



# NOTICE

## NEW STRATA FEES

EFFECTIVE MARCH 1, 2019

At the Annual General Meeting held on Tuesday, February 13, 2020, the Strata Corporation voted and APPROVED a new budget, which resulted in an increase in STRATA FEES.

Effective March 1, 2020, there are new strata fees as per the attached schedule.

If you are on the pre-authorized payment system, the new fees will be withdrawn effective March 1, 2020.

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.

Any questions, please call Quay Pacific Property Management Ltd. At 604-685-8830 or email [vancouver@quaypacific.com](mailto:vancouver@quaypacific.com)

*Your Strata Council*

STRATA PLAN BCS 3037  
 APPROVED STRATA FEE  
 January 1, 2020 - December 31, 2020

Strata Lot Number	Civic Address		Unit Entitlement	Strata Fee + Shortfall March ~ Dec. 2018	Gas Fireplaces	Strata Fee + Shortfall March ~ Dec. 2019	New Strata Fee + Gas 2020	Shortfall Jan. ~ Feb.	Strata Fee + Shortfall March ~ Dec. 2020
	Unit	Address							
1		4818 Hazel St.	106	355.42		372.54	406.66	68.23	413.48
2		4828 Hazel St.	97	325.24		340.91	372.13	62.44	378.37
3		4838 Hazel St.	97	325.24		340.91	372.13	62.44	378.37
4		4848 Hazel St.	97	325.24		340.91	372.13	62.44	378.37
5		4858 Hazel St.	97	325.24		340.91	372.13	62.44	378.37
6		4868 Hazel St.	105	352.07		369.03	402.82	67.59	409.58
7	206	4808 Hazel St	108	362.13		379.57	414.33	69.52	421.28
8	207	4808 Hazel St	99	331.95		347.94	379.80	63.73	386.18
9	208	4808 Hazel St	99	331.95		347.94	379.80	63.73	386.18
10	209	4808 Hazel St	99	331.95		347.94	379.80	63.73	386.18
11	210	4808 Hazel St	99	331.95		347.94	379.80	63.73	386.18
12	211	4808 Hazel St	107	358.78		376.06	410.49	68.87	417.38
13	212	4808 Hazel St	85	285.01		298.74	326.09	54.71	331.56
14	201	4808 Hazel St	59	197.83		207.36	226.35	37.98	230.14
15	202	4808 Hazel St	96	321.89		337.40	368.29	61.79	374.47
16	203	4808 Hazel St	56	187.77		196.81	214.84	36.05	218.44
17	205	4808 Hazel St	81	271.60		284.68	310.75	52.14	315.96
18	309	4808 Hazel St	85	285.01		298.74	326.09	54.71	331.56
19	301	4808 Hazel St	59	197.83		207.36	226.35	37.98	230.14
20	302	4808 Hazel St	96	321.89		337.40	368.29	61.79	374.47
21	303	4808 Hazel St	56	187.77		196.81	214.84	36.05	218.44
		22 (now SL227)	0	-		-	-	-	-
23	509	4808 Hazel St	85	285.01		298.74	326.09	54.71	331.56
24	501	4808 Hazel St	59	197.83		207.36	226.35	37.98	230.14
25	502	4808 Hazel St	96	321.89		337.40	368.29	61.79	374.47
26	503	4808 Hazel St	56	187.77		196.81	214.84	36.05	218.44
		27 (now SL228)	0	-		-	-	-	-
28	608	4808 Hazel St	85	285.01		298.74	326.09	54.71	331.56
29	609	4808 Hazel St	77	258.18		270.62	295.40	49.56	300.36
30	601	4808 Hazel St	59	197.83		207.36	226.35	37.98	230.14
31	602	4808 Hazel St	96	321.89		337.40	368.29	61.79	374.47
32	603	4808 Hazel St	56	187.77		196.81	214.84	36.05	218.44
33	605	4808 Hazel St	77	258.18		270.62	295.40	49.56	300.36
34	606	4808 Hazel St	111	372.19		390.11	425.84	71.45	432.98
35	707	4808 Hazel St	51	171.00		179.24	195.66	32.83	198.94
36	708	4808 Hazel St	82	274.95		288.19	314.58	52.78	319.86
37	709	4808 Hazel St	77	258.18		270.62	295.40	49.56	300.36
38	701	4808 Hazel St	59	197.83		207.36	226.35	37.98	230.14

STRATA PLAN BCS 3037  
 APPROVED STRATA FEE  
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Strata Lot Number	Civic Address		Unit Entitlement	Gas Fireplaces	Strata Fee + Shortfall March ~ Dec. 2018	Strata Fee + Shortfall March ~ Dec. 2019	New Strata Fee + Gas 2020	Shortfall Jan. ~ Feb.	Strata Fee + Shortfall March ~ Dec. 2020
	Unit	Address							
39	702	4808 Hazel St	96		321.89	337.40	368.29	61.79	374.47
40	703	4808 Hazel St	56		187.77	196.81	214.84	36.05	218.44
41	705	4808 Hazel St	77		258.18	270.62	295.40	49.56	300.36
42	706	4808 Hazel St	82		274.95	288.19	314.58	52.78	319.86
43	807	4808 Hazel St	51		171.00	179.24	195.66	32.83	198.94
44	808	4808 Hazel St	82		274.95	288.19	314.58	52.78	319.86
45	809	4808 Hazel St	77		258.18	270.62	295.40	49.56	300.36
46	801	4808 Hazel St	59		197.83	207.36	226.35	37.98	230.14
47	802	4808 Hazel St	96		321.89	337.40	368.29	61.79	374.47
48	803	4808 Hazel St	56		187.77	196.81	214.84	36.05	218.44
49	805	4808 Hazel St	77		258.18	270.62	295.40	49.56	300.36
50	806	4808 Hazel St	82		274.95	288.19	314.58	52.78	319.86
51	907	4808 Hazel St	51		171.00	179.24	195.66	32.83	198.94
52	908	4808 Hazel St	82		274.95	288.19	314.58	52.78	319.86
53	909	4808 Hazel St	77		258.18	270.62	295.40	49.56	300.36
54	901	4808 Hazel St	59		197.83	207.36	226.35	37.98	230.14
55	902	4808 Hazel St	96		321.89	337.40	368.29	61.79	374.47
56	903	4808 Hazel St	56		187.77	196.81	214.84	36.05	218.44
57	905	4808 Hazel St	77		258.18	270.62	295.40	49.56	300.36
58	906	4808 Hazel St	82		274.95	288.19	314.58	52.78	319.86
59	1007	4808 Hazel St	51		171.00	179.24	195.66	32.83	198.94
60	1008	4808 Hazel St	82		274.95	288.19	314.58	52.78	319.86
61	1009	4808 Hazel St	77		258.18	270.62	295.40	49.56	300.36
62	1001	4808 Hazel St	59		197.83	207.36	226.35	37.98	230.14
63	1002	4808 Hazel St	96		321.89	337.40	368.29	61.79	374.47
64	1003	4808 Hazel St	56		187.77	196.81	214.84	36.05	218.44
65	1005	4808 Hazel St	77		258.18	270.62	295.40	49.56	300.36
66	1006	4808 Hazel St	82		274.95	288.19	314.58	52.78	319.86
67	1107	4808 Hazel St	51		171.00	179.24	195.66	32.83	198.94
68	1108	4808 Hazel St	82		274.95	288.19	314.58	52.78	319.86
69	1109	4808 Hazel St	77		258.18	270.62	295.40	49.56	300.36
70	1101	4808 Hazel St	59		197.83	207.36	226.35	37.98	230.14
71	1102	4808 Hazel St	96		321.89	337.40	368.29	61.79	374.47
72	1103	4808 Hazel St	56		187.77	196.81	214.84	36.05	218.44
73	1105	4808 Hazel St	77		258.18	270.62	295.40	49.56	300.36
74	1106	4808 Hazel St	82		274.95	288.19	314.58	52.78	319.86
75	1207	4808 Hazel St	51		171.00	179.24	195.66	32.83	198.94
76	1208	4808 Hazel St	82		274.95	288.19	314.58	52.78	319.86
77	1209	4808 Hazel St	77		258.18	270.62	295.40	49.56	300.36

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	Unit	Address							
78	1201	4808 Hazel St	59		197.83	207.36	226.35	37.98	230.14
79	1202	4808 Hazel St	96		321.89	337.40	368.29	61.79	374.47
80	1203	4808 Hazel St	56		187.77	196.81	214.84	36.05	218.44
81	1205	4808 Hazel St	77		258.18	270.62	295.40	49.56	300.36
82	1206	4808 Hazel St	82		274.95	288.19	314.58	52.78	319.86
83	1507	4808 Hazel St	51		171.00	179.24	195.66	32.83	198.94
84	1508	4808 Hazel St	82		274.95	288.19	314.58	52.78	319.86
85	1509	4808 Hazel St	77		258.18	270.62	295.40	49.56	300.36
86	1501	4808 Hazel St	59		197.83	207.36	226.35	37.98	230.14
87	1502	4808 Hazel St	96		321.89	337.40	368.29	61.79	374.47
88	1503	4808 Hazel St	56		187.77	196.81	214.84	36.05	218.44
89	1505	4808 Hazel St	77		258.18	270.62	295.40	49.56	300.36
90	1506	4808 Hazel St	82		274.95	288.19	314.58	52.78	319.86
91	1607	4808 Hazel St	51		171.00	179.24	195.66	32.83	198.94
92	1608	4808 Hazel St	82		274.95	288.19	314.58	52.78	319.86
93	1609	4808 Hazel St	77		258.18	270.62	295.40	49.56	300.36
94	1601	4808 Hazel St	59		197.83	207.36	226.35	37.98	230.14
95	1602	4808 Hazel St	96		321.89	337.40	368.29	61.79	374.47
96	1603	4808 Hazel St	56		187.77	196.81	214.84	36.05	218.44
97	1605	4808 Hazel St	77		258.18	270.62	295.40	49.56	300.36
98	1606	4808 Hazel St	82		274.95	288.19	314.58	52.78	319.86
99	1707	4808 Hazel St	51		171.00	179.24	195.66	32.83	198.94
100	1708	4808 Hazel St	82		274.95	288.19	314.58	52.78	319.86
101	1709	4808 Hazel St	77		258.18	270.62	295.40	49.56	300.36
102	1701	4808 Hazel St	59		197.83	207.36	226.35	37.98	230.14
103	1702	4808 Hazel St	96		321.89	337.40	368.29	61.79	374.47
104	1703	4808 Hazel St	56		187.77	196.81	214.84	36.05	218.44
105	1705	4808 Hazel St	77		258.18	270.62	295.40	49.56	300.36
106	1706	4808 Hazel St	82		274.95	288.19	314.58	52.78	319.86
107	1807	4808 Hazel St	51		171.00	179.24	195.66	32.83	198.94
108	1808	4808 Hazel St	82		274.95	288.19	314.58	52.78	319.86
109	1809	4808 Hazel St	77		258.18	270.62	295.40	49.56	300.36
110	1801	4808 Hazel St	59		197.83	207.36	226.35	37.98	230.14
111	1802	4808 Hazel St	96		321.89	337.40	368.29	61.79	374.47
112	1803	4808 Hazel St	56		187.77	196.81	214.84	36.05	218.44
113	1805	4808 Hazel St	77		258.18	270.62	295.40	49.56	300.36
114	1806	4808 Hazel St	82		274.95	288.19	314.58	52.78	319.86
115	1907	4808 Hazel St	51		171.00	179.24	195.66	32.83	198.94
116	1908	4808 Hazel St	82		274.95	288.19	314.58	52.78	319.86

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	Unit	Address							
117	1909	4808 Hazel St	77		258.18	270.62	295.40	49.56	300.36
118	1901	4808 Hazel St	59		197.83	207.36	226.35	37.98	230.14
119	1902	4808 Hazel St	96		321.89	337.40	368.29	61.79	374.47
120	1903	4808 Hazel St	56		187.77	196.81	214.84	36.05	218.44
121	1905	4808 Hazel St	77		258.18	270.62	295.40	49.56	300.36
122	1906	4808 Hazel St	82		274.95	288.19	314.58	52.78	319.86
123	2007	4808 Hazel St	51		171.00	179.24	195.66	32.83	198.94
124	2008	4808 Hazel St	82		274.95	288.19	314.58	52.78	319.86
125	2009	4808 Hazel St	77		258.18	270.62	295.40	49.56	300.36
126	2001	4808 Hazel St	59		197.83	207.36	226.35	37.98	230.14
127	2002	4808 Hazel St	96		321.89	337.40	368.29	61.79	374.47
128	2003	4808 Hazel St	56		187.77	196.81	214.84	36.05	218.44
129	2005	4808 Hazel St	77		258.18	270.62	295.40	49.56	300.36
130	2006	4808 Hazel St	82		274.95	288.19	314.58	52.78	319.86
131	2107	4808 Hazel St	51		171.00	179.24	195.66	32.83	198.94
132	2108	4808 Hazel St	82		274.95	288.19	314.58	52.78	319.86
133	2109	4808 Hazel St	77		258.18	270.62	295.40	49.56	300.36
134	2101	4808 Hazel St	59		197.83	207.36	226.35	37.98	230.14
135	2102	4808 Hazel St	96		321.89	337.40	368.29	61.79	374.47
136	2103	4808 Hazel St	56		187.77	196.81	214.84	36.05	218.44
137	2105	4808 Hazel St	77		258.18	270.62	295.40	49.56	300.36
138	2106	4808 Hazel St	82		274.95	288.19	314.58	52.78	319.86
139	2207	4808 Hazel St	51		171.00	179.24	195.66	32.83	198.94
140	2208	4808 Hazel St	82		274.95	288.19	314.58	52.78	319.86
141	2209	4808 Hazel St	77		258.18	270.62	295.40	49.56	300.36
142	2201	4808 Hazel St	59		197.83	207.36	226.35	37.98	230.14
143	2202	4808 Hazel St	96		321.89	337.40	368.29	61.79	374.47
144	2203	4808 Hazel St	56		187.77	196.81	214.84	36.05	218.44
145	2205	4808 Hazel St	77		258.18	270.62	295.40	49.56	300.36
146	2206	4808 Hazel St	82		274.95	288.19	314.58	52.78	319.86
147	2307	4808 Hazel St	51		171.00	179.24	195.66	32.83	198.94
148	2308	4808 Hazel St	82		274.95	288.19	314.58	52.78	319.86
149	2309	4808 Hazel St	77		258.18	270.62	295.40	49.56	300.36
150	2301	4808 Hazel St	107		358.78	376.06	410.49	68.87	417.38
151	2303	4808 Hazel St	107		358.78	376.06	410.49	68.87	417.38
152	2305	4808 Hazel St	77		258.18	270.62	295.40	49.56	300.36
153	2306	4808 Hazel St	82		274.95	288.19	314.58	52.78	319.86
154	2407	4808 Hazel St	51		171.00	179.24	195.66	32.83	198.94
155	2408	4808 Hazel St	82		274.95	288.19	314.58	52.78	319.86

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	Unit	Address							
156	2409	4808 Hazel St	77	258.18		270.62	295.40	49.56	300.36
157	2401	4808 Hazel St	107	358.78		376.06	410.49	68.87	417.38
158	2403	4808 Hazel St	107	358.78		376.06	410.49	68.87	417.38
159	2405	4808 Hazel St	77	258.18		270.62	295.40	49.56	300.36
160	2406	4808 Hazel St	82	274.95		288.19	314.58	52.78	319.86
161	2507	4808 Hazel St	51	171.00		179.24	195.66	32.83	198.94
162	2508	4808 Hazel St	82	274.95		288.19	314.58	52.78	319.86
163	2509	4808 Hazel St	77	258.18		270.62	295.40	49.56	300.36
164	2501	4808 Hazel St	107	358.78		376.06	410.49	68.87	417.38
165	2503	4808 Hazel St	107	358.78		376.06	410.49	68.87	417.38
166	2505	4808 Hazel St	77	258.18		270.62	295.40	49.56	300.36
167	2506	4808 Hazel St	82	274.95		288.19	314.58	52.78	319.86
168	2607	4808 Hazel St	51	171.00		179.24	195.66	32.83	198.94
169	2608	4808 Hazel St	82	274.95		288.19	314.58	52.78	319.86
170	2609	4808 Hazel St	77	258.18		270.62	295.40	49.56	300.36
171	2601	4808 Hazel St	107	358.78		376.06	410.49	68.87	417.38
172	2603	4808 Hazel St	107	358.78		376.06	410.49	68.87	417.38
173	2605	4808 Hazel St	77	258.18		270.62	295.40	49.56	300.36
174	2606	4808 Hazel St	82	274.95		288.19	314.58	52.78	319.86
175	2707	4808 Hazel St	51	171.00		179.24	195.66	32.83	198.94
176	2708	4808 Hazel St	82	274.95		288.19	314.58	52.78	319.86
177	2709	4808 Hazel St	77	258.18		270.62	295.40	49.56	300.36
178	2701	4808 Hazel St	107	358.78		376.06	410.49	68.87	417.38
179	2703	4808 Hazel St	107	358.78		376.06	410.49	68.87	417.38
180	2705	4808 Hazel St	77	258.18		270.62	295.40	49.56	300.36
181	2706	4808 Hazel St	82	274.95		288.19	314.58	52.78	319.86
182	2807	4808 Hazel St	51	171.00		179.24	195.66	32.83	198.94
183	2808	4808 Hazel St	82	274.95		288.19	314.58	52.78	319.86
184	2809	4808 Hazel St	77	258.18		270.62	295.40	49.56	300.36
185	2801	4808 Hazel St	107	358.78		376.06	410.49	68.87	417.38
186	2803	4808 Hazel St	107	358.78		376.06	410.49	68.87	417.38
187	2805	4808 Hazel St	77	258.18		270.62	295.40	49.56	300.36
188	2806	4808 Hazel St	82	274.95		288.19	314.58	52.78	319.86
189	2907	4808 Hazel St	51	171.00		179.24	195.66	32.83	198.94
190	2908	4808 Hazel St	82	274.95		288.19	314.58	52.78	319.86
191	2909	4808 Hazel St	77	258.18		270.62	295.40	49.56	300.36
192	2901	4808 Hazel St	107	358.78		376.06	410.49	68.87	417.38
193	2903	4808 Hazel St	107	358.78		376.06	410.49	68.87	417.38
194	2905	4808 Hazel St	77	258.18		270.62	295.40	49.56	300.36

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195	2906	4808 Hazel St	82	274.95		288.19	314.58	52.78	319.86
196	3007	4808 Hazel St	51	171.00		179.24	195.66	32.83	198.94
197	3008	4808 Hazel St	82	274.95		288.19	314.58	52.78	319.86
198	3009	4808 Hazel St	77	258.18		270.62	295.40	49.56	300.36
199	3001	4808 Hazel St	107	358.78		376.06	410.49	68.87	417.38
200	3003	4808 Hazel St	107	358.78		376.06	410.49	68.87	417.38
201	3005	4808 Hazel St	77	258.18		270.62	295.40	49.56	300.36
202	3006	4808 Hazel St	82	274.95		288.19	314.58	52.78	319.86
203	3107	4808 Hazel St	51	171.00		179.24	195.66	32.83	198.94
204	3108	4808 Hazel St	82	274.95		288.19	314.58	52.78	319.86
205	3109	4808 Hazel St	77	258.18		270.62	295.40	49.56	300.36
206	3101	4808 Hazel St	107	358.78		376.06	410.49	68.87	417.38
207	3103	4808 Hazel St	107	358.78		376.06	410.49	68.87	417.38
208	3105	4808 Hazel St	77	258.18		270.62	295.40	49.56	300.36
209	3106	4808 Hazel St	82	274.95		288.19	314.58	52.78	319.86
210	3207	4808 Hazel St	51	171.00		179.24	195.66	32.83	198.94
211	3208	4808 Hazel St	82	274.95		288.19	314.58	52.78	319.86
212	3209	4808 Hazel St	77	258.18		270.62	295.40	49.56	300.36
213	3201	4808 Hazel St	107	358.78		376.06	410.49	68.87	417.38
214	3203	4808 Hazel St	107	358.78		376.06	410.49	68.87	417.38
215	3205	4808 Hazel St	77	258.18		270.62	295.40	49.56	300.36
216	3206	4808 Hazel St	82	274.95		288.19	314.58	52.78	319.86
217	3308	4808 Hazel St	105	352.07		369.03	402.82	67.59	409.58
218	3309	4808 Hazel St	81	271.60		284.68	310.75	52.14	315.96
219	PH	4808 Hazel St	127	444.29	20.11	466.79	507.33	81.08	515.44
220	3305	4808 Hazel St	81	271.60		284.68	310.75	52.14	315.96
221	3306	4808 Hazel St	105	352.07		369.03	402.82	67.59	409.58
222	PH	4808 Hazel St	150	524.75	23.75	551.32	599.21	95.77	608.79
223	PH	4808 Hazel St	127	444.29	20.11	466.79	507.33	81.08	515.44
224	PH	4808 Hazel St	150	524.75	23.75	551.32	599.21	95.77	608.79
225	PH	4808 Hazel St	182	636.68	28.81	668.93	727.03	116.20	738.65
226	PH	4808 Hazel St	182	636.68	28.81	668.93	727.03	116.20	738.65
227	305	4808 Hazel St	98	328.60		344.43	375.97	63.08	382.27
228	505	4808 Hazel St	98	328.60		344.43	375.97	63.08	382.27
			18,176	61,078.15	145.34	64,028.09	69,875.54	11,694.91	71,045.03



# **NOTICE**

## **SPECIAL ASSESSMENT RE-PIPE**

At the Annual General Meeting held on Tuesday, February 13, 2020, the Strata Corporation voted and APPROVED a Special Assessment for a building re-pipe.

The Special Assessment is due and payable by **May 31, 2020**.  
(As per attached schedule)

Please note that special assessments cannot be paid via the pre – authorized debit system.

Any questions, please call Quay Pacific Property Management Ltd. At 604-685-8830 or email [vancouver@quaypacific.com](mailto:vancouver@quaypacific.com)

*Your Strata Council*



STRATA PLAN BCS 3037 --- CENTREPOINT  
SPECIAL LEVY SCHEDULE "A"

Strata Lot Number	Civic		Special Resolution #1 Re-pipe
	Unit	Address	
1	-	4818 Hazel St.	4,140.63
2	-	4828 Hazel St.	3,789.06
3	-	4838 Hazel St.	3,789.06
4	-	4848 Hazel St.	3,789.06
5	-	4858 Hazel St.	3,789.06
6	-	4868 Hazel St.	4,101.56
7	206	4808 Hazel St	4,218.75
8	207	4808 Hazel St	3,867.19
9	208	4808 Hazel St	3,867.19
10	209	4808 Hazel St	3,867.19
11	210	4808 Hazel St	3,867.19
12	211	4808 Hazel St	4,179.69
13	212	4808 Hazel St	3,320.31
14	201	4808 Hazel St	2,304.69
15	202	4808 Hazel St	3,750.00
16	203	4808 Hazel St	2,187.50
17	205	4808 Hazel St	3,164.06
18	309	4808 Hazel St	3,320.31
19	301	4808 Hazel St	2,304.69
20	302	4808 Hazel St	3,750.00
21	303	4808 Hazel St	2,187.50
22 (now SL227)			-
23	509	4808 Hazel St	3,320.31
24	501	4808 Hazel St	2,304.69
25	502	4808 Hazel St	3,750.00
26	503	4808 Hazel St	2,187.50
27 (now SL228)			-
28	608	4808 Hazel St	3,320.31
29	609	4808 Hazel St	3,007.81
30	601	4808 Hazel St	2,304.69
31	602	4808 Hazel St	3,750.00
32	603	4808 Hazel St	2,187.50
33	605	4808 Hazel St	3,007.81
34	606	4808 Hazel St	4,335.94
35	707	4808 Hazel St	1,992.19
36	708	4808 Hazel St	3,203.13
37	709	4808 Hazel St	3,007.81
38	701	4808 Hazel St	2,304.69

STRATA PLAN BCS 3037 --- CENTREPOINT  
SPECIAL LEVY SCHEDULE "A"

Strata Lot Number	Civic		Special Resolution #1 Re-pipe
	Unit	Address	
39	702	4808 Hazel St	3,750.00
40	703	4808 Hazel St	2,187.50
41	705	4808 Hazel St	3,007.81
42	706	4808 Hazel St	3,203.13
43	807	4808 Hazel St	1,992.19
44	808	4808 Hazel St	3,203.13
45	809	4808 Hazel St	3,007.81
46	801	4808 Hazel St	2,304.69
47	802	4808 Hazel St	3,750.00
48	803	4808 Hazel St	2,187.50
49	805	4808 Hazel St	3,007.81
50	806	4808 Hazel St	3,203.13
51	907	4808 Hazel St	1,992.19
52	908	4808 Hazel St	3,203.13
53	909	4808 Hazel St	3,007.81
54	901	4808 Hazel St	2,304.69
55	902	4808 Hazel St	3,750.00
56	903	4808 Hazel St	2,187.50
57	905	4808 Hazel St	3,007.81
58	906	4808 Hazel St	3,203.13
59	1007	4808 Hazel St	1,992.19
60	1008	4808 Hazel St	3,203.13
61	1009	4808 Hazel St	3,007.81
62	1001	4808 Hazel St	2,304.69
63	1002	4808 Hazel St	3,750.00
64	1003	4808 Hazel St	2,187.50
65	1005	4808 Hazel St	3,007.81
66	1006	4808 Hazel St	3,203.13
67	1107	4808 Hazel St	1,992.19
68	1108	4808 Hazel St	3,203.13
69	1109	4808 Hazel St	3,007.81
70	1101	4808 Hazel St	2,304.69
71	1102	4808 Hazel St	3,750.00
72	1103	4808 Hazel St	2,187.50
73	1105	4808 Hazel St	3,007.81
74	1106	4808 Hazel St	3,203.13
75	1207	4808 Hazel St	1,992.19
76	1208	4808 Hazel St	3,203.13
77	1209	4808 Hazel St	3,007.81

STRATA PLAN BCS 3037 --- CENTREPOINT  
SPECIAL LEVY SCHEDULE "A"

Strata Lot Number	Civic		Special Resolution #1 Re-pipe
	Unit	Address	
78	1201	4808 Hazel St	2,304.69
79	1202	4808 Hazel St	3,750.00
80	1203	4808 Hazel St	2,187.50
81	1205	4808 Hazel St	3,007.81
82	1206	4808 Hazel St	3,203.13
83	1507	4808 Hazel St	1,992.19
84	1508	4808 Hazel St	3,203.13
85	1509	4808 Hazel St	3,007.81
86	1501	4808 Hazel St	2,304.69
87	1502	4808 Hazel St	3,750.00
88	1503	4808 Hazel St	2,187.50
89	1505	4808 Hazel St	3,007.81
90	1506	4808 Hazel St	3,203.13
91	1607	4808 Hazel St	1,992.19
92	1608	4808 Hazel St	3,203.13
93	1609	4808 Hazel St	3,007.81
94	1601	4808 Hazel St	2,304.69
95	1602	4808 Hazel St	3,750.00
96	1603	4808 Hazel St	2,187.50
97	1605	4808 Hazel St	3,007.81
98	1606	4808 Hazel St	3,203.13
99	1707	4808 Hazel St	1,992.19
100	1708	4808 Hazel St	3,203.13
101	1709	4808 Hazel St	3,007.81
102	1701	4808 Hazel St	2,304.69
103	1702	4808 Hazel St	3,750.00
104	1703	4808 Hazel St	2,187.50
105	1705	4808 Hazel St	3,007.81
106	1706	4808 Hazel St	3,203.13
107	1807	4808 Hazel St	1,992.19
108	1808	4808 Hazel St	3,203.13
109	1809	4808 Hazel St	3,007.81
110	1801	4808 Hazel St	2,304.69
111	1802	4808 Hazel St	3,750.00
112	1803	4808 Hazel St	2,187.50
113	1805	4808 Hazel St	3,007.81
114	1806	4808 Hazel St	3,203.13
115	1907	4808 Hazel St	1,992.19
116	1908	4808 Hazel St	3,203.13

STRATA PLAN BCS 3037 --- CENTREPOINT  
SPECIAL LEVY SCHEDULE "A"

Strata Lot Number	Civic		Special Resolution #1 Re-pipe
	Unit	Address	
117	1909	4808 Hazel St	3,007.81
118	1901	4808 Hazel St	2,304.69
119	1902	4808 Hazel St	3,750.00
120	1903	4808 Hazel St	2,187.50
121	1905	4808 Hazel St	3,007.81
122	1906	4808 Hazel St	3,203.13
123	2007	4808 Hazel St	1,992.19
124	2008	4808 Hazel St	3,203.13
125	2009	4808 Hazel St	3,007.81
126	2001	4808 Hazel St	2,304.69
127	2002	4808 Hazel St	3,750.00
128	2003	4808 Hazel St	2,187.50
129	2005	4808 Hazel St	3,007.81
130	2006	4808 Hazel St	3,203.13
131	2107	4808 Hazel St	1,992.19
132	2108	4808 Hazel St	3,203.13
133	2109	4808 Hazel St	3,007.81
134	2101	4808 Hazel St	2,304.69
135	2102	4808 Hazel St	3,750.00
136	2103	4808 Hazel St	2,187.50
137	2105	4808 Hazel St	3,007.81
138	2106	4808 Hazel St	3,203.13
139	2207	4808 Hazel St	1,992.19
140	2208	4808 Hazel St	3,203.13
141	2209	4808 Hazel St	3,007.81
142	2201	4808 Hazel St	2,304.69
143	2202	4808 Hazel St	3,750.00
144	2203	4808 Hazel St	2,187.50
145	2205	4808 Hazel St	3,007.81
146	2206	4808 Hazel St	3,203.13
147	2307	4808 Hazel St	1,992.19
148	2308	4808 Hazel St	3,203.13
149	2309	4808 Hazel St	3,007.81
150	2301	4808 Hazel St	4,179.69
151	2303	4808 Hazel St	4,179.69
152	2305	4808 Hazel St	3,007.81
153	2306	4808 Hazel St	3,203.13
154	2407	4808 Hazel St	1,992.19
155	2408	4808 Hazel St	3,203.13

STRATA PLAN BCS 3037 --- CENTREPOINT  
SPECIAL LEVY SCHEDULE "A"

Strata Lot Number	Civic		Special Resolution #1 Re-pipe
	Unit	Address	
156	2409	4808 Hazel St	3,007.81
157	2401	4808 Hazel St	4,179.69
158	2403	4808 Hazel St	4,179.69
159	2405	4808 Hazel St	3,007.81
160	2406	4808 Hazel St	3,203.13
161	2507	4808 Hazel St	1,992.19
162	2508	4808 Hazel St	3,203.13
163	2509	4808 Hazel St	3,007.81
164	2501	4808 Hazel St	4,179.69
165	2503	4808 Hazel St	4,179.69
166	2505	4808 Hazel St	3,007.81
167	2506	4808 Hazel St	3,203.13
168	2607	4808 Hazel St	1,992.19
169	2608	4808 Hazel St	3,203.13
170	2609	4808 Hazel St	3,007.81
171	2601	4808 Hazel St	4,179.69
172	2603	4808 Hazel St	4,179.69
173	2605	4808 Hazel St	3,007.81
174	2606	4808 Hazel St	3,203.13
175	2707	4808 Hazel St	1,992.19
176	2708	4808 Hazel St	3,203.13
177	2709	4808 Hazel St	3,007.81
178	2701	4808 Hazel St	4,179.69
179	2703	4808 Hazel St	4,179.69
180	2705	4808 Hazel St	3,007.81
181	2706	4808 Hazel St	3,203.13
182	2807	4808 Hazel St	1,992.19
183	2808	4808 Hazel St	3,203.13
184	2809	4808 Hazel St	3,007.81
185	2801	4808 Hazel St	4,179.69
186	2803	4808 Hazel St	4,179.69
187	2805	4808 Hazel St	3,007.81
188	2806	4808 Hazel St	3,203.13
189	2907	4808 Hazel St	1,992.19
190	2908	4808 Hazel St	3,203.13
191	2909	4808 Hazel St	3,007.81
192	2901	4808 Hazel St	4,179.69
193	2903	4808 Hazel St	4,179.69
194	2905	4808 Hazel St	3,007.81

STRATA PLAN BCS 3037 --- CENTREPOINT  
SPECIAL LEVY SCHEDULE "A"

Strata Lot Number	Civic		Special Resolution #1 Re-pipe
	Unit	Address	
195	2906	4808 Hazel St	3,203.13
196	3007	4808 Hazel St	1,992.19
197	3008	4808 Hazel St	3,203.13
198	3009	4808 Hazel St	3,007.81
199	3001	4808 Hazel St	4,179.69
200	3003	4808 Hazel St	4,179.69
201	3005	4808 Hazel St	3,007.81
202	3006	4808 Hazel St	3,203.13
203	3107	4808 Hazel St	1,992.19
204	3108	4808 Hazel St	3,203.13
205	3109	4808 Hazel St	3,007.81
206	3101	4808 Hazel St	4,179.69
207	3103	4808 Hazel St	4,179.69
208	3105	4808 Hazel St	3,007.81
209	3106	4808 Hazel St	3,203.13
210	3207	4808 Hazel St	1,992.19
211	3208	4808 Hazel St	3,203.13
212	3209	4808 Hazel St	3,007.81
213	3201	4808 Hazel St	4,179.69
214	3203	4808 Hazel St	4,179.69
215	3205	4808 Hazel St	3,007.81
216	3206	4808 Hazel St	3,203.13
217	3308	4808 Hazel St	4,101.56
218	3309	4808 Hazel St	3,164.06
219	PH	4808 Hazel St	4,960.94
220	3305	4808 Hazel St	3,164.06
221	3306	4808 Hazel St	4,101.56
222	PH	4808 Hazel St	5,859.38
223	PH	4808 Hazel St	4,960.94
224	PH	4808 Hazel St	5,859.38
225	PH	4808 Hazel St	7,109.38
226	PH	4808 Hazel St	7,109.38
227	305	4808 Hazel St	3,828.13
228	505	4808 Hazel St	3,828.13
			710,000.00

STRATA PLAN BCS 3037 --- CENTREPOINT  
SPECIAL LEVY SCHEDULE "A"

Strata Lot Number	Civic		Special Resolution #1 Re-pipe
	Unit	Address	
1	-	4818 Hazel St.	4,140.63
2	-	4828 Hazel St.	3,789.06
3	-	4838 Hazel St.	3,789.06
4	-	4848 Hazel St.	3,789.06
5	-	4858 Hazel St.	3,789.06
6	-	4868 Hazel St.	4,101.56
7	206	4808 Hazel St	4,218.75
8	207	4808 Hazel St	3,867.19
9	208	4808 Hazel St	3,867.19
10	209	4808 Hazel St	3,867.19
11	210	4808 Hazel St	3,867.19
12	211	4808 Hazel St	4,179.69
13	212	4808 Hazel St	3,320.31
14	201	4808 Hazel St	2,304.69
15	202	4808 Hazel St	3,750.00
16	203	4808 Hazel St	2,187.50
17	205	4808 Hazel St	3,164.06
18	309	4808 Hazel St	3,320.31
19	301	4808 Hazel St	2,304.69
20	302	4808 Hazel St	3,750.00
21	303	4808 Hazel St	2,187.50
22 (now SL227)			-
23	509	4808 Hazel St	3,320.31
24	501	4808 Hazel St	2,304.69
25	502	4808 Hazel St	3,750.00
26	503	4808 Hazel St	2,187.50
27 (now SL228)			-
28	608	4808 Hazel St	3,320.31
29	609	4808 Hazel St	3,007.81
30	601	4808 Hazel St	2,304.69
31	602	4808 Hazel St	3,750.00
32	603	4808 Hazel St	2,187.50
33	605	4808 Hazel St	3,007.81
34	606	4808 Hazel St	4,335.94
35	707	4808 Hazel St	1,992.19
36	708	4808 Hazel St	3,203.13
37	709	4808 Hazel St	3,007.81
38	701	4808 Hazel St	2,304.69

STRATA PLAN BCS 3037 --- CENTREPOINT  
SPECIAL LEVY SCHEDULE "A"

Strata Lot Number	Civic		Special Resolution #1 Re-pipe
	Unit	Address	
39	702	4808 Hazel St	3,750.00
40	703	4808 Hazel St	2,187.50
41	705	4808 Hazel St	3,007.81
42	706	4808 Hazel St	3,203.13
43	807	4808 Hazel St	1,992.19
44	808	4808 Hazel St	3,203.13
45	809	4808 Hazel St	3,007.81
46	801	4808 Hazel St	2,304.69
47	802	4808 Hazel St	3,750.00
48	803	4808 Hazel St	2,187.50
49	805	4808 Hazel St	3,007.81
50	806	4808 Hazel St	3,203.13
51	907	4808 Hazel St	1,992.19
52	908	4808 Hazel St	3,203.13
53	909	4808 Hazel St	3,007.81
54	901	4808 Hazel St	2,304.69
55	902	4808 Hazel St	3,750.00
56	903	4808 Hazel St	2,187.50
57	905	4808 Hazel St	3,007.81
58	906	4808 Hazel St	3,203.13
59	1007	4808 Hazel St	1,992.19
60	1008	4808 Hazel St	3,203.13
61	1009	4808 Hazel St	3,007.81
62	1001	4808 Hazel St	2,304.69
63	1002	4808 Hazel St	3,750.00
64	1003	4808 Hazel St	2,187.50
65	1005	4808 Hazel St	3,007.81
66	1006	4808 Hazel St	3,203.13
67	1107	4808 Hazel St	1,992.19
68	1108	4808 Hazel St	3,203.13
69	1109	4808 Hazel St	3,007.81
70	1101	4808 Hazel St	2,304.69
71	1102	4808 Hazel St	3,750.00
72	1103	4808 Hazel St	2,187.50
73	1105	4808 Hazel St	3,007.81
74	1106	4808 Hazel St	3,203.13
75	1207	4808 Hazel St	1,992.19
76	1208	4808 Hazel St	3,203.13
77	1209	4808 Hazel St	3,007.81



STRATA PLAN BCS 3037 --- CENTREPOINT  
SPECIAL LEVY SCHEDULE "A"

Strata Lot Number	Civic		Special Resolution #1 Re-pipe
	Unit	Address	
78	1201	4808 Hazel St	2,304.69
79	1202	4808 Hazel St	3,750.00
80	1203	4808 Hazel St	2,187.50
81	1205	4808 Hazel St	3,007.81
82	1206	4808 Hazel St	3,203.13
83	1507	4808 Hazel St	1,992.19
84	1508	4808 Hazel St	3,203.13
85	1509	4808 Hazel St	3,007.81
86	1501	4808 Hazel St	2,304.69
87	1502	4808 Hazel St	3,750.00
88	1503	4808 Hazel St	2,187.50
89	1505	4808 Hazel St	3,007.81
90	1506	4808 Hazel St	3,203.13
91	1607	4808 Hazel St	1,992.19
92	1608	4808 Hazel St	3,203.13
93	1609	4808 Hazel St	3,007.81
94	1601	4808 Hazel St	2,304.69
95	1602	4808 Hazel St	3,750.00
96	1603	4808 Hazel St	2,187.50
97	1605	4808 Hazel St	3,007.81
98	1606	4808 Hazel St	3,203.13
99	1707	4808 Hazel St	1,992.19
100	1708	4808 Hazel St	3,203.13
101	1709	4808 Hazel St	3,007.81
102	1701	4808 Hazel St	2,304.69
103	1702	4808 Hazel St	3,750.00
104	1703	4808 Hazel St	2,187.50
105	1705	4808 Hazel St	3,007.81
106	1706	4808 Hazel St	3,203.13
107	1807	4808 Hazel St	1,992.19
108	1808	4808 Hazel St	3,203.13
109	1809	4808 Hazel St	3,007.81
110	1801	4808 Hazel St	2,304.69
111	1802	4808 Hazel St	3,750.00
112	1803	4808 Hazel St	2,187.50
113	1805	4808 Hazel St	3,007.81
114	1806	4808 Hazel St	3,203.13
115	1907	4808 Hazel St	1,992.19
116	1908	4808 Hazel St	3,203.13

STRATA PLAN BCS 3037 --- CENTREPOINT  
SPECIAL LEVY SCHEDULE "A"

Strata Lot Number	Civic		Special Resolution #1 Re-pipe
	Unit	Address	
117	1909	4808 Hazel St	3,007.81
118	1901	4808 Hazel St	2,304.69
119	1902	4808 Hazel St	3,750.00
120	1903	4808 Hazel St	2,187.50
121	1905	4808 Hazel St	3,007.81
122	1906	4808 Hazel St	3,203.13
123	2007	4808 Hazel St	1,992.19
124	2008	4808 Hazel St	3,203.13
125	2009	4808 Hazel St	3,007.81
126	2001	4808 Hazel St	2,304.69
127	2002	4808 Hazel St	3,750.00
128	2003	4808 Hazel St	2,187.50
129	2005	4808 Hazel St	3,007.81
130	2006	4808 Hazel St	3,203.13
131	2107	4808 Hazel St	1,992.19
132	2108	4808 Hazel St	3,203.13
133	2109	4808 Hazel St	3,007.81
134	2101	4808 Hazel St	2,304.69
135	2102	4808 Hazel St	3,750.00
136	2103	4808 Hazel St	2,187.50
137	2105	4808 Hazel St	3,007.81
138	2106	4808 Hazel St	3,203.13
139	2207	4808 Hazel St	1,992.19
140	2208	4808 Hazel St	3,203.13
141	2209	4808 Hazel St	3,007.81
142	2201	4808 Hazel St	2,304.69
143	2202	4808 Hazel St	3,750.00
144	2203	4808 Hazel St	2,187.50
145	2205	4808 Hazel St	3,007.81
146	2206	4808 Hazel St	3,203.13
147	2307	4808 Hazel St	1,992.19
148	2308	4808 Hazel St	3,203.13
149	2309	4808 Hazel St	3,007.81
150	2301	4808 Hazel St	4,179.69
151	2303	4808 Hazel St	4,179.69
152	2305	4808 Hazel St	3,007.81
153	2306	4808 Hazel St	3,203.13
154	2407	4808 Hazel St	1,992.19
155	2408	4808 Hazel St	3,203.13

STRATA PLAN BCS 3037 --- CENTREPOINT  
SPECIAL LEVY SCHEDULE "A"

Strata Lot Number	Civic		Special Resolution #1 Re-pipe
	Unit	Address	
156	2409	4808 Hazel St	3,007.81
157	2401	4808 Hazel St	4,179.69
158	2403	4808 Hazel St	4,179.69
159	2405	4808 Hazel St	3,007.81
160	2406	4808 Hazel St	3,203.13
161	2507	4808 Hazel St	1,992.19
162	2508	4808 Hazel St	3,203.13
163	2509	4808 Hazel St	3,007.81
164	2501	4808 Hazel St	4,179.69
165	2503	4808 Hazel St	4,179.69
166	2505	4808 Hazel St	3,007.81
167	2506	4808 Hazel St	3,203.13
168	2607	4808 Hazel St	1,992.19
169	2608	4808 Hazel St	3,203.13
170	2609	4808 Hazel St	3,007.81
171	2601	4808 Hazel St	4,179.69
172	2603	4808 Hazel St	4,179.69
173	2605	4808 Hazel St	3,007.81
174	2606	4808 Hazel St	3,203.13
175	2707	4808 Hazel St	1,992.19
176	2708	4808 Hazel St	3,203.13
177	2709	4808 Hazel St	3,007.81
178	2701	4808 Hazel St	4,179.69
179	2703	4808 Hazel St	4,179.69
180	2705	4808 Hazel St	3,007.81
181	2706	4808 Hazel St	3,203.13
182	2807	4808 Hazel St	1,992.19
183	2808	4808 Hazel St	3,203.13
184	2809	4808 Hazel St	3,007.81
185	2801	4808 Hazel St	4,179.69
186	2803	4808 Hazel St	4,179.69
187	2805	4808 Hazel St	3,007.81
188	2806	4808 Hazel St	3,203.13
189	2907	4808 Hazel St	1,992.19
190	2908	4808 Hazel St	3,203.13
191	2909	4808 Hazel St	3,007.81
192	2901	4808 Hazel St	4,179.69
193	2903	4808 Hazel St	4,179.69
194	2905	4808 Hazel St	3,007.81

STRATA PLAN BCS 3037 --- CENTREPOINT  
SPECIAL LEVY SCHEDULE "A"

Strata Lot Number	Civic		Special Resolution #1 Re-pipe
	Unit	Address	
195	2906	4808 Hazel St	3,203.13
196	3007	4808 Hazel St	1,992.19
197	3008	4808 Hazel St	3,203.13
198	3009	4808 Hazel St	3,007.81
199	3001	4808 Hazel St	4,179.69
200	3003	4808 Hazel St	4,179.69
201	3005	4808 Hazel St	3,007.81
202	3006	4808 Hazel St	3,203.13
203	3107	4808 Hazel St	1,992.19
204	3108	4808 Hazel St	3,203.13
205	3109	4808 Hazel St	3,007.81
206	3101	4808 Hazel St	4,179.69
207	3103	4808 Hazel St	4,179.69
208	3105	4808 Hazel St	3,007.81
209	3106	4808 Hazel St	3,203.13
210	3207	4808 Hazel St	1,992.19
211	3208	4808 Hazel St	3,203.13
212	3209	4808 Hazel St	3,007.81
213	3201	4808 Hazel St	4,179.69
214	3203	4808 Hazel St	4,179.69
215	3205	4808 Hazel St	3,007.81
216	3206	4808 Hazel St	3,203.13
217	3308	4808 Hazel St	4,101.56
218	3309	4808 Hazel St	3,164.06
219	PH	4808 Hazel St	4,960.94
220	3305	4808 Hazel St	3,164.06
221	3306	4808 Hazel St	4,101.56
222	PH	4808 Hazel St	5,859.38
223	PH	4808 Hazel St	4,960.94
224	PH	4808 Hazel St	5,859.38
225	PH	4808 Hazel St	7,109.38
226	PH	4808 Hazel St	7,109.38
227	305	4808 Hazel St	3,828.13
228	505	4808 Hazel St	3,828.13
			710,000.00



**www.centrepointstrata.com**  
**THE OWNERS, STRATA PLAN BCS 3037**  
**MINUTES OF THE ANNUAL GENERAL MEETING**  
**TUESDAY, FEBRUARY 13, 2020**

The following are the Minutes of the Annual General Meeting, Strata Plan BCS 3037, held on Thursday, February 13, 2020, at 6:30 pm, at Holiday Inn Express Metrotown – South Fraser Room, 4405 Central Blvd, Burnaby, BC V5H 4M3.

**A. CALL TO ORDER**

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

The meeting was called for 6:30 pm; however, there was no quorum, 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 at 7:00 pm making up quorum. Management reported that there were sixty (60) Owners present and eligible to vote with twenty-five (25) by proxy, and thirty-five (35) in person, seventy-six (76) is required for quorum.

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

The Council Members present were: Nick Canosa, Carlos Lau, Bruce Partridge, Jeff Leong, Raymond Lee, and Jason Wang, with regrets from Mehran Shekahi. Geoffrey Rosen, Chloe Dupont, and Ian Ma represented Management.

**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 sixty (60) 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, to comply with the Act, on January 24, 2020.

**E. APPROVAL OF THE AGENDA**

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

*A Motion was made by Bruce Partridge and seconded by Carlos Lau, to move item H.2 Re-Pipe - Special Assessment to be the last discussion item under the Special Resolution section. The Motion was approved unanimously.*

**F. APPROVAL OF THE MINUTES OF THE LAST ANNUAL GENERAL MEETING HELD ON TUESDAY, FEBRUARY 13, 2019.**

Upon a MOTION duly made by Bruce Partridge and seconded by Carlos Lau, it was RESOLVED that the Minutes of the Last Annual General Meeting held on Tuesday, February 12, 2019, be APPROVED, as distributed.

**G. APPROVAL OF THE BUDGET**

A MOTION was made by Bruce Partridge and seconded by Jeff Leong, that the proposed 2020 Budget be APPROVED, as presented.

*Discussion:*

- Management reported that the proposed budget includes a 10.0% increase in strata fees, and further explained that the increase in strata fees is to cover the projected increase in the insurance premiums, which are forecast to increase on the next renewal due to a rise in insurance claims for the Strata class of business, the increased cost of rebuilding and due to few insurance companies willing to write Strata business.
- Management noted that the Strata's income was over budget by 11.65% due to the high number of rental units in the building, which resulted in a higher number of move in/out fees.

There being no further questions, the Chair called for a vote, all sixty (60) votes were in favour, exceeding the 51% requirement, as mandated under the Strata Property Act of B.C. The budget was **APPROVED** unanimously.

**H. SPECIAL RESOLUTIONS**

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

**WAIVER OF UPDATING THE DEPRECIATION STUDY**

**WHEREAS** the Owners of Strata Plan BCS 3037 "Centrepoint" have a Depreciation Report and the Strata Corporation is aware that updates are required, and upon reviewing the existing Depreciation Report finds the report not requiring any revisions and is hereby suggesting to the Owners to wait until **2021** before purchasing an updated Depreciation study.

**BE IT RESOLVED** that the Owners of Strata Plan BCS 3037 "Centrepoint" hereby waive the requirement for an updated Depreciation Study until the Annual General Meeting scheduled for February **2021**.

A MOTION was made by Bruce Partridge and seconded by Jeff Leong, that Special Resolution #1, as having been read, be APPROVED.

There being no discussion and upon the vote being called, there were fifty-four (54) votes in favor, six (6) opposed, and no abstentions. Forty-five (45) votes were required to pass a Special Resolution, as per the  $\frac{3}{4}$  vote requirement in the *Strata Property Act BC*; therefore, Special Resolution #1 **PASSED**.

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

### **CONVERTING TWO VISITOR PARKING STALLS TO EV CHARGING STATIONS**

**WHEREAS** the Strata Corporation would like to use two parking stalls in the visitor parking area and convert them to E.V. charging stations;

**BE IT RESOLVED** as a  $\frac{3}{4}$  vote resolution that;

Pursuant to section 71 of the *Strata Property Act*, the Owners of Strata Plan BCS 3037 authorize the Strata Corporation to convert two of the Visitor Parking Stalls to E.V. Charging Stations.

A MOTION was made by Jeff Leong and seconded by Raymond Lee, that Special Resolution #3, as having been read, be APPROVED.

#### ***Discussion:***

- The Owners requested more information regarding the money that is to be allocated to the E.V. (electric vehicle) charging stations project, and Owners recommended raising the surcharge for the use of E.V. the stations.

There being no further discussion and upon the vote being called, there were forty-one (41) votes in favour, nineteen (19) opposed, and no abstentions. Forty-five (45) votes are required to pass a Special Resolution, as per the  $\frac{3}{4}$  vote requirement in the *Strata Property Act BC*; therefore, Special Resolution #3 **FAILED**.

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

### **INSTALLATION OF ELECTRIC VEHICLE (E.V.) CHARGING STATIONS IN VISITOR PARKING LOT**

**WHEREAS** the Strata Corporation is aware that electric vehicles are becoming more common and the Strata Council is proposing to the Owners a Special Assessment to install two charging stations in the visitor parking lot; and

The Strata Corporation will be applying for any grants or reimbursements available, to help offset the cost of installing the E.V. charging stations;

If Special Resolution #4 fails to pass this Resolution is withdrawn.

**BE IT RESOLVED** that the Owners of Strata Plan BCS 3037 "Centrepont" hereby approve a Special Assessment of **\$25,000.00** (plus GST), to install electric vehicle charging stations in the visitor parking lot. The Special Assessment, based on unit entitlement of each strata lot, is due and payable by **December 1, 2020** (***Schedule attached "A"***). It is also hereby agreed that any Special Assessments outstanding after the due date will accrue a penalty of **\$100.00** per month, until paid in full, including any penalties outstanding.

**BE IT FURTHER RESOLVED** that the Owners of Strata Plan BCS 3037 "Centrepont" approve that any grants, reimbursements, or funds left over from this project, be deposited into the Strata Corporation's Contingency Reserve fund.

A MOTION was made by Bruce Partridge and seconded by Jeff Leong, that Special Resolution # 4 as having been read be APPROVED.

There being no discussion and upon a vote being called, there were thirty-eight (38) votes in favour, twenty-two (22) opposed, and no abstentions. Forty-five (45) votes are required to pass a Special Resolution, as per the  $\frac{3}{4}$  vote requirement in the *Strata Property Act BC*; therefore, Special Resolution #4 **FAILED**.

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

**AMENDING BYLAW 51 UNDER STRATA CORPORATION PROPERTY**

**WHEREAS** the current wording reads as follows:

51. Smoking, vaping and *smoking of marijuana* are prohibited in the following areas:

- (a) in and on all interior limited common property and common property, including but not limited to hallways, elevators, parking garages, electrical and mechanical rooms, stairs, storage locker areas, amenity rooms, gym, party room, patios and balconies; and
- (b) within six meters of a door, window or air intake.

**BE IT RESOLVED** to amend the wording to read as follows:

51. The entire building and lands of Strata Plan BCS 3037 "Centrepont," are "non-smoking" and smoking, vaping or smoking marijuana is prohibited in all interior and exterior areas including inside a strata lot. An Owner, tenant, occupant or visitor must not smoke on common property (including limited common property, patios and balconies) whether inside or outside of the building.

A MOTION was made by Mario Pochat and seconded by Jeff Leong, that Special Resolution #5 as having been read be APPROVED.

***Discussion:***

- Management explained to Owners that residents with medical conditions would not be affected by the passing of this by-law if they provide the medical documentation to the Strata Corporation, confirming the diagnosis by a health care practitioner.

There being no further discussion and upon a vote being called, there were fifty-seven (57) votes in favour, two (2) opposed, and one (1) abstention. Forty-five (45) votes are required to pass a Special Resolution, as per the  $\frac{3}{4}$  vote requirement in the *Strata Property Act BC*; therefore, Special Resolution # 5 **PASSED**.



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

**AMENDING CLAUSE (1) AND (2) OF COMMON PROPERTY BY-LAW - 54**

**WHEREAS** the current wording reads as follows:

- (1) An owner is deemed to be responsible for any loss or damage caused to the common property, limited common property, and common assets or to any strata lot, where the cause of such loss or damage originated within the owner's strata lot and the loss of damage is not covered by the strata corporation's insurance policy.
- (2) An owner is also deemed to be responsible for any loss or damage to the common property, limited common property, common assets or to any strata lot, where the cause of such loss or damage is the result of an act, omission, negligence or carelessness of the owner, and/or the owner's tenant(s) occupant(s), visitor(s) or pets and the loss of damage is not covered by the strata corporation's insurance policy.

**BE IT RESOLVED** to amend the wording to read as follows:

- (1) An owner is deemed to be responsible for any loss or damage caused to the common property, limited common property, and common assets or to any strata lot, where the cause of such loss or damage originated within the owner's strata lot and the loss or damage is not covered by the strata corporation's insurance policy.
- (2) An owner is also deemed to be responsible for any loss or damage to the common property, limited common property, common assets or to any strata lot, where the cause of such loss or damage is the result of an act, omission, negligence or carelessness of the owner, and/or the owner's tenant(s) occupant(s), visitor(s) or pets and the loss or damage is not covered by the strata corporation's insurance policy.

A MOTION was made by Mario Pochat and seconded by Jeff Leong, that Special Resolution # 5 as having been read be APPROVED.

There being no discussion and upon the vote being taken, there were fifty-seven (57) votes in favor, two (2) opposed, and one (1) abstention. Forty-five (45) votes are required to pass a Special Resolution, as per the  $\frac{3}{4}$  vote requirement in the *Strata Property Act BC*; therefore, Special Resolution #6 **PASSED**.

**The Chair read out the Resolution #7 as follows:**

**AMENDING CLAUSE (2) OF RENTAL BY-LAW - 38**

**WHEREAS** the current wording reads as follows:

- (2) An owner will advise the council in writing of the time and date that any tenant intends to move in or out of the strata lot, at least seven (7) days in advance and will make arrangements with the manager of the building to co-ordinate any such move in accordance with by-law 36.

**BE IT RESOLVED** to amend the wording to read as follows:

- (2) An owner will advise the council in writing of the time and date that any tenant intends to move in or out of the strata lot, at least seven (7) days in advance and will make arrangements with the manager of the building to co-ordinate any such move in accordance with by-law 37.

A MOTION was made by Unit 3203 and seconded by Earl Joseph Leclere, that Special Resolution # 7 as having been read be APPROVED

There being no discussion and upon the vote being taken, there were fifty-seven (57) votes in favor, three (3) opposed, and no abstentions. Forty-five (45) votes are required to pass a Special Resolution, as per the  $\frac{3}{4}$  vote requirement in the *Strata Property Act BC*; therefore, Special Resolution # 7 PASSED.

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

### **RE-PIPE - SPECIAL ASSESSMENT**

**WHEREAS** due to ongoing issues with pipes failing in the building, the Strata Council is proposing to the Owners a Special Levy to cover the cost of re-piping the building;

**BE IT RESOLVED** that the Owners of Strata Plan BCS 3037 "Centrepoint" hereby approve a Special Assessment of **\$700,000.00** (plus GST), to replace domestic water lines within the building. The Special Assessment, based on unit entitlement of each strata lot, is due and payable by **May 31, 2020** (Schedule attached "A"). It is also hereby agreed that any Special Assessments outstanding after the due date will accrue a penalty of **\$100.00** per month, until paid in full, including any penalties outstanding.

A MOTION was made by Jeff Leong and seconded by Bruce Partridge, that Special Resolution # 2, as having been read, be APPROVED.

#### ***Discussion:***

- Jeff Leong presented a detailed Power Point Presentation to the Owners, which explained the scope of the re-piping project from copper pipes to plastic pipes and all that it implies.
- Management explained that highly acidic water is leaching due to copper from the inside and leads to pinhole leaks. If the Strata does not decide to take preventive measures now, water leaks in units are to be expected and will result in damage and an increase in premiums and insurance deductibles, both for the Strata Corporation and Owner's condominium insurance. Management further explained that Owners risk sharing all the Strata's liability if they do not accept this resolution.
- Management will obtain three (3) quotes, present them to Council Members and negotiate to the best of their ability the total cost of the project. An Engineer will be hired to supervise all the work.
- The Strata Council informed the owners that their in-suite water shut off valve is in the closet, in front of the washer and dryer, in case the water needs to be turned off for a leak in the suite.

There being no further discussion and upon the vote being taken, there were fifty-two (52) votes in favor, eight (8) opposed, and no abstentions. Forty-five (45) votes are required to pass a Special Resolution, as per the  $\frac{3}{4}$  vote requirement in the *Strata Property Act BC*; therefore, Special Resolution # 7 **PASSED**.

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

Management reviewed with the Owners the Residential Strata Program for 2020, 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 also be aware that the Strata's Policy carries a **\$10,000.00** 'all loss' deductible, a water damage deductible of \$75,000.00, and flood damage deductible is \$25,000.00. The Strata's By-Laws require that an Owner becomes responsible for the deductible if there is an occurrence, which 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 the incorrect Insurance coverage, and as a result, they were personally responsible for the repairs in their suite as it did not exceed the Building's Insurance deductible.

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

As required under the *Strata Property Act of B.C.*, the President announced that all of the 2019 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 following Owners were nominated for the 2020 Strata Council.

Earl Joseph Leclere	Jeff Leong
Nick Canosa	Raymond Lee
Bruce Partridge	Jason Wang
Mike Yung	

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

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).

Upon a vote being called, there were sixty (60) votes in favor, none opposed and no abstentions. Thirty-one (31) votes are required to elect the Strata Council, as per the majority vote requirement in the *Strata Property Act BC*; therefore, the Council members were **APPROVED** unanimously.

The following Owners were elected to serve on the Strata Council:

Earl Joseph Leclere	Jeff Leong
Nick Canosa	Raymond Lee
Bruce Partridge	Jason Wang
Mike Yung	

#### **K. DISCUSSION**

- An Owner asked when the eyebrow project would be completed.

Management explained to owners that it is an emergency to repair the eyebrow on the North-West side of the building, as concrete is falling, and it was dangerous for all owners and serious liability. To avoid draining the CRF (Contingency Reserve Fund) account, the Strata Corporation suggested that the other half of the building repairs be tabled to next year.

- An Owner suggested cleaning only one level of the parkade. Management explained that if the Strata doesn't clean all levels of the parkade at the same time, dirt would be drug into the building and would result in extra fees of carpet cleaning. The Council will further discuss this matter at the next meeting.

#### **M. ADJOURNMENT**

There being no further business to transact, upon a MOTION duly made, it was resolved that the meeting would be adjourned at 8:58 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.  
& National Pacific Real Estates Services Inc.**

**885 Helmcken Street  
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www.centrepoinstrata.com  
**THE OWNERS, STRATA PLAN BCS 3037  
STRATA COUNCIL MEETING MINUTES  
TUESDAY, FEBRUARY 13, 2020**

The following are the Minutes of the Council Meeting, Strata Plan BCS 3037, held on Thursday, February 13<sup>th</sup>, 2020, at Holiday Inn Express Metrotown – South Fraser Room, 4405 Central Blvd, Burnaby, BC V5H 4M3.

**A. CALL TO ORDER**

The Meeting was called to order at 9:00 pm.

**B. CALLING OF THE ROLL**

The Strata Council Members present were Nick Canosa, Raymond Lee, Earl Joseph Leclere, Jeff Leong, Bruce Partridge, Jason Wang, Mike Yung. Geoffrey Rosen represented Management.

**C. ELECTION OF STRATA COUNCIL EXECUTIVE**

As per the Strata Property Act of B.C. the Strata Council members having been elected to Council at an Annual General Meeting must elect from amongst themselves Strata Council Officers.

The following Strata Council Officers were elected;

President	Nick Canosa
Vice-President	Raymond Lee
Treasurer	Bruce Partridge
Secretary	Earl Joseph Leclere
Security	Jason Wang/Mike Yung

**E. NEXT MEETING**

The next meeting is on:

**Tuesday, March 17<sup>th</sup>, 2020  
at 6:30 pm  
in the Amenity Room.**

**F. ADJOURNMENT**

There being no further business to transact, upon a MOTION duly made, it was RESOLVED that the meeting would be adjourned at 8:25 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 future reference, as replacement copies are subject to a fee.  
Minutes Prepared by:**

**Quay Pacific Property Management Ltd.  
& National Pacific Real Estates Services Inc.**

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