



Strata Plan BCS 3037

NEW STRATA FEES

EFFECTIVE **MARCH 1, 2021**

At the Annual General Meeting held on Tuesday, February 16, 2021, the Strata Corporation voted and APPROVED a new budget, which resulted in an increase in STRATA FEES.

Effective **March 1, 2021**, 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If you are on the pre-authorized payment system, the new fees will be withdrawn effective **March 1, 2021**.

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, 2021 - December 31, 2021

Strata Lot Number	Civic Address		Unit Entitlement	Strata Fee + Shortfall March ~ Dec. 2018		Gas Fireplaces	2020 Strata Fee + Gas		2021 Strata Fee + Gas		Shortfall	Strata Fee + Shortfall March ~ Dec. 2021	
	Unit	Address		March	Dec.		Gas	Gas	March	Dec.		March	Dec.
1		4818 Hazel St.	106	355.42			406.66	413.48	\$ 418.86	\$ 419.93	\$ 10.75	\$ 418.86	\$ 419.93
2		4828 Hazel St.	97	325.24			372.13	378.37	\$ 383.29	\$ 384.28	\$ 9.84	\$ 383.29	\$ 384.28
3		4838 Hazel St.	97	325.24			372.13	378.37	\$ 383.29	\$ 384.28	\$ 9.84	\$ 383.29	\$ 384.28
4		4848 Hazel St.	97	325.24			372.13	378.37	\$ 383.29	\$ 384.28	\$ 9.84	\$ 383.29	\$ 384.28
5		4858 Hazel St.	97	325.24			372.13	378.37	\$ 383.29	\$ 384.28	\$ 9.84	\$ 383.29	\$ 384.28
6		4868 Hazel St.	105	352.07			402.82	409.58	\$ 414.91	\$ 415.97	\$ 10.65	\$ 414.91	\$ 415.97
7	206	4808 Hazel St	108	362.13			414.33	421.28	\$ 426.76	\$ 427.86	\$ 10.96	\$ 426.76	\$ 427.86
8	207	4808 Hazel St	99	331.95			379.80	386.18	\$ 391.20	\$ 392.20	\$ 10.04	\$ 391.20	\$ 392.20
9	208	4808 Hazel St	99	331.95			379.80	386.18	\$ 391.20	\$ 392.20	\$ 10.04	\$ 391.20	\$ 392.20
10	209	4808 Hazel St	99	331.95			379.80	386.18	\$ 391.20	\$ 392.20	\$ 10.04	\$ 391.20	\$ 392.20
11	210	4808 Hazel St	99	331.95			379.80	386.18	\$ 391.20	\$ 392.20	\$ 10.04	\$ 391.20	\$ 392.20
12	211	4808 Hazel St	107	358.78			410.49	417.38	\$ 422.81	\$ 423.89	\$ 10.85	\$ 422.81	\$ 423.89
13	212	4808 Hazel St	85	285.01			326.09	331.56	\$ 335.88	\$ 336.74	\$ 8.62	\$ 335.88	\$ 336.74
14	201	4808 Hazel St	59	197.83			226.35	230.14	\$ 233.14	\$ 233.74	\$ 5.99	\$ 233.14	\$ 233.74
15	202	4808 Hazel St	96	321.89			368.29	374.47	\$ 379.34	\$ 380.32	\$ 9.74	\$ 379.34	\$ 380.32
16	203	4808 Hazel St	56	187.77			214.84	218.44	\$ 221.28	\$ 221.85	\$ 5.68	\$ 221.28	\$ 221.85
17	205	4808 Hazel St	81	271.60			310.75	315.96	\$ 320.07	\$ 320.89	\$ 8.22	\$ 320.07	\$ 320.89
18	309	4808 Hazel St	85	285.01			326.09	331.56	\$ 335.88	\$ 336.74	\$ 8.62	\$ 335.88	\$ 336.74
19	301	4808 Hazel St	59	197.83			226.35	230.14	\$ 233.14	\$ 233.74	\$ 5.99	\$ 233.14	\$ 233.74
20	302	4808 Hazel St	96	321.89			368.29	374.47	\$ 379.34	\$ 380.32	\$ 9.74	\$ 379.34	\$ 380.32
21	303	4808 Hazel St	56	187.77			214.84	218.44	\$ 221.28	\$ 221.85	\$ 5.68	\$ 221.28	\$ 221.85
22	(now SL227)		0	-			-	-	\$ -	\$ -	\$ -	\$ -	\$ -
23	509	4808 Hazel St	85	285.01			326.09	331.56	\$ 335.88	\$ 336.74	\$ 8.62	\$ 335.88	\$ 336.74
24	501	4808 Hazel St	59	197.83			226.35	230.14	\$ 233.14	\$ 233.74	\$ 5.99	\$ 233.14	\$ 233.74
25	502	4808 Hazel St	96	321.89			368.29	374.47	\$ 379.34	\$ 380.32	\$ 9.74	\$ 379.34	\$ 380.32
26	503	4808 Hazel St	56	187.77			214.84	218.44	\$ 221.28	\$ 221.85	\$ 5.68	\$ 221.28	\$ 221.85
27	(now SL228)		0	-			-	-	\$ -	\$ -	\$ -	\$ -	\$ -
28	608	4808 Hazel St	85	285.01			326.09	331.56	\$ 335.88	\$ 336.74	\$ 8.62	\$ 335.88	\$ 336.74
29	609	4808 Hazel St	77	258.18			295.40	300.36	\$ 304.26	\$ 305.05	\$ 7.81	\$ 304.26	\$ 305.05
30	601	4808 Hazel St	59	197.83			226.35	230.14	\$ 233.14	\$ 233.74	\$ 5.99	\$ 233.14	\$ 233.74
31	602	4808 Hazel St	96	321.89			368.29	374.47	\$ 379.34	\$ 380.32	\$ 9.74	\$ 379.34	\$ 380.32
32	603	4808 Hazel St	56	187.77			214.84	218.44	\$ 221.28	\$ 221.85	\$ 5.68	\$ 221.28	\$ 221.85
33	605	4808 Hazel St	77	258.18			295.40	300.36	\$ 304.26	\$ 305.05	\$ 7.81	\$ 304.26	\$ 305.05
34	606	4808 Hazel St	111	372.19			425.84	432.98	\$ 438.61	\$ 439.74	\$ 11.26	\$ 438.61	\$ 439.74
35	707	4808 Hazel St	51	171.00			195.66	198.94	\$ 201.53	\$ 202.04	\$ 5.17	\$ 201.53	\$ 202.04
36	708	4808 Hazel St	82	274.95			314.58	319.86	\$ 324.02	\$ 324.85	\$ 8.32	\$ 324.02	\$ 324.85
37	709	4808 Hazel St	77	258.18			295.40	300.36	\$ 304.26	\$ 305.05	\$ 7.81	\$ 304.26	\$ 305.05
38	701	4808 Hazel St	59	197.83			226.35	230.14	\$ 233.14	\$ 233.74	\$ 5.99	\$ 233.14	\$ 233.74

CENTREPOINT (BCS 3037)
 APPROVED STRATA FEE
 January 1, 2021 - December 31, 2021

Strata Lot Number	Unit	Civic Address	Unit Entitlement	Strata Fee + Shortfall		Gas Fireplaces	2020 Strata Fee + Gas	Strata Fee + Shortfall		2021 Strata Fee + Gas	Shortfall	Strata Fee + Shortfall	
				March ~ Dec. 2018	March ~ Dec. 2020			March ~ Dec. 2020	March ~ Dec. 2021				
39	702	4808 Hazel St	96	321.89	368.29		368.29	374.47	379.34	379.34	9.74	380.32	380.32
40	703	4808 Hazel St	56	187.77	214.84		214.84	218.44	221.28	221.28	5.68	221.85	221.85
41	705	4808 Hazel St	77	258.18	295.40		295.40	300.36	304.26	304.26	7.81	305.05	305.05
42	706	4808 Hazel St	82	274.95	314.58		314.58	319.86	324.02	324.02	8.32	324.85	324.85
43	807	4808 Hazel St	51	171.00	195.66		195.66	198.94	201.53	201.53	5.17	202.04	202.04
44	808	4808 Hazel St	82	274.95	314.58		314.58	319.86	324.02	324.02	8.32	324.85	324.85
45	809	4808 Hazel St	77	258.18	295.40		295.40	300.36	304.26	304.26	7.81	305.05	305.05
46	801	4808 Hazel St	59	197.83	226.35		226.35	230.14	233.14	233.14	5.99	233.74	233.74
47	802	4808 Hazel St	96	321.89	368.29		368.29	374.47	379.34	379.34	5.74	380.32	380.32
48	803	4808 Hazel St	56	187.77	214.84		214.84	218.44	221.28	221.28	5.68	221.85	221.85
49	805	4808 Hazel St	77	258.18	295.40		295.40	300.36	304.26	304.26	7.81	305.05	305.05
50	806	4808 Hazel St	82	274.95	314.58		314.58	319.86	324.02	324.02	8.32	324.85	324.85
51	907	4808 Hazel St	51	171.00	195.66		195.66	198.94	201.53	201.53	5.17	202.04	202.04
52	908	4808 Hazel St	82	274.95	314.58		314.58	319.86	324.02	324.02	8.32	324.85	324.85
53	909	4808 Hazel St	77	258.18	295.40		295.40	300.36	304.26	304.26	7.81	305.05	305.05
54	901	4808 Hazel St	59	197.83	226.35		226.35	230.14	233.14	233.14	5.99	233.74	233.74
55	902	4808 Hazel St	96	321.89	368.29		368.29	374.47	379.34	379.34	9.74	380.32	380.32
56	1008	4808 Hazel St	56	187.77	214.84		214.84	218.44	221.28	221.28	5.68	221.85	221.85
57	905	4808 Hazel St	77	258.18	295.40		295.40	300.36	304.26	304.26	7.81	305.05	305.05
58	906	4808 Hazel St	82	274.95	314.58		314.58	319.86	324.02	324.02	8.32	324.85	324.85
59	1007	4808 Hazel St	51	171.00	195.66		195.66	198.94	201.53	201.53	5.17	202.04	202.04
60	1008	4808 Hazel St	82	274.95	314.58		314.58	319.86	324.02	324.02	8.32	324.85	324.85
61	1009	4808 Hazel St	77	258.18	295.40		295.40	300.36	304.26	304.26	7.81	305.05	305.05
62	1001	4808 Hazel St	59	197.83	226.35		226.35	230.14	233.14	233.14	5.99	233.74	233.74
63	1002	4808 Hazel St	96	321.89	368.29		368.29	374.47	379.34	379.34	9.74	380.32	380.32
64	1003	4808 Hazel St	56	187.77	214.84		214.84	218.44	221.28	221.28	5.68	221.85	221.85
65	1005	4808 Hazel St	77	258.18	295.40		295.40	300.36	304.26	304.26	7.81	305.05	305.05
66	1006	4808 Hazel St	82	274.95	314.58		314.58	319.86	324.02	324.02	8.32	324.85	324.85
67	1107	4808 Hazel St	51	171.00	195.66		195.66	198.94	201.53	201.53	5.17	202.04	202.04
68	1108	4808 Hazel St	82	274.95	314.58		314.58	319.86	324.02	324.02	8.32	324.85	324.85
69	1109	4808 Hazel St	77	258.18	295.40		295.40	300.36	304.26	304.26	7.81	305.05	305.05
70	1101	4808 Hazel St	59	197.83	226.35		226.35	230.14	233.14	233.14	5.99	233.74	233.74
71	1102	4808 Hazel St	96	321.89	368.29		368.29	374.47	379.34	379.34	9.74	380.32	380.32
72	1103	4808 Hazel St	56	187.77	214.84		214.84	218.44	221.28	221.28	5.68	221.85	221.85
73	1105	4808 Hazel St	77	258.18	295.40		295.40	300.36	304.26	304.26	7.81	305.05	305.05
74	1106	4808 Hazel St	82	274.95	314.58		314.58	319.86	324.02	324.02	8.32	324.85	324.85
75	1207	4808 Hazel St	51	171.00	195.66		195.66	198.94	201.53	201.53	5.17	202.04	202.04
76	1208	4808 Hazel St	82	274.95	314.58		314.58	319.86	324.02	324.02	8.32	324.85	324.85
77	1209	4808 Hazel St	77	258.18	295.40		295.40	300.36	304.26	304.26	7.81	305.05	305.05

CENTREPOINT (BCS 3037)
 APPROVED STRATA FEE
 January 1, 2021 - December 31, 2021

Strata Lot Number	Unit	Civic Address	Unit Entitlement	Strata Fee + Shortfall		Gas Fireplaces	2020 Strata Fee + Gas	Strata Fee + Shortfall		2021 Strata Fee + Gas	Shortfall	Strata Fee + Shortfall	
				March ~ Dec. 2018	March ~ Dec. 2020			March ~ Dec. 2020	March ~ Dec. 2021				
78	1201	4808 Hazel St	59	197.83	226.35		230.14	233.14	233.14	5.99	233.74		
79	1202	4808 Hazel St	96	321.89	368.29		374.47	379.34	379.34	9.74	380.32		
80	1203	4808 Hazel St	56	187.77	214.84		218.44	221.28	221.28	5.68	221.85		
81	1205	4808 Hazel St	77	258.18	295.40		300.36	304.26	304.26	7.81	305.05		
82	1206	4808 Hazel St	82	274.95	314.58		319.86	324.02	324.02	8.32	324.85		
83	1507	4808 Hazel St	51	171.00	195.66		198.94	201.53	201.53	5.17	202.04		
84	1508	4808 Hazel St	82	274.95	314.58		319.86	324.02	324.02	8.32	324.85		
85	1509	4808 Hazel St	77	258.18	295.40		300.36	304.26	304.26	7.81	305.05		
86	1501	4808 Hazel St	59	197.83	226.35		230.14	233.14	233.14	5.99	233.74		
87	1502	4808 Hazel St	96	321.89	368.29		374.47	379.34	379.34	9.74	380.32		
88	1503	4808 Hazel St	56	187.77	214.84		218.44	221.28	221.28	5.68	221.85		
89	1505	4808 Hazel St	77	258.18	295.40		300.36	304.26	304.26	7.81	305.05		
90	1506	4808 Hazel St	82	274.95	314.58		319.86	324.02	324.02	8.32	324.85		
91	1607	4808 Hazel St	51	171.00	195.66		198.94	201.53	201.53	5.17	202.04		
92	1608	4808 Hazel St	82	274.95	314.58		319.86	324.02	324.02	8.32	324.85		
93	1609	4808 Hazel St	77	258.18	295.40		300.36	304.26	304.26	7.81	305.05		
94	1601	4808 Hazel St	59	197.83	226.35		230.14	233.14	233.14	5.99	233.74		
95	1602	4808 Hazel St	96	321.89	368.29		374.47	379.34	379.34	9.74	380.32		
96	1603	4808 Hazel St	56	187.77	214.84		218.44	221.28	221.28	5.68	221.85		
97	1605	4808 Hazel St	77	258.18	295.40		300.36	304.26	304.26	7.81	305.05		
98	1606	4808 Hazel St	82	274.95	314.58		319.86	324.02	324.02	8.32	324.85		
99	1707	4808 Hazel St	51	171.00	195.66		198.94	201.53	201.53	5.17	202.04		
100	1708	4808 Hazel St	82	274.95	314.58		319.86	324.02	324.02	8.32	324.85		
101	1709	4808 Hazel St	77	258.18	295.40		300.36	304.26	304.26	7.81	305.05		
102	1701	4808 Hazel St	59	197.83	226.35		230.14	233.14	233.14	5.99	233.74		
103	1702	4808 Hazel St	96	321.89	368.29		374.47	379.34	379.34	9.74	380.32		
104	1703	4808 Hazel St	56	187.77	214.84		218.44	221.28	221.28	5.68	221.85		
105	1705	4808 Hazel St	77	258.18	295.40		300.36	304.26	304.26	7.81	305.05		
106	1706	4808 Hazel St	82	274.95	314.58		319.86	324.02	324.02	8.32	324.85		
107	1807	4808 Hazel St	51	171.00	195.66		198.94	201.53	201.53	5.17	202.04		
108	1808	4808 Hazel St	82	274.95	314.58		319.86	324.02	324.02	8.32	324.85		
109	1809	4808 Hazel St	77	258.18	295.40		300.36	304.26	304.26	7.81	305.05		
110	1801	4808 Hazel St	59	197.83	226.35		230.14	233.14	233.14	5.99	233.74		
111	1802	4808 Hazel St	96	321.89	368.29		374.47	379.34	379.34	9.74	380.32		
112	1803	4808 Hazel St	56	187.77	214.84		218.44	221.28	221.28	5.68	221.85		
113	1805	4808 Hazel St	77	258.18	295.40		300.36	304.26	304.26	7.81	305.05		
114	1806	4808 Hazel St	82	274.95	314.58		319.86	324.02	324.02	8.32	324.85		
115	1907	4808 Hazel St	51	171.00	195.66		198.94	201.53	201.53	5.17	202.04		
116	1908	4808 Hazel St	82	274.95	314.58		319.86	324.02	324.02	8.32	324.85		

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Strata Lot Number	Unit	Civic Address	Unit Entitlement	Strata Fee + Shortfall		Gas Fireplaces	2020 Strata Fee + Gas	Strata Fee + Shortfall		2021 Strata Fee + Gas	Shortfall	
				March ~ Dec. 2018	March ~ Dec. 2020			March ~ Dec. 2020	March ~ Dec. 2021			
117	1909	4808 Hazel St	77	258.18	295.40		295.40	300.36	304.26	304.26	7.81	305.05
118	1901	4808 Hazel St	59	197.83	226.35		226.35	230.14	233.14	233.14	5.99	233.74
119	1902	4808 Hazel St	96	321.89	368.29		368.29	374.47	379.34	379.34	9.74	380.32
120	1903	4808 Hazel St	56	187.77	214.84		214.84	218.44	221.28	221.28	5.68	221.85
121	1905	4808 Hazel St	77	258.18	295.40		295.40	300.36	304.26	304.26	7.81	305.05
122	1906	4808 Hazel St	82	274.95	314.58		314.58	319.86	324.02	324.02	8.32	324.85
123	2007	4808 Hazel St	51	171.00	195.66		195.66	198.94	201.53	201.53	5.17	202.04
124	2008	4808 Hazel St	82	274.95	314.58		314.58	319.86	324.02	324.02	8.32	324.85
125	2009	4808 Hazel St	77	258.18	295.40		295.40	300.36	304.26	304.26	7.81	305.05
126	2001	4808 Hazel St	59	197.83	226.35		226.35	230.14	233.14	233.14	5.99	233.74
127	2002	4808 Hazel St	96	321.89	368.29		368.29	374.47	379.34	379.34	9.74	380.32
128	2003	4808 Hazel St	56	187.77	214.84		214.84	218.44	221.28	221.28	5.68	221.85
129	2005	4808 Hazel St	77	258.18	295.40		295.40	300.36	304.26	304.26	7.81	305.05
130	2006	4808 Hazel St	82	274.95	314.58		314.58	319.86	324.02	324.02	8.32	324.85
131	2107	4808 Hazel St	51	171.00	195.66		195.66	198.94	201.53	201.53	5.17	202.04
132	2108	4808 Hazel St	82	274.95	314.58		314.58	319.86	324.02	324.02	8.32	324.85
133	2109	4808 Hazel St	77	258.18	295.40		295.40	300.36	304.26	304.26	7.81	305.05
134	2101	4808 Hazel St	59	197.83	226.35		226.35	230.14	233.14	233.14	5.99	233.74
135	2102	4808 Hazel St	96	321.89	368.29		368.29	374.47	379.34	379.34	9.74	380.32
136	2103	4808 Hazel St	56	187.77	214.84		214.84	218.44	221.28	221.28	5.68	221.85
137	2105	4808 Hazel St	77	258.18	295.40		295.40	300.36	304.26	304.26	7.81	305.05
138	2106	4808 Hazel St	82	274.95	314.58		314.58	319.86	324.02	324.02	8.32	324.85
139	2207	4808 Hazel St	51	171.00	195.66		195.66	198.94	201.53	201.53	5.17	202.04
140	2208	4808 Hazel St	82	274.95	314.58		314.58	319.86	324.02	324.02	8.32	324.85
141	2209	4808 Hazel St	77	258.18	295.40		295.40	300.36	304.26	304.26	7.81	305.05
142	2201	4808 Hazel St	59	197.83	226.35		226.35	230.14	233.14	233.14	5.99	233.74
143	2202	4808 Hazel St	96	321.89	368.29		368.29	374.47	379.34	379.34	9.74	380.32
144	2203	4808 Hazel St	56	187.77	214.84		214.84	218.44	221.28	221.28	5.68	221.85
145	2205	4808 Hazel St	77	258.18	295.40		295.40	300.36	304.26	304.26	7.81	305.05
146	2206	4808 Hazel St	82	274.95	314.58		314.58	319.86	324.02	324.02	8.32	324.85
147	2307	4808 Hazel St	51	171.00	195.66		195.66	198.94	201.53	201.53	5.17	202.04
148	2308	4808 Hazel St	82	274.95	314.58		314.58	319.86	324.02	324.02	8.32	324.85
149	2309	4808 Hazel St	77	258.18	295.40		295.40	300.36	304.26	304.26	7.81	305.05
150	2301	4808 Hazel St	107	358.78	410.49		410.49	417.38	422.81	422.81	10.85	423.89
151	2303	4808 Hazel St	107	358.78	410.49		410.49	417.38	422.81	422.81	10.85	423.89
152	2305	4808 Hazel St	77	258.18	295.40		295.40	300.36	304.26	304.26	7.81	305.05
153	2306	4808 Hazel St	82	274.95	314.58		314.58	319.86	324.02	324.02	8.32	324.85
154	2407	4808 Hazel St	51	171.00	195.66		195.66	198.94	201.53	201.53	5.17	202.04
155	2408	4808 Hazel St	82	274.95	314.58		314.58	319.86	324.02	324.02	8.32	324.85

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 APPROVED STRATA FEE
 January 1, 2021 - December 31, 2021

Strata Lot Number	Civic Address		Unit Entitlement	Strata Fee + Shortfall March ~ Dec. 2018		Gas Fireplaces	2020 Strata Fee + Gas		2021 Strata Fee + Gas		Shortfall		Strata Fee + Shortfall March ~ Dec. 2021	
	Unit	Address		March	Dec. 2018		March	Dec. 2020	March	Dec. 2020	March	Dec. 2021	March	Dec. 2021
156	2409	4808 Hazel St	77	258.18	295.40		300.36	304.26	300.36	304.26	7.81	7.81	304.26	305.05
157	2401	4808 Hazel St	107	358.78	410.49		417.38	422.81	417.38	422.81	10.85	10.85	422.81	423.89
158	2403	4808 Hazel St	107	358.78	410.49		417.38	422.81	417.38	422.81	10.85	10.85	422.81	423.89
159	2405	4808 Hazel St	77	258.18	295.40		300.36	304.26	300.36	304.26	7.81	7.81	304.26	305.05
160	2406	4808 Hazel St	82	274.95	314.58		319.86	324.02	319.86	324.02	8.32	8.32	324.02	324.85
161	2507	4808 Hazel St	51	171.00	195.66		198.94	201.53	198.94	201.53	5.17	5.17	201.53	202.04
162	2508	4808 Hazel St	82	274.95	314.58		319.86	324.02	319.86	324.02	8.32	8.32	324.02	324.85
163	2509	4808 Hazel St	77	258.18	295.40		300.36	304.26	300.36	304.26	7.81	7.81	304.26	305.05
164	2501	4808 Hazel St	107	358.78	410.49		417.38	422.81	417.38	422.81	10.85	10.85	422.81	423.89
165	2503	4808 Hazel St	107	358.78	410.49		417.38	422.81	417.38	422.81	10.85	10.85	422.81	423.89
166	2505	4808 Hazel St	77	258.18	295.40		300.36	304.26	300.36	304.26	7.81	7.81	304.26	305.05
167	2506	4808 Hazel St	82	274.95	314.58		319.86	324.02	319.86	324.02	8.32	8.32	324.02	324.85
168	2607	4808 Hazel St	51	171.00	195.66		198.94	201.53	198.94	201.53	5.17	5.17	201.53	202.04
169	2608	4808 Hazel St	82	274.95	314.58		319.86	324.02	319.86	324.02	8.32	8.32	324.02	324.85
170	2609	4808 Hazel St	77	258.18	295.40		300.36	304.26	300.36	304.26	7.81	7.81	304.26	305.05
171	2601	4808 Hazel St	107	358.78	410.49		417.38	422.81	417.38	422.81	10.85	10.85	422.81	423.89
172	2603	4808 Hazel St	107	358.78	410.49		417.38	422.81	417.38	422.81	10.85	10.85	422.81	423.89
173	2605	4808 Hazel St	77	258.18	295.40		300.36	304.26	300.36	304.26	7.81	7.81	304.26	305.05
174	2606	4808 Hazel St	82	274.95	314.58		319.86	324.02	319.86	324.02	8.32	8.32	324.02	324.85
175	2707	4808 Hazel St	51	171.00	195.66		198.94	201.53	198.94	201.53	5.17	5.17	201.53	202.04
176	2708	4808 Hazel St	82	274.95	314.58		319.86	324.02	319.86	324.02	8.32	8.32	324.02	324.85
177	2709	4808 Hazel St	77	258.18	295.40		300.36	304.26	300.36	304.26	7.81	7.81	304.26	305.05
178	2701	4808 Hazel St	107	358.78	410.49		417.38	422.81	417.38	422.81	10.85	10.85	422.81	423.89
179	2703	4808 Hazel St	107	358.78	410.49		417.38	422.81	417.38	422.81	10.85	10.85	422.81	423.89
180	2705	4808 Hazel St	77	258.18	295.40		300.36	304.26	300.36	304.26	7.81	7.81	304.26	305.05
181	2706	4808 Hazel St	82	274.95	314.58		319.86	324.02	319.86	324.02	8.32	8.32	324.02	324.85
182	2807	4808 Hazel St	51	171.00	195.66		198.94	201.53	198.94	201.53	5.17	5.17	201.53	202.04
183	2808	4808 Hazel St	82	274.95	314.58		319.86	324.02	319.86	324.02	8.32	8.32	324.02	324.85
184	2809	4808 Hazel St	77	258.18	295.40		300.36	304.26	300.36	304.26	7.81	7.81	304.26	305.05
185	2801	4808 Hazel St	107	358.78	410.49		417.38	422.81	417.38	422.81	10.85	10.85	422.81	423.89
186	2803	4808 Hazel St	107	358.78	410.49		417.38	422.81	417.38	422.81	10.85	10.85	422.81	423.89
187	2805	4808 Hazel St	77	258.18	295.40		300.36	304.26	300.36	304.26	7.81	7.81	304.26	305.05
188	2806	4808 Hazel St	82	274.95	314.58		319.86	324.02	319.86	324.02	8.32	8.32	324.02	324.85
189	2907	4808 Hazel St	51	171.00	195.66		198.94	201.53	198.94	201.53	5.17	5.17	201.53	202.04
190	2908	4808 Hazel St	82	274.95	314.58		319.86	324.02	319.86	324.02	8.32	8.32	324.02	324.85
191	2909	4808 Hazel St	77	258.18	295.40		300.36	304.26	300.36	304.26	7.81	7.81	304.26	305.05
192	2901	4808 Hazel St	107	358.78	410.49		417.38	422.81	417.38	422.81	10.85	10.85	422.81	423.89
193	2903	4808 Hazel St	107	358.78	410.49		417.38	422.81	417.38	422.81	10.85	10.85	422.81	423.89
194	2905	4808 Hazel St	77	258.18	295.40		300.36	304.26	300.36	304.26	7.81	7.81	304.26	305.05

CENTREPOINT (BCS 3037)
 APPROVED STRATA FEE
 January 1, 2021 - December 31, 2021

Strata Lot Number	Unit	Civic Address	Unit Entitlement	Strata Fee + Shortfall		Gas Fireplaces	2020 Strata Fee + Gas	Strata Fee + Shortfall		2021 Strata Fee + Gas	Shortfall	Strata Fee + Shortfall	
				March ~ Dec. 2018	March ~ Dec. 2018			March ~ Dec. 2020	March ~ Dec. 2020			March ~ Dec. 2021	March ~ Dec. 2021
195	2906	4808 Hazel St	82	274.95	314.58		319.86	324.02	319.86	324.02	8.32	324.02	324.85
196	3007	4808 Hazel St	51	171.00	195.66		198.94	201.53	198.94	201.53	5.17	201.53	202.04
197	3008	4808 Hazel St	82	274.95	314.58		319.86	324.02	319.86	324.02	8.32	324.02	324.85
198	3009	4808 Hazel St	77	258.18	295.40		300.36	304.26	300.36	304.26	7.81	304.26	305.05
199	3001	4808 Hazel St	107	358.78	410.49		417.38	422.81	417.38	422.81	10.85	422.81	423.89
200	3003	4808 Hazel St	107	358.78	410.49		417.38	422.81	417.38	422.81	10.85	422.81	423.89
201	3005	4808 Hazel St	77	258.18	295.40		300.36	304.26	300.36	304.26	7.81	304.26	305.05
202	3006	4808 Hazel St	82	274.95	314.58		319.86	324.02	319.86	324.02	8.32	324.02	324.85
203	3107	4808 Hazel St	51	171.00	195.66		198.94	201.53	198.94	201.53	5.17	201.53	202.04
204	3108	4808 Hazel St	82	274.95	314.58		319.86	324.02	319.86	324.02	8.32	324.02	324.85
205	3109	4808 Hazel St	77	258.18	295.40		300.36	304.26	300.36	304.26	7.81	304.26	305.05
206	3101	4808 Hazel St	107	358.78	410.49		417.38	422.81	417.38	422.81	10.85	422.81	423.89
207	3103	4808 Hazel St	107	358.78	410.49		417.38	422.81	417.38	422.81	10.85	422.81	423.89
208	3105	4808 Hazel St	77	258.18	295.40		300.36	304.26	300.36	304.26	7.81	304.26	305.05
209	3106	4808 Hazel St	82	274.95	314.58		319.86	324.02	319.86	324.02	8.32	324.02	324.85
210	3207	4808 Hazel St	51	171.00	195.66		198.94	201.53	198.94	201.53	5.17	201.53	202.04
211	3208	4808 Hazel St	82	274.95	314.58		319.86	324.02	319.86	324.02	8.32	324.02	324.85
212	3209	4808 Hazel St	77	258.18	295.40		300.36	304.26	300.36	304.26	7.81	304.26	305.05
213	3201	4808 Hazel St	107	358.78	410.49		417.38	422.81	417.38	422.81	10.85	422.81	423.89
214	3203	4808 Hazel St	107	358.78	410.49		417.38	422.81	417.38	422.81	10.85	422.81	423.89
215	3205	4808 Hazel St	77	258.18	295.40		300.36	304.26	300.36	304.26	7.81	304.26	305.05
216	3206	4808 Hazel St	82	274.95	314.58		319.86	324.02	319.86	324.02	8.32	324.02	324.85
217	3308	4808 Hazel St	105	352.07	402.82		409.58	414.91	409.58	414.91	10.65	414.91	415.97
218	3309	4808 Hazel St	81	271.60	310.75		315.96	320.07	315.96	320.07	8.22	320.07	320.89
219	PH	4808 Hazel St	127	444.29	507.33	20.11	515.44	521.95	515.44	521.95	13.02	521.95	523.25
220	3305	4808 Hazel St	81	271.60	310.75		315.96	320.07	315.96	320.07	8.22	320.07	320.89
221	3306	4808 Hazel St	105	352.07	402.82		409.58	414.91	409.58	414.91	10.65	414.91	415.97
222	PH	4808 Hazel St	150	524.75	599.21	23.75	608.79	616.47	608.79	616.47	15.37	616.47	618.01
223	PH	4808 Hazel St	127	444.29	507.33	20.11	515.44	521.95	515.44	521.95	13.02	521.95	523.25
224	PH	4808 Hazel St	150	524.75	599.21	23.75	608.79	616.47	608.79	616.47	15.37	616.47	618.01
225	PH	4808 Hazel St	182	636.68	727.03	28.81	738.65	747.98	738.65	747.98	18.65	747.98	749.84
226	PH	4808 Hazel St	182	636.68	727.03	28.81	738.65	747.98	738.65	747.98	18.65	747.98	749.84
227	305	4808 Hazel St	98	328.60	375.97		382.27	387.25	382.27	387.25	9.94	387.25	388.24
228	505	4808 Hazel St	98	328.60	375.97		382.27	387.25	382.27	387.25	9.94	387.25	388.24



Strata Plan BCS 3037

SPECIAL ASSESSMENT EYEBROW REMEDIATION

At the Annual General Meeting held on Tuesday, February 16, 2021, the Strata Corporation voted and APPROVED a Special Assessment to remediate the eyebrows on the north face of the building and the townhouses.

The Special Assessment is due and payable by **December 31, 2021.**

(As per attached schedule)

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

Please forward a cheque made payable to
"Strata Plan BCS 3037, in Trust"

Please remit payment to Quay Pacific Property Management Ltd –
Vancouver Office at
658 Evans Avenue, Vancouver, B.C.V6A 2K9

Any questions, please call Quay Pacific Property Management Ltd.
At 604-685-8830 or email vancouver@quaypacific.com

Your Strata Council

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

Strata Lot Number	Civic		Unit	Special Resolution #1 Eyebrow
	Unit	Address	Entitlement	
1	-	4818 Hazel St.	106	699.82
2	-	4828 Hazel St.	97	640.40
3	-	4838 Hazel St.	97	640.40
4	-	4848 Hazel St.	97	640.40
5	-	4858 Haze! St.	97	640.40
6	-	4868 Hazel St.	105	693.22
7	206	4808 Hazel St	108	713.03
8	207	4808 Hazel St	99	653.61
9	208	4808 Hazel St	99	653.61
10	209	4808 Hazel St	99	653.61
11	210	4808 Hazel St	99	653.61
12	211	4808 Hazel St	107	706.43
13	212	4808 Hazel St	85	561.18
14	201	4808 Hazel St	59	389.52
15	202	4808 Hazel St	96	633.80
16	203	4808 Hazel St	56	369.72
17	205	4808 Hazel St	81	534.77
18	309	4808 Hazel St	85	561.18
19	301	4808 Hazel St	59	389.52
20	302	4808 Hazel St	96	633.80
21	303	4808 Hazel St	56	369.72
22 (now SL227)			0	-
23	509	4808 Hazel St	85	561.18
24	501	4808 Hazel St	59	389.52
25	502	4808 Hazel St	96	633.80
26	503	4808 Hazel St	56	369.72
27 (now SL228)			0	-
28	608	4808 Hazel St	85	561.18
29	609	4808 Hazel St	77	508.36
30	601	4808 Hazel St	59	389.52
31	602	4808 Hazel St	96	633.80
32	603	4808 Hazel St	56	369.72
33	605	4808 Hazel St	77	508.36
34	606	4808 Hazel St	111	732.83
35	707	4808 Hazel St	51	336.71
36	708	4808 Hazel St	82	541.37
37	709	4808 Hazel St	77	508.36
38	701	4808 Hazel St	59	389.52

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

Strata Lot Number	Civic		Unit	Special Resolution #1
	Unit	Address	Entitlement	EyeBrow
39	702	4808 Hazel St	96	633.80
40	703	4808 Hazel St	56	369.72
41	705	4808 Hazel St	77	508.36
42	706	4808 Hazel St	82	541.37
43	807	4808 Hazel St	51	336.71
44	808	4808 Hazel St	82	541.37
45	809	4808 Hazel St	77	508.36
46	801	4808 Hazel St	59	389.52
47	802	4808 Hazel St	96	633.80
48	803	4808 Hazel St	56	369.72
49	805	4808 Hazel St	77	508.36
50	806	4808 Hazel St	82	541.37
51	907	4808 Hazel St	51	336.71
52	908	4808 Hazel St	82	541.37
53	909	4808 Hazel St	77	508.36
54	901	4808 Hazel St	59	389.52
55	902	4808 Hazel St	96	633.80
56	903	4808 Hazel St	56	369.72
57	905	4808 Hazel St	77	508.36
58	906	4808 Hazel St	82	541.37
59	1007	4808 Hazel St	51	336.71
60	1008	4808 Hazel St	82	541.37
61	1009	4808 Hazel St	77	508.36
62	1001	4808 Hazel St	59	389.52
63	1002	4808 Hazel St	96	633.80
64	1003	4808 Hazel St	56	369.72
65	1005	4808 Hazel St	77	508.36
66	1006	4808 Hazel St	82	541.37
67	1107	4808 Hazel St	51	336.71
68	1108	4808 Hazel St	82	541.37
69	1109	4808 Hazel St	77	508.36
70	1101	4808 Hazel St	59	389.52
71	1102	4808 Hazel St	96	633.80
72	1103	4808 Hazel St	56	369.72
73	1105	4808 Hazel St	77	508.36
74	1106	4808 Hazel St	82	541.37
75	1207	4808 Hazel St	51	336.71
76	1208	4808 Hazel St	82	541.37
77	1209	4808 Hazel St	77	508.36

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

Strata Lot Number	Civic		Unit	Special Resolution #1
	Unit	Address	Entitlement	Eye Brow
78	1201	4808 Hazel St	59	389.52
79	1202	4808 Hazel St	96	633.80
80	1203	4808 Hazel St	56	369.72
81	1205	4808 Hazel St	77	508.36
82	1206	4808 Hazel St	82	541.37
83	1507	4808 Hazel St	51	336.71
84	1508	4808 Hazel St	82	541.37
85	1509	4808 Hazel St	77	508.36
86	1501	4808 Hazel St	59	389.52
87	1502	4808 Hazel St	96	633.80
88	1503	4808 Hazel St	56	369.72
89	1505	4808 Hazel St	77	508.36
90	1506	4808 Hazel St	82	541.37
91	1607	4808 Hazel St	51	336.71
92	1608	4808 Hazel St	82	541.37
93	1609	4808 Hazel St	77	508.36
94	1601	4808 Hazel St	59	389.52
95	1602	4808 Hazel St	96	633.80
96	1603	4808 Hazel St	56	369.72
97	1605	4808 Hazel St	77	508.36
98	1606	4808 Hazel St	82	541.37
99	1707	4808 Hazel St	51	336.71
100	1708	4808 Hazel St	82	541.37
101	1709	4808 Hazel St	77	508.36
102	1701	4808 Hazel St	59	389.52
103	1702	4808 Hazel St	96	633.80
104	1703	4808 Hazel St	56	369.72
105	1705	4808 Hazel St	77	508.36
106	1706	4808 Hazel St	82	541.37
107	1807	4808 Hazel St	51	336.71
108	1808	4808 Hazel St	82	541.37
109	1809	4808 Hazel St	77	508.36
110	1801	4808 Hazel St	59	389.52
111	1802	4808 Hazel St	96	633.80
112	1803	4808 Hazel St	56	369.72
113	1805	4808 Hazel St	77	508.36
114	1806	4808 Hazel St	82	541.37
115	1907	4808 Hazel St	51	336.71
116	1908	4808 Hazel St	82	541.37

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

Strata Lot Number	Civic		Unit	Special Resolution #1
	Unit	Address	Entitlement	Eye Brow
117	1909	4808 Hazel St	77	508.36
118	1901	4808 Hazel St	59	389.52
119	1902	4808 Hazel St	96	633.80
120	1903	4808 Hazel St	56	369.72
121	1905	4808 Hazel St	77	508.36
122	1906	4808 Hazel St	82	541.37
123	2007	4808 Hazel St	51	336.71
124	2008	4808 Hazel St	82	541.37
125	2009	4808 Hazel St	77	508.36
126	2001	4808 Hazel St	59	389.52
127	2002	4808 Hazel St	96	633.80
128	2003	4808 Hazel St	56	369.72
129	2005	4808 Hazel St	77	508.36
130	2006	4808 Hazel St	82	541.37
131	2107	4808 Hazel St	51	336.71
132	2108	4808 Hazel St	82	541.37
133	2109	4808 Hazel St	77	508.36
134	2101	4808 Hazel St	59	389.52
135	2102	4808 Hazel St	96	633.80
136	2103	4808 Hazel St	56	369.72
137	2105	4808 Hazel St	77	508.36
138	2106	4808 Hazel St	82	541.37
139	2207	4808 Hazel St	51	336.71
140	2208	4808 Hazel St	82	541.37
141	2209	4808 Hazel St	77	508.36
142	2201	4808 Hazel St	59	389.52
143	2202	4808 Hazel St	96	633.80
144	2203	4808 Hazel St	56	369.72
145	2205	4808 Hazel St	77	508.36
146	2206	4808 Hazel St	82	541.37
147	2307	4808 Hazel St	51	336.71
148	2308	4808 Hazel St	82	541.37
149	2309	4808 Hazel St	77	508.36
150	2301	4808 Hazel St	107	706.43
151	2303	4808 Hazel St	107	706.43
152	2305	4808 Hazel St	77	508.36
153	2306	4808 Hazel St	82	541.37
154	2407	4808 Hazel St	51	336.71
155	2408	4808 Hazel St	82	541.37

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

Strata Lot Number	Civic		Unit	Special Resolution #1 Eyebrow
	Unit	Address	Entitlement	
156	2409	4808 Hazel St	77	508.36
157	2401	4808 Hazel St	107	706.43
158	2403	4808 Hazel St	107	706.43
159	2405	4808 Hazel St	77	508.36
160	2406	4808 Hazel St	82	541.37
161	2507	4808 Hazel St	51	336.71
162	2508	4808 Hazel St	82	541.37
163	2509	4808 Hazel St	77	508.36
164	2501	4808 Hazel St	107	706.43
165	2503	4808 Hazel St	107	706.43
166	2505	4808 Hazel St	77	508.36
167	2506	4808 Hazel St	82	541.37
168	2607	4808 Hazel St	51	336.71
169	2608	4808 Hazel St	82	541.37
170	2609	4808 Hazel St	77	508.36
171	2601	4808 Hazel St	107	706.43
172	2603	4808 Hazel St	107	706.43
173	2605	4808 Hazel St	77	508.36
174	2606	4808 Hazel St	82	541.37
175	2707	4808 Hazel St	51	336.71
176	2708	4808 Hazel St	82	541.37
177	2709	4808 Hazel St	77	508.36
178	2701	4808 Hazel St	107	706.43
179	2703	4808 Hazel St	107	706.43
180	2705	4808 Hazel St	77	508.36
181	2706	4808 Hazel St	82	541.37
182	2807	4808 Hazel St	51	336.71
183	2808	4808 Hazel St	82	541.37
184	2809	4808 Hazel St	77	508.36
185	2801	4808 Hazel St	107	706.43
186	2803	4808 Hazel St	107	706.43
187	2805	4808 Hazel St	77	508.36
188	2806	4808 Hazel St	82	541.37
189	2907	4808 Hazel St	51	336.71
190	2908	4808 Hazel St	82	541.37
191	2909	4808 Hazel St	77	508.36
192	2901	4808 Hazel St	107	706.43
193	2903	4808 Hazel St	107	706.43
194	2905	4808 Hazel St	77	508.36

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

Strata Lot Number	Civic		Unit	Special Resolution #1
	Unit	Address	Entitlement	EyeBrow
195	2906	4808 Hazel St	82	541.37
196	3007	4808 Hazel St	51	336.71
197	3008	4808 Hazel St	82	541.37
198	3009	4808 Hazel St	77	508.36
199	3001	4808 Hazel St	107	706.43
200	3003	4808 Hazel St	107	706.43
201	3005	4808 Hazel St	77	508.36
202	3006	4808 Hazel St	82	541.37
203	3107	4808 Hazel St	51	336.71
204	3108	4808 Hazel St	82	541.37
205	3109	4808 Hazel St	77	508.36
206	3101	4808 Hazel St	107	706.43
207	3103	4808 Hazel St	107	706.43
208	3105	4808 Hazel St	77	508.36
209	3106	4808 Hazel St	82	541.37
210	3207	4808 Hazel St	51	336.71
211	3208	4808 Hazel St	82	541.37
212	3209	4808 Hazel St	77	508.36
213	3201	4808 Hazel St	107	706.43
214	3203	4808 Hazel St	107	706.43
215	3205	4808 Hazel St	77	508.36
216	3206	4808 Hazel St	82	541.37
217	3308	4808 Hazel St	105	693.22
218	3309	4808 Hazel St	81	534.77
219	PH	4808 Hazel St	127	838.47
220	3305	4808 Hazel St	81	534.77
221	3306	4808 Hazel St	105	693.22
222	PH	4808 Hazel St	150	990.32
223	PH	4808 Hazel St	127	838.47
224	PH	4808 Hazel St	150	990.32
225	PH	4808 Hazel St	182	1,201.58
226	PH	4808 Hazel St	182	1,201.58
227	305	4808 Hazel St	98	647.01
228	505	4808 Hazel St	98	647.01
			18,176	120,000.00



www.centrepointstrata.com
THE OWNERS, STRATA PLAN BCS 3037
MINUTES OF THE ANNUAL GENERAL MEETING
TUESDAY, FEBRUARY 16, 2021

The following are the Minutes of the Annual General Meeting, Strata Plan BCS 3037, held on Tuesday, February 16, 2021, at 6:30 pm, at long-term visitor parking level P3 CenterPoint 4808 Hazel street Vancouver 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-three (23) in person and eighteen (18) by proxy, for a total of forty-one (41) 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, Jeff Leong, Raymond Lee, and Jason Wang, with regrets from 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 forty-one (41) 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 22, 2021, to comply with the Act.

E. APPROVAL OF THE AGENDA

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

F. APPROVAL OF THE MINUTES OF THE LAST ANNUAL GENERAL MEETING HELD ON TUESDAY, FEBRUARY 13, 2020.

Upon a MOTION duly made by Jeff Leong and SECONDED by Ying Zi Zhang, it was RESOLVED that the Minutes of the Last Annual General Meeting held on Tuesday, February 13, 2020, be APPROVED, as distributed.

G. APPROVAL OF THE BUDGET

A MOTION was made by Jason Kelders and SECONDED by Jeff Leong that the proposed 2021 Budget be APPROVED, as presented.

Discussion:

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

- Management noted that the cleaning supplies line item was increased significantly due to extra cleaning supplies being needed, as the COVID-19 protocols require the building to be cleaned far more often, especially the high touch areas in the common property.
- Management reported that a new door had been installed on the lobby's mailroom entrance, as approved by the Strata Council. The door was installed in response to several break-ins in the building's mailroom, as well as in neighbouring buildings. It is hoped that the door will help prevent any further crimes in the mailroom.

There being no further discussion, the Chair called for a vote. All forty-one (41) votes were in favour, exceeding 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:

PURCHASE AN UPDATED DEPRECIATION STUDY

WHEREAS Strata Corporation's Depreciation Report is now seven (7) years old and in need of updating;

BE IT RESOLVED that the Owners of Strata Plan BCS 3037 "Centrepont" hereby approve an expenditure of up to \$10,000.00 (today's cost for a Depreciation Report), from the Strata Corporation's Contingency Fund to order and pay for updating the Depreciation Study.

A MOTION was made by Ying Zi Zhang and SECONDED by Jeff Leong that Special Resolution #1 be APPROVED, as having been read.

Discussion:

- The Strata Council explained that the current Depreciation Report was from 2014. With the re-pipe scheduled to be completed in April 2021, the Council felt that it was appropriate for a new report to be obtained to reflect all the building's maintenance since the last report.

There being no discussion, and upon the vote being taken, thirty-nine (39) votes were in favor, two (2) votes opposed, and no abstentions. Thirty-one (31) 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:

**WAIVER OF UPDATING THE DEPRECIATION STUDY
TO BE VOTED ON ONLY IF SPECIAL RESOLUTION #1 FAILS**

WHEREAS the Owners of Strata Plan BCS 3037 "Centrepont" 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 **2022** before purchasing an updated Depreciation study.

BE IT RESOLVED that the Owners of Strata Plan BCS 3037 "Centrepont" hereby waive the requirement for an updated Depreciation Study until the Annual General Meeting scheduled for February **2022**.

Special Resolution #2 was **WITHDRAWN**, as Special Resolution #1 had been approved.

The Chair read out Resolution #3 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, 2021, 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 to the Contingency Reserve Fund for the 2020-2021 strata's insurance premium. This amount of approximately **\$73,619.00** will be repaid from the Operating Fund to the Contingency Reserve Fund by April 30, 2021.

A MOTION was made by Alvin Shih and **SECONDED** by Jeff Leong that Special Resolution # 3 be **APPROVED**, as having been read.

There being no discussion, and upon the vote being taken, all forty-one (41) votes were in favour. Thirty-one (31) 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** unanimously.

The Chair read out Resolution #4 as follows:

EYEBROW REMEDIATION NORTH FACE OF BUILDING AND TOWNHOUSES

WHEREAS the eyebrows on the north face of the building and the townhouses are in need of remediation and the Strata Corporation has received a revised quote from XTR Building Services Ltd., to do the work;

BE IT RESOLVED that the Owners of Strata Plan BCS 3037 "Centrepont" hereby approve a Special Assessment of **\$120,000.00** (plus applicable taxes), to remediate the eyebrows on the north face of the building and the townhouses. The Special Assessment, based on unit entitlement of each strata lot, is due and payable by **December 31, 2021** (**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" hereby authorize the Strata Corporation to pay this expenditure of \$120,000.00 (plus applicable taxes) from the Strata Corporation's Contingency Fund to ensure that this project is completed in a timely manner, and that the Special Assessment of \$120,000.00 will be used to repay the Contingency Fund.

A MOTION was made by Jeff Leong and SECONDED by Alvin Shih that Special Resolution # 4 as having been read be APPROVED.

There being no discussion, and upon the vote being taken, thirty-seven (37) votes were in favour, four (4) votes opposed, and no abstentions. Thirty-one (31) 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**.

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 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 is 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 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 President announced that all the 2020 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 2021 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 forty-one (41) votes were in favor of electing the seven (7) nominated owners. Twenty-one (21) votes are required to elect the Strata Council, as per the majority vote requirement in the Strata Property Act B.C.; therefore, the Council members were **ELECTED** unanimously.

The following Owners will serve on the Strata Council for 2021.

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

K. DISCUSSION

- The Strata Council discussed with the owners for their input on two proposals to install Electric Vehicle (E.V.) charging stations in the visitor parking area. One proposal was for four charging ports at the cost of \$25,422.60, and the other quote was for two ports at the cost of \$13,215.30.

L. NEXT MEETING

The next meeting of the Strata Corporation will be the **Strata Council Meeting**, to be held on:

Tuesday, March 16, 2021

At 6:00 pm

Via Zoom

M. ADJOURNMENT

There being no further business to transact, upon a MOTION duly made, it was resolved that the meeting would be adjourned at 7:46 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.**

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