

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

Held on Wednesday, April 30, 2014
Within Lonsdale Quay Hotel, 123 Carrie Cates Court,
North Vancouver, B.C.

The meeting was called to order at 7:30 pm by the Strata Manager, Jordan De Vuyst who co-chaired the meeting with Council President, Elaine Hasemore.

FirstService Residential was represented by Jordan De Vuyst.

CALLING THE ROLL AND CERTIFICATION OF PROXIES

Subject to the Bylaws, a quorum for an Annual or Special General Meeting is *eligible* voters holding 1/3 of the Strata Corporation's votes, present in person or by proxy. The Strata Corporation currently consists of 100 eligible voters, 34 represents quorum in this instance. The attendance register confirmed at the time of commencement of the meeting there were 22 eligible voters in attendance and 8 represented by proxy for a total of 30 votes represented. The Strata Manager advised that the quorum requirements had not been achieved and as per the Strata Corporation's Bylaws, the Ownership was required to wait a further 30 minutes for the meeting to commence.

PROOF OF NOTICE & RECEIPT OF FINANCIAL STATEMENTS

It was MOVED/SECONDED that the notice dated April 11, 2014 complied with the notice requirements and that the financial statements had been received. CARRIED.

APPROVAL OF AGENDA

It was MOVED/SECONDED to approve the Agenda as distributed with the Notice of Meeting. CARRIED.

APPROVAL OF GENERAL MEETING MINUTES

It was MOVED/SECONDED to approve the Minutes of the Annual General Meeting held April 24, 2013 as circulated. CARRIED.

PRESIDENT'S REPORT

Good evening everyone and thank you for coming this evening.

I'll keep this short, my name is Elaine Hasemore and I've been Calypso Strata Council President for the past few years.

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

Monique Samson – Vice-President
Mike Murphy –Treasurer
Carrie Davidson – who has been responsible for booking the Amenity Room
Derek Sabourin, and
Angelo Cusano - representing the Commercial Owners

Thanks to all of you for your time and effort during the last year on Strata Council.

As members of the Strata Council we are all volunteers and have done our best to look after the best interests of The Calypso and its Owners for the past year, and we receive no compensation for doing so.

I'd also like to thank Owner, Cindy King for taking care of the garage and entry fobs for the past year; thank you Cindy.

It's pretty much been business as usual during the 2013/2014 year at the Calypso and there are no items of major concern.

As you probably know, we did a bike audit last year and five unclaimed bikes were removed and eventually donated to charity. As discussed at last year's Annual General Meeting, we also looked into increasing the capacity of the bike storage room and rack located on parking level 1.

A company called Urban Racks, who install bicycle parking systems, reviewed the current bike storage areas, took measurements, etc., and provided us with some options for a different style of bike rack and a slight variation to the storage configuration. However, they were not able to offer a solution to increase the current capacity of approximately 28 bikes.

Council also looked into the installation of fencing between each ground floor patio on 4th Street, to match the fencing that exists in the rest of the complex. We didn't get a quote for this work as it is a fair weather project and we expect this project to be carried forward into next year for completion by the fall providing the new Council is supportive.

We also began the process of obtaining recommendations with regard to repairing/replacing the floor membrane in the P1 parking garage from appropriate contractors. This process will continue in 2014/2015 and recommendations and pricing will be forthcoming at a later date.

Council managed the 2013/2014 budget and ended the year with a surplus of \$27,082.00. We chose to use \$7,857.00 of the surplus to replace all the external recessed steps and wall light fixtures, including those in the 4th Street patio steps, due to them rusting out over the years, install some much needed lighting at the bottom of the NW stairwell on the P1 level, and replace a number of failing drum light fixtures around the building.

Part of this work has been completed and the cost for this work is included in next year's budget. We also chose to allocate \$6,366.00 of the surplus to maintain the 2014/2015 maintenance fees at the same level as last year. These two amounts totalled \$14,223.00 leaving a carry forward surplus amount of \$12,859.00. As you know from the Agenda Package we are recommending \$10,000.00 of this surplus be transferred to the CRF and the remaining \$2,859.00 to be a small cushion for the 2014/2015 Budget.

In closing I'd really like to encourage Owners to consider standing for election to Council this evening. The Calypso Council can have 6 residential members and 1 commercial and we've been operating with 5 residential and 1 commercial for the past year.

I believe neither Derek nor Monique will be standing for election, and I guess we'll find out later in the meeting who on the current council is willing to continue for another year.

That concludes my brief report except to say thank you our Strata Manager Jordan for all of his work during the year; thank you Jordan. So I'll hand things back over to Jordan to lead us through the remaining agenda items.

REPORT ON INSURANCE COVERAGE

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

Strata Corporation Insurance

Please refer to the attached Certificate of Insurance included with your Notice of Meeting, which outlines the insured perils, the limits of coverage and the applicable deductibles.

Section 149 of the *Strata Property Act* requires the Strata Corporation to have adequate full replacement value insurance for the common property, common assets, buildings shown on the Strata plan and fixtures built or installed on a Strata lot. Your Strata Corporation's insurance policy is currently held with BFL Canada and is insured for a replacement value of \$18,587,200.00 based on information received from the Appraisal.

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

Please note the water deductible for the Strata Corporation is \$15,000.00. Non-residents Owners should be sure that their tenants clearly understand that in the case of a fire, flood or other incident, and a resident's possessions are damaged, that person must make a claim for compensation to his/her own insurance. This is NOT covered by the building insurance policy.

STRATA CORPORATION INSURANCE COVERAGE

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

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

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

- Strata Lot owner's and/or tenant's personal property,
- Strata Lot owner's betterments and/or improvements to Strata lot,
- Strata Lot owner's and/or tenant's additional living expenses,
- Strata Lot owner's rental income loss.

STRATA LOT OWNER AND/OR TENANT INSURANCE COVERAGE RECOMMENDATION

It is recommended that all Strata Lot owners and/or tenants acquire the applicable coverage:

- Personal property, such as furniture, clothing and similar personal property in the Strata Lot or designated storage space in the building, subject to a deductible.
- Strata Lot betterments and/or improvements completed at a Strata Lot owner's expense, such as upgraded flooring, millwork, fixtures, etc.
- Additional Living Expenses incurred by a resident as a result of the insured premises being uninhabitable as a direct result of an insured loss or damage.
- Loss of rental income incurred by a Strata Lot owner as a result of the insured premises being uninhabitable by the tenant as a result of an insured loss or damage.
- Strata Corporation's Deductible Chargeback (e.g. Water, Fire) incurred in the event of a claim that originated from within an owner's Strata Lot.

****Example****

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

A few questions were asked in relation to the Strata Corporation's insurance coverage, which were answered by the Chairperson.

It was MOVED/SECONDED that the report on insurance coverage had been received. CARRIED.

APPROVAL OF PROPOSED OPERATING BUDGET

It was MOVED/SECONDED to approve the proposed operating budget(s) as circulated for the fiscal year March 1, 2014 to February 28, 2015.

Discussion

After a brief discussion the Strata Manager and Council noted that budget figures are estimates only. The Strata Corporation had obtained two legal opinions regarding over or underspending in expense categories and had been advised that the Strata Corporation is not bound by the estimate of expenses in the operating budget as long as the Strata Corporation does not overspend the total amount of the operating budget.

Following the discussion, the Chairperson called for the vote, the result being 30 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. CARRIED.

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 (if any) will be automatically adjusted.
2. **OWNERS WHO PAY BY POST-DATED CHEQUES:** Please send in 12 post-dated cheques payable to Strata Plan **LMS 2869** for their 2014/15 Strata fees. Any change in Strata fees is effective from **March 1, 2014**; therefore, Owners may also be required to send in a cheque for the retroactive fees increase (if any).
3. **OWNERS WHO PAY BY AUTOMATIC E-BANKING:** Owners will have to re-submit the new Strata fee amount for future months as well as any retroactive payment if necessary.

If you have any questions regarding your account, please contact Mika Goto in our Accounting department at 604.689.6981.

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

It was MOVED/SECONDED to approve Resolution "A" as follows:

WHEREAS The Owners, Strata Plan LMS 2869, Calypso, wish eventually to obtain a Depreciation Report as required under Section 94 of the *Strata Property Act* and feel it would be most beneficial to defer commencement of the Depreciation Report for the current year which will be more cost effective.

BE IT RESOLVED by a 3/4 vote of the Owners of Strata Plan LMS 2869, Calypso, in attendance at this meeting in person and by proxy, approve the waiver of Section 94(3) (a) of the *Strata Property Act* (the requirement to obtain a Depreciation Report) until the next Annual General Meeting in 2015.

Discussion

The Strata Manager and Council discussed the importance and various aspects of obtaining a Depreciation Report. The Strata Manager explained that such a report will benefit the Strata Corporation's long-range budget forecasting for maintaining the Calypso Building.

It was noted that the requirement to obtain the report was from recent legislation and that the costs to obtain the report varied in cost and quality. It was further noted that it may be beneficial to postpone obtaining a Depreciation Report at this time which would permit the Strata Corporation to view the quality of other buildings Depreciation Reports before deciding on a contractor to obtain the Depreciation Report.

Following the discussion, the Chairperson called for the vote, the result being 28 IN FAVOUR, 2 OPPOSED, 0 ABSTAINED. CARRIED.

**CONSIDERATION OF RESOLUTION "B" 3/4 VOTE
TRANSFER FROM OPERATING FUND SURPLUS TO THE CONTINGENCY RESERVE FUND**

It was MOVED/SECONDED to approve Resolution "B" as follows:

BE IT RESOLVED by a 3/4 vote of the Owners of Strata Plan LMS 2869, Calypso, in attendance at this meeting in person and by proxy, approve the transfer of \$10,000.00 (ten thousand dollars) from The Operating Fund Surplus to the Contingency Reserve Fund.

Discussion

After a brief discussion, Owners discussed the importance of contributing surplus money to the Contingency Reserve Fund, which will be beneficial when the Depreciation Report is obtained. The Owners can then decide to use money from the Contingency Reserve Fund to address any deficiencies noted in the Depreciation Report.

Following the discussion, the Chairperson called for the vote, the result being 30 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. CARRIED.

**CONSIDERATION OF RESOLUTION "C" 3/4 VOTE
BYLAW AMENDMENT TO 50. b) i., ii., iii., and iv, c) i., ii., iii., and d) v. and vi.
RESIDENTIAL RENTAL RESTRICTIONS**

It was MOVED/SECONDED to approve Resolution "C" as follows:

WHEREAS The Owners, Strata Plan, LMS 2869, Calypso, pursuant to Division 2 of Part 7 of the *Strata Property Act*, S.B.C. 1998, may amend the Bylaws of their Strata Corporation;

AND WHEREAS The Owners, Strata Plan LMS 2869, Calypso, wish to amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a 3/4 vote of the Owners of Strata Plan LMS 2869, Calypso, in attendance at this meeting in person and by proxy, that Bylaw **50. b) i., ii., iii., and iv, c) i., ii., iii., and d) v. and vi.**, of the Strata Corporation be replaced, effective upon the filing of an Amendment to Bylaws in prescribed form in the Land Title Office, as follows:

50. Residential Rental Restrictions (Adopted April 6, 2005 AGM)

- b) At the date of enactment of the bylaw restriction in paragraph (a) all Owners with rental permission shall be protected ("grandfathered") from the limit only under this clause.

A "grandfathered" rental Owner is still counted in the number of approved residential strata lot rentals, even if the maximum number of approved residential strata lot rentals per paragraph (a) has been exceeded. However, their rental permission will be revoked if:

- i. the Owner moves into the strata lot to take occupancy; or
- ii. the strata lot is sold by the Owner to a third party; or

- iii. the Owner fails to enter into a lease of the strata lot of not less than one (1) year within six (6) months from acceptance by the Strata Council of such Owner's application to rent; or
 - iv. the Owner fails to enter into a lease of not less than one (1) year of the strata lot within ninety (90) days between Tenants.
- c) At the date of enactment of the bylaw restriction in paragraph (a) all Owners without rental permission shall be protected ("grandfathered") from the limit only under this clause. A "grandfathered" Owner shall be permitted to rent, even if the maximum number of approved residential strata lot rentals per paragraph (a) has been exceeded, subject to the provisions of these bylaws. Once rental permission is approved a "grandfathered" Owner will be counted in the number of approved residential strata lot rentals, even if the maximum number of approved residential strata lot rentals per paragraph (a) has been exceeded. However, their rental permission will be revoked if:
- i. the Owner moves into the strata lot to take occupancy; or
 - ii. the strata lot is sold by the Owner to a third party; or
 - iii. the Owner fails to enter into a lease of the strata lot of not less than one (1) year within six (6) months from acceptance by the Strata Council of such Owner's application to rent; or
- d) The procedure to be followed by the Strata Corporation in administering residential strata lot rental permission will be as follows:
- v. the Strata Council will keep a list of Owners who wish to rent their strata lot and the priority of their application, and will advise each Owner as soon as their application can be accepted;
 - vi. within ninety (90) days from acceptance by Strata Council of an Owner's application to rent, an Owner must enter into a lease of not less than one (1) year of a strata lot, or the acceptance will be automatically revoked and the Strata Council will be entitled to advise the next Owner on the waiting list according to the restrictions of this bylaw;

to read as follows:

50. Residential Rental Restrictions (Amended April 30, 2014 AGM)

- b) At the date of enactment of the bylaw restriction in paragraph (a) all Owners with rental permission shall be protected ("grandfathered") from the limit only under this clause.
- c) A "grandfathered" rental Owner is still counted in the number of approved residential strata lot rentals, even if the maximum number of approved residential strata lot rentals per paragraph (a) has been exceeded. However, their rental permission will be revoked if:
 - i. the Owner moves into the strata lot to take occupancy; or
 - ii. the strata lot is sold by the Owner to a third party; or

- iii. the Owner fails to enter into a lease of not less than one (1) year of the strata lot within ninety (90) days between Tenants.
- d) At the date of enactment of the bylaw restriction in paragraph (a) all Owners without rental permission shall be protected (“grandfathered”) from the limit only under this clause. A “grandfathered” Owner shall be permitted to rent, even if the maximum number of approved residential strata lot rentals per paragraph (a) has been exceeded, subject to the provisions of these bylaws. Once rental permission is approved a “grandfathered” Owner will be counted in the number of approved residential strata lot rentals, even if the maximum number of approved residential strata lot rentals per paragraph (a) has been exceeded. However, their rental permission will be revoked if:
 - i. the Owner moves into the strata lot to take occupancy; or
 - ii. the strata lot is sold by the Owner to a third party; or
 - iii. the Owner fails to enter into a lease of the strata lot of not less than one (1) year within ninety (90) days from acceptance by the Strata Council of such Owner’s application to rent; or

d) v. & vi. will be removed and replaced with:

- d) The procedure to be followed by the Strata Corporation in administering residential strata lot rental permission will be as follows:
 - v. once the rental limit of 18 units has been met the Strata Council will keep a list of Owners (Rental Waiting List) who wish to rent out their strata lot; owners will be placed on the list on a first come first served basis; Council will advise Owners in priority order as soon as a rental vacancy becomes available and their application can be accepted; within 90 days of acceptance, the Owner must enter into a lease of the strata lot of not less than one (1) year or the acceptance will be automatically revoked, the unit will be removed from the waiting list and the owner will not be permitted to reapply for rental permission for one year following the date of removal from the Rental Waiting List.

The Strata Council will then be entitled to advise the next Owner on the waiting list according to the restrictions of this bylaw.

Discussion

After a detailed discussion, the Owners spoke in favour of amending the current rental restriction Bylaws, by extending the proposed Bylaw amendment from 90 days of acceptance to rent, to 120 days, by which an Owner is required to rent out their Strata Lot to a tenant. Owners also spoke in favour of reducing the proposed Bylaw amendment for removal from the rental waitlist from one year to six months, if an Owner does not enter into a lease of the Strata Lot within 120 days after obtaining rental permission from the Strata Council.

It was MOVED/SECONDED to amend the Bylaw amendment d) v. from 90 days to 120 days and one year to six months, as follows:

- d) The procedure to be followed by the Strata Corporation in administering residential strata lot rental permission will be as follows:
 - v. once the rental limit of 18 units has been met the Strata Council will keep a list of Owners (Rental Waiting List) who wish to rent out their strata lot; owners will be placed on the list on a first come first served basis; Council will advise Owners in priority order as soon as a rental vacancy becomes available and their application can be accepted; within 120 days of acceptance, the Owner must enter into a lease of the strata lot of not less than one (1) year or the acceptance will be automatically revoked, the unit will be removed from the waiting list and the owner will not be permitted to reapply for rental permission for six (6) months following the date of removal from the Rental Waiting List. The Strata Council will then be entitled to advise the next Owner on the waiting list according to the restrictions of this bylaw.

Following the discussion, the Chairperson called for the vote, the result being 29 IN FAVOUR, 0 OPPOSED, 1 ABSTAINED. CARRIED.

OTHER BUSINESS

Owners at the meeting noted the important items that they would like the newly elected Council to consider, regarding the common areas of the Calypso building.

1. Bikes - Reallocation of Space
An Owner asked Council to consider the reallocation of space in the building to provide more bike storage space. Council noted that the bike room is currently at its max capacity after Council reviewed options to increase the storage capacity this year.
2. Interior Lobby Painting – Furniture and Fixtures
An Owner at the meeting asked Council to consider upgrading the paint, furniture and fixtures in the main lobby to more modern designs.
3. Building Ventilation
Owners at the meeting advised Council that the temperature in the building during the summer months is extremely warm and asked Council to find solutions to try and reduce the temperature in the building.
4. Garbage Area
An Owner at the meeting asked Council to continue to advise residents to dispose of their recyclables properly and to flatten cardboard that is disposed of in the cardboard recycling dumpster. It was also suggested that Council consider locking the cardboard recycling bin so that any cardboard disposed in this bin would have to be flattened and deposited via the slot provided.
5. Portable Air Conditioning Units
An Owner at the meeting asked if portable air conditioning units were permitted. Council advised the Owner that permission must first be obtained from Council before using a portable air conditioning unit, as certain specifications need to be met.

6. Rental Waiting List

Owners at the meeting asked Council to provide the top five Owners on the rental waiting list an update as to their position on the rental waiting list. This should help ensure Owners are prepared to rent out their suite within 120 days of being given permission by the Council under the new amended Bylaws.

RESIGNATION OF 2013/2014 COUNCIL

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

ELECTION OF COUNCIL

The Chairperson advised that under the Bylaws of the Strata Corporation the Council must consist of a minimum of 3 to a maximum of 7. Those persons elected to the Council at this meeting will hold office until the next Annual General Meeting.

The following persons agreed to stand for Council:

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

Hearing no objections the above were declared elected by acclamation.

It was MOVED/SECONDED to elect the Council as chosen. CARRIED.

There being no further business, it was MOVED/SECONDED to terminate the meeting at 8:40 pm. CARRIED.

Jordan De Vuyst
Strata Manager
FirstService Residential
General Office: 604.683.8900
www.fsresidential.com

JDV/cn

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

FSRConnect™

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

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

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

To sign up, please visit <http://fsresidential.com/British-Columbia/Homeowners/Forms> and complete our online "FSRConnect Registration" form.

Let's Connect!

LMS 2869 - THE CALYPSO
 Approved Budget
 Mar 01, 2014 to Feb 28, 2015

INCOME

FEES

Operating Fund Contribution	324,414
Contingency Fund Contribution	75,000
TOTAL FEES	399,414
Move In / Out Fee Revenue	1,500
TOTAL INCOME	400,914

EXPENSES

OPERATING EXPENSES

Audit	336
Building Envelope Maintenance	5,000
Cleaning and Janitorial Supplies	24,820
Electrical Repairs / Maintenance	10,357
Electricity	24,500
Elevator Maintenance	7,350
Enterphone	2,500
Flood Restoration	15,000
Fire Equipment Maintenance / Monitoring	6,500
Garbage Removal	16,500
Gas	33,700
Grounds-Maintenance	9,250
Grounds-Miscellaneous	5,000
HVAC Maintenance	5,000
Insurance	46,174
Legal Fees	250
Locks and Keys	500
Management Fees	25,100
Miscellaneous	500
Parking Lot Maintenance	5,000
Pest Control	750
Photocopy & Postage	2,100
Plumbing Repairs	15,000
Repair - Exterior	16,000
Repair - Interior	13,000
Signage	250
Snow Removal	2,000
Water / Sewer	44,200
Window Cleaning	3,500
TOTAL OPERATING EXPENSES	340,137
Reserve - Contingency Fund	75,000
TOTAL EXPENSES	415,137
CURRENT YEAR SURPLUS / (DEFICIT)	(14,223)
Operating Surplus (Deficit) Balance Forward	27,082
ENDING OPERATING SURPLUS / (DEFICIT)	12,859

LMS 2869 - THE CALYPSO
 Approved Strata Fee Schedule
 Mar 01, 2014 to Feb 29, 2015

<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlement</u>	<u>Monthly</u> <u>Strata Fees</u>
1	112 Third Street	83	\$ 386.22
2	108 Third Street	70	325.73
3	106 Third Street	81	376.91
4	104 Third Street	86	400.18
5	100 Third Street	85	395.52
6	322 Lonsdale Avenue	80	372.26
7	318 Lonsdale Avenue	80	372.26
8	312 Lonsdale Avenue	80	372.26
9	C11 - 332 Lonsdale Avenue	95	442.06
10	C10 - 332 Lonsdale Avenue	85	395.52
11	C8 - 332 Lonsdale Avenue	94	437.40
12	C7 - 332 Lonsdale Avenue	89	414.14
13	C6 - 332 Lonsdale Avenue	76	353.64
14	C5 - 332 Lonsdale Avenue	75	348.99
15	C4 - 332 Lonsdale Avenue	60	279.19
16	C3 - 332 Lonsdale Avenue	68	316.42
17	C2 - 332 Lonsdale Avenue	68	316.42
18	C1 - 332 Lonsdale Avenue	66	307.11
19	C14 - 332 Lonsdale Avenue	100	465.32
20	C13 - 332 Lonsdale Avenue	100	465.32
21	C12 - 332 Lonsdale Avenue	100	465.32
22	C9 - 332 Lonsdale Avenue	97	451.36
23	129 - 332 Lonsdale Avenue	86	400.18
24	128 - 332 Lonsdale Avenue	72	335.03
25	127 - 332 Lonsdale Avenue	61	283.85
26	126 - 332 Lonsdale Avenue	72	335.03
27	125 - 332 Lonsdale Avenue	72	335.03
28	124 - 332 Lonsdale Avenue	72	335.03
29	123 - 332 Lonsdale Avenue	66	307.11
30	122 - 332 Lonsdale Avenue	55	255.93
31	121 - 332 Lonsdale Avenue	58	269.89
32	118 - 332 Lonsdale Avenue	78	362.95
33	114 - 332 Lonsdale Avenue	79	367.60
34	336 Lonsdale Avenue	56	260.58
35	338 Lonsdale Avenue	56	260.58
36	112 - 332 Lonsdale Avenue	65	302.46
37	113 - 332 Lonsdale Avenue	70	325.73
38	115 - 332 Lonsdale Avenue	63	293.15
39	117 - 332 Lonsdale Avenue	63	293.15
40	119 - 332 Lonsdale Avenue	70	325.73
41	120 - 332 Lonsdale Avenue	80	372.26
42	209 - 332 Lonsdale Avenue	84	390.87

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 Approved Strata Fee Schedule
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<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlement</u>	<u>Monthly</u> <u>Strata Fees</u>
43	208 - 332 Lonsdale Avenue	84	\$ 390.87
44	207 - 332 Lonsdale Avenue	84	390.87
45	206 - 332 Lonsdale Avenue	84	390.87
46	205 - 332 Lonsdale Avenue	84	390.87
47	204 - 332 Lonsdale Avenue	84	390.87
48	203 - 332 Lonsdale Avenue	90	418.79
49	202 - 332 Lonsdale Avenue	75	348.99
50	201 - 332 Lonsdale Avenue	92	428.10
51	229 - 332 Lonsdale Avenue	86	400.18
52	228 - 332 Lonsdale Avenue	72	335.03
53	227 - 332 Lonsdale Avenue	61	283.85
54	226 - 332 Lonsdale Avenue	72	335.03
55	225 - 332 Lonsdale Avenue	72	335.03
56	224 - 332 Lonsdale Avenue	72	335.03
57	223 - 332 Lonsdale Avenue	66	307.11
58	222 - 332 Lonsdale Avenue	55	255.93
59	221 - 332 Lonsdale Avenue	58	269.89
60	218 - 332 Lonsdale Avenue	68	316.42
61	216 - 332 Lonsdale Avenue	72	335.03
62	214 - 332 Lonsdale Avenue	68	316.42
63	210 - 332 Lonsdale Avenue	43	200.09
64	211 - 332 Lonsdale Avenue	43	200.09
65	212 - 332 Lonsdale Avenue	65	302.46
66	213 - 332 Lonsdale Avenue	70	325.73
67	215 - 332 Lonsdale Avenue	63	293.15
68	217 - 332 Lonsdale Avenue	63	293.15
69	219 - 332 Lonsdale Avenue	70	325.73
70	220 - 332 Lonsdale Avenue	79	367.60
71	326 - 332 Lonsdale Avenue	87	404.83
72	325 - 332 Lonsdale Avenue	72	335.03
73	324 - 332 Lonsdale Avenue	72	335.03
74	323 - 332 Lonsdale Avenue	66	307.11
75	322 - 332 Lonsdale Avenue	55	255.93
76	321 - 332 Lonsdale Avenue	58	269.89
77	318 - 332 Lonsdale Avenue	68	316.42
78	316 - 332 Lonsdale Avenue	72	335.03
79	314 - 332 Lonsdale Avenue	68	316.42
80	310 - 332 Lonsdale Avenue	57	265.23
81	311 - 332 Lonsdale Avenue	43	200.09
82	312 - 332 Lonsdale Avenue	65	302.46
83	313 - 332 Lonsdale Avenue	70	325.73
84	315 - 332 Lonsdale Avenue	63	293.15

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 Approved Strata Fee Schedule
 Mar 01, 2014 to Feb 29, 2015

<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlement</u>	<u>Monthly</u> <u>Strata Fees</u>
85	317 - 332 Lonsdale Avenue	63	\$ 293.15
86	319 - 332 Lonsdale Avenue	70	325.73
87	320 - 332 Lonsdale Avenue	79	367.60
88	422 - 332 Lonsdale Avenue	58	269.89
89	421 - 332 Lonsdale Avenue	58	269.89
90	418 - 332 Lonsdale Avenue	68	316.42
91	416 - 332 Lonsdale Avenue	72	335.03
92	414 - 332 Lonsdale Avenue	68	316.42
93	410 - 332 Lonsdale Avenue	57	265.23
94	411 - 332 Lonsdale Avenue	43	200.09
95	412 - 332 Lonsdale Avenue	65	302.46
96	413 - 332 Lonsdale Avenue	70	325.73
97	415 - 332 Lonsdale Avenue	63	293.15
98	417 - 332 Lonsdale Avenue	63	293.15
99	419 - 332 Lonsdale Avenue	70	325.73
100	420 - 332 Lonsdale Avenue	79	367.60
Total =		<u>7,153</u>	<u>\$ 33,284.49</u>
Total Annual Strata Fees (X 12 months) =			<u>\$ 399,413.88</u>

The monthly strata fee includes a 23.12% contribution to the Contingency Reserve Fund.

FirstService offers convenience!

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

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

2) **Online/Telephone Banking**

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

I'M INTERESTED, HOW DO I DO THIS?

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

WHEN SHOULD I MAKE MY PAYMENTS?

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