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重要資料 請找人為你翻譯

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

알려드립니다 이것을 번역해 주십시오

सुवर्णी नमस्कर्णी विरुध वरवे विमे वेलें दिस द्द उलेंस वरदरु

MEMORANDUM

TO: The Owners, Strata Plan EPS 3084

DATE: June 21, 2021

FROM: Mike Cates, Strata Manager

RE: ANNUAL GENERAL MEETING MINUTES

Attached are the minutes of the Annual General Meeting held on Tuesday, June 15, 2021. Please read and retain them for future reference.

STRATA FEES:

There is no increase in strata fees.

SPECIAL LEVY:

Glass Awning Removal And Replacement - **DEFEATED**

NEW COUNCIL:

Tianna Clarke

Tanzy Savadi

Charly Jarret

Michael Kouvarellis

Ian Cook

FSRConnect™ REGISTRATION

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* * *

Encl.

MC/db

**MINUTES
ANNUAL GENERAL MEETING
THE OWNERS STRATA PLAN EPS 3084
SEQUEL 138**

***Held on Tuesday, June 15, 2021
Meeting was held electronically***

The Annual General Meeting was chaired by Council President Charly Kate.

FirstService Residential BC Ltd. was represented by Mike Cates (Strata Manager) and Mark Li (Electronic Meeting Moderator) who assisted with facilitating the meeting.

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 127.1 eligible votes, 43 eligible votes represent quorum in this instance. At the intended commencement time of the meeting there were only 37 eligible votes represented in person and none represented by proxy, for a total of 37 votes represented. The quorum requirements had not been achieved.

With declaring a quorum not reached and in accordance with the strata corporation's bylaw #28, the meeting was held in abeyance for 30 minutes. At approximately 6:00 p.m., the meeting was called to order with 38 owners in person and no owners represented by proxy assignment for a total of 38 eligible votes.

CALL TO ORDER

Following registration that started at 5:00 p.m., and the ensuing waiting period as noted above, the meeting was called to order at approximately 6:00 p.m. by Mike Cates, Strata Manager.

ELECTRONIC MEETING RULES:

Following the review of the procedure and rules of the meeting, it was moved and seconded to approve the Rules of the meeting. **CARRIED.**

PROOF OF NOTICE

It was noted that the Notice of Meeting, dated May 25, 2021, 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 to approve the Agenda as distributed with the Notice of Meeting. **CARRIED.**

APPROVAL OF GENERAL MEETING MINUTES

It was moved and seconded to approve the Minutes of the Annual General Meeting held July 13, 2020 as previously circulated. **CARRIED.**

PRESIDENT'S REPORT

The Strata Council President, Charly Jarret, spoke briefly about some of the challenges and accomplishments of the past year, and opportunities and objectives for the year ahead.

REPORT ON INSURANCE

This important Report on Insurance was discussed in detail with Owners and Strata Council. The Strata Manager on behalf of 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, including the Strata's annual insurance renewal.

Strata Corporation Insurance and Coverages

The strata corporation's policy is designed to cover loss arising from fortuitous causes, subject to exclusions stated in the policy wordings, and the applicable deductible in the event of a claim. Please refer to the Insurance Summary included with your Notice of Meeting which outlines the strata's insurance coverage's, applicable limits and deductibles.

Section 149 of the *Strata Property Act* requires the strata corporation to obtain and maintain property insurance on common property, common assets, buildings shown on the Strata Plan and fixtures built or installed by the owner developer as part of the original construction on the Strata lot. The property insurance must be on the basis of full replacement value and insure against all **major perils**, such as fire and water escape, as set out in the regulations of the Act, as well as any other perils specified in the bylaws. Your strata corporation's insurance policy is currently held with BFL Canada and is insured for a replacement value of \$20,637,000 based on information contained in the insurance appraisal performed by Normac Appraisals.

Section 150 of the *Strata Property Act* requires the Strata corporation to also obtain and maintain liability insurance to insure the strata corporation against liability for property damage and bodily injury.

Although optional under Section 151 of the *Strata Property Act*, all strata corporations managed by FirstService Residential BC Ltd. have errors and omissions insurance for council members against their liability and expenses for errors and omissions made in the exercise of their powers and performance of their duties as council members.

Please note the strata corporation's policy does NOT provide coverage for loss or damage to:

- Strata lot Owner's betterments and/or improvements to the strata lot
- Strata lot Owner's and/or Tenant's personal property
- Strata lot Owner's rental income loss (if applicable)

Note: While most strata insurance policies include additional living expense coverage, this coverage is designed to help with unit owner's costs when they are displaced after a claim. The

strata's coverage is secondary and will be drawn upon after the unit owner's coverage is exhausted.

Insurance Coverage Recommendations

The Strata Manager on behalf of the Chairperson reminded all in attendance that it is strongly encouraged to obtain their own insurance coverage. While Owners should contact their personal broker, the following coverages are recommended as a guideline:

- **Personal property** such as furniture, jewellery and other belongings in the Strata lot or designated storage space.
- **Additional Living Expenses** incurred as a result of the insured premises being uninhabitable as a direct result of an insured loss or damage.
- Strata lot **Betterments and Improvements** completed at a strata lot Owner's expense, such as upgraded flooring, fixtures etc.
- Owners should have coverage for any **Strata Deductible Assessments** in the event the strata corporation tries to recover the deductible portion of an insurance claim from an owner that is responsible for the loss or damage that gave rise to the claim. Please have your insurance broker review the current strata corporation bylaws.
- **Special Assessments** coverage which provides protection for the owner's share of levies for damage to the common property that may be charged back to the Owner for a variety of reasons. For example, all Owners should ensure they are covered for their portion of the strata's **earthquake deductible**, which would be calculated based on a percentage of the replacement value and then split amongst Owner's by unit entitlement.
- **Personal Liability** protects for legal responsibility to others for claims arising from bodily injury, property damage and more.
- If the strata Lot is rented, **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.

Note: In a rental situation, there are three separate parties; therefore, there should be three separate insurance policies: strata corporation policy, Owner's policy and the Tenant's policy. The non-resident Owner should make sure their tenant clearly understands what is not covered under the strata corporation 's policy (i.e. – personal contents).

A copy of the strata corporation 's most recent insurance summary, policy and property appraisal can be found on **FSRConnect™**. <https://portal.connectresident.com/#/registration>

SIMPLE TIPS TO SAFEGUARD YOUR INVESTMENT

DOs inside your home:

- **Know the location of the water line shut off valves for emergency shut off use.**

- Check and replace hoses as required – washing machine, dishwasher, etc. Have a plumber make sure the check valves are working properly.
- Check the condition of the seals around your bathtub, toilet, faucet and shower heads; repair or replace caulking when necessary.
- **When you leave on vacation, think about shutting off the water supply.**
- Install a 4-inch lip sheet metal drain pan connecting to a floor drain underneath all in suite washer appliances.

DON'Ts inside your home:

- Do NOT hang clothes on sprinkler heads.
- Do NOT store contents and storage boxes within 24 inches of the ceiling or wall mounted sprinkler heads.
- Do NOT flush “stuff” in the toilets i.e., kitty litter, feminine products, etc.
- Do NOT leave your washing machine or dishwasher running in your absence.
- Do NOT use nails longer than 3/4 inches as it poses puncturing problems for hidden pipes. If you are using nails or drilling, be cautious of the piping inside the wall.

BUDGET DISCUSSION AND APPROVAL

Owners were referred to the Proposed Operating Budget, the schedule of strata fees and the accompanying notes explaining how the figures were prepared.

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:

37 IN FAVOUR, 2 OPPOSED, 0 ABSTAINED. **CARRIED.**

There was no increase in strata fees.

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 EPS3084, as well as any retroactive payment if necessary, 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 ar.bc@fsresidential.com.

CONSIDERATION OF 3/4 VOTE RESOLUTION "A" - DIRECTION TO COUNCIL AND AUTHORIZATION FOR EXPENDITURE FROM THE CONTINGENCY RESERVE FUND

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

PREAMBLE: The Strata Council and Owners are aware that strata lot 91 as shown on page 5 of the strata plan is currently owned by the building developer. Strata lot 91 is currently used as a storage area for the common use garden area. It has been suggested that the strata corporation might consider purchasing this strata lot in order to secure unencumbered access to the community garden area, and for any other common or shared use agreed upon by a subsequent 3/4 vote of Owners, including but not limited to a potential common laundry area. To this end, the Strata Council are seeking a clear directive from Owners in the way of an affirmative vote by at least 3/4 of the votes represented in person or by proxy at this meeting, that the next Strata Council may pursue this issue further.

Understanding that there might be some incidental costs involved including but not limited to: a) a professional evaluation of the relative worth of this strata lot under current and evolving market conditions may be undertaken to further understand the current use, limitations and advantages associated with SL 91, and/or b) a qualified professional may be engaged to act on behalf of the strata corporation in preliminary exploration of this matter only, and/or c) there may be minor legal fees, professional fees, title search fees etc. associated with this matter;

WHEREAS The current Strata Council are aware of in interest in this matter among other Owners, and feel that the Owners will be best served when the newly elected Council has been provided with clear directions from the Owners in relation to this matter;

AND WHEREAS Pursuant to Sections 96 (b) and 97 (b) of the *Strata Property Act* (the "Act") the strata corporation may expend money from the Contingency Reserve Fund for a non-emergency purpose upon the passage of a 3/4 vote of Owners in person or represented by proxy at a General Meeting;

BE IT RESOLVED by 3/4 vote of The Owners, Strata Plan EPS 3084, in person or by proxy at this General Meeting, that by a significant majority of the votes held by all Owners the next Strata Council may pursue the feasibility of purchasing strata lot 91, and further that a sum of money not exceeding \$5,000.00 may be expended to explore the feasibility of purchasing strata lot 91 in order to secure unencumbered access to the community garden area and any other agreed upon use, such expenditures to be charged against the Contingency Reserve Fund up to a maximum total of \$5,000.

After some discussion, it was moved and seconded to amend the resolution as follows (amendment underlined)

BE IT RESOLVED by 3/4 vote of The Owners, Strata Plan EPS 3084, in person or by proxy at this General Meeting, that by a significant majority of the votes held by all Owners the next Strata Council may pursue either or both the feasibility of purchasing strata lot 91 or of seeking an alternative and more favourable lease agreement with the current Owner of strata lot 91, and further that a sum of money not exceeding \$5,000.00 may be expended to explore the feasibility of purchasing strata lot 91 in order to secure unencumbered access to the community garden area and any other agreed upon use, or of seeking an alternative and more favourable lease agreement with the current Owner of strata lot 91 to meet these same objectives, such expenditures to be charged against the Contingency Reserve Fund up to a maximum total of \$5,000.

After no further discussion on the proposed amendment, the vote was called. The results to amend the Resolution were as follows:

31 IN FAVOUR, 5 OPPOSED, 4 ABSTAINED. **CARRIED.**

After a very brief discussion on the resolution the vote was called. The results on the Resolution as so amended above were as follows:

29 IN FAVOUR, 7 OPPOSED, 3 ABSTAINED. **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "B"
GLASS AWNING REMOVAL AND REPLACEMENT
(EXPENDITURE FUNDED BY SPECIAL LEVY)**

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 EPS 3084; wish to complete an upgrade, repair or change to the existing glass canopy that overhangs part of the Hastings Street sidewalk along the front or north side of the building

AND WHEREAS pursuant to Section 3 of the *Strata Property Act* (the "Act") the strata corporation is responsible for managing and maintaining the common property and common assets of the strata corporation for the benefit of the Owners.

AND WHEREAS the existing glass awning provides rain and snow cover for people who congregate closely together under this awning and social distancing to prevent the possible contagion of Covid 19 viruses is not observed;

AND WHEREAS the City of Vancouver has mandated through the bylaws and/or other regulations associated with development permits, that an awning of some type must be provided across the entire Hastings St. or front side of the building;

AND WHEREAS the Strata Council have received a quote from a reputable glass installation company for the removal of the glass awning at a total cost of approximately \$12,000 and has

received a quote from a reputable awning manufacturing and installation company for this work at a total cost of approximately \$36,600. The combined estimated cost for this work may be approximately \$48,600.

An additional 5% will be allowed for taxes and/ or delivery, and an additional 15% will be allowed as a contingency for increasing costs and/or unforeseen expenses and/or additional security and/or traffic control as may be needed to complete this work, bringing the total estimated cost to approximately \$58,700 (the Council are aware that there may be a small amount of this expenditure recovered in the sale of the glass panels, but this remains unknown)

BE IT RESOLVED by a 3/4 vote resolution of The Owners, Strata Plan EPS 3084, in person or by proxy at this General Meeting, that a sum of money not exceeding \$58,700.00 be raised and spent for the purpose of removing the existing glass canopy and installing a new retractable fabric awning (or awnings) over the entire Hastings St. frontage, such expenditure to be charged as a special levy upon the Owners in proportion to the unit entitlement of their respective strata lots.

In accordance with Sections 108(5) and (6) of the *Strata Property Act*, in the event that the actual cost of the proposed project is less than the special levy amount, if no owner is entitled to receive a refund of more than \$100 in total, the strata corporation will deposit the excess in the Contingency Reserve Fund. Interest earned on funds raised pursuant to this resolution will be allocated to the special levy fund.

This special levy of \$58,700.00 shall be assessed on June 15, 2021 (the date of this general meeting), and shall become due and payable in full immediately on the passing of this resolution by the owners on title as at the end of that day and any owner who sells, conveys or transfers his/her title, or remortgages, before payment of this special levy is made in full, shall then pay the full amount outstanding.

As a matter of financial convenience only, the owners may pay this special levy at any time up **until September 1, 2021**. Notwithstanding the foregoing, this special levy is not considered as an "installment" levy as contemplated by Section 108(3)(e) of the *Strata Property Act*, and Section 109 of the *Strata Property Act* therefore does not apply.

Any owner who fails to make any payment(s) in accordance with this Resolution shall be assessed a fine of \$100.00 on each such late payment, after September 1, 2021. The strata corporation may further add interest charges on overdue payments at the rate of 10% per annum compounded annually.

Sections 116, 117 and 118 of the *Strata Property Act [SBC 1998]* (see attached) shall be applicable where an owner fails to make the required payment as authorized by the passing of this 3/4 Vote Resolution.

After extensive discussion, the vote was called. The results were as follows:

29 IN FAVOUR, 13 OPPOSED, 3 ABSTAINED. DEFEATED.

**CONSIDERATION OF 3/4 VOTE RESOLUTION "C"
WAIVER OF DEPRECIATION REPORT**

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 EPS 3084, are aware that the building is under a portion of the 2-5-10 Year Home Warranty program and the 5 Year Warranty Review will be conducted prior to January 2021 in accordance with the Warranty Program, and the approximate \$5,000 cost was included in the 2020-2021 Proposed Budget; and

WHEREAS The Owners, Strata Plan EPS3084, are aware that a Depreciation Report must be obtained in accordance with Section 94 of the *Strata Property Act* [SBC 1998], and agree that it would be financially prudent to defer the Depreciation Report at this time;

BE IT RESOLVED by a 3/4 Vote Resolution of The Owners, Strata Plan EPS 3084, in person or by proxy at this General Meeting that in accordance with Section 94(3) (a) of the *Strata Property Act* [SBC 1998] the requirement to obtain a Depreciation Report is hereby waived until the next Annual General Meeting.

After some discussion, the vote was called. The results were as follows:

41 IN FAVOUR, 2 OPPOSED, 2 ABSTAINED. CARRIED.

Owners please note: Since Resolution "C" was approved, Resolution "D" was not considered and has been removed from these Minutes.

ELECTION OF COUNCIL

On behalf of the Chairperson, the Strata Manager advised that under the Bylaws of the strata corporation the Council must consist of a minimum of 3 to a maximum of 7 members. Those persons elected to the Council at this meeting will hold office until the next Annual General Meeting.

The following persons agreed to stand for Council with thanks and appreciation from all Owners, and as agreed upon by the Owners present, were elected as a single slate of candidates by a majority vote.

Tianna Clarke

Tanzy Sayadi

Charly Jarret

Michael Kouvarellis 413? - said that people outside hate us (condo people)

Ian Cook no longer lives here - not a happy camper

TERMINATION OF MEETING

There being no further business, it was moved to terminate the meeting at 7:41 p.m. **CARRIED.**

FirstService Residential BC Ltd.



Mike Cates
Senior Strata Manager
Per the Owners
Strata Plan EPS 3084

MC/db

Email: info.bc@fsresidential.com
Customer Care Centre: 1.855.273.1967 (24 hours non-emergency)

www.fsresidential.com

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™ REGISTRATION

Sign up for the Resident Portal today to get access to the latest essential documents and information for your community. To register please visit here: <https://portal.connectresident.com/#/registration> and click on the 'Create Account' button. Having trouble? For assistance call our Care Center which is open 24/7 365 days a year with translation services available in 31 different languages. The Care Centre team can be reached at 833-710-6869.

In our dedication to ever-greater operational excellence and best practices, FirstService Residential uses **FSRConnect™**, an integrated web-based solution created solely for the property management industry. This software incorporates scores of advanced features that streamline building level administration, operations and communications.

A website portal, extended from **FSRConnect™**, is provided to your Strata corporation, **FREE OF CHARGE**. Residents have secured access to stay up to date with community news, events, their accounts, etc. The email distribution capabilities and housing of strata documents will save postage and copying costs for the building.

EPS 3084 - SEQUEL 138
Approved Annual Budget
Apr 01, 2021 to Mar 31, 2022

<u>A/C Description</u>	<u>Actual to</u> <u>31-Mar-21</u> <u>(12 Months)</u> <u>\$</u>	<u>2020/2021</u> <u>Budget</u> <u>\$</u>	<u>Variance</u> <u>2020/2021</u> <u>Act vs Budget</u> <u>\$</u>	<u>Approved</u> <u>2021/2022</u> <u>Budget</u> <u>\$</u>
<u>INCOME</u>				
<u>STRATA FEES</u>				
4002 Operating Fund Contribution	309,650	309,652	(2)	309,652
4003 Contingency Fund Contribution	28,500	28,500	--	28,500
TOTAL STRATA FEES	338,150	338,152	(2)	338,152
4523 Bylaw / Late Payment Fine	1,976	--	1,976	
4640 Interest Income	27	--	27	--
4682 Locker Income	2,950	--	2,950	2,000
4700 Miscellaneous Income	1,260	--	1,260	--
4702 Move In / Move Out Fee	3,200	--	3,200	1,500
4763 Security Card / Key Income	2,500	--	2,500	1,050
TOTAL INCOME	350,063	338,152	11,911	342,702
<u>EXPENSES</u>				
<u>GENERAL EXPENSES</u>				
5015 Audit	210	210	--	210
6300 Insurance	82,396	98,868	16,472	88,500
6504 Legal Fees	3,593	3,000	(593)	3,992
6700 Management Fees	27,720	29,122	1,402	28,550
6702 Meeting Expense	394	1,300	906	500
7025 Photocopy & Postage	2,123	2,500	377	2,200
TOTAL GENERAL EXPENSES	116,435	135,000	18,565	123,952
<u>BUILDING & GROUND EXPENSES</u>				
5010 Alarm Monitoring	--	1,300	1,300	1,300
5207 Building Envelope Maintenance	4,200	5,000	800	5,000
5705 Electricity	16,642	16,290	(352)	17,500
5715 Elevator Maintenance	6,979	12,000	5,021	7,000
5725 Enterphone	1,454	2,000	546	1,800
5734 Elevator Permit	246	500	254	300
5909 Fire System	6,717	2,800	(3,917)	5,500
6005 Gas	448	1,500	1,052	600
6027 Garbage & Recycling	13,160	13,487	327	14,500
6400 Janitorial Services and Supplies	47,820	46,000	(1,820)	51,000
6510 Locks and Keys	2,813	1,200	(1,613)	3,000
6511 Landscaping	4,604	2,300	(2,304)	4,800
7240 Repair and Maintenance	50,245	45,000	(5,245)	50,000

EPS 3084 - SEQUEL 138
Approved Annual Budget
Apr 01, 2021 to Mar 31, 2022

<u>A/C Description</u>	<u>Actual to</u> <u>31-Mar-21</u> <u>(12 Months)</u> \$	<u>2020/2021</u> <u>Budget</u> \$	<u>Variance</u> <u>2020/2021</u> <u>Act vs Budget</u> \$	<u>Approved</u> <u>2021/2022</u> <u>Budget</u> \$
7423 Supplies	936	600	(336)	900
7850 Water / Sewer	18,038	17,175	(863)	19,250
7855 Window Cleaning	3,928	4,000	73	4,300
TOTAL BUILDING & GROUND EXPENSES	178,230	171,152	(7,078)	186,750
<u>COMMUNITY EXPENSES</u>				
7280 Community - Garden	1,057	3,500	2,443	3,500
TOTAL COMMUNITY EXPENSES	1,057	3,500	2,443	3,500
9010 Reserve - Contingency Fund	28,500	28,500	--	28,500
TOTAL EXPENSES	324,223	338,152	13,929	342,702
CURRENT YR NET SURPLUS/(DEFICIT)	25,840	--	25,840	--
9990 Operating Surplus (Deficit) Balance Forward	51,684	51,684	0	71,255
9995 Transfer From / (To) CRF	(6,269)	(6,269)	--	--
ENDING OP SURPLUS/(DEFICIT)	71,255	45,415	25,840	71,255

EPS 3084 - SEQUEL 138
Approved Strata Fee Schedule
Apr 01, 2021 to Mar 31, 2022

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Monthly Difference \$
1	201 - 138 East Hastings Street	63	293.55	27.02	320.57	320.57	-
2	202 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
3	203 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
4	204 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
5	205 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
6	206 - 138 East Hastings Street	40	186.38	17.15	203.53	203.53	-
7	207 - 138 East Hastings Street	40	186.38	17.15	203.53	203.53	-
8	208 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
9	209 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
10	210 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
11	211 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
12	212 - 138 East Hastings Street	45	209.68	19.30	228.98	228.98	-
13	213 - 138 East Hastings Street	45	209.68	19.30	228.98	228.98	-
14	214 - 138 East Hastings Street	42	195.70	18.01	213.71	213.71	-
15	215 - 138 East Hastings Street	42	195.70	18.01	213.71	213.71	-
16	216 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
17	217 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
18	218 - 138 East Hastings Street	42	195.70	18.01	213.71	213.71	-
19	219 - 138 East Hastings Street	42	195.70	18.01	213.71	213.71	-
20	220 - 138 East Hastings Street	43	200.36	18.44	218.80	218.80	-
21	301 - 138 East Hastings Street	63	293.55	27.02	320.57	320.57	-
22	302 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
23	303-320 138 East Hastings Street	749	3,489.97	321.21	3,811.18	3,811.18	-
24	401 - 138 East Hastings Street	63	293.55	27.02	320.57	320.57	-

**The retroactive fee adjustment is calculated as the difference between the new strata fees and old strata fees, multiplied by the number of months subsequent to the year end in which the old strata fees were assessed.*

EPS 3084 - SEQUEL 138
Approved Strata Fee Schedule
Apr 01, 2021 to Mar 31, 2022

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Monthly Difference \$
25	402 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
26	403 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
27	404 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
28	405 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
29	406 - 138 East Hastings Street	40	186.38	17.15	203.53	203.53	-
30	407 - 138 East Hastings Street	40	186.38	17.15	203.53	203.53	-
31	408 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
32	409 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
33	410 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
34	411 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
35	412 - 138 East Hastings Street	45	209.68	19.30	228.98	228.98	-
36	413 - 138 East Hastings Street	45	209.68	19.30	228.98	228.98	-
37	414 - 138 East Hastings Street	42	195.70	18.01	213.71	213.71	-
38	415 - 138 East Hastings Street	42	195.70	18.01	213.71	213.71	-
39	416 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
40	417 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
41	418 - 138 East Hastings Street	42	195.70	18.01	213.71	213.71	-
42	419 - 138 East Hastings Street	42	195.70	18.01	213.71	213.71	-
43	420 - 138 East Hastings Street	43	200.36	18.44	218.80	218.80	-
44	501 - 138 East Hastings Street	63	293.55	27.02	320.57	320.57	-
45	502 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
46	503 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
47	504 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
48	505 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-

**The retroactive fee adjustment is calculated as the difference between the new strata fees and old strata fees, multiplied by the number of months subsequent to the year end in which the old strata fees were assessed.*

EPS 3084 - SEQUEL 138
Approved Strata Fee Schedule
Apr 01, 2021 to Mar 31, 2022

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Monthly Difference \$
49	506 - 138 East Hastings Street	40	186.38	17.15	203.53	203.53	-
50	507 - 138 East Hastings Street	40	186.38	17.15	203.53	203.53	-
51	508 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
52	509 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
53	510 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
54	511 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
55	512 - 138 East Hastings Street	45	209.68	19.30	228.98	228.98	-
56	513 - 138 East Hastings Street	65	302.86	27.88	330.74	330.74	-
57	514 - 138 East Hastings Street	42	195.70	18.01	213.71	213.71	-
58	515 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
59	516 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
60	517 - 138 East Hastings Street	42	195.70	18.01	213.71	213.71	-
61	518 - 138 East Hastings Street	42	195.70	18.01	213.71	213.71	-
62	519 - 138 East Hastings Street	43	200.36	18.44	218.80	218.80	-
63	601 - 138 East Hastings Street	64	298.20	27.45	325.65	325.65	-
64	602 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
65	603 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
66	604 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
67	605 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
68	606 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
69	607 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
70	608 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
71	609 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
72	610 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-

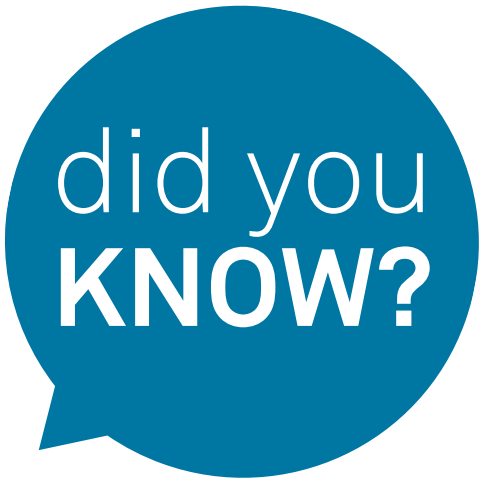
**The retroactive fee adjustment is calculated as the difference between the new strata fees and old strata fees, multiplied by the number of months subsequent to the year end in which the old strata fees were assessed.*

EPS 3084 - SEQUEL 138
Approved Strata Fee Schedule
Apr 01, 2021 to Mar 31, 2022

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Monthly Difference \$
73	611 - 138 East Hastings Street	67	312.19	28.73	340.92	340.92	-
74	612 - 138 East Hastings Street	65	302.86	27.88	330.74	330.74	-
75	613 - 138 East Hastings Street	42	195.70	18.01	213.71	213.71	-
76	614 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
77	615 - 138 East Hastings Street	41	191.04	17.58	208.62	208.62	-
78	616 - 138 East Hastings Street	42	195.70	18.01	213.71	213.71	-
79	617 - 138 East Hastings Street	42	195.70	18.01	213.71	213.71	-
80	618 - 138 East Hastings Street	43	200.36	18.44	218.80	218.80	-
81	134 East Hastings Street	258	1,202.16	110.64	1,312.80	1,312.80	-
82	136 East Hastings Street	98	456.63	42.03	498.66	498.66	-
83	140 East Hastings Street	76	354.13	32.59	386.72	386.72	-
84	142 East Hastings Street	88	410.04	37.74	447.78	447.78	-
85	144 East Hastings Street	91	424.01	39.03	463.04	463.04	-
86	146 East Hastings Street	77	358.78	33.02	391.80	391.80	-
87	148 East Hastings Street	145	675.63	62.18	737.81	737.81	-
88	138 East Hastings Street	168	782.79	72.05	854.84	854.84	-
89	120 - 138 East Hastings Street	213	992.47	91.35	1,083.82	1,083.82	-
90	110 - 138 East Hastings Street	105	489.25	45.03	534.28	534.28	-
91	138 East Hastings Street	10	46.59	4.29	50.88	50.88	-
		5,538	25,804.36	2,374.84	28,179.20	28,179.20	-

Total Annual Strata Fees (x 12 months) = **338,150.40** 338,150.40

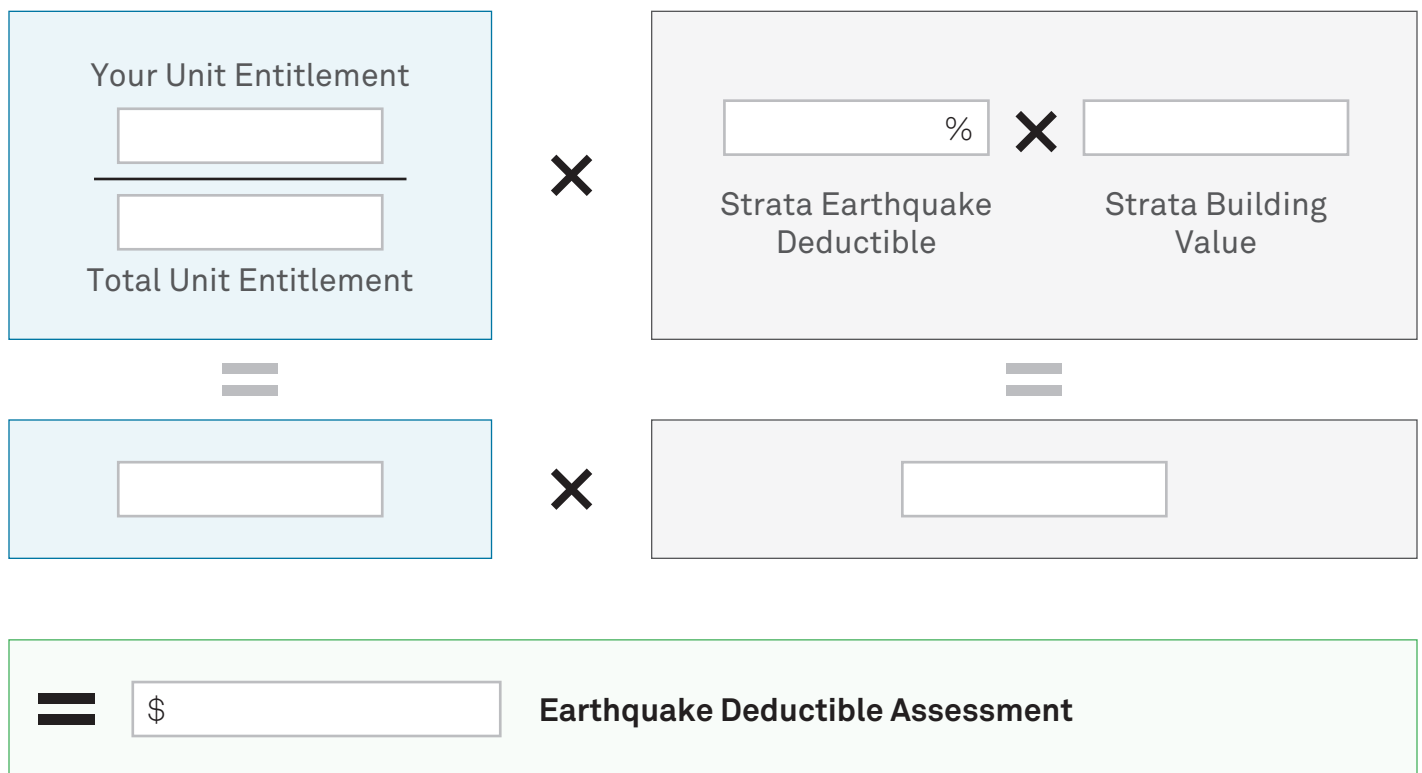
**The retroactive fee adjustment is calculated as the difference between the new strata fees and old strata fees, multiplied by the number of months subsequent to the year end in which the old strata fees were assessed.*



Strata Earthquake Deductibles

Did you know, even though your building has earthquake coverage, you still need earthquake insurance under your own personal policy? This will protect your unit and contents, *and* provide funds to cover your special assessment toward the building’s earthquake deductible.

How much Earthquake Deductible Assessment do I need?



DISCLAIMER: All information provided by FS Insurance Brokers is advisory in nature. Any such information may not identify or contemplate all unsafe conditions; others may exist. FS Insurance Brokers does not imply, guarantee or warrant the safety of any of the client's properties or operations or that the client or any such properties or operations are in compliance with all federal, provincial, or local laws, codes, statutes, ordinances, standards or recommendations. All decisions in connection with the implementation, if any, of any of FS Insurance Brokers' advice or recommendations shall be the sole responsibility of, and made by, the client or other recipient of the information.



PRE-AUTHORIZED DEBIT (PAD) AGREEMENT - STRATA

Terms and Conditions:

1. I/We acknowledge that I/we are participating in a PAD plan established by FirstService Residential and I/we participate in this PAD plan upon all terms and conditions set out herein. FirstService Residential reserves the right to reject my/our application or discontinue the service.
2. I/We warrant and guarantee that all persons whose signatures are required to sign on this account have signed this agreement.
3. I/We acknowledge that this PAD authorization is provided for the benefit of FirstService Residential and the processing institution administering the account, and is provided in consideration of the said processing institution agreeing to process these PADs against my/our bank account in accordance with the rules of the Canadian Payments Association.
4. I/We hereby authorize FirstService Residential on behalf of our Strata Corporation and its processing institution to debit my/our bank account on the 1st day of each month:
 - All recurring monthly strata fees and/or charges (e.g. parking and lockers etc.); and/or
 - Any one-time retroactive strata fees/charges adjustments; and/or
 - Any one-time sporadic debit of any kind (e.g. a “catch-up” payment on previous outstanding strata fees for 1st time PAD enrolment, NSF administration fee, etc.) as authorized by me/us.

I/we understand that the amount of strata fees may be increased or decreased based on the approved budget as adopted by my/our strata corporation from time to time. **I/We agree to waive the requirements for pre-notification including, without limitation, pre-notification of any changes in the amount of the PAD due to a change in strata fees, charges, and assessments or adjustments.**

5. I/We acknowledge that delivery of this authorization to FirstService Residential constitutes delivery by me/us to the processing institution.
6. I/We understand that this authority is to remain in effect until FirstService Residential has received written notification from me/us of its change or termination. The notification must be delivered to the office of FirstService Residential at least ten (10) business days in advance of the next PAD withdrawal. I/We may obtain a cancellation form or more information on my/our right to cancel our PAD Agreement by contacting the office of FirstService Residential or by visiting www.cdnpay.ca.
7. I/We undertake to inform FirstService Residential immediately, in writing, of any change in the account (e.g. account closure, change of account number, etc.) or other information (e.g. mailing address, phone number etc.) provided in this authorization.
8. I/We understand that a NSF administration fee will apply to my/our account should my/our PAD be returned due to insufficient funds, account closure, or account freeze, etc. It is my/our responsibility to ensure the balance in my/our bank account is sufficient to cover the PADs.
9. I/We have certain recourse rights if any debit does not comply with this agreement. For example, I/We have the right to receive reimbursement for any debit that is not authorized or is not consistent with this PAD Agreement. I/We may obtain more information on my/our recourse rights by contacting my/our financial institution or the office of FirstService Residential.
10. I/We understand the personal information provided in this PAD Agreement is for purposes of identifying and communicating with me/us, processing payments, responding to emergencies, ensuring the orderly management of the strata corporation and complying with legal requirements. I/We hereby authorize the strata corporation to collect, use and disclose my/our personal information for these purposes.

Please Retain This Page For Your Reference. Thank You.

PRE-AUTHORIZED DEBIT (PAD) AGREEMENT

This service is for: Individual PAD ____ Business PAD ____ (Please check)

PERSONAL INFORMATION

Effective Date: _____

Name of Owner(s)		Strata Plan	Strata Lot
Address of Strata Lot	City	Province	Postal Code
Mailing Address (If different from above)	City	Province	Postal Code
Phone Number (Res.)	(Bus.)	(Cell)	Email Address

Please check to authorize withdrawal of other monthly charges in addition to your strata fees:

Storage/locker Parking Specify Others _____

BANK INFORMATION – Please choose one of the following:

- Void cheque attached – name(s) on cheque must match name(s) of the legal owner(s) on title. If someone other than the legal owner(s) is making the payment, please complete below information.**

_____	_____
Name	Relation to Applicant
_____	_____
Address	Phone Number

ATTACH VOID CHEQUE HERE

- Or, If your account does not provide cheques, please have your bank fill out the information below to ensure the account is coded correctly and will allow pre-authorized payment.**

Financial Institution Number: [][][]	Branch Transit Number: [][][][][]	Deposit Account Number: [][][][][][][][][][][][][][][][][][]
Chequing Account ____ Savings Account ____ (Please check)		

_____	_____
Name of Financial Institution	Branch Address

AUTHORIZATION

PLEASE NOTE THIS FORM MUST BE RECEIVED IN OUR OFFICE NO LATER THAN THE 20TH OF THE MONTH PRIOR TO THE MONTH THE PAD IS TO COMMENCE. Please enclose a cheque for any balance owing prior to the PAD effective date OR initial below to authorize a one time catch-up payment.

I/We hereby authorize FirstService Residential (FSR) to withdraw any outstanding strata fees from the attached bank account information starting from commencement of FSR management and/or my/our strata fees commencement date.

Initials

By signing this authorization, I/We acknowledge that I/we have read, understood and accepted all the provisions in the Terms and Conditions on Page 1 of this Pre-authorized Debit Agreement, a copy of which has been provided to and retained by me/us.

Date

Signature of payer(s)

When the form is complete, mail or email to:

FirstService Residential
Attention: Accounts Receivable
200 Granville Street, Suite 700, Vancouver, B.C., V6C 1S4
Email: ar.bc@fsresidential.com

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.