



# NOTICE

## NEW STRATA FEES

At the Annual General Meeting held on Tuesday, February 18, 2025, the Strata Corporation voted and APPROVED a new budget, which increased STRATA FEES.

Please note that the **March 1, 2025**, strata fee payment will include a one-time catch-up fee to account for the difference from when the fiscal year ended to when the Annual General Meeting was held, and the proposed budget was approved.

The regular strata fees will begin to be withdrawn starting **April 1, 2025**.

If you supply cheques to Management, either post-dated or on a monthly basis, please make sure that you enter the new amount as per the attached schedule.

If you have any questions, please contact Quay Pacific Property Management Ltd. at [vancouver@quaypacific.com](mailto:vancouver@quaypacific.com)

*Your Strata Council*

STRATA PLAN BCS3037  
 Approved Strata Fee Schedule  
 For the Year Ending

December 31, 2025

SCHEDULE B

Please be advised that below fees commence on the first day of the fiscal year as noted below. On the adjustment date, the fee payable includes any retroactive differences. Pre-authorized payments will be adjusted automatically (including any one time adjustment). Owners who pay by cheques are requested to send in post dated cheques for the fee adjustment and regular fees.

FEE COMMENCEMENT DATE:	January 1, 2025
FEE ADJUSTMENT DATE:	March 1, 2025
- Operating Expenses	\$ 889,106.60
- CRF	\$ 153,000.00
- Total Strata Fees	<u>\$ 1,042,106.60</u>

STRATA LOT	UNIT	U/E	Operating	CRF	Gas Levy	NEW Strata Fees	Annual Fees	Previous Fees	2 Months Catch Up	One Time Payment 01/03/24
001	4818 Hazel St.	106	432.10	74.36		506.45	6,077.43	\$ 496.52	19.87	526.32
002	4828 Hazel St.	97	395.41	68.04		463.45	5,561.42	\$ 454.36	18.18	481.64
003	4838 Hazel St.	97	395.41	68.04		463.45	5,561.42	\$ 454.36	18.18	481.64
004	4848 Hazel St.	97	395.41	68.04		463.45	5,561.42	\$ 454.36	18.18	481.64
005	4858 Haze! St.	97	395.41	68.04		463.45	5,561.42	\$ 454.36	18.18	481.64
006	4868 Hazel St.	105	428.02	73.65		501.67	6,020.09	\$ 491.83	19.68	521.36
007	206	108	440.25	75.76		516.01	6,192.09	\$ 505.89	20.25	536.25
008	207	99	403.56	69.45		473.01	5,676.09	\$ 463.73	18.56	491.57
009	208	99	403.56	69.45		473.01	5,676.09	\$ 463.73	18.56	491.57
010	209	99	403.56	69.45		473.01	5,676.09	\$ 463.73	18.56	491.57
011	210	99	403.56	69.45		473.01	5,676.09	\$ 463.73	18.56	491.57
012	211	107	436.17	75.06		511.23	6,134.76	\$ 501.20	20.06	531.29
013	212	85	346.49	59.63		406.12	4,873.41	\$ 398.15	15.93	422.05
014	201	59	240.51	41.39		281.89	3,382.72	\$ 276.36	11.06	292.95
015	202	96	391.33	67.34		458.67	5,504.08	\$ 449.68	18.00	476.67
016	203	56	228.28	39.28		267.56	3,210.72	\$ 262.31	10.50	278.06
017	205	81	330.19	56.82		387.01	4,644.07	\$ 379.41	15.18	402.19
018	309	85	346.49	59.63		406.12	4,873.41	\$ 398.15	15.93	422.05
019	301	59	240.51	41.39		281.89	3,382.72	\$ 276.36	11.06	292.95
020	302	96	391.33	67.34		458.67	5,504.08	\$ 449.68	18.00	476.67
021	303	56	228.28	39.28		267.56	3,210.72	\$ 262.31	10.50	278.06
022	-	-	-	-		-	-	\$ -	-	-
023	509	85	346.49	59.63		406.12	4,873.41	\$ 398.15	15.93	422.05
024	501	59	240.51	41.39		281.89	3,382.72	\$ 276.36	11.06	292.95
025	502	96	391.33	67.34		458.67	5,504.08	\$ 449.68	18.00	476.67
026	503	56	228.28	39.28		267.56	3,210.72	\$ 262.31	10.50	278.06
027	-	-	-	-		-	-	\$ -	-	-
028	608	85	346.49	59.63		406.12	4,873.41	\$ 398.15	15.93	422.05
029	609	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
030	601	59	240.51	41.39		281.89	3,382.72	\$ 276.36	11.06	292.95
031	602	96	391.33	67.34		458.67	5,504.08	\$ 449.68	18.00	476.67
032	603	56	228.28	39.28		267.56	3,210.72	\$ 262.31	10.50	278.06
033	605	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
034	606	111	452.48	77.86		530.34	6,364.10	\$ 519.94	20.81	551.15
035	707	51	207.90	35.78		243.67	2,924.04	\$ 238.89	9.56	253.23
036	708	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
037	709	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
038	701	59	240.51	41.39		281.89	3,382.72	\$ 276.36	11.06	292.95
039	702	96	391.33	67.34		458.67	5,504.08	\$ 449.68	18.00	476.67
040	703	56	228.28	39.28		267.56	3,210.72	\$ 262.31	10.50	278.06
041	705	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
042	706	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
043	807	51	207.90	35.78		243.67	2,924.04	\$ 238.89	9.56	253.23
044	808	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
045	809	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
046	801	59	240.51	41.39		281.89	3,382.72	\$ 276.36	11.06	292.95
047	802	96	391.33	67.34		458.67	5,504.08	\$ 449.68	18.00	476.67
048	803	56	228.28	39.28		267.56	3,210.72	\$ 262.31	10.50	278.06
049	805	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
050	806	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
051	907	51	207.90	35.78		243.67	2,924.04	\$ 238.89	9.56	253.23
052	908	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
053	909	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
054	901	59	240.51	41.39		281.89	3,382.72	\$ 276.36	11.06	292.95
055	902	96	391.33	67.34		458.67	5,504.08	\$ 449.68	18.00	476.67
056	903	56	228.28	39.28		267.56	3,210.72	\$ 262.31	10.50	278.06
057	905	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
058	906	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16

STRATA PLAN BCS3037  
 Approved Strata Fee Schedule  
 For the Year Ending

December 31, 2025

SCHEDULE B

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- CRF	\$ 153,000.00
- Total Strata Fees	<u>\$ 1,042,106.60</u>

STRATA LOT	UNIT	U/E	Operating	CRF	Gas Levy	NEW Strata Fees	Annual Fees	Previous Fees	2 Months Catch Up	One Time Payment 01/03/24
059	1007	51	207.90	35.78		243.67	2,924.04	\$ 238.89	9.56	253.23
060	1008	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
061	1009	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
062	1001	59	240.51	41.39		281.89	3,382.72	\$ 276.36	11.06	292.95
063	1002	96	391.33	67.34		458.67	5,504.08	\$ 449.68	18.00	476.67
064	1003	56	228.28	39.28		267.56	3,210.72	\$ 262.31	10.50	278.06
065	1005	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
066	1006	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
067	1107	51	207.90	35.78		243.67	2,924.04	\$ 238.89	9.56	253.23
068	1108	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
069	1109	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
070	1101	59	240.51	41.39		281.89	3,382.72	\$ 276.36	11.06	292.95
071	1102	96	391.33	67.34		458.67	5,504.08	\$ 449.68	18.00	476.67
072	1103	56	228.28	39.28		267.56	3,210.72	\$ 262.31	10.50	278.06
073	1105	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
074	1106	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
075	1207	51	207.90	35.78		243.67	2,924.04	\$ 238.89	9.56	253.23
076	1208	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
077	1209	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
078	1201	59	240.51	41.39		281.89	3,382.72	\$ 276.36	11.06	292.95
079	1202	96	391.33	67.34		458.67	5,504.08	\$ 449.68	18.00	476.67
080	1203	56	228.28	39.28		267.56	3,210.72	\$ 262.31	10.50	278.06
081	1205	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
082	1206	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
083	1507	51	207.90	35.78		243.67	2,924.04	\$ 238.89	9.56	253.23
084	1508	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
085	1509	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
086	1501	59	240.51	41.39		281.89	3,382.72	\$ 276.36	11.06	292.95
087	1502	96	391.33	67.34		458.67	5,504.08	\$ 449.68	18.00	476.67
088	1503	56	228.28	39.28		267.56	3,210.72	\$ 262.31	10.50	278.06
089	1505	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
090	1506	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
091	1607	51	207.90	35.78		243.67	2,924.04	\$ 238.89	9.56	253.23
092	1608	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
093	1609	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
094	1601	59	240.51	41.39		281.89	3,382.72	\$ 276.36	11.06	292.95
095	1602	96	391.33	67.34		458.67	5,504.08	\$ 449.68	18.00	476.67
096	1603	56	228.28	39.28		267.56	3,210.72	\$ 262.31	10.50	278.06
097	1605	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
098	1606	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
099	1707	51	207.90	35.78		243.67	2,924.04	\$ 238.89	9.56	253.23
100	1708	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
101	1709	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
102	1701	59	240.51	41.39		281.89	3,382.72	\$ 276.36	11.06	292.95
103	1702	96	391.33	67.34		458.67	5,504.08	\$ 449.68	18.00	476.67
104	1703	56	228.28	39.28		267.56	3,210.72	\$ 262.31	10.50	278.06
105	1705	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
106	1706	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
107	1807	51	207.90	35.78		243.67	2,924.04	\$ 238.89	9.56	253.23
108	1808	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
109	1809	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
110	1801	59	240.51	41.39		281.89	3,382.72	\$ 276.36	11.06	292.95
111	1802	96	391.33	67.34		458.67	5,504.08	\$ 449.68	18.00	476.67
112	1803	56	228.28	39.28		267.56	3,210.72	\$ 262.31	10.50	278.06
113	1805	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
114	1806	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
115	1907	51	207.90	35.78		243.67	2,924.04	\$ 238.89	9.56	253.23
116	1908	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16

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- CRF	\$ 153,000.00
- Total Strata Fees	<u>\$ 1,042,106.60</u>

STRATA LOT	UNIT	U/E	Operating	CRF	Gas Levy	NEW Strata Fees	Annual Fees	Previous Fees	2 Months Catch Up	One Time Payment 01/03/24
117	1909	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
118	1901	59	240.51	41.39		281.89	3,382.72	\$ 276.36	11.06	292.95
119	1902	96	391.33	67.34		458.67	5,504.08	\$ 449.68	18.00	476.67
120	1903	56	228.28	39.28		267.56	3,210.72	\$ 262.31	10.50	278.06
121	1905	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
122	1906	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
123	2007	51	207.90	35.78		243.67	2,924.04	\$ 238.89	9.56	253.23
124	2008	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
125	2009	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
126	2001	59	240.51	41.39		281.89	3,382.72	\$ 276.36	11.06	292.95
127	2002	96	391.33	67.34		458.67	5,504.08	\$ 449.68	18.00	476.67
128	2003	56	228.28	39.28		267.56	3,210.72	\$ 262.31	10.50	278.06
129	2005	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
130	2006	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
131	2107	51	207.90	35.78		243.67	2,924.04	\$ 238.89	9.56	253.23
132	2108	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
133	2109	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
134	2101	59	240.51	41.39		281.89	3,382.72	\$ 276.36	11.06	292.95
135	2102	96	391.33	67.34		458.67	5,504.08	\$ 449.68	18.00	476.67
136	2103	56	228.28	39.28		267.56	3,210.72	\$ 262.31	10.50	278.06
137	2105	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
138	2106	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
139	2207	51	207.90	35.78		243.67	2,924.04	\$ 238.89	9.56	253.23
140	2208	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
141	2209	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
142	2201	59	240.51	41.39		281.89	3,382.72	\$ 276.36	11.06	292.95
143	2202	96	391.33	67.34		458.67	5,504.08	\$ 449.68	18.00	476.67
144	2203	56	228.28	39.28		267.56	3,210.72	\$ 262.31	10.50	278.06
145	2205	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
146	2206	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
147	2307	51	207.90	35.78		243.67	2,924.04	\$ 238.89	9.56	253.23
148	2308	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
149	2309	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
150	2301	107	436.17	75.06		511.23	6,134.76	\$ 501.20	20.06	531.29
151	2303	107	436.17	75.06		511.23	6,134.76	\$ 501.20	20.06	531.29
152	2305	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
153	2306	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
154	2407	51	207.90	35.78		243.67	2,924.04	\$ 238.89	9.56	253.23
155	2408	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
156	2409	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
157	2401	107	436.17	75.06		511.23	6,134.76	\$ 501.20	20.06	531.29
158	2403	107	436.17	75.06		511.23	6,134.76	\$ 501.20	20.06	531.29
159	2405	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
160	2406	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
161	2507	51	207.90	35.78		243.67	2,924.04	\$ 238.89	9.56	253.23
162	2508	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
163	2509	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
164	2501	107	436.17	75.06		511.23	6,134.76	\$ 501.20	20.06	531.29
165	2503	107	436.17	75.06		511.23	6,134.76	\$ 501.20	20.06	531.29
166	2505	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
167	2506	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
168	2607	51	207.90	35.78		243.67	2,924.04	\$ 238.89	9.56	253.23
169	2608	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
170	2609	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
171	2601	107	436.17	75.06		511.23	6,134.76	\$ 501.20	20.06	531.29
172	2603	107	436.17	75.06		511.23	6,134.76	\$ 501.20	20.06	531.29
173	2605	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
174	2606	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16

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175	2707	51	207.90	35.78		243.67	2,924.04	\$ 238.89	9.56	253.23
176	2708	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
177	2709	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
178	2701	107	436.17	75.06		511.23	6,134.76	\$ 501.20	20.06	531.29
179	2703	107	436.17	75.06		511.23	6,134.76	\$ 501.20	20.06	531.29
180	2705	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
181	2706	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
182	2807	51	207.90	35.78		243.67	2,924.04	\$ 238.89	9.56	253.23
183	2808	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
184	2809	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
185	2801	107	436.17	75.06		511.23	6,134.76	\$ 501.20	20.06	531.29
186	2803	107	436.17	75.06		511.23	6,134.76	\$ 501.20	20.06	531.29
187	2805	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
188	2806	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
189	2907	51	207.90	35.78		243.67	2,924.04	\$ 238.89	9.56	253.23
190	2908	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
191	2909	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
192	2901	107	436.17	75.06		511.23	6,134.76	\$ 501.20	20.06	531.29
193	2903	107	436.17	75.06		511.23	6,134.76	\$ 501.20	20.06	531.29
194	2905	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
195	2906	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
196	3007	51	207.90	35.78		243.67	2,924.04	\$ 238.89	9.56	253.23
197	3008	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
198	3009	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
199	3001	107	436.17	75.06		511.23	6,134.76	\$ 501.20	20.06	531.29
200	3003	107	436.17	75.06		511.23	6,134.76	\$ 501.20	20.06	531.29
201	3005	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
202	3006	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
203	3107	51	207.90	35.78		243.67	2,924.04	\$ 238.89	9.56	253.23
204	3108	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
205	3109	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
206	3101	107	436.17	75.06		511.23	6,134.76	\$ 501.20	20.06	531.29
207	3103	107	436.17	75.06		511.23	6,134.76	\$ 501.20	20.06	531.29
208	3105	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
209	3106	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
210	3207	51	207.90	35.78		243.67	2,924.04	\$ 238.89	9.56	253.23
211	3208	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
212	3209	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
213	3201	107	436.17	75.06		511.23	6,134.76	\$ 501.20	20.06	531.29
214	3203	107	436.17	75.06		511.23	6,134.76	\$ 501.20	20.06	531.29
215	3205	77	313.88	54.01		367.89	4,414.73	\$ 360.68	14.43	382.33
216	3206	82	334.26	57.52		391.78	4,701.41	\$ 384.10	15.37	407.16
217	3308	105	428.02	73.65		501.67	6,020.09	\$ 491.83	19.68	521.36
218	3309	81	330.19	56.82		387.01	4,644.07	\$ 379.41	15.18	402.19
219	3301	127	517.70	89.09	28.14	634.93	7,619.12	\$ 623.02	23.81	658.73
220	3305	81	330.19	56.82		387.01	4,644.07	\$ 379.41	15.18	402.19
221	3306	105	428.02	73.65		501.67	6,020.09	\$ 491.83	19.68	521.36
222	3403	150	611.46	105.22	33.24	749.92	8,999.01	\$ 735.86	28.12	778.04
223	3401	127	517.70	89.09	28.15	634.94	7,619.27	\$ 623.04	23.81	658.75
224	3402	150	611.46	105.22	33.24	749.92	8,999.01	\$ 735.86	28.12	778.04
225	3501	182	741.90	127.67	40.31	909.88	10,918.52	\$ 892.82	34.12	943.99
226	3502	182	741.90	127.67	40.31	909.88	10,918.52	\$ 892.82	34.12	943.99
227	305	98	399.48	68.74		468.23	5,618.75	\$ 459.04	18.37	486.60
228	505	98	399.48	68.74		468.23	5,618.75	\$ 459.04	18.37	486.60
		18,176	74,092.22	12,750.00	203.39	87,045.60	1,044,547.26	85,341.98	3,407.25	90,452.85



**www.centrepointstrata.com**  
**THE OWNERS, STRATA PLAN BCS 3037**  
**MINUTES OF THE ANNUAL GENERAL MEETING**  
**TUESDAY, FEBRUARY 18, 2025**

The following are the Minutes of the Annual General Meeting, Strata Plan BCS 3037, held on Tuesday, February 18, 2025, at 6:30 pm, at long-term visitor parking level P3 CenterPoint 4808 Hazel Street, Burnaby, BC V5H 0A2.

**A. CALL TO ORDER**

The meeting was called to order at 7:00 pm by Nick Canosa, the Strata Council President.

Management reported there were fifteen (15) Owners in person and twenty-one (21) Owners by proxy, for a total of thirty-six (36) Owners present and eligible to vote.

The meeting was called for 6:30 pm; however, quorum was not met as 1/3 of all owners must be present, but as provided under the Strata Corporation By-law 45, after waiting for thirty minutes, the meeting was competent to proceed, with the Owners present making quorum.

**B. CALLING OF THE ROLL & CERTIFICATION OF PROXIES**

The Council Members present were: Nicola Canosa, Mehran Shekahi, Jason Wang, Jason Kelders, Alan Shea, Kevin Lam, Jeffrey Leong. Geoffrey Rosen and Jay Wu represented the Management company.

**C. DETERMINING THAT THERE IS QUORUM**

Under the Strata Property Act of B.C., one-third of the total votes must be present at the meeting, that being seventy-six (76). With thirty-six (36) votes present and the Strata Corporation having waited half an hour, as per the Strata Corporation by-laws, the meeting was declared competent to proceed.

**D. PROOF OF NOTICE OF MEETING**

*The Strata Property Act of B.C.* states that twenty (20) clear days' notice must be given to all owners eligible to vote. Management confirmed that the notices had been sent out to all owners on January 28, 2025, to comply with the Act.

**E. APPROVAL OF THE AGENDA**

Upon a MOTION duly made by Kevin Lam and SECONDED by Jeffrey Leong, it was RESOLVED that the Agenda, as distributed, be APPROVED for use at the Annual General Meeting.

**F. APPROVAL OF THE MINUTES OF THE LAST ANNUAL GENERAL MEETING HELD ON TUESDAY, FEBRUARY 20, 2024.**

Upon a MOTION duly made by Kevin Lam and SECONDED by Jeffrey Leong, it was RESOLVED that the Minutes of the Last Annual General Meeting, held on Tuesday, February 20, 2024, be **APPROVED**, as distributed.

**G. APPROVAL OF THE BUDGET**

A MOTION was made by Kevin Lam and SECONDED by Jeff Leong that the proposed 2025 Budget be APPROVED, as distributed.

There being no further discussion, the Chair called for a vote. Thirty-six (36) votes were in favour and zero (0) opposed, which exceeds the 51% requirement under the Strata Property Act of B.C. The proposed budget was **APPROVED**.

**H. SPECIAL RESOLUTIONS**

**The Chair read out Resolution #1 as follows:**

**CONTINGENCY RESERVE FUND LOAN CARRY FORWARD**

**WHEREAS** The Strata Property Act allows the Strata Corporation to borrow from the CRF to help fund financial obligations for the operating year. The loan is required to be paid back by the end of the fiscal year. However, in the case of funding insurance premiums, the fiscal year does not align with the insurance year. Therefore, it becomes necessary to have Owner approval, by a  $\frac{3}{4}$  vote, to carry forward the loan into the next fiscal period;

**BE IT RESOLVED** by a  $\frac{3}{4}$  Vote of the Owners, Strata Plan BCS 3037 "Centrepoint" - present either in person or by proxy, at the Annual General Meeting on February 18, 2025, that the Strata Corporation approve an extension of the insurance premium loan, from the Contingency Reserve Fund to the Operating fund. The extension is required to fund the remaining payments on the loan from the Contingency Reserve Fund for the 2024-2025 strata insurance premium. This amount of approximately **\$81,907.64** will be repaid from the Operating Fund to the Contingency Reserve Fund by April, 2025.

A MOTION was made by Mehran Shekahi and SECONDED by Jason Wang that Special Resolution #1 be APPROVED, as having been read.

There being no discussion, and upon the vote being taken, all thirty-six (36) votes were in favor. Twenty-seven (27) votes were required to pass a Special Resolution, as per the  $\frac{3}{4}$  vote requirement in the Strata Property Act of B.C.; therefore, Special Resolution #1 **PASSED** unanimously.

**The Chair read out Resolution #2 as follows:**

**CONTINGENCY EXPENSE  
ELECTRICAL PLANNING REPORT**

**WHEREAS** the Government of BC now requires that all Strata Corporations need to get an Electrical Planning Report;

**BE IT RESOLVED** by a 3/4 Vote of the Owners, Strata Plan BCS 3037 "Centrepont", hereby approve an expenditure of up to **\$4,000.00** plus applicable taxes, from the Strata Corporation's Contingency Reserve fund, to acquire an Electrical Planning Report, as required by the Government of BC.

A MOTION was made by Kevin Lam and SECONDED by Jason Wang that Special Resolution #2 be APPROVED, as having been read.

There being no discussion, and upon the vote being taken, all thirty-six (36) votes were in favor. Twenty-seven (27) votes were required to pass a Special Resolution, as per the  $\frac{3}{4}$  vote requirement in the Strata Property Act of B.C.; therefore, Special Resolution #2 **PASSED** unanimously.

**The Chair read out Resolution #3 as follows:**

**CONTINGENCY EXPENSE  
ROOF INSPECTION**

**WHEREAS** the roof of the building is now over 15 years old, the Strata Corporation feels it is time to hire a professional roof inspection company to access if there are any issues with the roof that need to be addressed, and also to give the Strata Corporation an idea of how long before the building's roof needs replacement;

**BE IT RESOLVED** by a  $\frac{3}{4}$  Vote of the Owners, Strata Plan BCS 3037 "Centrepont", hereby approve an expenditure of up to **\$2,800.00** plus applicable taxes, from the Strata Corporation's Contingency Reserve Fund to pay for a roof inspection.

A MOTION was made by Mehran Shekahi and SECONDED by Jason Wang that Special Resolution #3 be APPROVED, as having been read.

There being no discussion, and upon the vote being taken, all thirty-six (36) votes were in favor. Twenty-seven (27) votes were required to pass a Special Resolution, as per the  $\frac{3}{4}$  vote requirement in the Strata Property Act of B.C.; therefore, Special Resolution #3 **PASSED** unanimously.

**The Chair read out Resolution #4 as follows:**

**CONTINGENCY EXPENSE  
PAINTING ROOF TOP WALLS AT TOP OF BUILDING**

**WHEREAS** the roof top walls at the top of the building are in need of being painted;

**BE IT RESOLVED** by a  $\frac{3}{4}$  Vote of the Owners, Strata Plan BCS 3037 "Centrepoint", hereby approve an expenditure of up to **\$5,600.00** plus applicable taxes (price includes power washing, labour and material) from the Strata Corporation's Contingency Reserve Fund to pay for painting the roof top walls at the top of the building.

A MOTION was made by Mehran Shekahi and SECONDED by Kevin Lam that Special Resolution #4 be APPROVED, as having been read.

There being no discussion, and upon the vote being taken, all thirty-six (36) votes were in favor. Twenty-seven (27) votes were required to pass a Special Resolution, as per the  $\frac{3}{4}$  vote requirement in the Strata Property Act of B.C.; therefore, Special Resolution #4 **PASSED** unanimously.

**The Chair read out Resolution #5 as follows:**

**CONFIRMATION OF CARPET TILE COLOR**

**WHEREAS** the Strata Corporation has replaced the carpets with carpet tiles on the 8<sup>th</sup>, 21<sup>st</sup>, 27<sup>th</sup> and 35<sup>th</sup> floors.

**BE IT RESOLVED** by a  $\frac{3}{4}$  Vote of the Owners, Strata Plan BCS 3037 "Centrepoint", hereby confirm the color of the carpet tiles as Interactive Collection 878 Collaborate.

A MOTION was made by Jason Kelders and SECONDED by Jason Wang that Special Resolution #5 be APPROVED, as having been read.

There being no discussion, and upon the vote being taken, all thirty-six (36) votes were in favor. Twenty-seven (27) votes were required to pass a Special Resolution, as per the  $\frac{3}{4}$  vote requirement in the Strata Property Act of B.C.; therefore, Special Resolution #5 **PASSED** unanimously.

**The Chair read out Resolution #6 as follows:**

**RATIFICATION OF NEW RULE**

**WHEREAS** rules implemented by the Council during the year need to be ratified by the Owners to make them permanent;

**BE IT RESOLVED** by a majority vote of the Owners, Strata Plan BCS 3037 "Centrepont" hereby approve the following new Rule #9 is added to **Rules for Vehicles**:

9. Charging time for electric vehicles is limited to a maximum of four (4) hours.

A MOTION was made by Jeffrey Leong and SECONDED by Mehran Shekahi that Special Resolution #6 be APPROVED, as having been read.

There being no discussion, and upon the vote being taken, all thirty-six (36) votes were in favor. Nineteen (19) votes were required to pass a Special Resolution, as per the majority vote requirement in the Strata Property Act of B.C.; therefore, Special Resolution #6 **PASSED** unanimously.

## I. **REPORT ON INSURANCE COVERAGE**

Management reviewed with the Owners the Residential Strata Program for 2025 and its Summary of Coverages. Management explained that under *the Strata Property Act*, it is required that the Certificate of Insurance, with the information on the insurance coverage for the building, be provided to all Owners at the Annual General Meeting. The Certificate was included with the Invitation to the AGM so that all Owners can provide a copy of this to their insurance broker or insurance carrier to make sure that their condominium insurer is aware of the deductibles and the amounts insured, to allow for the proper insurance protection to be carried by Owners.

The building's insurance policy is written on a replacement basis, providing full replacement coverage for all perils, including earthquakes. Owners should be aware that the policy covers what was originally built by the Developer/Builder and any upgrades or replacements, for such items as flooring, kitchen or bathroom cupboards and/or counters, etc. are not covered under this insurance policy and must be covered under the owner's condominium coverage.

Owners must be aware that the Strata's Policy carries a **\$10,000.00** 'all loss' deductible, the **water damage**, and **sewer back-up deductibles** are **\$100,000.00**, and the **flood damage deductible** is **\$100,000.00**. The Strata's by-laws and the Strata Property Act, require that an Owner be responsible for the deductible if there is an occurrence that emanates from their suite.

Owners need to make sure that the Homeowners Insurance they have purchased covers all of the contents of their Strata Lot, including the walls, doors, appliances, etc., to ensure that if there is an insurance loss in their suite, they are fully covered. They should also encourage their tenants to purchase insurance coverage. There have been instances in the Strata Corporation and other buildings where Owners have purchased incorrect or insufficient insurance coverage, and as a result, they were personally responsible for the repairs in their suite and any damage to common areas or other suites as it did not fully cover the Building's Insurance deductible.

## **J. ELECTION OF STRATA COUNCIL**

As required under the *Strata Property Act of B.C.*, the Council President announced that all the 2024 Strata Council Members are resigning.

Management, on behalf of the Owners, thanked the Council Members for their service over the past year, as there is a significant amount of volunteer time required to serve on the Strata Council; and for their many hours of conscientious effort running the affairs of the Strata Corporation in a very efficient and economical manner.

The Strata Property Act of B.C. requires that a Strata Council be composed of at least three (3) members, but no more than seven (7).

The following Owners were nominated for the 2025 Strata Council.

Nicola (Nick) Canosa  
Mehran (Mike) Shekohi  
Jason Wang  
Jason Kelders  
Alan Shea  
Kevin Lam  
Jeffrey Leong

There being no further nominees put forward, a MOTION was made to cease nominations.

A MOTION was duly made Unit#1107 and seconded by Unit# 2305 to Elect the nominated Owners by acclamation.

Upon a vote being taken, all thirty-six (36) votes were in favor of electing the seven (7) nominated Owners. As per the majority vote requirement in the Strata Property Act B.C, nineteen (19) votes are required to elect the Strata Council. The Council members were **ELECTED** unanimously.

The following Owners will serve on the Strata Council for 2025.

Nicola (Nick) Canosa  
Mehran (Mike) Shekohi  
Jason Wang  
Jason Kelders  
Alan Shea  
Kevin Lam  
Jeffrey Leong

## **K. DISCUSSION**

The Strata Management asked Owners to contact them if they have any questions.

## L. ADJOURNMENT

There being no further business to transact, upon a MOTION duly made, it was resolved that the meeting would be adjourned at 7:15 pm.

The Strata Property Act of B.C. requires a vendor to provide purchasers with copies of Minutes. Please retain these Minutes provided to you for further reference; replacement copies will be subject to payment of a fee.

Minutes prepared by:



**Quay Pacific Property Management Ltd.**

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