

**MINUTES  
ANNUAL GENERAL MEETING  
THE OWNERS STRATA PLAN NW 2548  
FALCON TERRACE**

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*Held on Monday, November 21, 2016 at 7:00 p.m.  
Within King of Life Lutheran Church  
1198 Falcon Drive, Coquitlam, BC*

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The meeting was called to order at 7:00 p.m. by Lois Howe, Strata Manager.

**QUORUM STATUS**

Subject to the Bylaws, a quorum for a general meeting is eligible voters holding 1/3 of the Strata Corporation's votes, present in person or by proxy. As the Strata Corporation currently consists of 44 eligible voters, 15 represents quorum in this instance. At the commencement of the meeting there were 29 eligible voters in attendance and 5 represented by proxy for a total of 34 votes represented. The quorum requirements had been achieved and the meeting proceeded.

**PROOF OF NOTICE**

It was noted that the Notice of Meeting, dated October 31, 2016, 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 amend the sequence of the Agenda by moving item 10 Election of Council to be after item 11 General Discussion.

After some discussion, the vote was called. The results were as follows:  
20 IN FAVOUR,            10 OPPOSED,            5 ABSTAINED.    **CARRIED**

After some discussion, the vote was called to approve the Agenda as amended. The results were as follows:  
34 IN FAVOUR,            0 OPPOSED,            0 ABSTAINED.    **CARRIED**

**APPROVAL OF GENERAL MEETING MINUTES**

It was moved and seconded to approve the Minutes of the Annual General Meeting held November 16, 2015 as previously circulated. **CARRIED.**

**PRESIDENT'S REPORT**

There was no President Report for this meeting. The Treasurer commented on the finances for the 2015/2016 fiscal year. High-lighted items mentioned are as follows:

- Year-end surplus of \$20,403
- Water main repairs \$3,500
- Garage floors units 15/16 \$12,000
- Garage floors units 7/8 including water main \$13,000
- Gutter repairs \$4,000
- Front gate repairs, including Controller \$2,300
- Dryer vent cleaning \$2,000
- Building, window & gutter cleaning \$5,000

- Strata Insurance \$52 over budget at \$30,052
- Insurance claims \$3,200 recoverable from unit Owner and \$1,400 Strata responsibility
- Management fees of \$18,273 included \$1,262 for office expenses
- Garbage, recycling & organics \$4,700
- Electricity \$1,000
- Grounds Improvements \$3,400
- Grounds Maintenance \$21,000
- CCI Engineering, inspection report, specifications and tendering \$2,300
- Concrete repairs \$15,000
- Removal of concrete pad & repair grass area at units 12/13 \$2,800
- Pest control \$400

## **INSURANCE REPORT**

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

### ***Strata Corporation Insurance***

Please refer to the Insurance Summary included with your Notice of Meeting, which outlines the insured perils, the limits of coverage and the applicable deductibles. Please note the water damage deductible for the Strata Corporation is \$5,000, all risks \$2,500 and earthquake is 10% of the appraised value which would be allocated by unit entitlement.

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 \$13,182,000.00 based on information received from the Appraisal.

The Chairperson reminded all Owners to obtain their own insurance coverage for **personal property contents** as well as **third party liability coverage**. Individual homeowner insurance coverage is strongly recommended. Owners should also obtain additional coverage if they make any major improvements within their strata lots, such as upgrading of appliances, fixtures, floor coverings, hardwood floors, etc. (subject to approval as outlined in the Strata Corporation Bylaws). **Displacement coverage** would also assist Owners who would have to move out of their suites during a major loss. Personal belongings are NOT covered by the building insurance policy.

### ***Strata Corporation Insurance Coverage***

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

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

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

- Strata lot Owner's personal property,
- Strata lot Owner's betterments and/or improvements to strata lot,
- Strata lot Owner's additional living expenses,

### ***Strata Lot Owner Insurance Coverage Recommendation***

It is recommended that all strata lot Owners 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.
- 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.

### **BUDGET APPROVAL**

It was moved and seconded to put the proposed operating budget to the floor for discussion.

After some discussion, it was moved and seconded to amend the proposed budget by the following:

- To correct the Operating Surplus Balance Forward account to be \$20,403 by decreasing the Repairs and Maintenance – General account by \$9,208 for a new total of \$45,003.
- To transfer the Repair and Maintenance – Front Entrance account total of \$30,000 to the Repair and Maintenance – General account for a new total of \$75,003.

After a brief discussion, the vote was called to approve the 2016/2017 budget as amended. The results were as follows:

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

Owners please note: Strata fees have increased, retroactive to October 1, 2016.

### **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 NW 2848, 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 604.684.5329.

**MAJORITY VOTE RESOLUTION “A” RETAINING WALL REPAIRS  
(FUNDED BY SPECIAL ASSESSMENT)**

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

**BE IT RESOLVED** by a Majority Vote Resolution of The Owners, Strata Plan NW 2548, in person or by proxy at this General Meeting that a sum of money not exceeding \$260,000 (Two hundred and sixty thousand) be raised and spent for the purpose of replacing the retaining wall located behind units 35-44, such expenditure to be charged as a special levy upon the owners in proportion to the unit entitlement of their respective strata lots. The total project is projected to be \$350,000 with \$90,000 being taken from the CRF account.

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

This special levy of \$260,000 shall be assessed on November 22, 2016, 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 over a period of six (6) months, such payments to be made in equal amounts on the first of each month, commencing on January 31, 2017 and ending on June 30, 2017. Notwithstanding the foregoing, this special levy is not considered as an “installment” levy as contemplated by Section 108(3) (e) of the *Strata Property Act*, and Section 109 of the *Strata Property Act* therefore does not apply.

Any owner who fails to make any payment(s) in accordance with this resolution shall be assessed interest charges on overdue payments at the rate of 10% per annum compounded annually.

*See Retaining Wall – Special Assessment Schedule for payments*

After some discussion, the vote was called defer Resolutions “A” and “B” until more options can be quoted on at which time a Special General Meeting will be called. The results were as follows:  
34 IN FAVOUR,                      0 OPPOSED,                      0 ABSTAINED.                      **CARRIED.**

**3/4 VOTE RESOLUTION “B”  
RETAINING WALL REPAIRS, FROM THE CONTINGENCY RESERVE FUND (CRF)**

**WHEREAS** The Owners, Strata Plan NW 2548, Falcon Terrace wish to transfer \$90,000 for the purpose of partially funding the retaining wall repairs from the Contingency Reserve Fund.

**BE IT RESOLVED** by a 3/4 Vote Resolution of The Owners, Strata Plan NW 2548, in person or by proxy at this General Meeting that a sum of money not exceeding \$90,000 (Ninety thousand) be transferred and spent for the purpose of partially funding the retaining wall repair project, such expenditure to be charged against the Contingency Reserve Fund.

See Resolution “A” vote results above.

**3/4 VOTE RESOLUTION “C”  
BYLAW 9.1 AMENDMENT**

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

**WHEREAS** During a review of the Strata Corporations Bylaws it was noted that 9.1 was an incomplete sentence. For reference, the current bylaw is copied below:

*9.1 A resident must not permit any construction debris, materials or packaging to be deposited in the*

**WHEREAS** The Owners, Strata Plan NW 2548, 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 NW 2548, wish to amend the Bylaws of their Strata Corporation;

**BE IT RESOLVED** by a 3/4 vote resolution of The Owners, Strata Plan NW 2548, that the Bylaws of their Strata Corporation be amended as follows, such amendment to be effective upon the filing of an Amendment to Bylaws in prescribed form in the Land Title Office by *amending* Bylaw 9.1, to read as follows:

*9.1 A resident must not permit any construction debris, materials or packaging to be deposited in the Strata Corporation’s disposal containers.*

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

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

**3/4 VOTE RESOLUTION “D”  
BYLAW 12.1 AMENDMENT**

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

**WHEREAS** During a review of the Strata Corporations Bylaws it was noted that 12.1 was inaccurate by referencing a non-existent Bylaw 12.2.

For reference, the current bylaw is copied below:

*12.1 Subject to bylaw 12.2 below, the council must have at least 3 and not more than 7 members. If the strata plan has fewer than 4 strata lots or the strata corporation has fewer than 4 owners, all the owners are on the council.*

**WHEREAS** The Owners, Strata Plan NW 2548, 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 NW 2548, wish to amend the Bylaws of their Strata Corporation;

**BE IT RESOLVED** by a 3/4 vote resolution of The Owners, Strata Plan NW 2548, that the Bylaws of their Strata Corporation be amended as follows, such amendment to be effective upon the filing of an Amendment to Bylaws in prescribed form in the Land Title Office by *amending* Bylaw 9.1, to read as follows:

- 12.1 *The council must have at least 3 and not more than 7 members. If the strata plan has fewer than 4 strata lots or the strata corporation has fewer than 4 owners, all the owners are on the council.*

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

**3/4 VOTE RESOLUTION “E”  
BYLAW 13.3**

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

**WHEREAS** During a review of the Strata Corporations Bylaws it was noted that 13.3 was repeated in Bylaw 13.4. For reference, the current bylaw is copied below:

- 13.3 *No person may stand for council or continue to be on council with respect to a strata lot if there are amounts owing to the strata corporation charged against the strata lot in respect of administration fees, bank charges, fines, penalties, interest or the costs, including the legal costs, of remedying a contravention of the bylaws or rules.*

**WHEREAS** The Owners, Strata Plan NW 2548, 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 NW 2548, wish to amend the Bylaws of their Strata Corporation;

**BE IT RESOLVED** by a 3/4 Vote Resolution of The Owners, Strata Plan NW 2548, that the Bylaws of their Strata Corporation be delete Bylaw 13.3, such amendment to be effective upon the filing of an Amendment to Bylaws in prescribed form in the Land Title Office by *deleting* Bylaw 13.3.

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

**3/4 VOTE RESOLUTION “F”  
BYLAW 13.4**

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

**WHEREAS** with the approved deletion of Bylaw 13.3 Bylaw 13.4 will be amended to be numbered as 13.3. For reference, the current bylaw is copied below:

- 13.4 *No person may stand for council or continue to be on council with respect to a strata lot if there are amounts owing to the strata corporation charged against the strata lot in respect of administration fees, bank charges, fines, penalties, interest or the costs, including the legal costs, of remedying a contravention of the bylaws or rules for which the owner is responsible under section 131 of the Act.*

**WHEREAS** The Owners, Strata Plan NW 2548, 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 NW 2548, wish to amend the Bylaws of their Strata Corporation;

**BE IT RESOLVED** by a 3/4 Vote Resolution of The Owners, Strata Plan NW 2548, that the Bylaws of their Strata Corporation be amended with Bylaw 13.3, such amendment to be effective upon the filing of an Amendment to Bylaws in prescribed form in the Land Title Office by renumbering Bylaw 13.4 to be 13.3.

*13.3 No person may stand for council or continue to be on council with respect to a strata lot if there are amounts owing to the strata corporation charged against the strata lot in respect of administration fees, bank charges, fines, penalties, interest or the costs, including the legal costs, of remedying a contravention of the bylaws or rules for which the owner is responsible under section 131 of the Act.*

It was moved and seconded to include maintenance fees and late payment penalties. **CARRIED**

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

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

### **3/4 VOTE RESOLUTION "G" BYLAW 38.1**

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

**WHEREAS** During a review of the Strata Corporations Bylaws it was noted that the insurance procedure needed to be defined.

**WHEREAS** The Owners, Strata Plan NW 2548, 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 NW 2548, wish to amend the Bylaws of their Strata Corporation;

**BE IT RESOLVED** by a 3/4 Vote Resolution of The Owners, Strata Plan NW 2548, that the Bylaws of their Strata Corporation be amended as follows, such amendment to be effective upon the filing of an Amendment to Bylaws in prescribed form in the Land Title Office by the *addition* of Bylaw 38.1, to read as follows:

*38.1 If an owner is responsible for any loss or damage to 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. Without limiting the generality of the word "responsible", an owner is responsible for the owner's own acts or omissions, as well as those of any of the tenants, occupants, visitors, agents, contractors or employees of the strata lot or the owner. For the purpose of this bylaw, any insurance deductible paid or payable by the Strata Corporation will be considered an expense not covered by the strata insurance proceeds received by the strata corporation and will be charged to the owner.*

After some discussion, it was noted by an Owner that the Strata's current Bylaw 4.4 covered these items. The vote was called to cancel this Resolution "G" as not needed. The results were as follows:

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

## **ELECTION OF COUNCIL**

The Strata Manager advised that under the Bylaws of the Strata Corporation the Council must consist of a minimum of 3 to a maximum of 7 Council 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:

Mary Kopfensteiner, Catherine McColl, Robert Schick, Carolyn Jean Steinson and Ross Tretick

A motion was made and seconded to have those individuals noted above elected to the Strata

Council. A vote was called and results were as follows:

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

The Owners thanked Susan Vigneux and her husband for all their hard work and her years of volunteering on Council. There was a round of applause from the Owners.

## **GENERAL DISCUSSION**

The following items were discussed by Owners:

1. ***Parking Gate to be closed at all times:***

- It was indicated by an Owner that the parking gate should be closed at all times for security.
- There are issues with the “Airphone” system in each unit not always working and this system may require upgrading or replacement for the gate to be closed at all times.
- Currently the gate is closed from 8:00 pm to 6:00 am.
- A motion was called and seconded to have the gate closed at all times. A majority vote was called and results were as follows:

14 IN FAVOUR, 17 OPPOSED, 0 ABSTAINED. **DEFEATED**

2. ***Bus Route:*** The new bus route along Falcon Drive is scheduled to begin December 12, 2016.

3. ***Visitors Parking:*** Parking passes should be used for all visitor parking stalls outside the gate. There is a possibility of these stalls being used by non-visitors to the complex with the new bus route.

4. ***Strata Lot numbers:*** An Owner advised that Strata Lot numbers should be used in the minutes of meetings.

5. ***Legal issue:*** There is a possible legal issue regarding the landscapers and a unit Owner. The new Council will review this issue for mediation.

6. ***Landscape procedures:***

- The new Council will review the landscape procedures as well as prepare a landscape plan.
- Owners are responsible for the maintenance of what they plant.

7. ***Bylaws on Connect:*** The Bylaws will be amended and then reposted to the FSRConnect website for all Owners to view. Owners not registered on FSRConnect should follow this



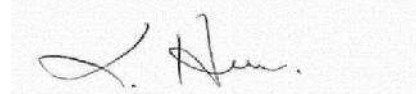
link: <https://www.fsresidential.com/british-columbia/homeowners/forms/fsrconnect-information-collection-form>.

8. **Water main shutoff locations:** It was noted that the water main shut off locations need to be distributed to all unit Owners and that some locations may have been changed over the years. All unit Owners should be aware of their shutoff location in case of an emergency.

### **TERMINATION OF MEETING**

There being no further business, the meeting was terminated at 9:20 p.m. **CARRIED.**

### **FirstService Residential BC Ltd.**



Lois Howe  
Strata Manager  
*Per the Owners*  
Strata Plan NW 2548

LH/tm

**Email:** [lois.howe@fsresidential.com](mailto:lois.howe@fsresidential.com)  
**Direct Line:** 604.689.6991  
**General:** 604.683.8900 (24 hours emergencies)  
**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.**

## FSRConnect™

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

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

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

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

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

### FIRSTSERVICE OFFERS CONVENIENCE!

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

For Owners who wish to enroll in our PAD for the 1st time, a copy of our PAD Agreement can be downloaded from our website at [www.fsresidential.com](http://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.

# NW 2548 - FALCON TERRACE

## Approved Budget

Oct 01, 2016 to Sep 30, 2017

### INCOME

#### FEES

Operating Fund Contribution	147,000
Contingency Fund Contribution	13,000

**TOTAL FEES** 160,000

**TOTAL INCOME** 160,000

### EXPENSES

#### OPERATING EXPENSES

Audit	220
Electricity	1,100
Garbage Removal	4,700
Grounds-Improvements	3,000
Grounds-Maintenance	26,000
Insurance	30,500
Insurance Deductible	5,000
Management Fees	18,880
Repair and Maintenance	75,003
Snow Removal	3,000

**TOTAL OPERATING EXPENSES** 167,403

Reserve - Contingency Fund	13,000
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**TOTAL EXPENSES** 180,403

**CURRENT YEAR SURPLUS / (DEFICIT)** (20,403)

Operating Surplus (Deficit) Balance Forward	20,403
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**ENDING OPERATING SURPLUS / (DEFICIT)** 0

**NW 2548 - FALCON TERRACE**  
**Approved Strata Fee Schedule**  
**Oct 01, 2016 to Sep 30, 2017**

<u>Strata Lot #</u>	<u>Unit Address</u>	<u>Unit Entitlement</u>	<u>Monthly Strata Fees</u>
1	#7 - 1190 Falcon Drive	1,882	\$ 349.68
2	#8 - 1190 Falcon Drive	1,891	351.36
3	#9 - 1190 Falcon Drive	1,884	350.06
4	#10 - 1190 Falcon Drive	1,890	351.17
5	#11 - 1190 Falcon Drive	1,883	349.87
6	#12 - 1190 Falcon Drive	1,879	349.13
7	#13 - 1190 Falcon Drive	1,872	347.83
8	#14 - 1190 Falcon Drive	1,891	351.36
9	#15 - 1190 Falcon Drive	1,882	349.68
10	#16 - 1190 Falcon Drive	1,875	348.38
11	#19 - 1190 Falcon Drive	1,286	238.94
12	#18 - 1190 Falcon Drive	1,244	231.14
13	#17 - 1190 Falcon Drive	1,160	215.53
14	#29 - 1190 Falcon Drive	1,284	238.57
15	#30 - 1190 Falcon Drive	1,109	206.06
16	#31 - 1190 Falcon Drive	1,117	207.54
17	#32 - 1190 Falcon Drive	1,106	205.50
18	#33 - 1190 Falcon Drive	1,109	206.06
19	#34 - 1190 Falcon Drive	1,111	206.43
20	#38 - 1190 Falcon Drive	1,213	225.38
21	#37 - 1190 Falcon Drive	1,748	324.79
22	#36 - 1190 Falcon Drive	1,736	322.56
23	#35 - 1190 Falcon Drive	1,151	213.86
24	#44 - 1190 Falcon Drive	1,722	319.96
25	#43 - 1190 Falcon Drive	1,225	227.61
26	#42 - 1190 Falcon Drive	1,223	227.24
27	#41 - 1190 Falcon Drive	1,721	319.77
28	#40 - 1190 Falcon Drive	1,722	319.96
29	#39 - 1190 Falcon Drive	1,221	226.87
30	#22 - 1190 Falcon Drive	1,485	275.92
31	#21 - 1190 Falcon Drive	1,590	295.43
32	#20 - 1190 Falcon Drive	1,485	275.92
33	#23 - 1190 Falcon Drive	1,901	353.21
34	#24 - 1190 Falcon Drive	1,892	351.54
35	#25 - 1190 Falcon Drive	1,892	351.54
36	#26 - 1190 Falcon Drive	2,036	378.30
37	#27 - 1190 Falcon Drive	1,892	351.54
38	#28 - 1190 Falcon Drive	2,050	380.90
39	#1 - 1190 Falcon Drive	1,922	357.12
40	#2 - 1190 Falcon Drive	1,914	355.63
41	#3 - 1190 Falcon Drive	1,914	355.63
42	#4 - 1190 Falcon Drive	1,914	355.63

**NW 2548 - FALCON TERRACE**  
**Approved Strata Fee Schedule**  
**Oct 01, 2016 to Sep 30, 2017**

<u>Strata Lot #</u>	<u>Unit Address</u>	<u>Unit Entitlement</u>	<u>Monthly Strata Fees</u>
43	#5 - 1190 Falcon Drive	1,914	\$ 355.63
44	#6 - 1190 Falcon Drive	1,922	357.12
<b>Total =</b>		<b>71,760</b>	<b>\$ 13,333.35</b>

**Total Annual Strata Fees ( X 12 months) =      \$ 160,000.20**

**Note:**

The monthly strata fee includes a 8.84% contribution to the Contingency Reserve Fund.