



MEMORANDUM

TO: The Owners, Strata Plan LMS 3316

DATE: March 09, 2020

FROM: Steven Loo, Strata Manager

RE: ANNUAL GENERAL MEETING MINUTES

Attached are the minutes of the Annual General Meeting held on November 26, 2019. Please read and retain them for future reference.

STRATA FEES:

Please note: Strata fees have increased, retroactive, with a catch-up schedule. Please see the respective page pertaining to the details.

RULES:

NEW RULES WERE PASSED. Please access **FSRConnect™** Association Documents for the current Bylaws/Rules.

NEW COUNCIL:

- Kin Leong
- Michel Gagnon
- David Mah
- Lisa Chow
- Young Seok Lee
- Geoff DeGoey
- Courtenay Hoang

FSRConnect™ REGISTRATION

To benefit from **FSRConnect™** and help your Strata save money, please contact Connect Customer Care at connect.bc@fsresidential.com to further assist you in your registration process.

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Encl.

SL/ya

**MINUTES
ANNUAL GENERAL MEETING
THE OWNERS STRATA PLAN LMS 3316
MERIDIAN BY THE PARK**

***Held on Tuesday, November 26, 2019
Within Nikkei Centre
6688 Southoaks Crescent, Burnaby BC***

Following registration that started at 6:30 p.m., the meeting was called to order at 7:00 p.m. by Council President, Kin Leong.

He welcomed all the Owners and asked if there weren't any objections, he would like the Strata Manager to facilitate the meeting. Hearing no objections, the Strata Manager, Steven Loo, thanked the Owners and proceeded with the meeting. Steven Loo is representing FirstService Residential BC Ltd.

QUORUM STATUS

Subject to the Bylaws, a quorum for a general meeting is eligible voters holding one third of the Strata Corporation's votes, present in person or by proxy. As the Strata Corporation currently consists of 53 eligible voters, 18 represents quorum in this instance. At the commencement of the meeting there were 14 eligible voters in attendance and 4 represented by proxy for a total of 18 votes represented. The quorum requirements had been achieved and the meeting proceeded.

PROOF OF NOTICE

It was noted that the Notice of Meeting, dated November 5, 2019, complied with the notice requirements of the *Strata Property Act* and that the most recently approved financial statements had been received.

APPROVAL OF AGENDA

It was moved and seconded to approve the Agenda as distributed with the Notice of Meeting. **MOTION CARRIED.**

APPROVAL OF GENERAL MEETING MINUTES

It was moved and seconded to approve the Minutes of the Annual General Meeting held November 26, 2018 as previously circulated. **MOTION CARRIED.**

PRESIDENT'S REPORT

LMS3316 Strata AGM – Nov. 26th, 2019

This past year has flown by quickly, but Council has actually been working on resolving a good number of projects and issues. We must thank many of the Owners and Residents who contributed in some way to make our townhouse complex a safe and peaceful community enjoyed by all.

Telus PureFibre roll-out

One of the major projects this past year was the Telus PureFibre installation. Telus had contacted FirstService Residential in November last year with a proposal to enable our townhouse complex with their optic fibre service called Telus PureFibre. The initial scope of the installation made sense when Council reviewed Telus's proposal. The Telus PureFibre should provide the Owners with a more competitive choice between Shaw and Telus broadband services for our homes. As the PureFibre project started to roll out, Council learned that Telus brought in a subcontractor for the optic fibre installation then another subcontractor to install the in-suite equipment. Unfortunately, the subcontractors did not seem to operate under the same scope of work as Telus originally proposed to Council, resulting in much confusion for many Owners. Fortunately, Council worked together to set the situation straight with Telus and their subcontractors in the end. Owners are now able to have a choice of broadband Internet providers to future-proof our complex. I wish to emphasize that neither our Strata Council nor FirstService Residential is promoting the Telus service in any way. Owners should and will always have a choice of service providers for their utility services in our complex.

EV charger installation

A couple of Owners had approached Council to inquire about installation of an electrical charger for their electric vehicle. There are bylaws and safety guidelines set forth by the City of Burnaby and by BC Hydro that governs how EV chargers may be installed. Council has studied some options that may be suitable for our underground parkade. If an Owner is considering the purchase of an electric vehicle or plug-in vehicle that requires an electric charger, we encourage the Owner to contact the Council with their idea or proposal early on before their purchase. Council can provide some guidance on the proposed installation. Council review is also a key approval step in the installation of an electric charger.

Bylaw infractions

Council had to address several bylaw infractions this past year. It is important to remind all Owners that our bylaws are always updated and made available on www.meridianbythepark.com website and FSRconnect.ca web portal. Council members do not police the bylaws. Instead, we rely on each and every Owner to help enforce our bylaws and rules, especially for some of our newer Residents who may not be aware of our bylaws.

We had reported incidents of excessive noise past 11 p.m., unsupervised children playing unsafely on common property, improper disposal of household items and recycling, and other incidents. Council works objectively to look at each case to find the best solution on preventing future similar infractions. The situations do seem to change once Council takes corrective actions but sometimes just take time for these changes.

Playground upgrade with benches

Our playground upgrade project has seen some unfortunate delays with the time frame for purchasing and then contractor availability. Council was able to procure two benches which will be installed in the playground area that formerly housed the toy dinosaurs. These benches are intended for Owners and Residents to have a common place where they can sit to enjoy the beauty of our complex while supervising their children playing. Our contractor was busy with summer projects and hence postponed the bench installation until now. We will have the playground upgrade project completed in time for when the weather warms up in the spring of 2020.

Repair to water leak

One of our strata units had an unfortunate water leak into the basement. It took a lot of time and effort by a few contractors to discover the source of the water leak. Fortunately, the source was found, and the leak was repaired without incurring additional expenses for the strata. This water leak repair was a significant roadblock as Council was concerned with the potential cost of repair which fortunately landed lower than expected.

Volunteer for cleaning party

We held another successful annual cleaning party in June this year. On behalf of the Council and as an Owner, I wish to thank all those who had helped over this past year. This year, we had 30 people come out to volunteer at our washing party representing 22 strata units. All our volunteers had enjoyed the nice weather and the delicious lunch. A bit of work by many volunteers translates to a significant saving in maintenance cost for everyone.

Community potluck dinner

We were also blessed with nice summer weather in July to hold a community potluck dinner event. We saw many families participate with their delicious dishes to share. This event was very positively received as it provided the Residents with a way to connect with each other. It is all too easy to drive in and out of our convenient underground garage without seeing our neighbours on a regular basis. The potluck event allows us to get to know each other better. A close community is a safer community.

Garbage and Recycling

Council has received some feedback regarding the green bin Food Scrap collection program. Council had implemented a process of holding Owners accountable for bringing the green food scrap bins to the curbside when they miss this task on their assigned week. It is simply unfair to the Owners assigned for the following week to have to bring twice the amount of food scrap in the bins when another owner missed the week prior.

Council must remind everyone that plastic bags and Styrofoam are absolutely prohibited from any of our recycling bins. Recycling of plastic bags and Styrofoam must be brought to a recycling depot (such as the Bottle Depot on Buller Street) or to the Burnaby Collection Station on Still Creek Avenue.

We must each do our part to help and correctly sort the recycled materials into their respective bins. I am sure that majority of us here make proper use of the recycling bins provided by following the classifications and sorting the items correctly. We must work together to police the minority who do not utilize the recycling bins correctly. If you do see an incorrect item that does not belong, do help by removing the item and placing it to the correct recycling bin.

Caretaker

Our caretaker has done a great job at maintaining the cleanliness of our common areas each week. In particular, she has done an excellent job keeping the garbage bin and recycling bin areas clean. Our caretaker also helped Council to provide access to trades during working hours throughout the year.

Council will again solicit the Residents for anyone who wishes to take on this resident caretaker position. Council wishes to emphasize that our caretaker does not assume the duties of our Property Manager. Any strata-related issues should still be reported to Steven Loo or to Council directly. As well, our caretaker's work does not alleviate our Residents in doing their part to help maintain order and cleanliness of our complex. We thank our caretaker for contributing several hours each week to help with keeping our common areas look better.

Conclusion

I wish to conclude my report by thanking the Council members for their contribution in time and effort this past year. They have all contributed their time generously in the best interest of all Owners and Residents, to make our complex a safer place and to maintain good value for our properties.

We also thank our property manager Steven Loo for his continued support and excellent service with managing the issues professionally throughout the year. Steven's effort has made our job on Council easy and enjoyable. We hope Steven has enjoyed working with our Strata as much as we have enjoyed his service and hard work.

- End of Report -

CONSIDERATION OF MAJORITY VOTE RESOLUTION RATIFICATION OF RULES

It was moved and seconded to bring the proposed resolution to the floor for discussion. The Majority Vote Resolution – Ratification of Rules reads as follows:

WHEREAS pursuant to Section 125 of *Strata Property Act*, Rules can be created or amended by council to govern the use, safety and condition of the common property and common assets of a Strata Corporation, but a Rule ceases to have effect at the first Annual General Meeting held after it is made, unless the Rule is ratified by a resolution passed by a majority vote (a) at that Annual General Meeting, or (b) at a special general meeting held before that Annual General Meeting;

WHEREAS since the last Annual General Meeting Council amended the Rules for the building, and would now like the owners to approve them as contemplated by Section 125 of the *Strata Property Act*,

BE IT RESOLVED that The Owners, Strata Plan LMS3316, in person or by proxy at this General Meeting ratify by a majority vote at this general meeting the following Rule:

2. ***All owners/residents when exiting or entering either underground parkade must stop and wait for the garage door gates to either parkade to close fully.***

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

18 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **MOTION CARRIED.**

INSURANCE REPORT

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

Strata Corporation Insurance

Please refer to the Insurance Summary included with your Notice of Meeting, which outlines the insured perils, the limits of coverage and the applicable deductibles. Please note the water damage deductible for the Strata Corporation is \$10,000.00.

Section 149 of the *Strata Property Act* requires the Strata Corporation to have adequate full replacement value insurance for the common property, common assets, buildings shown on the Strata Plan and fixtures built or installed on a strata lot. Your Strata Corporation's insurance policy is currently held with BFL Canada and is insured for a replacement value of \$21,300,000.00 based on information received from the Appraisal.

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

Non-resident Owners should be sure that their Tenants clearly understand that in the event of a fire, flood or some other incident, if a resident's possessions are damaged, that resident must

make a claim for compensation to his/her own insurance. Personal belongings are NOT covered by the building insurance policy.

Strata Corporation Insurance Coverage

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

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

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

- Strata lot Owner's and/or Tenant's personal property,
- Strata lot Owner's betterments and/or improvements to strata lot,
- Strata lot Owner's and/or Tenant's additional living expenses,
- Strata lot Owner's rental income loss.

Strata Lot Owner and/or Tenant Insurance Coverage Recommendation

It is recommended that all strata lot Owners and/or Tenants acquire the applicable coverage:

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

*****Example*****

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

BUDGET APPROVAL

It was moved and seconded to bring the proposed operating budget(s) to the floor for discussion.

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

18 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **MOTION CARRIED.**

Owners please note: Strata fees have increased, retroactive to September 30, 2019

PAYMENT OPTIONS (MONTHLY STRATA FEES ONLY):

1. **Owners Currently On Pre-Authorized Payment (PAD):** There is no action required from these Owners as any new strata fees and/or retroactive fees adjustments (if any) will be automatically adjusted.
2. **Owners Who Pay By Post-Dated Cheques:** Please send in 12 post-dated cheques payable to **Strata Plan LMS3316**, as well as any retroactive payment if necessary, as per the attached fee schedule.
3. **Owners Who Pay By E-Banking:** Owners will have to re-submit the strata fee amount for future months, as well as any retroactive payment if necessary, as per the attached fee schedule.

If you have any questions regarding your account, please contact the Accounts Receivable Department at 604.684.5329.

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

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

Preamble

A Depreciation Report is a long-term financial planning tool that estimates the repair and replacement cost for major items in the Strata Corporation and the expected life of those items (elevator, boilers, windows, roof, etc.).

The *Strata Property Act* has mandated that Strata Corporations must obtain from a qualified person a Depreciation Report unless Strata Corporations, by a Resolution passed by a 3/4 vote at an Annual or Special General Meeting, waives that requirement.

WHEREAS the Owners, Strata Plan LMS 3316 – Meridian by the Park, wish to waive the requirement to obtain a Depreciation Report otherwise required under Section 94 of the *Strata Property Act*.

BE IT RESOLVED by a 3/4 Vote Resolution of the Owners, Strata Plan LMS 3316 – Meridian by the Park, in person or by proxy, that in accordance with Section 94(3) of the *Strata Property Act*, the requirement to obtain a Depreciation Report is hereby waived until the next Annual General Meeting.

END OF RESOLUTION

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

18 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **MOTION CARRIED.**

**CONSIDERATION OF MAJORITY VOTE RESOLUTION "B"
DEPRECIATION REPORT**

As Resolution "A" was approved, Resolution "B" was not brought to the floor for discussion.

ELECTION OF COUNCIL

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

The following persons agreed to stand for Council:

- Kin Leong
- Michel Gagnon
- David Mah
- Lisa Chow
- Young Seok Lee
- Geoff DeGoey
- Courtenay Hoang

The above was declared as elected by acclamation. An Owner sent their appreciation for the work Council does. A round of applause ensued.

GENERAL DISCUSSION

An Owner made a comment about their dryer vent not being cleaned. Council noted that several dryer vents exited at the roof line. Our contactor was asked to prepare an inventory of the location of all dryer vents for future knowledge.

An Owner suggested that the siding needs to be cleaned as some areas are showing algae. Council noted the comment.

An Owner noted that door jams need attention. Council noted the comment.

A Resident stated their fence needs a repair. This will be added to the repair list

TERMINATION OF MEETING

There being no further business, it was moved to terminate the meeting at 8:18 p.m. **MOTION CARRIED.**

FirstService Residential BC Ltd.



Steven Loo
Strata Manager
Per the Owners
Strata Plan LMS 3316

SL/ya

Email: info.bc@fsresidential.com

Customer Care Centre: 1.855.273.1967 (24 hours non-emergency)

www.fsresidential.com

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

FIRSTSERVICE OFFERS CONVENIENCE!

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

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

2. ***Online/Telephone Banking***

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

I'M INTERESTED, HOW DO I DO THIS?

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

WHEN SHOULD I MAKE MY PAYMENTS?

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

LMS 3316-MERIDIAN BY THE PARK

Approved Annual Budget Oct 01, 2019 to Sep 30, 2020

<u>A/C Description</u>	<u>Approved 2019/2020 Budget</u> \$
<u>INCOME</u>	
<u>STRATA FEES</u>	
4002 Operating Fund Contribution	152,563
4003 Contingency Fund Contribution	37,297
TOTAL STRATA FEES	<hr/> 189,860
4523 Bylaw / Late Payment Fine	--
4640 Interest Income	--
4700 Miscellaneous Income	--
4702 Move In / Move Out Fee	--
4720 Parking	--
TOTAL INCOME	<hr/> 189,860
<u>EXPENSES</u>	
<u>GENERAL EXPENSES</u>	
5015 Audit	210
5445 Caretaker Wages & Benefits	3,328
6300 Insurance	57,468
6504 Legal Fees	189
6700 Management Fees	14,628
6705 Miscellaneous	1,500
TOTAL GENERAL EXPENSES	<hr/> 77,323
<u>BUILDING & GROUND EXPENSES</u>	
5602 Door / Gate	1,500
5705 Electricity	9,450
5903 Fire Prevention	9,000
6001 Garbage Removal	2,600
6011 Grounds-Improvements	10,000
6015 Grounds-Maintenance	29,000
7015 Pest Control	2,000

LMS 3316-MERIDIAN BY THE PARK

Approved Annual Budget Oct 01, 2019 to Sep 30, 2020

<u>A/C Description</u>	<u>Approved 2019/2020 Budget</u> \$
7240 Repair and Maintenance	15,000
7415 Snow Removal	2,500
7423 Supplies	1,000
TOTAL BUILDING & GROUND EXPENSES	82,050
9010 Reserve - Contingency Fund	37,297
9053 Reserve - Special Projects	20,000
TOTAL EXPENSES	216,670
CURRENT YR NET SURPLUS/(DEFICIT)	(26,810)
9990 Operating Surplus (Deficit) Balance Forward	15,227
9992 Refund of Prior Year's Operating Surplus	20,691
ENDING OP SURPLUS/(DEFICIT)	9,108

LMS 3316-MERIDIAN BY THE PARK
Approved Strata Fee Schedule
Oct 01, 2019 to Sep 30, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Retroactive Fee Adjustment Oct-Jan/20 * \$
1	# 1 - 6670 RUMBLE STREET	149	250.54	61.25	311.79	303.58	32.84
2	# 2 - 6670 RUMBLE STREET	149	250.54	61.25	311.79	303.58	32.84
3	# 3 - 6670 RUMBLE STREET	149	250.54	61.25	311.79	303.58	32.84
4	# 5 - 6670 RUMBLE STREET	149	250.54	61.25	311.79	303.58	32.84
5	# 6 - 6670 RUMBLE STREET	149	250.54	61.25	311.79	303.58	32.84
6	# 7 - 6670 RUMBLE STREET	149	250.54	61.25	311.79	303.58	32.84
7	# 8 - 6670 RUMBLE STREET	149	250.54	61.25	311.79	303.58	32.84
8	# 9 - 6670 RUMBLE STREET	149	250.54	61.25	311.79	303.58	32.84
9	#10 - 6670 RUMBLE STREET	153	257.27	62.89	320.16	311.73	33.72
10	#11 - 6670 RUMBLE STREET	143	240.45	58.78	299.23	291.35	31.52
11	#12 - 6670 RUMBLE STREET	138	232.04	56.73	288.77	281.17	30.40
12	#15 - 6670 RUMBLE STREET	138	232.04	56.73	288.77	281.17	30.40
13	#16 - 6670 RUMBLE STREET	143	240.45	58.78	299.23	291.35	31.52
14	#17 - 6670 RUMBLE STREET	173	290.90	71.11	362.01	352.48	38.12
15	#18 - 6670 RUMBLE STREET	174	292.57	71.53	364.10	354.51	38.36
16	#19 - 6670 RUMBLE STREET	145	243.82	59.60	303.42	295.43	31.96
17	#20 - 6670 RUMBLE STREET	130	218.59	53.44	272.03	264.87	28.64
18	#21 - 6670 RUMBLE STREET	130	218.59	53.44	272.03	264.87	28.64
19	#22 - 6670 RUMBLE STREET	135	227.00	55.49	282.49	275.05	29.76
20	#23 - 6670 RUMBLE STREET	146	245.49	60.02	305.51	297.46	32.20
21	#25 - 6670 RUMBLE STREET	131	220.27	53.85	274.12	266.90	28.88
22	#26 - 6670 RUMBLE STREET	134	225.32	55.08	280.40	273.02	29.52
23	#27 - 6670 RUMBLE STREET	126	211.87	51.79	263.66	256.72	27.76
24	#28 - 6670 RUMBLE STREET	131	220.27	53.85	274.12	266.90	28.88
25	#29 - 6670 RUMBLE STREET	140	235.41	57.55	292.96	285.24	30.88
26	#30 - 6670 RUMBLE STREET	139	233.72	57.14	290.86	283.20	30.64
27	#31 - 6670 RUMBLE STREET	129	216.91	53.03	269.94	262.83	28.44

**The retroactive fee adjustment is calculated as the difference between the new strata fees and old strata fees, multiplied by the number of months subsequent to the year end in which the old strata fees were assessed.*

LMS 3316-MERIDIAN BY THE PARK
Approved Strata Fee Schedule
Oct 01, 2019 to Sep 30, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Retroactive Fee Adjustment Oct-Jan/20 * \$
28	#32 - 6670 RUMBLE STREET	132	221.95	54.26	276.21	268.94	29.08
29	#33 - 6670 RUMBLE STREET	124	208.50	50.97	259.47	252.64	27.32
30	#35 - 6670 RUMBLE STREET	132	221.95	54.26	276.21	268.94	29.08
31	#36 - 6670 RUMBLE STREET	129	216.91	53.03	269.94	262.83	28.44
32	#37 - 6670 RUMBLE STREET	138	232.04	56.73	288.77	281.17	30.40
33	#38 - 6670 RUMBLE STREET	140	235.41	57.55	292.96	285.24	30.88
34	#39 - 6670 RUMBLE STREET	140	235.41	57.55	292.96	285.24	30.88
35	#40 - 6670 RUMBLE STREET	138	232.04	56.73	288.77	281.17	30.40
36	#41 - 6670 RUMBLE STREET	138	232.04	56.73	288.77	281.17	30.40
37	#42 - 6670 RUMBLE STREET	140	235.41	57.55	292.96	285.24	30.88
38	#43 - 6670 RUMBLE STREET	140	235.41	57.55	292.96	285.24	30.88
39	#45 - 6670 RUMBLE STREET	138	232.04	56.73	288.77	281.17	30.40
40	#46 - 6670 RUMBLE STREET	135	227.00	55.49	282.49	275.05	29.76
41	#47 - 6670 RUMBLE STREET	125	210.19	51.38	261.57	254.68	27.56
42	#48 - 6670 RUMBLE STREET	138	232.04	56.73	288.77	281.17	30.40
43	#49 - 6670 RUMBLE STREET	140	235.41	57.55	292.96	285.24	30.88
44	#50 - 6670 RUMBLE STREET	140	235.41	57.55	292.96	285.24	30.88
45	#51 - 6670 RUMBLE STREET	128	215.22	52.62	267.84	260.79	28.20
46	#52 - 6670 RUMBLE STREET	159	267.35	65.36	332.71	323.95	35.04
47	#53 - 6670 RUMBLE STREET	156	262.31	64.13	326.44	317.84	34.40
48	#55 - 6670 RUMBLE STREET	156	262.31	64.13	326.44	317.84	34.40
49	#56 - 6670 RUMBLE STREET	155	260.62	63.72	324.34	315.80	34.16
50	#57 - 6670 RUMBLE STREET	159	267.35	65.36	332.71	323.95	35.04
51	#58 - 6670 RUMBLE STREET	156	262.31	64.13	326.44	317.84	34.40
52	#59 - 6670 RUMBLE STREET	156	262.31	64.13	326.44	317.84	34.40
53	#60 - 6670 RUMBLE STREET	159	267.35	65.36	332.71	323.95	35.04

**The retroactive fee adjustment is calculated as the difference between the new strata fees and old strata fees, multiplied by the number of months subsequent to the year end in which the old strata fees were assessed.*

LMS 3316-MERIDIAN BY THE PARK
Approved Strata Fee Schedule
Oct 01, 2019 to Sep 30, 2020

Strata Lot Number	Civic Address	Unit Entitlement	Op. Fund Monthly Contribution \$	CRF Monthly Contribution \$	Total Monthly Strata Fees \$	OLD Monthly Strata Fees \$	Retroactive Fee Adjustment Oct-Jan/20 * \$
		7,561	12,713.59	3,108.11	15,821.70	15,405.06	1,666.56
Total Annual Strata Fees (x 12 months) =					<u>189,860.40</u>	<u>184,860.72</u>	

**The retroactive fee adjustment is calculated as the difference between the new strata fees and old strata fees, multiplied by the number of months subsequent to the year end in which the old strata fees were assessed.*