

MINUTES OF 2017 ANNUAL GENERAL MEETING

JOINT SECTION

DATE: Friday, October 13th, 2017

Prepared and mailed/delivered by Bayview Strata & Rental Services

1. **CALL TO ORDER:** This meeting was called to order by Kate Britton at 1:12pm.
2. **MEETING PROCEDURES:**
 - a) Council, Management and the ownership group introduced themselves.
 - b) There were 71 Strata Lots represented in person.
 - c) There were 52 Strata Lots represented by proxy.
 - d) A quorum was established with 123 Strata Lots represented in person or by proxy.
 - e) Terry Kerr, Managing Broker and Licensed Strata Agent for Bayview Strata & Rental Services was elected to chair the meeting with no objection from the floor.
 - f) The Notice of Meeting package was delivered to all Owners on September 22nd, 2017 in compliance with the ACT.
 - g) Confirmation of Issuance of Voting Cards Confirmed.
3. **APPROVE THE AGENDA:**
 - a) *Motion to Approve the Agenda as Distributed.*

Moved: PSOE	Seconded: SL#24	
In Favour: 123	Opposed: 0	Carried
4. **ADOPTION OF PREVIOUS MINUTES:**
 - a) Motion to Approve the Minutes of the Annual General Meeting held October 14, 2016 as distributed.

Moved: PSOE	Seconded: SL#6C	
In Favour: 123	Opposed: 0	Carried
5. **MATTERS ARISING FROM THE PREVIOUS ANNUAL GENERAL MEETING:**
 - a) Water and Sewer System – Complete.
6. **REPORTS: (APPENDIX A)**
 - a) Strata Council Reports:
 - i. Presidents Report– Kate Britton
 - ii. Landscape Report – Sean Haver
 - iii. Buildings Report – Debby Morgan
7. **RATIFY NEW RULES – JOINT SECTION:**
 - a) No new Rules were passed by Strata Council.
8. **APPROVAL OF FINANCIAL STATEMENTS: (APPENDIX A)**
 - a) Treasurers Report
 - b) See attached Financial Statements for the period ending August 31st, 2017.

Motion to accept the Financial Statement Reports as presented for the period ending August 31st, 2017.

Moved: PSOE

Seconded: SL#7D

Carried by Majority Vote

9. INSURANCE REPORT:

- a) Refer to the copy of the insurance Binder Coverage in APPENDIX B.

10. PROPOSED OPERATING BUDGET FOR 2017 - 2018:

(see APPENDIX C)

Prior to the motion being put forward the budget numbers were reviewed; questions asked and answered. Once complete the following motion was put forward.

MOTION:

- a) That the Recommended Operating Budget for 2017 - 2018 be approved.
 b) That the budget surplus from 2016 – 2017 fiscal year be placed into previous years retained earnings.
 c) That Strata Fees be as detailed in APPENDIX: D.
 d) That the Annual Contribution to the Contingency Reserve Fund through monthly strata fee payments shall be as detailed in the operating budget.
 e) That the preferred method of strata fee payment be Pre-Authorized Debit (PAD).

Motion to Approve.

Moved: PSOE

Seconded: SL#VI

In Favour: 119

Opposed: 4

Carried by Majority Vote

11. NEW BUSINESS:

- a) **RESOLUTION #1 – CAPITAL ASSET REPAIR AND/OR REPLACEMENT CRF AUTHORIZATION**

WHEREAS, pursuant to s. 72 of the *Strata Property Act* and the bylaws the Strata Corporation must maintain and repair common property including limited common property; and

WHEREAS, the Owners Strata Plan No. VIS2036 Joint Section (the “Joint Section”) have been performing capital asset repair and replacements over the course of the last 24 months; and

WHEREAS, the Strata Council would like to continue with the much needed repairs and maintenance to the Capital Assets of the Joint Section;

BE IT RESOLVED, by at least $\frac{3}{4}$ of the vote cast by eligible voters who are present in person or by proxy at the time the vote is taken and who have not abstained approves an expenditure from the Contingency Reserve Funds up to \$25,000 to continue to maintain repair and replace as needed the Capital Assets of the Joint Section.

Moved: SL#7D

Seconded: SL#24D

Discussion:

Discussion was held regarding this resolution; question was raised regarding previous years approval for work to be completed, it was explained those approvals still are valid and will be actioned, this resolution is in addition to those authorization.

The Vote was called

In Favour: 123

Opposed: 0

Carried

12. ELECTION OF NEW STRATA COUNCIL:

Members of Strata Council from 2016 – 2017 allowing their names to stand for re-election are:

1. Kate Britton
2. Dave Aylard
3. Harry Felsing
4. Seann Haver
5. Leonard Aylward
6. Stuart Allen
7. Debby Morgan

MOTION: To close nominations and elect the above listed members as Strata Council for the 2017 – 2018 Fiscal Year.

Moved: SL#23D

Seconded: SL#30B

In Favour: 123

Opposed: 0

Carried

13. ADJOURNMENT: The meeting was terminated by SL#11A at 2:17pm.

APPENDIX: A – Reports

The 2016-2017 Strata fiscal year has been filled with many projects. Council has worked with contractors to complete a condition assessment of the 600 block building, do required repairs and paint the building. This big project has been very successful and looks great. In addition, the damage discovered in the 700 block south corner has been repaired and rebuilt. The concrete deck surface is due to be poured in early October. This final step was delayed out of consideration of the summer guests and the resort being at capacity. We appreciate Zelwood Construction's assistance with this large project and for their consideration scheduling work with on-site staff & Owners, we certainly didn't want to cancel anyone's summer vacation. Weather permitting, the 600 block roof will have the roof replacement completed this fall.

This year Council signed a new landscaping contract with ILS Landscaping. Their staff have done an excellent job of getting up to speed quickly. However there continues to be serious challenges throughout our resort grounds. Over the past five years the grounds committee has removed many dangerous, dying and overgrown trees as well as overgrown bushes and plants. This has cleaned up the property considerably however we require some fresh plantings to fill in the vacant spaces. We hope we will have enough funds next spring to try and address some of the areas. A great deal of work has been accomplished and there remains a great deal more to be done. Our irrigation system is well past its functional life and has many challenges. A new system throughout the whole property would be a great improvement but will prove very costly.

The new sewer lift stations are fully operational and a huge improvement to our property. The grass in the centre area, due to our hot summer, has not fully been restored and will be a focus for next spring & summer, when we can fertilize again.

Pacific Shores has a variety of ponds throughout the property, many Owners & guests have expressed concerns about their condition. The ponds are in various stages of operation, with different pumps, styles & systems. The grounds committee plans on working with ILS to develop a plan to possibly repurpose many of the areas to provide a more cost effective lower maintenance solution that will also be aesthetically pleasing to everyone on property.

The building committee has also been focussing on the walkways, driveways & parking lots. New lines & unit numbers have been painted this summer and a list of damage on the walkways and entry ways, caused by tree roots, is being compiled for repair.

This coming year will see no strata special assessments requested however work will be continuing on property including the water system butterfly valve for the community fire protection, at the pump station. In addition, the 500 block will have a condition assessment, hopefully resulting in repairs and painting in the spring.

As shared earlier, PSOE & Transtide have partnered to look at marketing their strata lots, for sale, together. At this time, there is no changes or updates to that information. PSOE is in the process of requesting a court hearing to allow them to proceed. The action of these two Owners does not alter strata or the focus and continued work that Council is doing on behalf of all Owners.

Our Joint & Residential Strata AGM's will be held at Pacific Shores in the Garden room downstairs at 1pm on Friday, October 13, 2017. Council hopes to see you all there.

Kate Britton

President, Strata VIS 2036

Financial Statement Reports

PACIFIC SHORES JOINT VIS2036 Balance Sheet As at Aug 31, 2017

ASSET**Current Assets**

CCCU - Operating Acct Joint	50,952.52	
Total Cash on Hand		50,952.52
Prepaid Insurance - Joint	111,798.50	
Total Current Assets		111,798.50

Total Assets

	162,751.02
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Other Assets

Accounts Receivable - Joint	3,313.18	
CCCU - CRF Joint Trust Account	216,186.68	
CCCU - Joint Levy Acct	14,988.08	
Total Receivable		234,487.94
Due from PS Residential	15,581.30	
Total Assets		15,581.30

Total Assets

	250,069.24
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TOTAL ASSET

	412,820.26
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LIABILITY**Current Liabilities**

Due to CRF from Levy	17,612.57	
Total Receiver General		17,612.57
Levy - Water/Sewer Upgrade (45,000) (Note 1)	16,487.43	
Levy - Interest on O/S Pymts	0.00	
Total		16,487.43

Total Current Liabilities

	34,100.00
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Liabilities

Accounts Payable	137,574.13	
Due to PS Residential	5,850.00	
Total Current Liabilities		143,424.13

Total Liabilities

	143,424.13
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TOTAL LIABILITY

	177,524.13
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EQUITY**Owners Equity**

Opening Balance	168,633.95	
Levy - CRF Bal. Increase (\$8,977)	8,977.00	
CRF Loan to Levy	-17,612.57	
Monthly CRF Contributions	54,999.96	
Capital Asset Repairs (25,000 CRF) (Note 2)	0.00	
Special Levy Interest	97.81	
CRF Interest	1,188.34	
Total Owner's Equity		216,284.49
Retained Earnings - Previous Year		10,882.81
Current Earnings		8,128.83

Total Equity

	235,296.13
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TOTAL EQUITY

	235,296.13
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LIABILITIES AND EQUITY

	412,820.26
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Note 1: Levy – Water/Sewer Upgrade (45,000)

\$45,000 levied at 2016 AGM (Due August 1, 2017) \$16,487.43 funds remaining

Note 2: Capital Asset Repairs (25,000 CRF)

\$25,000 approved funds remaining

Financial Summary

Joint – Strata Corporation (As of August 31, 2017)

Operating Bank Balance:	\$ 50,952.52
Contingency Reserve Fund:	\$ 216,186.68
Levy Account Balance:	\$ 14,988.08
Under/Over Budget:	\$ 8,128.00 under Budget

Accounts Receivable: \$ 3,313.18 (as of August 31, 2017)

APPENDIX: B**Insurance Coverage**

CHRISTIE-PHOENIX (VICTORIA)
 INSURANCE BROKERS
 Part of Arthur J. Gallagher Canada Limited

SUMMARY OF COVERAGE

POLICY NO. 8609038/5A1263338/4162674/100009998-262

INSURED: OWNERS STRATA PLAN VIS2036

LOCATION ADDRESS: 1600 STROUGLER ROAD, NANOOSE BAY, BC V9P 9B7

POLICY PERIOD: FROM: AUGUST 27, 2017 TO: AUGUST 27, 2018
 (12:01 AM STANDARD TIME)

	Deductible	Limit
ALL PROPERTY	\$5,000	\$40,219,000
EARTHQUAKE	15%/\$250,000	included
FLOOD	\$25,000	included
SEWER BACK-UP	\$25,000	included
WATER DAMAGE	\$25,000	included
STATED AMOUNT CLAUSE		included
REPLACEMENT COST ENDORSEMENT		Included
BLANKET BY-LAW		Included
COMPREHENSIVE GENERAL LIABILITY	\$5,000	\$10,000,000
MEDICAL PAYMENTS		Included
\$1000.00 PER PERSON \$10,000.00 PER ACCIDENT		included
DIRECTORS & OFFICERS LIABILITY		\$2,000,000
SPF6 - STANDARD NON-OWNED AUTOMOBILE	\$5,000	\$2,000,000
INN KEEPERS' LEGAL LIABILITY	\$1,000	\$50,000
MASTER KEY COVERAGE	\$5,000	\$25,000
EQUIPMENT BREAKDOWN - OPTION 3	\$1,000	\$40,219,000
REPAIR OR REPLACEMENT COVERAGE		included
VOLUNTEERS ACCIDENT MAINTENANCE		\$100,000

INSURERS: ZURICH /SEAFIRST/CAN-SURE/AVIVA INSURANCE - PROPERTY
 EQUIPMENT BREAKDOWN – 100% AVIVA INSURANCE COMPANY
 INDUSTRIAL ALLIANCE INSURANCE COMPANY – 100% VOLUNTEERS

The coverage identified is for All Sections and their associated Common and Limited Common Property.

NOTE: The deductible for sewer back-up claims is \$25,000. Owners should ensure their condo policy provides for this coverage in the event of an insurance claim against the strata corporation where the owner is deemed “responsible”.

Owners are also responsible to insure the increase in value of any “betterments” from the original “fit and finish” of the interior of their strata lot at the time the strata lot was conveyed by the developer to the “first purchaser”.

APPENDIX: C**Proposed Budget – JOINT**

	Budget 2016-2017 Joint	Actual 2016-2017 Joint	Budget 2017-2018 Joint
Revenue			
Strata Fees	\$485,060	\$485,060	\$485,060
Other Income	\$0	\$1,371	\$0
Total Income	\$485,060	\$486,431	\$485,060
Equity / Liability			
Prior Year Surplus Brought Forward	\$0	\$0	\$0
Prior Year Deficit Brought Forward	\$0	\$0	\$0
Gross Income	\$485,060	\$486,431	\$485,060
Expenses			
FINANCIAL/PROFESSIONAL			
Insurance - All Sections	\$120,000	\$118,112	\$120,526
Insurance Deductible	\$0	\$300	\$0
Bank Charges - Operating Acct	\$850	\$235	\$360
Property Management Fee - Contract	\$20,115	\$20,116	\$20,116
Professional Services/Customer Service	\$5,000	\$2,482	\$5,000
Insurance Appraisal	\$0	\$0	\$0
Unallocated - Financial/Professional	\$1,500	\$122	\$1,500
Total Financial/Professional	\$147,465	\$141,367	\$147,502
ADMINISTRATION			
Maintenance Contract	\$72,150	\$70,200	\$70,200
Meeting Expenses	\$300	\$256	\$300
Memberships	\$0	\$0	\$0
Total Administration	\$72,450	\$70,456	\$70,500
UTILITIES			
BC Hydro	\$38,000	\$36,975	\$38,000
Waste Services/Garbage Collection and Maint.	\$15,000	\$15,204	\$15,500
Total Utilities	\$53,000	\$52,179	\$53,500
BUILDINGS			
Water & Sewer Maint. - Contract	\$17,000	\$15,550	\$16,000
Water & Sewer Maint. - Monitoring and Other	\$15,000	\$7,367	\$10,000
VIHA Permits	\$250	\$150	\$250
Fire Suppression System - Routine Testing	\$0	\$3,540	\$0
Fire Suppression System - Other	\$5,500	\$1,589	\$5,500
Alarm Monitoring Service	\$1,500	\$794	\$1,000
Unallocated - Buildings	\$4,000	\$982	\$3,000
Total Buildings	\$43,250	\$29,972	\$35,750
GROUNDS & ROADS			
Grounds Maintenance - Contract	\$95,000	\$92,785	\$95,000
Grounds Maintenance - Other	\$5,000	\$8,395	\$0
Irrigation System	\$0	\$10,438	\$0
Pond & Pump Maintenance	\$0	\$1,709	\$0
Snow Removal	\$0	\$0	\$0
Security Patrols	\$8,500	\$12,174	\$12,000
Vandalism Repair/Refurbish	\$0	\$210	\$0
Unallocated Grounds/Roads	\$5,395	\$3,618	\$10,808
Total Grounds & Roads	\$113,895	\$129,329	\$117,808
Total Expenses	\$430,060	\$423,303	\$425,060
INVESTMENTS			
Transfer to Contingency Reserve Fund	\$55,000	\$55,000	\$60,000
Total Investments	\$55,000	\$55,000	\$60,000
Total Expenses + CRF	\$485,060	\$478,303	\$485,060
Net Profit / (Loss)	\$0	\$8,128	\$0

APPENDIX: D**Proposed Strata Fees - Joint**

Common Property Expenses and CRF Contribution:		\$485,060					
CRF Contribution 2016-2017:		\$60,000					
Strata Lot #	Unit #	Common Property Monthly Strata Fees 2017 - 2018	Common Property CRF Contribution 2017 - 20178	Previous Common Property Monthly Strata Fees 2016 - 2017	Strata Fee % Change	Strata Fee Change Amount	Strata Lot Unit Entitlement
1 A	410	\$316.34	\$39.13	\$316.34	0%	\$0.00	1166
2 B	411	\$356.22	\$44.06	\$356.22	0%	\$0.00	1313
3 B	412	\$360.84	\$44.63	\$360.84	0%	\$0.00	1330
4 A	413	\$316.61	\$39.16	\$316.61	0%	\$0.00	1167
5 C	414	\$362.19	\$44.80	\$362.19	0%	\$0.00	1335
6 C	415	\$363.82	\$45.00	\$363.82	0%	\$0.00	1341
7 D	416	\$476.14	\$58.90	\$476.14	0%	\$0.00	1755
8 A	420	\$316.34	\$39.13	\$316.34	0%	\$0.00	1166
9 B	421	\$356.22	\$44.06	\$356.22	0%	\$0.00	1313
10 B	422	\$360.84	\$44.63	\$360.84	0%	\$0.00	1330
11 A	423	\$315.80	\$39.06	\$315.80	0%	\$0.00	1164
12 D	417	\$593.61	\$73.43	\$593.61	0%	\$0.00	2188
13 D	418	\$584.12	\$72.25	\$584.12	0%	\$0.00	2153
14 D	419	\$543.42	\$67.22	\$543.42	0%	\$0.00	2003
15 B	510	\$356.22	\$44.06	\$356.22	0%	\$0.00	1313
16 A	511	\$313.09	\$38.73	\$313.09	0%	\$0.00	1154
17 B	512	\$354.60	\$43.86	\$354.60	0%	\$0.00	1307
18 A	513	\$314.44	\$38.90	\$314.44	0%	\$0.00	1159
19 B	520	\$356.22	\$44.06	\$356.22	0%	\$0.00	1313
20 A	521	\$313.09	\$38.73	\$313.09	0%	\$0.00	1154
21 B	522	\$354.60	\$43.86	\$354.60	0%	\$0.00	1307
22 A	523	\$314.44	\$38.90	\$314.44	0%	\$0.00	1159
23 D	514	\$476.41	\$58.93	\$476.41	0%	\$0.00	1756
24 D	515	\$474.78	\$58.73	\$474.78	0%	\$0.00	1750
25 B	313	\$358.12	\$44.30	\$358.12	0%	\$0.00	1320
26 A	314	\$339.40	\$41.98	\$339.40	0%	\$0.00	1251
27 B	315	\$357.04	\$44.16	\$357.04	0%	\$0.00	1316
28 B	323	\$357.58	\$44.23	\$357.58	0%	\$0.00	1318
29 A	324	\$339.40	\$41.98	\$339.40	0%	\$0.00	1251
30 B	325	\$357.04	\$44.16	\$357.04	0%	\$0.00	1316
31 A	310	\$337.50	\$41.75	\$337.50	0%	\$0.00	1244
32 B	311	\$358.66	\$44.37	\$358.66	0%	\$0.00	1322
33 A	312	\$339.94	\$42.05	\$339.94	0%	\$0.00	1253
34 A	320	\$337.50	\$41.75	\$337.50	0%	\$0.00	1244
35 B	321	\$358.66	\$44.37	\$358.66	0%	\$0.00	1322
36 A	322	\$339.94	\$42.05	\$339.94	0%	\$0.00	1253
37E	610	\$342.39	\$42.35	\$342.39	0%	\$0.00	1262
38E	611	\$342.39	\$42.35	\$342.39	0%	\$0.00	1262
39E	612	\$342.66	\$42.39	\$342.66	0%	\$0.00	1263
40E	613	\$342.66	\$42.39	\$342.66	0%	\$0.00	1263
41E	620	\$342.39	\$42.35	\$342.39	0%	\$0.00	1262
42E	621	\$344.01	\$42.55	\$344.01	0%	\$0.00	1268
43E	622	\$342.66	\$42.39	\$342.66	0%	\$0.00	1263
44E	623	\$342.66	\$42.39	\$342.66	0%	\$0.00	1263
45E	614	\$343.47	\$42.49	\$343.47	0%	\$0.00	1266
46E	615	\$343.20	\$42.45	\$343.20	0%	\$0.00	1265
47E	616	\$345.10	\$42.69	\$345.10	0%	\$0.00	1272
48E	617	\$342.12	\$42.32	\$342.12	0%	\$0.00	1261
49E	624	\$343.47	\$42.49	\$343.47	0%	\$0.00	1266
50E	625	\$343.20	\$42.45	\$343.20	0%	\$0.00	1265
51E	626	\$345.10	\$42.69	\$345.10	0%	\$0.00	1272
52E	627	\$342.12	\$42.32	\$342.12	0%	\$0.00	1261

PACIFIC SHORES

ANNUAL GENERAL MEETING 2017 – JOINT SECTION



53E	714	\$257.20	\$31.81	\$257.20	0%	\$0.00	948
54E	715	\$258.82	\$32.02	\$258.82	0%	\$0.00	954
55E	716	\$258.82	\$32.02	\$258.82	0%	\$0.00	954
56E	717	\$173.63	\$21.48	\$173.63	0%	\$0.00	640
57E	724	\$257.20	\$31.81	\$257.20	0%	\$0.00	948
58E	725	\$258.82	\$32.02	\$258.82	0%	\$0.00	954
59E	726	\$258.82	\$32.02	\$258.82	0%	\$0.00	954
60E	727	\$258.55	\$31.98	\$258.55	0%	\$0.00	953
61E	734	\$257.20	\$31.81	\$257.20	0%	\$0.00	948
62E	735	\$258.82	\$32.02	\$258.82	0%	\$0.00	954
63E	736	\$258.82	\$32.02	\$258.82	0%	\$0.00	954
64E	737	\$258.55	\$31.98	\$258.55	0%	\$0.00	953
65	710	\$258.55	\$31.98	\$258.55	0%	\$0.00	953
66	711	\$259.37	\$32.08	\$259.37	0%	\$0.00	956
67	712	\$259.10	\$32.05	\$259.10	0%	\$0.00	955
68	713	\$257.74	\$31.88	\$257.74	0%	\$0.00	950
69	720	\$258.55	\$31.98	\$258.55	0%	\$0.00	953
70	721	\$259.37	\$32.08	\$259.37	0%	\$0.00	956
71	722	\$259.10	\$32.05	\$259.10	0%	\$0.00	955
72	723	\$257.74	\$31.88	\$257.74	0%	\$0.00	950
73	730	\$258.55	\$31.98	\$258.55	0%	\$0.00	953
74	731	\$259.37	\$32.08	\$259.37	0%	\$0.00	956
75	732	\$259.10	\$32.05	\$259.10	0%	\$0.00	955
76	733	\$257.74	\$31.88	\$257.74	0%	\$0.00	950
77		\$1,002.74	\$124.04	\$1,002.74	0%	\$0.00	3696
78		\$418.35	\$51.75	\$418.35	0%	\$0.00	1542
79		\$351.88	\$43.53	\$351.88	0%	\$0.00	1297
80		\$1,683.44	\$208.24	\$1,683.44	0%	\$0.00	6205
81		\$1,251.26	\$154.78	\$1,251.26	0%	\$0.00	4612
82		\$837.52	\$103.60	\$837.52	0%	\$0.00	3087
83		\$155.73	\$19.26	\$155.73	0%	\$0.00	574
84		\$205.38	\$25.40	\$205.38	0%	\$0.00	757
85	214	\$295.99	\$36.61	\$295.99	0%	\$0.00	1091
86	215	\$296.54	\$36.68	\$296.54	0%	\$0.00	1093
87	216	\$296.26	\$36.65	\$296.26	0%	\$0.00	1092
88	217	\$295.99	\$36.61	\$295.99	0%	\$0.00	1091
89	224	\$295.99	\$36.61	\$295.99	0%	\$0.00	1091
90	225	\$296.54	\$36.68	\$296.54	0%	\$0.00	1093
91	226	\$296.26	\$36.65	\$296.26	0%	\$0.00	1092
92	227	\$295.99	\$36.61	\$295.99	0%	\$0.00	1091
93	234	\$295.99	\$36.61	\$295.99	0%	\$0.00	1091
94	235	\$296.54	\$36.68	\$296.54	0%	\$0.00	1093
95	236	\$296.26	\$36.65	\$296.26	0%	\$0.00	1092
96	237	\$295.99	\$36.61	\$295.99	0%	\$0.00	1091
97	244	\$295.99	\$36.61	\$295.99	0%	\$0.00	1091
98	245	\$296.54	\$36.68	\$296.54	0%	\$0.00	1093
99	246	\$296.26	\$36.65	\$296.26	0%	\$0.00	1092
100	247	\$295.99	\$36.61	\$295.99	0%	\$0.00	1091
101	210	\$295.18	\$36.51	\$295.18	0%	\$0.00	1088
102	211	\$296.26	\$36.65	\$296.26	0%	\$0.00	1092
103	212	\$295.72	\$36.58	\$295.72	0%	\$0.00	1090
104	213	\$296.81	\$36.71	\$296.81	0%	\$0.00	1094
105	220	\$295.18	\$36.51	\$295.18	0%	\$0.00	1088
106	221	\$296.26	\$36.65	\$296.26	0%	\$0.00	1092
107	222	\$295.72	\$36.58	\$295.72	0%	\$0.00	1090
108	223	\$296.81	\$36.71	\$296.81	0%	\$0.00	1094
109	230	\$295.18	\$36.51	\$295.18	0%	\$0.00	1088
110	231	\$296.26	\$36.65	\$296.26	0%	\$0.00	1092
111	232	\$295.72	\$36.58	\$295.72	0%	\$0.00	1090
112	233	\$296.81	\$36.71	\$296.81	0%	\$0.00	1094
113	240	\$295.18	\$36.51	\$295.18	0%	\$0.00	1088
114	241	\$296.26	\$36.65	\$296.26	0%	\$0.00	1092
115	242	\$295.72	\$36.58	\$295.72	0%	\$0.00	1090
116	243	\$296.81	\$36.71	\$296.81	0%	\$0.00	1094
Minutes Prepared by Bayview Strata & Rental Services (Bayview SRS)		\$40,421.67	\$5,000.00	\$40,421.67		\$0.00	148990
		\$485,060.00	\$60,000.00	\$485,060.00		\$0.00	