 2 ABSTAINED. **CARRIED.**

OTHER BUSINESS

Owners at the meeting noted the important items they would like the new elected Council to consider regarding the common areas of the Calypso building:

1. **Lobby Upgrades:** A few Owners at the meeting asked Council to consider obtaining quotes to replace the tile, paint, furniture décor, etc., in the Lobby at the Calypso building, which they felt was outdated.
2. **Repair Steps:** An Owner at the meeting advised Council that one of the bricks on the landing outside the Lonsdale entrance had sunk and was in need of repair.
3. **Light Replacement:** An Owner at the meeting advised that some lights were burnt out, and installation of replacement bulbs was needed. Council advised the Owner that they will advise the janitorial staff.
4. **Enterphone Upgrade:** An Owner at the meeting asked Council to consider upgrading the enterphone to permit cellphones to be used to provide access to visitors via the building access system.
5. **Visitor Parking Discussion/Better Signage:** A few Owners at the meeting asked Council to consider improving the signage and process of directing visitors from Visitor Parking to access the residential pedestrian entrance.

RESIGNATION OF 2014/2015 COUNCIL

The Strata Manager thanked the Council for all of their hard work and volunteered time, and the Owners gave them a round of applause.

ELECTION OF COUNCIL

The Chairperson advised that under the Bylaws of the Strata Corporation the Council must consist of a minimum of 3 to a maximum of 7. Those persons elected to the Council at this meeting will hold office until the next Annual General Meeting. The Strata Manager asked the outgoing Council Members if they wished to stand for the 2015/16 Strata Council.

The following 2014/15 Council Members agreed to stand for the 2015/16 Council:

Angelo Cusano
Carrie Davidson
Elaine Hasemore
Helene Maisonneave
Michael Murphy
Leo Savino
Miguel Tena

The Strata Manager advised that the maximum number of Council Members 7 had been obtained and asked if there were any nominations from the floor. Carol Johnston of Unit 122 volunteered herself to be on the Strata Council.

With seven (7) Council spaces available and eight (8) Owners choosing to stand for Council, a vote by the Ownership would be required to determine the Members of the 2015/16 Strata Council. Council Member Michael Murphy advised the Ownership that Ms. Johnston currently has a legal action against the Strata Corporation, and it would be a conflict of interest for her to be elected to the Strata Council.

Mr. Murphy also advised the Ownership that, if Ms. Johnston were to be elected to the Strata Council, any returning 2014/15 Council Members would resign, thus leaving the Strata Corporation without a Strata Council.

The Strata Manager then asked the Ownership at the meeting if they were in favour of holding a vote to elect the Members of the 2015/16 Strata Council. Only one Owner was in favour of holding a vote and, hearing no objections, the following Owners were elected by majority vote of the Owners to serve on the 2015/16 Strata Council of LMS 2869.

Angelo Cusano
Carrie Davidson
Elaine Hasemore
Helene Maisonneuve
Michael Murphy
Leo Savino
Miguel Tena

TERMINATION OF MEETING

There being no further business, it was moved and seconded to terminate the meeting at 8:25 p.m. **CARRIED.**

FirstService Residential BC Ltd.



Jordan De Vuyst
Strata Manager
Per the Owners
Strata Plan LMS 2869

Email: Jordan.DeVuyst@fsresidential.com
Direct Line: 604.648.6303
General: 604.683.8900
Customer Care Centre: 1.855.273.1967 (24 hours)

www.fsresidential.com

JDV/nd

Please keep a copy of these minutes for future reference, which will be required at the time of sale. A charge, as per the *Strata Property Act*, will be assessed for replacement copies.

FSRConnect™

FirstService Residential provides a complimentary website for each of its strata clients. The website gives residents and owners secured log-in and access to:

- ✓ *Account balance & history*
- ✓ *Meeting minutes*
- ✓ *Building notices & announcements*
- ✓ *Other strata documents such as engineering report, depreciation report, homeowner's manual, etc.*
- ✓ *Owner's profile update*
- ✓ *Bylaws and rules*
- ✓ *Insurance summary of coverage*
- ✓ *Event calendars*

It also allows your Strata Manager to send you emergency alerts via the contact numbers as indicated in your registered profile.

To sign up, please visit the following site to complete the **FSRConnect** Registration form:

<https://www.fsresidential.com/british-columbia/homeowners/forms/fsrconnect-information-collection-form>

FIRSTSERVICE OFFERS CONVENIENCE!

1. *Pre-Authorized Debit Payment (PAD)*

For Owners who wish to enroll in our PAD for the 1st time, a copy of our PAD Agreement can be downloaded from our website at www.fsresidential.com under the "Forms" section.

2. *Online/Telephone Banking*

FirstService offers convenience! Our office has established electronic banking relationships with the major chartered banks and all participating credit unions in BC (i.e. Vancity, Coast Capital Savings, etc.) to make it easier for you to remit your Strata fees, special levies, etc.

I'M INTERESTED, HOW DO I DO THIS?

1. Go to bill payment option and set up "**FirstService Residential (Strata)**" as a vendor.
2. You will be required to provide your FirstService personally assigned unique reference number (without dashes or spaces). This number can be found in your FirstService correspondence.
3. Enter your payment amount and payment date. You should also be able to set this up as a recurring payment every month.

WHEN SHOULD I MAKE MY PAYMENTS?

It takes 1 to 3 business days for us to receive your payment depending on your financial institution. Please note it is the customer's responsibility to ensure that payments are received by FirstService Residential by the due date to avoid any late payment fines.

LMS 2869 - THE CALYPSO
Approved Budget
Mar 01, 2015 to Feb 29, 2016

INCOME

FEES

Operating Fund Contribution	326,871
Contingency Fund Contribution	75,000
TOTAL FEES	401,871
Move In / Move Out Fee	1,500
TOTAL INCOME	403,371

EXPENSES

OPERATING EXPENSES

Audit	300
Cleaning and Janitorial Supplies	25,000
Electrical Repairs / Maintenance	3,000
Electricity	26,000
Elevator Maintenance	8,000
Enterphone	3,300
Fire Equipment Maintenance / Monitoring	6,500
Garbage Removal	17,500
Gas	33,000
Grounds-Maintenance	9,520
Grounds-Miscellaneous	5,000
HVAC Maintenance	5,000
Insurance	44,150
Legal Fees	500
Locks and Keys	750
Management Fees	25,001
Miscellaneous	1,000
Parking Lot Maintenance	2,500
Pest Control	750
Photocopy & Postage	2,100
Plumbing Repairs	17,000
Repair - Exterior	20,000
Repair - Interior	13,000
Roof Maintenance / Repairs	5,000
Signage	250
Snow Removal	2,000
Security	5,000
Water / Sewer	42,000
Window Cleaning	3,750
TOTAL OPERATING EXPENSES	326,871
Reserve - Contingency Fund	75,000
TOTAL EXPENSES	401,871
CURRENT YEAR SURPLUS / (DEFICIT)	1,500
Operating Surplus (Deficit) Balance Forward	13,546
ENDING OPERATING SURPLUS / (DEFICIT)	15,046

LMS 2869 - THE CALYPSO
Approved Strata Fee Schedule
Mar 01, 2015 to Feb 29, 2016

<u>Strata Lot #</u>	<u>Unit Address</u>	<u>Unit Entitlement</u>		<u>Monthly Strata Fees</u>
1	112 Third Street	83	\$	388.59
2	108 Third Street	70		327.73
3	106 Third Street	81		379.23
4	104 Third Street	86		402.64
5	100 Third Street	85		397.96
6	322 Lonsdale Avenue	80		374.55
7	318 Lonsdale Avenue	80		374.55
8	312 Lonsdale Avenue	80		374.55
9	C11 - 332 Lonsdale Avenue	95		444.78
10	C10 - 332 Lonsdale Avenue	85		397.96
11	C8 - 332 Lonsdale Avenue	94		440.09
12	C7 - 332 Lonsdale Avenue	89		416.68
13	C6 - 332 Lonsdale Avenue	76		355.82
14	C5 - 332 Lonsdale Avenue	75		351.14
15	C4 - 332 Lonsdale Avenue	60		280.91
16	C3 - 332 Lonsdale Avenue	68		318.37
17	C2 - 332 Lonsdale Avenue	68		318.37
18	C1 - 332 Lonsdale Avenue	66		309.00
19	C14 - 332 Lonsdale Avenue	100		468.18
20	C13 - 332 Lonsdale Avenue	100		468.18
21	C12 - 332 Lonsdale Avenue	100		468.18
22	C9 - 332 Lonsdale Avenue	97		454.14
23	129 - 332 Lonsdale Avenue	86		402.64
24	128 - 332 Lonsdale Avenue	72		337.09
25	127 - 332 Lonsdale Avenue	61		285.59
26	126 - 332 Lonsdale Avenue	72		337.09
27	125 - 332 Lonsdale Avenue	72		337.09
28	124 - 332 Lonsdale Avenue	72		337.09
29	123 - 332 Lonsdale Avenue	66		309.00
30	122 - 332 Lonsdale Avenue	55		257.50
31	121 - 332 Lonsdale Avenue	58		271.55
32	118 - 332 Lonsdale Avenue	78		365.18
33	114 - 332 Lonsdale Avenue	79		369.87
34	336 Lonsdale Avenue	56		262.18
35	338 Lonsdale Avenue	56		262.18
36	112 - 332 Lonsdale Avenue	65		304.32
37	113 - 332 Lonsdale Avenue	70		327.73
38	115 - 332 Lonsdale Avenue	63		294.96
39	117 - 332 Lonsdale Avenue	63		294.96
40	119 - 332 Lonsdale Avenue	70		327.73
41	120 - 332 Lonsdale Avenue	80		374.55
42	209 - 332 Lonsdale Avenue	84		393.28
43	208 - 332 Lonsdale Avenue	84		393.28
44	207 - 332 Lonsdale Avenue	84		393.28
45	206 - 332 Lonsdale Avenue	84		393.28
46	205 - 332 Lonsdale Avenue	84		393.28
47	204 - 332 Lonsdale Avenue	84		393.28
48	203 - 332 Lonsdale Avenue	90		421.37
49	202 - 332 Lonsdale Avenue	75		351.14
50	201 - 332 Lonsdale Avenue	92		430.73
51	229 - 332 Lonsdale Avenue	86		402.64
52	228 - 332 Lonsdale Avenue	72		337.09
53	227 - 332 Lonsdale Avenue	61		285.59
54	226 - 332 Lonsdale Avenue	72		337.09
55	225 - 332 Lonsdale Avenue	72		337.09
56	224 - 332 Lonsdale Avenue	72		337.09

LMS 2869 - THE CALYPSO
Approved Strata Fee Schedule
Mar 01, 2015 to Feb 29, 2016

<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlement</u>	<u>Monthly</u> <u>Strata Fees</u>
57	223 - 332 Lonsdale Avenue	66	\$ 309.00
58	222 - 332 Lonsdale Avenue	55	257.50
59	221 - 332 Lonsdale Avenue	58	271.55
60	218 - 332 Lonsdale Avenue	68	318.37
61	216 - 332 Lonsdale Avenue	72	337.09
62	214 - 332 Lonsdale Avenue	68	318.37
63	210 - 332 Lonsdale Avenue	43	201.32
64	211 - 332 Lonsdale Avenue	43	201.32
65	212 - 332 Lonsdale Avenue	65	304.32
66	213 - 332 Lonsdale Avenue	70	327.73
67	215 - 332 Lonsdale Avenue	63	294.96
68	217 - 332 Lonsdale Avenue	63	294.96
69	219 - 332 Lonsdale Avenue	70	327.73
70	220 - 332 Lonsdale Avenue	79	369.87
71	326 - 332 Lonsdale Avenue	87	407.32
72	325 - 332 Lonsdale Avenue	72	337.09
73	324 - 332 Lonsdale Avenue	72	337.09
74	323 - 332 Lonsdale Avenue	66	309.00
75	322 - 332 Lonsdale Avenue	55	257.50
76	321 - 332 Lonsdale Avenue	58	271.55
77	318 - 332 Lonsdale Avenue	68	318.37
78	316 - 332 Lonsdale Avenue	72	337.09
79	314 - 332 Lonsdale Avenue	68	318.37
80	310 - 332 Lonsdale Avenue	57	266.87
81	311 - 332 Lonsdale Avenue	43	201.32
82	312 - 332 Lonsdale Avenue	65	304.32
83	313 - 332 Lonsdale Avenue	70	327.73
84	315 - 332 Lonsdale Avenue	63	294.96
85	317 - 332 Lonsdale Avenue	63	294.96
86	319 - 332 Lonsdale Avenue	70	327.73
87	320 - 332 Lonsdale Avenue	79	369.87
88	422 - 332 Lonsdale Avenue	58	271.55
89	421 - 332 Lonsdale Avenue	58	271.55
90	418 - 332 Lonsdale Avenue	68	318.37
91	416 - 332 Lonsdale Avenue	72	337.09
92	414 - 332 Lonsdale Avenue	68	318.37
93	410 - 332 Lonsdale Avenue	57	266.87
94	411 - 332 Lonsdale Avenue	43	201.32
95	412 - 332 Lonsdale Avenue	65	304.32
96	413 - 332 Lonsdale Avenue	70	327.73
97	415 - 332 Lonsdale Avenue	63	294.96
98	417 - 332 Lonsdale Avenue	63	294.96
99	419 - 332 Lonsdale Avenue	70	327.73
100	420 - 332 Lonsdale Avenue	79	369.87

Total =	7,153	\$ 33,489.33
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Total Annual Strata Fees (X 12 months) = \$ 401,871.96