



**IMPORTANT INFORMATION** Please have this translated

**重要資料** 請找人為你翻譯

**RENSEIGNEMENTS IMPORTANTS** Prière de les faire traduire

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。

**INFORMACIÓN IMPORTANTE** Busque alguien que le traduzca

**알려드립니다** 이것을 번역해 주십시오

**CHỈ DẪN QUAN TRỌNG** Xin nhờ người dịch hộ

**सुदुर्ग नसकवरी** विरय वरवे विने वेलें रिम रा उलेंस वरवई

## MEMORANDUM

**TO:** The Owners, Strata Plan EPS 3084

**DATE:** July 11, 2022

**FROM:** Miroslav Babjarcik, Strata Manager

**RE: ANNUAL GENERAL MEETING MINUTES**

Attached are the minutes of the Annual General Meeting held on June 13, 2022. Please read and retain them for future reference.

### **STRATA FEES:**

Owners please note: Strata fees have increased, retroactive to April 2022.

(Please note whether strata fees have increased, not increased, or increased retroactive with a catch-up schedule and refer them to the page pertaining to the details)

### **BYLAWS/RULES:**

**NEW BYLAWS/RULES WERE PASSED.** Please access **FSR Connect™** Association Documents for the current Bylaws/Rules.

### **NEW COUNCIL:**

- Ali Ibrahim
- Marilouise Muller
- Scott Gilbert
- Owen Shao

### **FSR Connect™ 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.

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Encl.

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

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***Held on Monday, June 13, 2022  
Meeting was held electronically***

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Following registration that started at 6:30 p.m., certification of proxies and issuance of voting was completed.

**QUORUM STATUS REPORT**

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 commencement of the meeting there were 36 eligible votes represented in person and 19.2 represented by proxy, for a total of 55.2 votes represented. The quorum requirements had been achieved and the meeting proceeded.

**CALL TO ORDER**

The meeting was called to order at 7:05 p.m. by Tianna Clarke, Council President who acted as Chairperson in accordance with the Strata Plan Bylaws

FirstService Residential BC Ltd. was represented by Miroslav Babjarcik who assisted with facilitating the Meeting electronically.

**APPROVAL OF RULES OF PROCEDURE**

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

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

**PROOF OF NOTICE**

It was noted that the Notice of Meeting, dated May 24, 2022, 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.

55.4 IN FAVOUR,            1 OPPOSED,            0 ABSTAINED. **CARRIED.**

**APPROVAL OF GENERAL MEETING MINUTES**

It was moved and seconded to approve the Minutes of the Annual General Meeting held June 15, 2021 as previously circulated.

55.4 IN FAVOUR,            0 OPPOSED,            0 ABSTAINED. **CARRIED.**

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**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 \$22,400,000 based on information contained in the insurance appraisal performed by Normac.

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.

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**CONSIDERATION OF MAJORITY VOTE  
BUDGET**

Owners were referred to the proposed 2022 - 2023 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:

33.4 IN FAVOUR,            23 OPPOSED,            0 ABSTAINED.            **CARRIED.**

Owners please note: Strata fees have increased, retroactive to April 2022.

**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 EPS 3084, 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](mailto:ar.bc@fsresidential.com).

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

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

**PREAMBLE** Strata Council would like to ask the Ownership to vote in favour of waiving the requirement to obtain the depreciation report this year, due to other more pressing expenses, the depreciation report will be considered at the next AGM.

**WHEREAS** The Owners, Strata Plan EPS 3084, wish eventually to obtain a Depreciation Report in accordance with Section 94 of the *Strata Property Act* [SBC 1998] and feel it would be most beneficial to defer commencement of the Depreciation Report for the time being;

**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:

56.4 IN FAVOUR,            0 OPPOSED,            0 ABSTAINED. **CARRIED.** (4<sup>th</sup> vote)

**CONSIDERATION OF MAJORITY VOTE RESOLUTION "B"  
OBTAIN DEPRECIATION REPORT FUNDED BY CRF**

**(As Resolution `A` passed, Resolution `B` was not put forth for consideration)**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "C"  
OF THE OWNERS OF THE RESIDENTIAL STRATA LOTS OF  
THE OWNERS, STRATA PLAN EPS 3084  
TO AMEND BYLAW 32**

**(Section 128(1)(c) of the *Strata Property Act*)**

**(NOTE: The amendments contained in this resolution will only pass if the 3/4 vote resolutions of the residential owners and the commercial owners are passed.)**

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

**BE IT RESOLVED** by a 3/4 vote of owners of the residential strata lots of The Owners, Strata Plan EPS 3084 (the "**Strata Corporation**") pursuant to section 128(1)(c) of the *Strata Property Act* that the Strata Corporation's bylaws be amended by repealing bylaw 32 and replacing with the following:

**32. *Electronic General Meetings***

- 32.1 *The strata corporation may provide for attendance at an annual or special general meeting by telephone or any other electronic method if the method permits all persons participating in the meeting to communicate with each other during the meeting. For certainty, the strata corporation may call an exclusively electronic annual or special general meeting, hold an annual or special general meeting exclusively by telephone or any other electronic method, and is not required to provide for in-person attendance at an electronic annual or special general meeting, provided the electronic method permits all persons participating in the meeting to communicate with each other during the meeting.*
- 32.2 *A person who is eligible to vote may attend an annual or special general meeting by electronic means so long as the person and the other participants can communicate with each other.*
- 32.3 *Any person attending an annual or special general meeting by electronic means is deemed to be present in person for the purposes of the meeting.*
- 32.4 *Despite bylaws 31 and 32, in the event that a general meeting is held pursuant to bylaw 32.1 or an eligible voter attends an annual or special general meeting by electronic means, the strata corporation has no obligation to make provision for a secret ballot or issue a voting card for, as applicable, that meeting or the particular voter. Where the strata corporation does not issue voting cards for the meeting or a particular voter, then a vote will be decided by a show of hands (physical and/or electronic) unless an eligible voter requests a precise count.*

By repealing and replacing Bylaw #32, all Bylaws are hereby re-numbered sequentially.

**END OF RESOLUTION**

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

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

**CONSIDERATION OF 3/4 VOTE RESOLUTION "D"  
OF THE OWNERS OF THE NON-RESIDENTIAL STRATA LOTS OF  
THE OWNERS, STRATA PLAN EPS 3084  
TO AMEND BYLAW 32**

**(Section 128(1)(C) of the *Strata Property Act*)**

**(NOTE: The amendments contained in this resolution will only pass if the 3/4 vote resolutions of the residential owners and the commercial owners are passed.**

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

**BE IT RESOLVED** by a 3/4 vote of owners of the non-residential strata lots of The Owners, Strata Plan EPS 3084 (the "**Strata Corporation**") pursuant to section 128(1)(c) of the *Strata Property Act* that the Strata Corporation's bylaws be amended by repealing bylaw 32 and replacing with the following:

**32. Electronic General Meetings**

- 32.1 *The strata corporation may provide for attendance at an annual or special general meeting by telephone or any other electronic method if the method permits all persons participating in the meeting to communicate with each other during the meeting. For certainty, the strata corporation may call an exclusively electronic annual or special general meeting, hold an annual or special general meeting exclusively by telephone or any other electronic method, and is not required to provide for in-person attendance at an electronic annual or special general meeting, provided the electronic method permits all persons participating in the meeting to communicate with each other during the meeting.*
- 32.2 *A person who is eligible to vote may attend an annual or special general meeting by electronic means so long as the person and the other participants can communicate with each other.*
- 32.3 *Any person attending an annual or special general meeting by electronic means is deemed to be present in person for the purposes of the meeting.*
- 32.4 *Despite bylaws 31 and 32, in the event that a general meeting is held pursuant to bylaw 32.1 or an eligible voter attends an annual or special general meeting by electronic means, the strata corporation has no obligation to make provision for a secret ballot or issue a voting card for, as applicable, that meeting or the particular voter. Where the strata corporation does not issue voting cards for the meeting or a particular voter, then a vote will be decided by a show of hands (physical and/or electronic) unless an eligible voter requests a precise count.*

By repealing and replacing Bylaw #32, all Bylaws are hereby re-numbered sequentially.

**END OF RESOLUTION**

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

2.2 IN FAVOUR,            0 OPPOSED,            0 ABSTAINED.    **CARRIED.**



**CONSIDERATION OF 3/4 VOTE RESOLUTION "E"  
OF THE OWNERS OF THE RESIDENTIAL STRATA LOTS OF  
THE OWNERS, STRATA PLAN EPS 3084  
TO AMEND BYLAW 41**

**(Section 128(1)(c) of the *Strata Property Act*)**

**(NOTE: The amendments contained in this resolution will only pass if the 3/4 vote resolutions of the residential owners and the commercial owners are passed.)**

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

**BE IT RESOLVED** by a 3/4 vote of owners of the residential strata lots of The Owners, Strata Plan EPS 3084 (the "**Strata Corporation**") pursuant to section 128(1)(c) of the *Strata Property Act* that the Strata Corporation's bylaws be amended by adding the following as bylaws 41.13 and 41.14:

*41.13 A resident must not park or store more than three (3) vehicles in the parking stall assigned to their strata lot. For certainty, nothing other than a vehicle is permitted to be parked or stored in a parking stall.*

*41.14 For the purposes of this bylaw 41, "vehicle" includes scooters, e-bikes, and other similar items, as determined by the strata council in its discretion.*

By adding Bylaws #41.13 & 14, all Bylaws are hereby re-numbered sequentially.

**END OF RESOLUTION**

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

34 IN FAVOUR,            10 OPPOSED,            1 ABSTAINED.    **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "F"  
OF THE OWNERS OF THE NON-RESIDENTIAL STRATA LOTS OF  
THE OWNERS, STRATA PLAN EPS 3084  
TO AMEND BYLAW 41**

**(Section 128(1)(c) of the *Strata Property Act*)**

**(NOTE: The amendments contained in this resolution will only pass if the 3/4 vote resolutions of the residential owners and the commercial owners are passed.)**

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

**BE IT RESOLVED** by a 3/4 vote of owners of the non-residential strata lots of The Owners, Strata Plan EPS 3084 (the "**Strata Corporation**") pursuant to section 128(1)(c) of the *Strata Property Act* that the Strata Corporation's bylaws be amended by adding the following as bylaws 41.13 and 41.14:

*41.13 A resident must not park or store more than three (3) vehicles in the parking stall assigned to their strata lot. For certainty, nothing other than a vehicle is permitted to be parked or stored in a parking stall.*

41.14 For the purposes of this bylaw 41, “**vehicle**” includes scooters, e-bikes, and other similar items, as determined by the strata council in its discretion.

By adding Bylaws #41.13 & 14, all Bylaws are hereby re-numbered sequentially.

**END OF RESOLUTION**

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

2.2 IN FAVOUR,            0 OPPOSED,            0 ABSTAINED.    **CARRIED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "G"  
OF THE OWNERS OF THE RESIDENTIAL STRATA LOTS OF  
THE OWNERS, STRATA PLAN EPS 3084  
TO AMEND BYLAW 39**

**(Section 128(1)(c) of the *Strata Property Act*)**

**(NOTE: The amendments contained in this resolution will only pass if the 3/4 vote resolutions of the residential owners and the commercial owners are passed.)**

It was moved and seconded to bring the proposed resolution to the floor for discussion. Resolution “G” reads as follows:

**BE IT RESOLVED** by a 3/4 vote of owners of the residential strata lots of The Owners, Strata Plan EPS 3084 (the “**Strata Corporation**”) pursuant to section 128(1)(c) of the *Strata Property Act* that the Strata Corporation’s bylaws be amended by repealing bylaw 39 and replacing with the following:

**39. Responsibility of Owners**

39.1 *If an owner is responsible for any loss or damage to a strata lot, common property, limited common property, or common assets, that owner must indemnify and save harmless the strata corporation from the expense of any maintenance, repair or replacement rendered necessary to the strata lot, common property, limited common property or common assets but only to the extent that such expense is not reimbursed from the proceeds received by operation of any strata insurance policy.*

39.2 *For clarity and without limiting the meaning of the word “**responsible**”, an owner is deemed to be responsible, under bylaw 39.2, for any of the following:*

(a) *the owner is responsible for any loss or damage to the common property, limited common property, common assets or to any strata lot, and/ or personal injury or death, as the word “**responsible**” has been interpreted in the courts or a tribunal in connection with section 158(2) of the Act;*

(b) *any loss or damage to the common property, limited common property, common assets or to any strata lot, and/ or personal injury or death, where the cause of such loss or damage is the result of an act, omission, negligence or carelessness of the owner, and/or owner’s tenants, occupants, and visitors (including family members, employees, agents, contractors, guests or invitees); and*

- (c) *any loss or damage caused to the common property, limited common property, common assets or to any strata lot, and/or personal injury or death, where the cause of such loss or damage originated within the owner's strata lot or limited common property designated for the exclusive use of such owner's strata lot, including, but not limited to, anything arising from any of the following:*
  - (i) *dishwasher;*
  - (ii) *refrigerator with ice/water dispensing capabilities;*
  - (iii) *garburator;*
  - (iv) *washing machine;*
  - (v) *toilets, sinks, bathtubs;*
  - (vi) *dedicated plumbing related pipes and fixtures, that solely service a strata lot;*
  - (vii) *fireplaces;*
  - (viii) *exhaust fans and humidifiers/dehumidifiers;*
  - (ix) *anything introduced into the strata lot by a resident or visitor;*
  - (x) *any alterations or additions to the strata lot, the limited common property or the common property made by the owner or by prior owner(s) of the strata lot;*
  - (xi) *any pets residing in or visiting at the owner's strata lot;*
  - (xii) *any person residing in or visiting at the owner's strata lot; and*
  - (xiii) *barbecues or smokers.*

39.3 *For the purposes of these bylaws, an expense not covered by the strata insurance proceeds received by the strata corporation includes:*

- (a) *the costs of investigating the cause of any loss or damage, where the owner is responsible;*
- (b) *the costs of repairing the cause of any loss or damage, where the owner is responsible;*
- (c) *legal costs, on a full indemnity basis, incurred in relation to defending any claim against the strata corporation , and/or prosecuting any claim made against the owner;*
- (d) *any insurance deductible paid or payable by the strata corporation; and*
- (e) *the costs to repair the loss or damage:*

- (i) *where no insurance policy taken out by the strata corporation operates; or*
- (ii) *where the strata council decides not to make a claim on the applicable strata insurance policy because no insurance policy would operate or because making a claim is not in the best interests of the strata corporation as determined, acting reasonably, by the strata council. Where an insurance claim is not made because it would not be in the best interests of the strata, the owner's liability under this bylaw 39.3(e)(ii) is limited to an amount equal to the insurance deductible that would have been paid or payable by the strata corporation had an insurance claim been made and accepted by the insurer.*

*An expense not covered by the proceeds received by the strata corporation, the strata corporation will be charged to the owner. For certainty, nothing in this bylaw 39:*

- (f) *requires the strata corporation to make a claim on any strata insurance policy in order to charge an amount to the owner in accordance with bylaws 39.1, 39.2, and/or 39.3; or*
- (g) *prevents the strata council, in its discretion, from reducing the amount claimed against an owner in accordance with bylaws 39.1, 39.2, and/or 39.3.*

By repealing and replacing Bylaw #39, all Bylaws are hereby re-numbered sequentially.

#### **END OF RESOLUTION**

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

13 IN FAVOUR,            31 OPPOSED,            0 ABSTAINED.    **DEFEATED.**

#### **CONSIDERATION OF 3/4 VOTE RESOLUTION "H" OF THE OWNERS OF THE NON-RESIDENTIAL STRATA LOTS OF THE OWNERS, STRATA PLAN EPS 3084 TO AMEND BYLAW 39**

**(Section 128(1)(c) of the *Strata Property Act*)**

**(NOTE: The amendments contained in this resolution will only pass if the 3/4 vote resolutions of the residential owners and the commercial owners are passed.)**

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

**BE IT RESOLVED** by a 3/4 vote of owners of the residential strata lots of The Owners, Strata Plan EPS 3084 (the "**Strata Corporation**") pursuant to section 128(1)(c) of the *Strata Property Act* that the Strata Corporation's bylaws be amended by repealing bylaw 39 and replacing with the following:

#### **39.    *Responsibility of Owners***

- 39.1 *If an owner is responsible for any loss or damage to a strata lot, common property, limited common property, or common assets, that owner must indemnify and save harmless the strata corporation from the expense of any maintenance, repair or replacement rendered necessary to the strata lot, common property, limited common property or common assets but only to the extent that such expense is not reimbursed from the proceeds received by operation of any strata insurance policy.*
- 39.2 *For clarity and without limiting the meaning of the word “**responsible**”, an owner is deemed to be responsible, under bylaw 39.2, for any of the following:*
- (a) the owner is responsible for any loss or damage to the common property, limited common property, common assets or to any strata lot, and/ or personal injury or death, as the word “**responsible**” has been interpreted in the courts or a tribunal in connection with section 158(2) of the Act;*
  - (b) any loss or damage to the common property, limited common property, common assets or to any strata lot, and/ or personal injury or death, where the cause of such loss or damage is the result of an act, omission, negligence or carelessness of the owner, and/or owner’s tenants, occupants, and visitors (including family members, employees, agents, contractors, guests or invitees); and*
  - (c) any loss or damage caused to the common property, limited common property, common assets or to any strata lot, and/or personal injury or death, where the cause of such loss or damage originated within the owner’s strata lot or limited common property designated for the exclusive use of such owner’s strata lot, including, but not limited to, anything arising from any of the following:*
    - (i) dishwasher;*
    - (ii) refrigerator with ice/water dispensing capabilities;*
    - (iii) garburator;*
    - (iv) washing machine;*
    - (v) toilets, sinks, bathtubs;*
    - (vi) dedicated plumbing related pipes and fixtures, that solely service a strata lot;*
    - (vii) fireplaces;*
    - (viii) exhaust fans and humidifiers/dehumidifiers;*
    - (ix) anything introduced into the strata lot by a resident or visitor;*
    - (x) any alterations or additions to the strata lot, the limited common property or the common property made by the owner or by prior owner(s) of the strata lot;*
    - (xi) any pets residing in or visiting at the owner’s strata lot;*

- (xii) *any person residing in or visiting at the owner's strata lot; and*
- (xiii) *barbecues or smokers.*

39.3 *For the purposes of these bylaws, an expense not covered by the strata insurance proceeds received by the strata corporation includes:*

- (a) *the costs of investigating the cause of any loss or damage, where the owner is responsible;*
- (b) *the costs of repairing the cause of any loss or damage, where the owner is responsible;*
- (c) *legal costs, on a full indemnity basis, incurred in relation to defending any claim against the strata corporation , and/or prosecuting any claim made against the owner;*
- (d) *any insurance deductible paid or payable by the strata corporation; and*
- (e) *the costs to repair the loss or damage:*
  - (i) *where no insurance policy taken out by the strata corporation operates; or*
  - (ii) *where the strata council decides not to make a claim on the applicable strata insurance policy because no insurance policy would operate or because making a claim is not in the best interests of the strata corporation as determined, acting reasonably, by the strata council. Where an insurance claim is not made because it would not be in the best interests of the strata, the owner's liability under this bylaw 39.3(e)(ii) is limited to an amount equal to the insurance deductible that would have been paid or payable by the strata corporation had an insurance claim been made and accepted by the insurer.*

*An expense not covered by the proceeds received by the strata corporation, the strata corporation will be charged to the owner. For certainty, nothing in this bylaw 39:*

- (f) *requires the strata corporation to make a claim on any strata insurance policy in order to charge an amount to the owner in accordance with bylaws 39.1, 39.2, and/or 39.3; or*
- (g) *prevents the strata council, in its discretion, from reducing the amount claimed against an owner in accordance with bylaws 39.1, 39.2, and/or 39.3.*

By repealing and replacing Bylaw #39, all Bylaws are hereby re-numbered sequentially.

**END OF RESOLUTION**

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

N/A IN FAVOUR,            N/A OPPOSED,            N/A ABSTAINED.        **NOT VOTED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "I"  
OF THE OWNERS OF THE RESIDENTIAL STRATA LOTS OF  
THE OWNERS, STRATA PLAN EPS 3084  
TO AMEND BYLAW 51**

**(Section 128(1)(c) of the *Strata Property Act*)**

**(NOTE: The amendments contained in this resolution will only pass if the 3/4 vote resolutions of the residential owners and the commercial owners are passed.)**

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

**BE IT RESOLVED** by a 3/4 vote of owners of the residential strata lots of The Owners, Strata Plan EPS 3084 (the "**Strata Corporation**") pursuant to section 128(1)(c) of the *Strata Property Act* that the Strata Corporation's bylaws be amended by repealing bylaws 51.1 and 51.3 and replacing with the following:

*51.1 Closed circuit television and video surveillance are installed in the common areas of the building as set out in the rules of the strata corporation adopted from time to time.*

*51.3 The video files and/or security fob usage records will be used only for the purposes of law enforcement, for the enforcement of the strata corporation's bylaws and rules, and/or for any other purpose permitted by the Personal Information Protection Act.*

By repealing and replacing Bylaws #51.1 and 51.3, all Bylaws are hereby re-numbered sequentially.

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

14 IN FAVOUR,            30 OPPOSED,            0 ABSTAINED.    **DEFEATED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "J"  
OF THE OWNERS OF THE NON-RESIDENTIAL STRATA LOTS OF  
THE OWNERS, STRATA PLAN EPS 3084  
TO AMEND BYLAW 51**

**(Section 128(1)(c) of the *Strata Property Act*)**

**(NOTE: The amendments contained in this resolution will only pass if the 3/4 vote resolutions of the residential owners and the commercial owners are passed.)**

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

**BE IT RESOLVED** by a 3/4 vote of owners of the residential strata lots of The Owners, Strata Plan EPS 3084 (the "**Strata Corporation**") pursuant to section 128(1)(c) of the *Strata Property Act* that the Strata Corporation's bylaws be amended by repealing bylaws 51.1 and 51.3 and replacing with the following:

*51.1 Closed circuit television and video surveillance are installed in the common areas of the building as set out in the rules of the strata corporation adopted from time to time.*

51.3 *The video files and/or security fob usage records will be used only for the purposes of law enforcement, for the enforcement of the strata corporation's bylaws and rules, and/or for any other purpose permitted by the Personal Information Protection Act.*

By repealing and replacing Bylaws #51.1 and 51.3, all Bylaws are hereby re-numbered sequentially.

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

N/A IN FAVOUR,                      N/A OPPOSED,                      N/A ABSTAINED.                      **NOT VOTED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "K"  
INSTALLATION OF NEW INTERCOM IN THE ALLEYWAY (\$7,700.00)  
FUNDED BY SPECIAL LEVY**

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

**PREAMBLE** Strata Council would like the Ownership to vote on the installation of a new intercom in the alleyway.

**WHEREAS** The Owners, Strata Plan EPS 3084, Sequel 138;

**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 \$7,700.00 (including the FirstService Residential Project Administration Fee of 10% based of the project cost, as negotiated per the agency agreement; clause 5.2(d)) be raised and spent for the purpose of the installation of new intercom in alleyway, 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* [SBC 1998], 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 \$7,700.00 shall be assessed on June 13, 2022 (date of 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 August 1, 2022. 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* [SBC 1998], and Section 109 of the *Strata Property Act* [SBC 1998] therefore does not apply.

Any owner who fails to make any payment(s) in accordance with this resolution shall be assessed a fine of \$200 on each such late payment. 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.

**END OF RESOLUTION**

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

3 IN FAVOUR,            52.4 OPPOSED,            1 ABSTAINED. **DEFEATED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "L"  
LOADING BAY REPLACEMENT (\$73,500.00)  
FUNDED BY SPECIAL LEVY**

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

**PREAMBLE** Strata Council would like the Ownership to vote in favour of replacing the current loading bay gate that has been damaged over the years due to vandalism and multiple break-ins. The patch work repairs are expensive and are not cost effective in the long run; therefore, Strata Council is looking to replace it with the more suitable option for the location such as a heavy duty steel gate that will withstand the abuse and will reduce the repair bills.

**WHEREAS** The Owners, Strata Plan EPS 3084, Sequel 138;

**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 \$73,500.00 (including the FirstService Residential Project Administration Fee of 5% based of the project cost, as negotiated per the agency agreement; clause 5.2(d)) be raised and spent for the purpose of replacement of the loading bay 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* [SBC 1998], 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 \$73,500.00 shall be assessed on June 13, 2022 (date of 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 August 1, 2022. 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* [SBC 1998], and Section 109 of the *Strata Property Act* [SBC 1998] therefore does not apply.

Any owner who fails to make any payment(s) in accordance with this resolution shall be assessed a fine of \$200.00 on each such late payment. 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.

**END OF RESOLUTION**

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

6.2 IN FAVOUR,            49.2 OPPOSED,            1 ABSTAINED.            **DEFEATED.**

**CONSIDERATION OF 3/4 VOTE RESOLUTION "M"  
LOADING BAY REPLACEMENT  
BLENDED FUNDING BY SPECIAL LEVY (\$36,750.00) AND CRF (\$36,750.00)**

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

**PREAMBLE** Strata Council would like the Ownership to vote in favour of replacing the current loading bay gate that has been damaged over the years due to vandalism and multiple break-ins. The patch work repairs are expensive and are not cost effective in the long run; therefore, Strata Council is looking to replace it with the more suitable option for the location such as a heavy duty steel gate that will withstand the abuse and will reduce the repair bills.

**WHEREAS** The Owners, Strata Plan EPS 3084, wish to pay for the loading bay replacement;

**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 \$73,500.00 (including the FirstService Residential Project Administration Fee of 5% based of the project cost, as negotiated per the agency agreement; clause 5.2(d)) be raised and spent for the purpose of the loading bay replacement, such expenditure to be charged:

- (a) as to \$36,750.00, as a special levy upon the owners in proportion to the unit entitlement of their respective Strata Lots;
- (b) as to \$36,750.00, to be charged against the Contingency Reserve Fund, and;

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 remaining funds shall be transferred to the Contingency Reserve Fund. Interest earned on funds raised pursuant to this resolution will be allocated to the special levy fund.

The special levy of \$36,750.00 shall be assessed on June 13, 2022, 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 August 1, 2022. 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* [SBC 1998], and Section 109 of the *Strata Property Act* [SBC 1998] therefore does not apply.

Any owner who fails to make any payment(s) in accordance with this resolution shall be assessed a fine of \$200.00 on each such late payment. 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.

### **END OF RESOLUTION**

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

11.2 IN FAVOUR,                    43.2 OPPOSED,                    2 ABSTAINED.                    **DEFEATED.**

### **ELECTION OF COUNCIL**

The Strata Manager on behalf of 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 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:

- Tia Clarke
- Ali Ibrahim
- Tannaz Sayadi
- Marilouise Muller
- Scott Gilbert
- Jayun McDowell
- Owen Shao

In order to be elected onto Council each nominee must obtain at least a majority vote of Owners.

It was moved and seconded to elect the Council for each individually. The voting to elect your new Strata Council then took place. The following owners will make up your 2022- 2023 Strata Council as declared elected by achieving a majority vote:

- Ali Ibrahim
- Marilouise Muller
- Scott Gilbert
- Owen Shao

**TERMINATION OF MEETING**

There being no further business, it was moved to terminate the meeting at 9:30 p.m. **CARRIED.**

**FirstService Residential BC Ltd.**



Miroslav Babjarcik  
Strata Manager  
*Per the Owners*  
Strata Plan EPS 3084

MB/sm

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

[www.fsresidential.com](http://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.**

**FSR Connect™ 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 **FSR Connect™**, 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 **FSR Connect™**, 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.

## **FIRSTSERVICE OFFERS CONVENIENCE!**

### **1. *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.

**EPS 3084 - SEQUEL 138**  
**Approved Annual Budget**  
**Apr 01, 2022 to Mar 31, 2023**

<u>A/C Description</u>	<u>Approved 2022/2023 Budget</u> \$
<b><u>INCOME</u></b>	
<b><u>STRATA FEES</u></b>	
4002 Operating Fund Contribution	384,319
4003 Contingency Fund Contribution	28,500
<b>TOTAL STRATA FEES</b>	<b>412,819</b>
4523 Bylaw / Late Payment Fine	--
4640 Interest Income	--
4682 Locker Income	2,000
4700 Miscellaneous Income	--
4702 Move In / Move Out Fee	
4763 Security Card / Key Income	
Transfer from prior year Surplus	
<b>TOTAL INCOME</b>	<b>414,819</b>
<b><u>EXPENSES</u></b>	
<b><u>GENERAL EXPENSES</u></b>	
5015 Audit	210
6300 Insurance	80,500
6504 Legal Fees	3,992
6700 Management Fees	32,017
6702 Meeting Expense	1,000
7025 Photocopy & Postage	2,300
<b>TOTAL GENERAL EXPENSES</b>	<b>120,019</b>
<b><u>BUILDING &amp; GROUND EXPENSES</u></b>	
5010 Alarm Monitoring	1,300
5207 Building Envelope Maintenance	5,000
5705 Electricity	17,500
5715 Elevator Maintenance	8,000
5725 Enterphone	1,900
5734 Elevator Permit	300
5909 Fire System	10,000
6005 Gas	600
6027 Garbage & Recycling	12,000
6400 Janitorial Services and Supplies	82,000
6510 Locks and Keys	3,000
6511 Landscaping	4,800
7240 Repair and Maintenance	80,000
7423 Supplies	900
7850 Water / Sewer	30,000
7855 Window Cleaning	4,700
<b>TOTAL BUILDING &amp; GROUND EXPENSES</b>	<b>262,000</b>

**EPS 3084 - SEQUEL 138**  
**Approved Annual Budget**  
**Apr 01, 2022 to Mar 31, 2023**

<u>A/C Description</u>	<u>Approved 2022/2023 Budget</u> \$
<b><u>COMMUNITY EXPENSES</u></b>	
7280 Community - Garden	4,300
<b>TOTAL COMMUNITY EXPENSES</b>	<hr/> <b>4,300</b>
9010 Reserve - Contingency Fund	28,500
<b>TOTAL EXPENSES</b>	<hr/> <b>414,819</b>
<b>CURRENT YR NET SURPLUS/(DEFICIT)</b>	<hr/> <b>--</b>
9990 Operating Surplus (Deficit) Balance Forward	59,070
<b>ENDING OP SURPLUS/(DEFICIT)</b>	<hr/> <b>59,070</b> <hr/>

**EPS 3084 - SEQUEL 138**  
**Approved Strata Fee Schedule**  
**Apr 01, 2022 to Mar 31, 2023**

<b>Strata Lot Number</b>	<b>Civic Address</b>	<b>Unit Entitlement</b>	<b>Op. Fund Monthly Contribution \$</b>	<b>CRF Monthly Contribution \$</b>	<b>Total Monthly Strata Fees \$</b>	<b>OLD Monthly Strata Fees \$</b>	<b>Retroactive Fee Adjustment Apr-Jul/22 \$</b>
1	201 - 138 East Hastings Street	63	364.33	27.02	<b>391.35</b>	320.57	283.12
2	202 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28
3	203 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28
4	204 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28
5	205 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28
6	206 - 138 East Hastings Street	40	231.32	17.15	<b>248.48</b>	203.53	179.80
7	207 - 138 East Hastings Street	40	231.32	17.15	<b>248.48</b>	203.53	179.80
8	208 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28
9	209 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28
10	210 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28
11	211 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28
12	212 - 138 East Hastings Street	45	260.24	19.30	<b>279.54</b>	228.98	202.24
13	213 - 138 East Hastings Street	45	260.24	19.30	<b>279.54</b>	228.98	202.24
14	214 - 138 East Hastings Street	42	242.89	18.01	<b>260.90</b>	213.71	188.76
15	215 - 138 East Hastings Street	42	242.89	18.01	<b>260.90</b>	213.71	188.76
16	216 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28
17	217 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28
18	218 - 138 East Hastings Street	42	242.89	18.01	<b>260.90</b>	213.71	188.76
19	219 - 138 East Hastings Street	42	242.89	18.01	<b>260.90</b>	213.71	188.76
20	220 - 138 East Hastings Street	43	248.67	18.44	<b>267.11</b>	218.80	193.24
21	301 - 138 East Hastings Street	63	364.33	27.02	<b>391.35</b>	320.57	283.12
22	302 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28
23	303-320 138 East Hastings Street	749	4,331.51	321.21	<b>4,652.72</b>	3,811.18	3,366.16
24	401 - 138 East Hastings Street	63	364.33	27.02	<b>391.35</b>	320.57	283.12
25	402 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28
26	403 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28
27	404 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28
28	405 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28
29	406 - 138 East Hastings Street	40	231.32	17.15	<b>248.48</b>	203.53	179.80
30	407 - 138 East Hastings Street	40	231.32	17.15	<b>248.48</b>	203.53	179.80
31	408 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28
32	409 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28
33	410 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28
34	411 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28
35	412 - 138 East Hastings Street	45	260.24	19.30	<b>279.54</b>	228.98	202.24
36	413 - 138 East Hastings Street	45	260.24	19.30	<b>279.54</b>	228.98	202.24
37	414 - 138 East Hastings Street	42	242.89	18.01	<b>260.90</b>	213.71	188.76
38	415 - 138 East Hastings Street	42	242.89	18.01	<b>260.90</b>	213.71	188.76
39	416 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28
40	417 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28
41	418 - 138 East Hastings Street	42	242.89	18.01	<b>260.90</b>	213.71	188.76
42	419 - 138 East Hastings Street	42	242.89	18.01	<b>260.90</b>	213.71	188.76
43	420 - 138 East Hastings Street	43	248.67	18.44	<b>267.11</b>	218.80	193.24
44	501 - 138 East Hastings Street	63	364.33	27.02	<b>391.35</b>	320.57	283.12
45	502 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28
46	503 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28
47	504 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28
48	505 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28
49	506 - 138 East Hastings Street	40	231.32	17.15	<b>248.48</b>	203.53	179.80
50	507 - 138 East Hastings Street	40	231.32	17.15	<b>248.48</b>	203.53	179.80
51	508 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28
52	509 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28



**EPS 3084 - SEQUEL 138**  
**Approved Strata Fee Schedule**  
**Apr 01, 2022 to Mar 31, 2023**

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Retroactive Fee Adjustment Apr-Jul/22 \$	
53	510 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28	
54	511 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28	
55	512 - 138 East Hastings Street	45	260.24	19.30	<b>279.54</b>	228.98	202.24	
56	513 - 138 East Hastings Street	65	375.90	27.88	<b>403.77</b>	330.74	292.12	
57	514 - 138 East Hastings Street	42	242.89	18.01	<b>260.90</b>	213.71	188.76	
58	515 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28	
59	516 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28	
60	517 - 138 East Hastings Street	42	242.89	18.01	<b>260.90</b>	213.71	188.76	
61	518 - 138 East Hastings Street	42	242.89	18.01	<b>260.90</b>	213.71	188.76	
62	519 - 138 East Hastings Street	43	248.67	18.44	<b>267.11</b>	218.80	193.24	
63	601 - 138 East Hastings Street	64	370.12	27.45	<b>397.56</b>	325.65	287.64	
64	602 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28	
65	603 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28	
66	604 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28	
67	605 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28	
68	606 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28	
69	607 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28	
70	608 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28	
71	609 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28	
72	610 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28	
73	611 - 138 East Hastings Street	67	387.46	28.73	<b>416.20</b>	340.92	301.12	
74	612 - 138 East Hastings Street	65	375.90	27.88	<b>403.77</b>	330.74	292.12	
75	613 - 138 East Hastings Street	42	242.89	18.01	<b>260.90</b>	213.71	188.76	
76	614 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28	
77	615 - 138 East Hastings Street	41	237.11	17.58	<b>254.69</b>	208.62	184.28	
78	616 - 138 East Hastings Street	42	242.89	18.01	<b>260.90</b>	213.71	188.76	
79	617 - 138 East Hastings Street	42	242.89	18.01	<b>260.90</b>	213.71	188.76	
80	618 - 138 East Hastings Street	43	248.67	18.44	<b>267.11</b>	218.80	193.24	
81	134 East Hastings Street	258	1,492.03	110.64	<b>1,602.67</b>	1,312.80	1,159.48	
82	136 East Hastings Street	98	566.74	42.03	<b>608.77</b>	498.66	440.44	
83	140 East Hastings Street	76	439.51	32.59	<b>472.11</b>	386.72	341.56	
84	142 East Hastings Street	88	508.91	37.74	<b>546.65</b>	447.78	395.48	
85	144 East Hastings Street	91	526.26	39.03	<b>565.28</b>	463.04	408.96	
86	146 East Hastings Street	77	445.30	33.02	<b>478.32</b>	391.80	346.08	
87	148 East Hastings Street	145	838.54	62.18	<b>900.73</b>	737.81	651.68	
88	138 East Hastings Street	168	971.55	72.05	<b>1,043.60</b>	854.84	755.04	
89	120 - 138 East Hastings Street	213	1,231.79	91.35	<b>1,323.14</b>	1,083.82	957.28	
90	110 - 138 East Hastings Street	105	607.22	45.03	<b>652.25</b>	534.28	471.88	
91	138 East Hastings Street	10	57.83	4.29	<b>62.12</b>	50.88	44.96	
			<b>5,538</b>	<b>32,026.77</b>	<b>2,374.84</b>	<b>34,401.66</b>	<b>28,179.20</b>	<b>24,889.84</b>

Total Annual Strata Fees (x 12 months) = 384,321.24    28,498.08    **412,819.92**    338,150.40

**EPS 3084 - SEQUEL 138**  
**Contingency Reserve Fund - Projected**  
**Apr 01, 2022 to Mar 31, 2023**

2705 Opening Balance of Contingency Reserve Fund (CRF)	134,763.38
2710 Contingency Reserve Fund Contributions	28,500.00
2711 Interest	396.71
Probable Balance of Contingency Reserve Fund at the end of the fiscal year	<u><u>163,660.09</u></u>

## NOTICE TO OWNERS

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# FEE PAYMENTS

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PLEASE NOTE: In order to serve you better, FirstService Residential BC is in the process of updating its options for payments for Strata Corporations. The new payment process will be through the ClickPay website.

Effective immediately until July 8<sup>th</sup>, owners will be unable to submit Pre-Authorized Debit (PAD) forms and will also be unable to register for ClickPay. Please see important details below concerning how to submit payments during this time.

### **Online Banking Instructions**

1. Go to your online banking website and select the bill payment option.
2. You will setup "FirstService Residential BC Ltd (Strata)" as the payee. (Make sure it's STRATA)
  - Simply search "FirstService" and it will give you the options.
3. It will then prompt you for the account number. You can find your account number in your FirstService Residential Connect™ portal. To do so:
  - ➔ Log into Connect
  - ➔ Navigate to the My Account menu.
  - ➔ Your online banking account number is the last 8 digits of your Connect™ Account Number
4. Enter your payment amount and payment date.

### **Payment by Cheque:**

- Please make your cheques payable to "Strata Plan [insert community Strata Plan Number, example: BCS 1234]" and mail them to:

FirstService Residential BC  
Suite 700 – 200 Granville Street  
Vancouver, BC V6C 1S4

Registration for Clickpay will be available in early July. We encourage owners to register for Connect to seamlessly access ClickPay once it is available. To register, please visit: <https://portal.connectresident.com/#/registration>. Should you encounter any difficulties with registration, please contact our Customer Care team, available 24/7, at 1-855-273-1967.



did you  
**KNOW?**

**FS Insurance  
Brokers**

## 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?

$\frac{\text{Your Unit Entitlement}}{\text{Total Unit Entitlement}}$	$\times$	$\left[ \text{Strata Earthquake Deductible} \% \times \text{Strata Building Value} \right]$
$=$		$=$
$\left[ \frac{\text{Your Unit Entitlement}}{\text{Total Unit Entitlement}} \right]$	$\times$	$\left[ \text{Strata Earthquake Deductible} \% \times \text{Strata Building Value} \right]$
$=$		$=$
$= \$$		<b>Earthquake Deductible Assessment</b>

*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 any amendments. All decisions in connection with the implementation of any of any of FS Insurance*