



Strata Plan BCS 3037

NEW STRATA FEES

EFFECTIVE **MARCH 1, 2022**

At the Annual General Meeting held on Wednesday, February 16, 2022, the Strata Corporation voted and APPROVED a new budget, which resulted in an increase in STRATA FEES.

Effective **March 1, 2022**, 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If you are on the pre-authorized payment system, the new fees will be withdrawn effective **March 1, 2022**.

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

Your Strata Council

CENTREPOINT (BCS 3037)

APPROVED STRATA FEE

January 1, 2022 - December 31, 2022

Strata Lot Number	Civic		2021 Strata Fee + Gas	Strata Fee + Shortfall March ~ Dec. 2021		2022 Strata Fee	Gas Fireplaces	Shortfall (Jan&Feb)	Strata Fee + Shortfall March ~ Dec. 2022			
	Unit	Address										
1		4818 Hazel St.	\$	418.86	\$	419.93	\$	448.18	\$	56.49	\$	453.83
2		4828 Hazel St.	\$	383.29	\$	384.28	\$	410.13	\$	51.70	\$	415.30
3		4838 Hazel St.	\$	383.29	\$	384.28	\$	410.13	\$	51.70	\$	415.30
4		4848 Hazel St.	\$	383.29	\$	384.28	\$	410.13	\$	51.70	\$	415.30
5		4858 Hazel St.	\$	383.29	\$	384.28	\$	410.13	\$	51.70	\$	415.30
6		4868 Hazel St.	\$	414.91	\$	415.97	\$	443.95	\$	55.96	\$	449.55
7	206	4808 Hazel St	\$	426.76	\$	427.86	\$	456.63	\$	57.56	\$	462.39
8	207	4808 Hazel St	\$	391.20	\$	392.20	\$	418.58	\$	52.76	\$	423.86
9	208	4808 Hazel St	\$	391.20	\$	392.20	\$	418.58	\$	52.76	\$	423.86
10	209	4808 Hazel St	\$	391.20	\$	392.20	\$	418.58	\$	52.76	\$	423.86
11	210	4808 Hazel St	\$	391.20	\$	392.20	\$	418.58	\$	52.76	\$	423.86
12	211	4808 Hazel St	\$	422.81	\$	423.89	\$	452.41	\$	57.03	\$	458.11
13	212	4808 Hazel St	\$	335.88	\$	336.74	\$	359.39	\$	45.30	\$	363.92
14	201	4808 Hazel St	\$	233.14	\$	233.74	\$	249.46	\$	31.44	\$	252.60
15	202	4808 Hazel St	\$	379.34	\$	380.32	\$	405.90	\$	51.16	\$	411.01
16	203	4808 Hazel St	\$	221.28	\$	221.85	\$	236.77	\$	29.85	\$	239.76
17	205	4808 Hazel St	\$	320.07	\$	320.89	\$	342.48	\$	43.17	\$	346.79
18	309	4808 Hazel St	\$	335.88	\$	336.74	\$	359.39	\$	45.30	\$	363.92
19	301	4808 Hazel St	\$	233.14	\$	233.74	\$	249.46	\$	31.44	\$	252.60
20	302	4808 Hazel St	\$	379.34	\$	380.32	\$	405.90	\$	51.16	\$	411.01
21	303	4808 Hazel St	\$	221.28	\$	221.85	\$	236.77	\$	29.85	\$	239.76
22 (now SL227)			\$	-	\$	-	\$	-	\$	-	\$	-
23	509	4808 Hazel St	\$	335.88	\$	336.74	\$	359.39	\$	45.30	\$	363.92
24	501	4808 Hazel St	\$	233.14	\$	233.74	\$	249.46	\$	31.44	\$	252.60
25	502	4808 Hazel St	\$	379.34	\$	380.32	\$	405.90	\$	51.16	\$	411.01
26	503	4808 Hazel St	\$	221.28	\$	221.85	\$	236.77	\$	29.85	\$	239.76
27 (now SL228)			\$	-	\$	-	\$	-	\$	-	\$	-
28	608	4808 Hazel St	\$	335.88	\$	336.74	\$	359.39	\$	45.30	\$	363.92
29	609	4808 Hazel St	\$	304.26	\$	305.05	\$	325.56	\$	41.04	\$	329.67
30	601	4808 Hazel St	\$	233.14	\$	233.74	\$	249.46	\$	31.44	\$	252.60
31	602	4808 Hazel St	\$	379.34	\$	380.32	\$	405.90	\$	51.16	\$	411.01
32	603	4808 Hazel St	\$	221.28	\$	221.85	\$	236.77	\$	29.85	\$	239.76
33	605	4808 Hazel St	\$	304.26	\$	305.05	\$	325.56	\$	41.04	\$	329.67
34	606	4808 Hazel St	\$	438.61	\$	439.74	\$	469.32	\$	59.16	\$	475.23
35	707	4808 Hazel St	\$	201.53	\$	202.04	\$	215.63	\$	27.18	\$	218.35
36	708	4808 Hazel St	\$	324.02	\$	324.85	\$	346.70	\$	43.70	\$	351.07
37	709	4808 Hazel St	\$	304.26	\$	305.05	\$	325.56	\$	41.04	\$	329.67
38	701	4808 Hazel St	\$	233.14	\$	233.74	\$	249.46	\$	31.44	\$	252.60

CENTREPOINT (BCS 3037)
APPROVED STRATA FEE
January 1, 2022 - December 31, 2022

Strata Lot Number	Civic		2021 Strata Fee + Gas	Strata Fee + Shortfall March ~ Dec. 2021		2022 Strata Fee	Gas Fireplaces	Shortfall (Jan&Feb)	Strata Fee + Shortfall March ~ Dec. 2022	
	Unit	Address								
39	702	4808 Hazel St	\$ 379.34	\$ 380.32	\$ 405.90			\$ 51.16	\$ 411.01	
40	703	4808 Hazel St	\$ 221.28	\$ 221.85	\$ 236.77			\$ 29.85	\$ 239.76	
41	705	4808 Hazel St	\$ 304.26	\$ 305.05	\$ 325.56			\$ 41.04	\$ 329.67	
42	706	4808 Hazel St	\$ 324.02	\$ 324.85	\$ 346.70			\$ 43.70	\$ 351.07	
43	807	4808 Hazel St	\$ 201.53	\$ 202.04	\$ 215.63			\$ 27.18	\$ 218.35	
44	808	4808 Hazel St	\$ 324.02	\$ 324.85	\$ 346.70			\$ 43.70	\$ 351.07	
45	809	4808 Hazel St	\$ 304.26	\$ 305.05	\$ 325.56			\$ 41.04	\$ 329.67	
46	801	4808 Hazel St	\$ 233.14	\$ 233.74	\$ 249.46			\$ 31.44	\$ 252.60	
47	802	4808 Hazel St	\$ 379.34	\$ 380.32	\$ 405.90			\$ 51.16	\$ 411.01	
48	803	4808 Hazel St	\$ 221.28	\$ 221.85	\$ 236.77			\$ 29.85	\$ 239.76	
49	805	4808 Hazel St	\$ 304.26	\$ 305.05	\$ 325.56			\$ 41.04	\$ 329.67	
50	806	4808 Hazel St	\$ 324.02	\$ 324.85	\$ 346.70			\$ 43.70	\$ 351.07	
51	907	4808 Hazel St	\$ 201.53	\$ 202.04	\$ 215.63			\$ 27.18	\$ 218.35	
52	908	4808 Hazel St	\$ 324.02	\$ 324.85	\$ 346.70			\$ 43.70	\$ 351.07	
53	909	4808 Hazel St	\$ 304.26	\$ 305.05	\$ 325.56			\$ 41.04	\$ 329.67	
54	901	4808 Hazel St	\$ 233.14	\$ 233.74	\$ 249.46			\$ 31.44	\$ 252.60	
55	902	4808 Hazel St	\$ 379.34	\$ 380.32	\$ 405.90			\$ 51.16	\$ 411.01	
56	903	4808 Hazel St	\$ 221.28	\$ 221.85	\$ 236.77			\$ 29.85	\$ 239.76	
57	905	4808 Hazel St	\$ 304.26	\$ 305.05	\$ 325.56			\$ 41.04	\$ 329.67	
58	906	4808 Hazel St	\$ 324.02	\$ 324.85	\$ 346.70			\$ 43.70	\$ 351.07	
59	1007	4808 Hazel St	\$ 201.53	\$ 202.04	\$ 215.63			\$ 27.18	\$ 218.35	
60	1008	4808 Hazel St	\$ 324.02	\$ 324.85	\$ 346.70			\$ 43.70	\$ 351.07	
61	1009	4808 Hazel St	\$ 304.26	\$ 305.05	\$ 325.56			\$ 41.04	\$ 329.67	
62	1001	4808 Hazel St	\$ 233.14	\$ 233.74	\$ 249.46			\$ 31.44	\$ 252.60	
63	1002	4808 Hazel St	\$ 379.34	\$ 380.32	\$ 405.90			\$ 51.16	\$ 411.01	
64	1003	4808 Hazel St	\$ 221.28	\$ 221.85	\$ 236.77			\$ 29.85	\$ 239.76	
65	1005	4808 Hazel St	\$ 304.26	\$ 305.05	\$ 325.56			\$ 41.04	\$ 329.67	
66	1006	4808 Hazel St	\$ 324.02	\$ 324.85	\$ 346.70			\$ 43.70	\$ 351.07	
67	1107	4808 Hazel St	\$ 201.53	\$ 202.04	\$ 215.63			\$ 27.18	\$ 218.35	
68	1108	4808 Hazel St	\$ 324.02	\$ 324.85	\$ 346.70			\$ 43.70	\$ 351.07	
69	1109	4808 Hazel St	\$ 304.26	\$ 305.05	\$ 325.56			\$ 41.04	\$ 329.67	
70	1101	4808 Hazel St	\$ 233.14	\$ 233.74	\$ 249.46			\$ 31.44	\$ 252.60	
71	1102	4808 Hazel St	\$ 379.34	\$ 380.32	\$ 405.90			\$ 51.16	\$ 411.01	
72	1103	4808 Hazel St	\$ 221.28	\$ 221.85	\$ 236.77			\$ 29.85	\$ 239.76	
73	1105	4808 Hazel St	\$ 304.26	\$ 305.05	\$ 325.56			\$ 41.04	\$ 329.67	
74	1106	4808 Hazel St	\$ 324.02	\$ 324.85	\$ 346.70			\$ 43.70	\$ 351.07	
75	1207	4808 Hazel St	\$ 201.53	\$ 202.04	\$ 215.63			\$ 27.18	\$ 218.35	
76	1208	4808 Hazel St	\$ 324.02	\$ 324.85	\$ 346.70			\$ 43.70	\$ 351.07	
77	1209	4808 Hazel St	\$ 304.26	\$ 305.05	\$ 325.56			\$ 41.04	\$ 329.67	

CENTREPOINT (BCS 3037)

APPROVED STRATA FEE

January 1, 2022 - December 31, 2022

Strata Lot Number	Civic		2021 Strata Fee + Gas	Strata Fee + Shortfall		2022 Strata Fee	Gas Fireplaces	Shortfall (Jan&Feb)	Strata Fee + Shortfall	
	Unit	Address		March ~ Dec. 2021					March ~ Dec. 2022	
78	1201	4808 Hazel St	\$ 233.14	\$ 233.74	\$	249.46		\$ 31.44	\$	252.60
79	1202	4808 Hazel St	\$ 379.34	\$ 380.32	\$	405.90		\$ 51.16	\$	411.01
80	1203	4808 Hazel St	\$ 221.28	\$ 221.85	\$	236.77		\$ 29.85	\$	239.76
81	1205	4808 Hazel St	\$ 304.26	\$ 305.05	\$	325.56		\$ 41.04	\$	329.67
82	1206	4808 Hazel St	\$ 324.02	\$ 324.85	\$	346.70		\$ 43.70	\$	351.07
83	1507	4808 Hazel St	\$ 201.53	\$ 202.04	\$	215.63		\$ 27.18	\$	218.35
84	1508	4808 Hazel St	\$ 324.02	\$ 324.85	\$	346.70		\$ 43.70	\$	351.07
85	1509	4808 Hazel St	\$ 304.26	\$ 305.05	\$	325.56		\$ 41.04	\$	329.67
86	1501	4808 Hazel St	\$ 233.14	\$ 233.74	\$	249.46		\$ 31.44	\$	252.60
87	1502	4808 Hazel St	\$ 379.34	\$ 380.32	\$	405.90		\$ 51.16	\$	411.01
88	1503	4808 Hazel St	\$ 221.28	\$ 221.85	\$	236.77		\$ 29.85	\$	239.76
89	1505	4808 Hazel St	\$ 304.26	\$ 305.05	\$	325.56		\$ 41.04	\$	329.67
90	1506	4808 Hazel St	\$ 324.02	\$ 324.85	\$	346.70		\$ 43.70	\$	351.07
91	1607	4808 Hazel St	\$ 201.53	\$ 202.04	\$	215.63		\$ 27.18	\$	218.35
92	1608	4808 Hazel St	\$ 324.02	\$ 324.85	\$	346.70		\$ 43.70	\$	351.07
93	1609	4808 Hazel St	\$ 304.26	\$ 305.05	\$	325.56		\$ 41.04	\$	329.67
94	1601	4808 Hazel St	\$ 233.14	\$ 233.74	\$	249.46		\$ 31.44	\$	252.60
95	1602	4808 Hazel St	\$ 379.34	\$ 380.32	\$	405.90		\$ 51.16	\$	411.01
96	1603	4808 Hazel St	\$ 221.28	\$ 221.85	\$	236.77		\$ 29.85	\$	239.76
97	1605	4808 Hazel St	\$ 304.26	\$ 305.05	\$	325.56		\$ 41.04	\$	329.67
98	1606	4808 Hazel St	\$ 324.02	\$ 324.85	\$	346.70		\$ 43.70	\$	351.07
99	1707	4808 Hazel St	\$ 201.53	\$ 202.04	\$	215.63		\$ 27.18	\$	218.35
100	1708	4808 Hazel St	\$ 324.02	\$ 324.85	\$	346.70		\$ 43.70	\$	351.07
101	1709	4808 Hazel St	\$ 304.26	\$ 305.05	\$	325.56		\$ 41.04	\$	329.67
102	1701	4808 Hazel St	\$ 233.14	\$ 233.74	\$	249.46		\$ 31.44	\$	252.60
103	1702	4808 Hazel St	\$ 379.34	\$ 380.32	\$	405.90		\$ 51.16	\$	411.01
104	1703	4808 Hazel St	\$ 221.28	\$ 221.85	\$	236.77		\$ 29.85	\$	239.76
105	1705	4808 Hazel St	\$ 304.26	\$ 305.05	\$	325.56		\$ 41.04	\$	329.67
106	1706	4808 Hazel St	\$ 324.02	\$ 324.85	\$	346.70		\$ 43.70	\$	351.07
107	1807	4808 Hazel St	\$ 201.53	\$ 202.04	\$	215.63		\$ 27.18	\$	218.35
108	1808	4808 Hazel St	\$ 324.02	\$ 324.85	\$	346.70		\$ 43.70	\$	351.07
109	1809	4808 Hazel St	\$ 304.26	\$ 305.05	\$	325.56		\$ 41.04	\$	329.67
110	1801	4808 Hazel St	\$ 233.14	\$ 233.74	\$	249.46		\$ 31.44	\$	252.60
111	1802	4808 Hazel St	\$ 379.34	\$ 380.32	\$	405.90		\$ 51.16	\$	411.01
112	1803	4808 Hazel St	\$ 221.28	\$ 221.85	\$	236.77		\$ 29.85	\$	239.76
113	1805	4808 Hazel St	\$ 304.26	\$ 305.05	\$	325.56		\$ 41.04	\$	329.67
114	1806	4808 Hazel St	\$ 324.02	\$ 324.85	\$	346.70		\$ 43.70	\$	351.07
115	1907	4808 Hazel St	\$ 201.53	\$ 202.04	\$	215.63		\$ 27.18	\$	218.35
116	1908	4808 Hazel St	\$ 324.02	\$ 324.85	\$	346.70		\$ 43.70	\$	351.07

CENTREPOINT (BCS 3037)

APPROVED STRATA FEE

January 1, 2022 - December 31, 2022

Strata Lot Number	Civic		2021 Strata Fee + Gas	Strata Fee + Shortfall		2022 Strata Fee	Gas Fireplaces	Shortfall (Jan&Feb)	Strata Fee + Shortfall	
	Unit	Address		March ~ Dec. 2021					March ~ Dec. 2022	
117	1909	4808 Hazel St	\$ 304.26	\$ 305.05	\$	325.56		\$ 41.04	\$	329.67
118	1901	4808 Hazel St	\$ 233.14	\$ 233.74	\$	249.46		\$ 31.44	\$	252.60
119	1902	4808 Hazel St	\$ 379.34	\$ 380.32	\$	405.90		\$ 51.16	\$	411.01
120	1903	4808 Hazel St	\$ 221.28	\$ 221.85	\$	236.77		\$ 29.85	\$	239.76
121	1905	4808 Hazel St	\$ 304.26	\$ 305.05	\$	325.56		\$ 41.04	\$	329.67
122	1906	4808 Hazel St	\$ 324.02	\$ 324.85	\$	346.70		\$ 43.70	\$	351.07
123	2007	4808 Hazel St	\$ 201.53	\$ 202.04	\$	215.63		\$ 27.18	\$	218.35
124	2008	4808 Hazel St	\$ 324.02	\$ 324.85	\$	346.70		\$ 43.70	\$	351.07
125	2009	4808 Hazel St	\$ 304.26	\$ 305.05	\$	325.56		\$ 41.04	\$	329.67
126	2001	4808 Hazel St	\$ 233.14	\$ 233.74	\$	249.46		\$ 31.44	\$	252.60
127	2002	4808 Hazel St	\$ 379.34	\$ 380.32	\$	405.90		\$ 51.16	\$	411.01
128	2003	4808 Hazel St	\$ 221.28	\$ 221.85	\$	236.77		\$ 29.85	\$	239.76
129	2005	4808 Hazel St	\$ 304.26	\$ 305.05	\$	325.56		\$ 41.04	\$	329.67
130	2006	4808 Hazel St	\$ 324.02	\$ 324.85	\$	346.70		\$ 43.70	\$	351.07
131	2107	4808 Hazel St	\$ 201.53	\$ 202.04	\$	215.63		\$ 27.18	\$	218.35
132	2108	4808 Hazel St	\$ 324.02	\$ 324.85	\$	346.70		\$ 43.70	\$	351.07
133	2109	4808 Hazel St	\$ 304.26	\$ 305.05	\$	325.56		\$ 41.04	\$	329.67
134	2101	4808 Hazel St	\$ 233.14	\$ 233.74	\$	249.46		\$ 31.44	\$	252.60
135	2102	4808 Hazel St	\$ 379.34	\$ 380.32	\$	405.90		\$ 51.16	\$	411.01
136	2103	4808 Hazel St	\$ 221.28	\$ 221.85	\$	236.77		\$ 29.85	\$	239.76
137	2105	4808 Hazel St	\$ 304.26	\$ 305.05	\$	325.56		\$ 41.04	\$	329.67
138	2106	4808 Hazel St	\$ 324.02	\$ 324.85	\$	346.70		\$ 43.70	\$	351.07
139	2207	4808 Hazel St	\$ 201.53	\$ 202.04	\$	215.63		\$ 27.18	\$	218.35
140	2208	4808 Hazel St	\$ 324.02	\$ 324.85	\$	346.70		\$ 43.70	\$	351.07
141	2209	4808 Hazel St	\$ 304.26	\$ 305.05	\$	325.56		\$ 41.04	\$	329.67
142	2201	4808 Hazel St	\$ 233.14	\$ 233.74	\$	249.46		\$ 31.44	\$	252.60
143	2202	4808 Hazel St	\$ 379.34	\$ 380.32	\$	405.90		\$ 51.16	\$	411.01
144	2203	4808 Hazel St	\$ 221.28	\$ 221.85	\$	236.77		\$ 29.85	\$	239.76
145	2205	4808 Hazel St	\$ 304.26	\$ 305.05	\$	325.56		\$ 41.04	\$	329.67
146	2206	4808 Hazel St	\$ 324.02	\$ 324.85	\$	346.70		\$ 43.70	\$	351.07
147	2307	4808 Hazel St	\$ 201.53	\$ 202.04	\$	215.63		\$ 27.18	\$	218.35
148	2308	4808 Hazel St	\$ 324.02	\$ 324.85	\$	346.70		\$ 43.70	\$	351.07
149	2309	4808 Hazel St	\$ 304.26	\$ 305.05	\$	325.56		\$ 41.04	\$	329.67
150	2301	4808 Hazel St	\$ 422.81	\$ 423.89	\$	452.41		\$ 57.03	\$	458.11
151	2303	4808 Hazel St	\$ 422.81	\$ 423.89	\$	452.41		\$ 57.03	\$	458.11
152	2305	4808 Hazel St	\$ 304.26	\$ 305.05	\$	325.56		\$ 41.04	\$	329.67
153	2306	4808 Hazel St	\$ 324.02	\$ 324.85	\$	346.70		\$ 43.70	\$	351.07
154	2407	4808 Hazel St	\$ 201.53	\$ 202.04	\$	215.63		\$ 27.18	\$	218.35
155	2408	4808 Hazel St	\$ 324.02	\$ 324.85	\$	346.70		\$ 43.70	\$	351.07

CENTREPOINT (BCS 3037)

APPROVED STRATA FEE

January 1, 2022 - December 31, 2022

Strata Lot Number	Civic		2021 Strata Fee + Gas	Strata Fee + Shortfall March ~ Dec. 2021		2022 Strata Fee	Gas Fireplaces	Shortfall (Jan&Feb)	Strata Fee + Shortfall March ~ Dec. 2022		
	Unit	Address									
156	2409	4808 Hazel St	\$	304.26	\$	305.05		\$	41.04	\$	329.67
157	2401	4808 Hazel St	\$	422.81	\$	423.89		\$	57.03	\$	458.11
158	2403	4808 Hazel St	\$	422.81	\$	423.89		\$	57.03	\$	458.11
159	2405	4808 Hazel St	\$	304.26	\$	305.05		\$	41.04	\$	329.67
160	2406	4808 Hazel St	\$	324.02	\$	324.85		\$	43.70	\$	351.07
161	2507	4808 Hazel St	\$	201.53	\$	202.04		\$	27.18	\$	218.35
162	2508	4808 Hazel St	\$	324.02	\$	324.85		\$	43.70	\$	351.07
163	2509	4808 Hazel St	\$	304.26	\$	305.05		\$	41.04	\$	329.67
164	2501	4808 Hazel St	\$	422.81	\$	423.89		\$	57.03	\$	458.11
165	2503	4808 Hazel St	\$	422.81	\$	423.89		\$	57.03	\$	458.11
166	2505	4808 Hazel St	\$	304.26	\$	305.05		\$	41.04	\$	329.67
167	2506	4808 Hazel St	\$	324.02	\$	324.85		\$	43.70	\$	351.07
168	2607	4808 Hazel St	\$	201.53	\$	202.04		\$	27.18	\$	218.35
169	2608	4808 Hazel St	\$	324.02	\$	324.85		\$	43.70	\$	351.07
170	2609	4808 Hazel St	\$	304.26	\$	305.05		\$	41.04	\$	329.67
171	2601	4808 Hazel St	\$	422.81	\$	423.89		\$	57.03	\$	458.11
172	2603	4808 Hazel St	\$	422.81	\$	423.89		\$	57.03	\$	458.11
173	2605	4808 Hazel St	\$	304.26	\$	305.05		\$	41.04	\$	329.67
174	2606	4808 Hazel St	\$	324.02	\$	324.85		\$	43.70	\$	351.07
175	2707	4808 Hazel St	\$	201.53	\$	202.04		\$	27.18	\$	218.35
176	2708	4808 Hazel St	\$	324.02	\$	324.85		\$	43.70	\$	351.07
177	2709	4808 Hazel St	\$	304.26	\$	305.05		\$	41.04	\$	329.67
178	2701	4808 Hazel St	\$	422.81	\$	423.89		\$	57.03	\$	458.11
179	2703	4808 Hazel St	\$	422.81	\$	423.89		\$	57.03	\$	458.11
180	2705	4808 Hazel St	\$	304.26	\$	305.05		\$	41.04	\$	329.67
181	2706	4808 Hazel St	\$	324.02	\$	324.85		\$	43.70	\$	351.07
182	2807	4808 Hazel St	\$	201.53	\$	202.04		\$	27.18	\$	218.35
183	2808	4808 Hazel St	\$	324.02	\$	324.85		\$	43.70	\$	351.07
184	2809	4808 Hazel St	\$	304.26	\$	305.05		\$	41.04	\$	329.67
185	2801	4808 Hazel St	\$	422.81	\$	423.89		\$	57.03	\$	458.11
186	2803	4808 Hazel St	\$	422.81	\$	423.89		\$	57.03	\$	458.11
187	2805	4808 Hazel St	\$	304.26	\$	305.05		\$	41.04	\$	329.67
188	2806	4808 Hazel St	\$	324.02	\$	324.85		\$	43.70	\$	351.07
189	2907	4808 Hazel St	\$	201.53	\$	202.04		\$	27.18	\$	218.35
190	2908	4808 Hazel St	\$	324.02	\$	324.85		\$	43.70	\$	351.07
191	2909	4808 Hazel St	\$	304.26	\$	305.05		\$	41.04	\$	329.67
192	2901	4808 Hazel St	\$	422.81	\$	423.89		\$	57.03	\$	458.11
193	2903	4808 Hazel St	\$	422.81	\$	423.89		\$	57.03	\$	458.11
194	2905	4808 Hazel St	\$	304.26	\$	305.05		\$	41.04	\$	329.67

CENTREPOINT (BCS 3037)
APPROVED STRATA FEE
January 1, 2022 - December 31, 2022

Strata Lot Number	Civic		2021 Strata Fee + Gas	Strata Fee + Shortfall March ~ Dec. 2021		2022 Strata Fee	Gas Fireplaces	Shortfall (Jan&Feb)	Strata Fee + Shortfall March ~ Dec. 2022	
	Unit	Address								
195	2906	4808 Hazel St	\$ 324.02	\$ 324.85	\$	346.70		\$ 43.70	\$	351.07
196	3007	4808 Hazel St	\$ 201.53	\$ 202.04	\$	215.63		\$ 27.18	\$	218.35
197	3008	4808 Hazel St	\$ 324.02	\$ 324.85	\$	346.70		\$ 43.70	\$	351.07
198	3009	4808 Hazel St	\$ 304.26	\$ 305.05	\$	325.56		\$ 41.04	\$	329.67
199	3001	4808 Hazel St	\$ 422.81	\$ 423.89	\$	452.41		\$ 57.03	\$	458.11
200	3003	4808 Hazel St	\$ 422.81	\$ 423.89	\$	452.41		\$ 57.03	\$	458.11
201	3005	4808 Hazel St	\$ 304.26	\$ 305.05	\$	325.56		\$ 41.04	\$	329.67
202	3006	4808 Hazel St	\$ 324.02	\$ 324.85	\$	346.70		\$ 43.70	\$	351.07
203	3107	4808 Hazel St	\$ 201.53	\$ 202.04	\$	215.63		\$ 27.18	\$	218.35
204	3108	4808 Hazel St	\$ 324.02	\$ 324.85	\$	346.70		\$ 43.70	\$	351.07
205	3109	4808 Hazel St	\$ 304.26	\$ 305.05	\$	325.56		\$ 41.04	\$	329.67
206	3101	4808 Hazel St	\$ 422.81	\$ 423.89	\$	452.41		\$ 57.03	\$	458.11
207	3103	4808 Hazel St	\$ 422.81	\$ 423.89	\$	452.41		\$ 57.03	\$	458.11
208	3105	4808 Hazel St	\$ 304.26	\$ 305.05	\$	325.56		\$ 41.04	\$	329.67
209	3106	4808 Hazel St	\$ 324.02	\$ 324.85	\$	346.70		\$ 43.70	\$	351.07
210	3207	4808 Hazel St	\$ 201.53	\$ 202.04	\$	215.63		\$ 27.18	\$	218.35
211	3208	4808 Hazel St	\$ 324.02	\$ 324.85	\$	346.70		\$ 43.70	\$	351.07
212	3209	4808 Hazel St	\$ 304.26	\$ 305.05	\$	325.56		\$ 41.04	\$	329.67
213	3201	4808 Hazel St	\$ 422.81	\$ 423.89	\$	452.41		\$ 57.03	\$	458.11
214	3203	4808 Hazel St	\$ 422.81	\$ 423.89	\$	452.41		\$ 57.03	\$	458.11
215	3205	4808 Hazel St	\$ 304.26	\$ 305.05	\$	325.56		\$ 41.04	\$	329.67
216	3206	4808 Hazel St	\$ 324.02	\$ 324.85	\$	346.70		\$ 43.70	\$	351.07
217	3308	4808 Hazel St	\$ 414.91	\$ 415.97	\$	443.95		\$ 55.96	\$	449.55
218	3309	4808 Hazel St	\$ 320.07	\$ 320.89	\$	342.48		\$ 43.17	\$	346.79
219	PH	4808 Hazel St	\$ 521.95	\$ 523.25	\$	536.97	22.12	\$ 31.46	\$	562.24
220	3305	4808 Hazel St	\$ 320.07	\$ 320.89	\$	342.48		\$ 43.17	\$	346.79
221	3306	4808 Hazel St	\$ 414.91	\$ 415.97	\$	443.95		\$ 55.96	\$	449.55
222	PH	4808 Hazel St	\$ 616.47	\$ 618.01	\$	634.21	26.13	\$ 37.16	\$	664.06
223	PH	4808 Hazel St	\$ 521.95	\$ 523.25	\$	536.97	22.12	\$ 31.46	\$	562.24
224	PH	4808 Hazel St	\$ 616.47	\$ 618.01	\$	634.21	26.13	\$ 37.16	\$	664.06
225	PH	4808 Hazel St	\$ 747.98	\$ 749.84	\$	769.51	31.69	\$ 45.10	\$	805.71
226	PH	4808 Hazel St	\$ 747.98	\$ 749.84	\$	769.51	31.69	\$ 45.10	\$	805.71
227	305	4808 Hazel St	\$ 387.25	\$ 388.24	\$	414.35		\$ 52.23	\$	419.58
228	505	4808 Hazel St	\$ 387.25	\$ 388.24	\$	414.35		\$ 52.23	\$	419.58
			71,967.45	72,151.93		76,849.94	159.87	9,425.07		77,952.32



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**THE OWNERS, STRATA PLAN BCS 3037
MINUTES OF THE ANNUAL GENERAL MEETING
WEDNESDAY, FEBRUARY 16, 2022**

The following are the Minutes of the Annual General Meeting, Strata Plan BCS 3037, held on Wednesday, February 16, 2022, at 6:30 pm, at long-term visitor parking level P3 CenterPoint 4808 Hazel Street, Burnaby, BC V5H 0A2.

A. CALL TO ORDER

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

Management reported there were twenty-seven (27) in person and twenty-four (24) by proxy, for a total of fifty-one (51) Owners present and eligible to vote.

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 making up quorum.

B. CALLING OF THE ROLL & CERTIFICATION OF PROXIES

The Council Members present were: Nick Canosa, Mehran Shekahi, Jeffrey Leong, Raymond Lee, Jason Wang, and Bruce Partridge. Geoffrey Rosen, Brad Ross, 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 fifty-one (51) votes present and the Strata Corporation having waited half an hour, as per the Strata Corporation by-laws, the meeting was declared competent to proceed.

D. PROOF OF NOTICE OF MEETING

The Strata Property Act of B.C. states that twenty (20) clear days' notice must be given to all owners eligible to vote. Management confirmed that the notices had been sent out to all owners on January 27, 2022, to comply with the Act.

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.

F. APPROVAL OF THE MINUTES OF THE LAST ANNUAL GENERAL MEETING HELD ON TUESDAY, FEBRUARY 16, 2021.

Upon a MOTION duly made by Kevin Lam and SECONDED by Mehran Shekahi, it was RESOLVED that the Minutes of the Last Annual General Meeting, held on Tuesday, February 16, 2021, be APPROVED, as distributed.

G. APPROVAL OF THE BUDGET

A MOTION was made by Bruce Partridge and SECONDED by Jeffrey Leong that the proposed 2022 Budget be APPROVED, as presented.

The Strata Council invited Management to review the proposed budget with the owners

- Management explained that the 7.00 % increase in strata fees covered the increased operating costs related to the gas to heat the building, insurance, and increase Contingency Reserve Fund contribution for 2022.

There being no further discussion, the Chair called for a vote. All fifty-one (51) votes were in favour, which exceeds the 51% requirement under the Strata Property Act of B.C. The proposed budget was **APPROVED** unanimously.

H. SPECIAL RESOLUTIONS

The Chair read out Resolution #1 as follows:

CONTINGENCY RESERVE FUND LOAN CARRY FORWARD

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

BE IT RESOLVED by a $\frac{3}{4}$ Vote of the Owners of Strata Plan BCS 3037 "Centrepont" - present either in person or by proxy, at the Annual General Meeting on February 16, 2022, that the Strata Corporation approve an extension of the insurance premium loan, from the Contingency Reserve Fund to the Operating fund. The extension is required to fund the remaining payments on the loan from the Contingency Reserve Fund for

the 2021-2022 strata's insurance premium. This amount of approximately **\$59,666.66** will be repaid from the Operating Fund to the Contingency Reserve Fund by April 30, 2022.

A MOTION was made by Bruce Partridge and SECONDED by Kevin lam that Special Resolution #1 be APPROVED, as having been read.

There being no discussion, and upon the vote being taken, fifty (50) votes were in favor, one (1) vote opposed, and no abstentions. Thirty-nine (39) votes were required to pass a Special Resolution, as per the $\frac{3}{4}$ vote requirement in the Strata Property Act of B.C.; therefore, Special Resolution #1 **PASSED**.

The Chair read out Resolution #2 as follows:

USE OF MASKS IN COMMON AREAS

WHEREAS the Strata Corporation is concerned with the ongoing issues around Covid-19;

BE IT RESOLVED by a $\frac{3}{4}$ Vote of the Owners of Strata Plan BCS 3037 "Centrepont", hereby approve adding Rule Use of Masks in Common Areas to the Strata Corporation's Rules.

USE OF MASKS IN COMMON AREAS

Masks must be worn in all common areas of the strata corporation, including elevators, hallways and the parkade, as mandated by the Provincial Health Authority.

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

There being no discussion, and upon the vote being taken, fifty (50) votes were in favor, one (1) vote opposed, and no abstentions. Thirty-nine (39) votes were required to pass a Special Resolution, as per the $\frac{3}{4}$ vote requirement in the Strata Property Act of B.C.; therefore, Special Resolution #1 **PASSED**.

The Chair read out Resolution #3 as follows:

**AMENDING CLAUSE (13) UNDER BY-LAW 6
OBTAIN APPROVAL BEFORE ALTERING A STRATA LOT**

WHEREAS the current wording reads as follows:

- (13) An owner in contravention of by-laws 5.1 to 5.12 (inclusive) shall be subject to a fine of \$200.00 for each contravention, as well as be responsible for any clean up or repair costs.

BE IT RESOLVED by a 3/4 Vote of the Owners of Strata Plan BCS 3037 "Centrepont", hereby approve amending the wording of Clause (13) to read as follows:

- (13) An owner in contravention of by-laws 6.1 to 6.12 (inclusive) shall be subject to a fine of \$200.00 for each contravention, as well as be responsible for any clean up or repair costs.

A MOTION was made by Kevin Lam and SECONDED by Raymond Lee that Special Resolution # 3 be APPROVED, as having been read.

There being no discussion, and upon the vote being taken, forty-nine (49) votes were in favour, two (2) votes opposed, and no abstentions. Thirty-nine (39) votes are required to pass a Special Resolution, as per the $\frac{3}{4}$ vote requirement in the Strata Property Act of B.C. Special Resolution #3 **PASSED**.

The Chair read out Resolution #4 as follows:

ADDING CLAUSE 33.1 TO BYLAW 33 NOISE CONTROL

WHEREAS the Strata Corporation has received numerous complaints regarding excessive noise during the workday, from renovations in suites. With Owners and residents now working from home, lack of adequate notice of excessive construction noise is having a negative affect on the quality of the work at home environment.

BE IT RESOLVED by a $\frac{3}{4}$ vote of the Owners of Strata Plan BCS 3037, "Centrepont" hereby approve adding Clause 33.1 to Bylaw 33 Noise Control;

33.1 Owners must provide notice, to the Strata Corporation or a schedule, at least two (2) days in advance, of any excessive noise anticipated during renovations of their strata lot.

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

There being no discussion, and upon the vote being taken, forty-eight (48) votes were in favour, three (3) votes opposed, and no abstentions. Thirty-nine (39) votes are required to pass a Special Resolution, as per the $\frac{3}{4}$ vote requirement in the Strata Property Act of B.C.; therefore, Special Resolution #4 **PASSED**.

The Chair read out Resolution #5 as follows:

ADDING BY-LAW # 56

MOTORIZED MOBILITY AID DEVICES

WHEREAS the Strata Corporation feels that there is a need to allow residents requiring the aid of a motorized mobility device to be used in the common areas of the Strata Corporation;

BE IT RESOLVED by a $\frac{3}{4}$ Vote of the Owners of Strata Plan BCS 3037 "Centrepont", hereby approve adding By-law #56 Motorized Mobility Aid Devices to the Strata Corporation's Bylaws.

56. MOTORIZED MOBILITY AID DEVICES

56.1 Only a disabled resident may use a motorized scooter, wheelchair, or other motorized mobility aid device in the common areas of the strata corporation.

56.2 The strata council will establish and maintain a register of residents using a motorized mobility aid device in common areas of the strata corporation. Residents intending to use such devices must, prior to use, ensure their name is placed on the register.

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

There being no discussion, and upon the vote being taken, fifty (50) votes were in favour, one (1) vote opposed, and no abstentions. Thirty-nine (39) votes are required to pass a Special Resolution, as per the $\frac{3}{4}$ vote requirement in the Strata Property Act of B.C.; therefore, Special Resolution #5 **PASSED**.

The Chair read out Resolution #6 as follows:

ADDING BY-LAW # 57

AIR CONDITIONER INSTALLATIONS

WHEREAS the Strata Corporation has received numerous requests for the installation of air conditioning devices due to the recent spikes in heat waves;

BE IT RESOLVED by a 3/4 Vote of the Owners of Strata Plan BCS 3037 "Centrepont", hereby approve adding By-law #57 Air Conditioner Installations to the Strata Corporation's Bylaws.

57. AIR CONDITIONER INSTALLATIONS

(a) Owners installing air conditioner units must comply with all by-laws including this By-law.

(b) Owners can install air conditioner units only in accordance with the by-laws and upon fulfilling any conditions to the approval set out by the strata council.

(c) The strata council only approve air conditioner units that meet the design criteria listed below and are protected by a minimum, manufacturers 5 year parts warranty and 7 year warranty on the compressor. The owners shall employ a licensed professional refrigeration engineer to provide routine manufacturers recommended service and maintenance on the air conditioning system.

(d) Any owner installing an air conditioner unit must have it installed by a licensed professional refrigeration engineer and is approved by the manufacturers. All electrical works shall be carried out only by licensed professional electrician. all plumbing works associated with the air conditioning system installation shall be carried out by licensed professional plumbers.

(e) Owners must select an outdoor condensing unit that is rated by its manufacturer to produce no more than 55dB of noise. The outdoor condensing unit shall be mounted within a purpose build stainless steel drip tray with a minimum 2 inch depth. The outdoor condenser shall be horizontal air discharge and have a capacity of no more than 34,000Btu and be no larger than 32-27/32" high x 37-13/32" wide x 15-1/2" deep. The heat exchanger shall be GoldFin coated for anti-corrosion.

A condensate pump shall be installed within the stainless-steel drip tray to pump any condensate to a drain point within the suite. The condensate shall not be allowed to run onto the deck.

(f) No air conditioner unit can attach to the building exterior in any way or pierces the building exterior in any way. The outdoor condensing unit shall be located on the floor of the external deck and the only acceptable penetration into the building suite shall be via the slim glass panel above the patio doors. The penetration point shall be fully insulated and sealed. The exterior finish of the entry point shall match the existing cladding in both color and thermal properties.

(g) A 220V, 60Hz, single phase electrical outlet shall be located adjacent to the external condensing unit to serve the condensing unit. Maximum acceptable electrical requirements for the 34,000 Btu external condenser = MOP - 25A, MCA -17.9A, Cooling - 15.13A, Heating 15.13A.

The electrical supply and communication cable to the indoor unit(s) shall come from the outdoor condensing unit and follow the same route as the refrigeration pipework.

The air conditioning system shall be complete with wireless remote controller for each indoor unit. Wired programmable thermostat shall be offered as an option.

All indoor units shall be provided with washable filters.

All refrigeration pipes shall be individually insulated and all joints vapor sealed.

(h) Air conditioner units are subject to removal at the direction of the strata council for any reason that the strata council deems not be in compliance with this by-law. Owners will pay all costs associated with the removal of an air conditioner unit.

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

There being no discussion, and upon the vote being taken, forty-three (43) votes were in favour, eight (8) votes opposed, and no abstentions. Thirty-nine (39) votes are required to pass a Special Resolution, as per the $\frac{3}{4}$ vote requirement in the Strata Property Act of B.C.; therefore, Special Resolution #6 **PASSED**.

The Chair read out Resolution #7 as follows:

**SPECIAL ASSESSMENT
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 and fund the project by way of a Special Assessment;

BE IT RESOLVED by a $\frac{3}{4}$ Vote of the Owners of Strata Plan BCS 3037 "Centrepont", hereby approve the conversion of two visitor parking stalls to E.V. charging stations, and also approve a Special Assessment in the amount of **\$35,000.00** (includes GST) to pay for the installation of the E.V. charging stations. The Special Assessment, based on unit entitlement of each strata lot, is due and payable by December 1, 2022 (Schedule "A" attached). It is also hereby agreed that any Special Assessments outstanding after the

due date will be accrue a penalty of \$100.00 per month, until paid in full, including any penalties outstanding.

BE IT FURTHER RESOLVED by a $\frac{3}{4}$ vote of the Owners of Strata Plan BCS 3037 "Centrepont" hereby 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 Kevin Lam and SECONDED by Jason Wang that Special Resolution # 4 be APPROVED, as having been read.

There being no discussion, and upon the vote being taken, thirty-six (36) votes were in favour, fifteen (15) votes opposed, and no abstentions. Thirty-nine (39) votes are required to pass a Special Resolution, as per the $\frac{3}{4}$ vote requirement in the Strata Property Act of B.C.; therefore, Special Resolution #6 **FAILED**.

The Chair read out Resolution #8 as follows:

**CONTINGENCY EXPENSE
TO SERVICE THE BUILDING'S TRANSFORMER IN 2023**

WHEREAS the building's transformer will need extensive servicing in 2023;

BE IT RESOLVED by a $\frac{3}{4}$ vote of the Owners of Strata Plan BCS 3037 "Centrepont", hereby approve an expenditure of approximately **\$8,000.00** plus GST, from the Strata Corporations Contingency Reserve Fund to cover the cost of servicing the building's transformer in 2023.

Discussion: Management informed the owners that WorkSafeBC requires this work.

A MOTION was made by Raymond Lee and SECONDED by Bruce Partridge that Special Resolution # 4 as having been read be APPROVED.

There being no discussion, and upon the vote being taken, forty-nine (49) votes were in favour, two (2) votes opposed, and no abstentions. Thirty-nine (39) votes are required to pass a Special Resolution, as per the $\frac{3}{4}$ vote requirement in the Strata Property Act of B.C.; therefore, Special Resolution #8 **PASSED**.

I. REPORT ON INSURANCE COVERAGE

Management reviewed with the Owners the Residential Strata Program for 2021 and its Summary of Coverages. Management explained that under *the Strata Property Act*, it is required that the Certificate of Insurance, with the information on the insurance coverage for the building, be provided to all Owners at the Annual General Meeting. The Certificate was included with the Invitation to the AGM so that all Owners can provide a copy of this to their insurance broker or insurance carrier to make sure that their

condominium insurer is aware of the deductibles and the amounts insured, to allow for the proper insurance protection to be carried by Owners.

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

Owners must be aware that the Strata's Policy carries a **\$25,000.00** 'all loss' deductible, the **water damage**, and **sewer back-up deductibles** are **\$100,000.00**, and the **flood damage deductible** is **\$50,000.00**. The Strata's by-laws require that an Owner be responsible for the deductible if there is an occurrence that emanates from their suite.

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

J. ELECTION OF STRATA COUNCIL

As required under the *Strata Property Act of B.C.*, the Council President announced that all the 2021 Strata Council Members resigned.

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 2022 Strata Council.

Jeff Leong
Nick Canosa
Bruce Partridge
Mehran Shekahi
Raymond Lee
Jason Wang
Kevin Lam

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 taken, all fifty-one (51) votes were in favor of electing the seven (7) nominated owners. As per the majority vote requirement in the Strata Property Act B.C, twenty-six (26) votes are required to elect the Strata Council. The Council members were **ELECTED** unanimously.

The following Owners will serve on the Strata Council for 2022.

Jeff Leong
Nick Canosa
Bruce Partridge
Mehran Shekahi
Raymond Lee
Jason Wang
Kevin Lam

K. DISCUSSION

- None

L. ADJOURNMENT

There being no further business to transact, upon a MOTION duly made, it was resolved that the meeting would be adjourned at 7:37 pm.

The Strata Council met immediately after the Annual General Meeting and elected the following officers from amongst themselves:

President	Nick Canosa
Vice-President	Raymond Lee
Treasurer	Bruce Partridge
Secretary	Jason Wang
Security	Jason Wang/Kevin Lam

It was agreed that the next of the Strata Corporation would be the **Strata Council meeting** to be held on:

Tuesday, April 12th, 2022
at 6:00 pm
in the Amenity Room.

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.**

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