



Airport Square, 815 – 1200 West 73rd Avenue, Vancouver, B.C., Canada V6P 6G5 ♦ 604-261-0285 ♦ FAX 604-261-9279
PROPERTY MANAGEMENT SERVICES

**PLEASE TAKE NOTICE THAT THE ANNUAL GENERAL MEETING OF THE OWNERS,
STRATA PLAN BCS 1559 – THE TAYLOR, WILL BE HELD ON:**

DATE: TUESDAY, JANUARY 15th, 2008

TIME: 7:00 P.M. (REGISTRATION AT 6:15 P.M.)

**PLACE: CHOI HALL AUDITORIUM
28 WEST PENDER STREET
VANCOUVER, B.C.**

An Agenda for this meeting along with some explanatory notes is enclosed herewith. Please read this material carefully and bring it with you to the meeting for reference.

1. **PURPOSE:** To review the operation of the Strata Corporation over the past year, to adopt the 2008 Operating Budget, to vote on any Majority Vote Resolutions and 3/4 Vote Resolutions, and to elect the Strata Council for the coming year.
2. **QUORUM:** If within fifteen (15) minutes from the time appointed for an Annual or Special General Meeting, a Quorum is not present, the eligible voters, present in person or by Proxy, constitute a Quorum.
3. **VOTING:** The vote for a Strata Lot may not be exercised, except on matters requiring a unanimous vote, if the Strata Corporation is entitled to register a lien against the Strata Lot (i.e. outstanding Strata Fees and / or Special Levies).
4. **3/4 VOTE RESOLUTION:** A "3/4 Vote" means a vote in favour of Resolution by at least 3/4 of the votes cast by eligible voters who are present in person or by Proxy at the time the vote is taken and who have not abstained from voting.
5. **PROXIES:** An instrument appointing a Proxy shall be in writing under the hand of his / her appointer or attorney. A Proxy need not be an Owner.

MAILING/DELIVERY DATE: December 21st, 2007

(07-AGM-N.1559)

THE ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN BCS 1559 -- THE TAYLOR, TO BE HELD ON TUESDAY, JANUARY 15th, 2008, AT 7:00 P.M. (REGISTRATION AT 6:15 P.M.), AT THE CHOI HALL AUDITORIUM, 28 WEST PENDER STREET, VANCOUVER, B.C.

AGENDA

1. CERTIFICATION OF PROXIES
2. CALL TO ORDER
3. ELECTION OF CHAIRPERSON, IF NECESSARY
4. FILING OF PROOF OF NOTICE OF MEETING
5. APPROVAL OF AGENDA
6. APPROVAL OF PREVIOUS GENERAL MEETING MINUTES
- Special General Meeting – June 14th, 2007
7. PRESIDENT'S REPORT
8. APPROVAL OF MAJORITY VOTE RESOLUTIONS #1 – #6
- Ratification of Rules ATTACHED
9. REPORT ON INSURANCE ATTACHED
10. APPROVAL OF THE 2008 OPERATING BUDGET ATTACHED
11. APPROVAL OF 3/4 VOTE RESOLUTIONS #1 & #2 ATTACHED
12. ELECTION OF THE 2008 STRATA COUNCIL
13. NEW BUSINESS
- General Discussion
14. MEETING TERMINATION

STRATA PLAN BCS 1559 – THE TAYLOR

MAJORITY VOTE RESOLUTION #1

WHEREAS Council passed the following Rule at the May 7th, 2007 Council Meeting;

BE IT THEREFORE RESOLVED as a Majority Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to ratify the following addition to Rule #4:

4. **Moving In / Out:**

When moving in or out, an Owner, Tenant, Occupant, or Resident must:

- e) *Pay a moving deposit fee of \$250.*

MAJORITY VOTE RESOLUTION #2

WHEREAS Council passed the following Rule at the June 4th, 2007 Council Meeting;

BE IT THEREFORE RESOLVED as a Majority Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to ratify the following amendment to Rule #4 (b):

4. **Moving In / Out:**

When moving in or out, an Owner, Tenant, Occupant, or Resident must:

- b) *Provide notice to the Resident Manager of all moving arrangements at least 48 hours before the moving date.*

MAJORITY VOTE RESOLUTION #3

WHEREAS Council passed the following Rule at the June 4th, 2007 Council Meeting;

BE IT THEREFORE RESOLVED as a Majority Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to ratify the following addition to Rule #4:

4. **Moving In / Out:**

When moving in or out, an Owner, Tenant, Occupant, or Resident must:

- g) *An additional move charge in the amount of \$250 will be charged to the Owner's account for any unbooked moves. An unbooked move will not be permitted unless it complies with all other Rules and it is a convenient time (i.e. no other moves, security available).*

MAJORITY VOTE RESOLUTION #4

WHEREAS Council passed the following Rule at the September 4th, 2007 Council Meeting;

BE IT THEREFORE RESOLVED as a Majority Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to ratify the following addition of Rule #13:

13. **Elevators:**

Stealing of a locked-off elevator will result in a \$50 fine.

STRATA PLAN BCS 1559 – THE TAYLOR

MAJORITY VOTE RESOLUTION #5

WHEREAS Council passed the following Rule at the September 4th, 2007 Council Meeting;

BE IT THEREFORE RESOLVED as a Majority Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to ratify the following addition of Rule #14:

14. Strata Lot Alterations:

Door hardware must be the same colour and a similar style to the original door hardware.

Renovations are permitted from 8:00 a.m. to 7:00 p.m. on weekdays and from 10:00 a.m. to 7:00 p.m. on Saturdays, Sundays and statutory holidays.

MAJORITY VOTE RESOLUTION #6

WHEREAS Council passed the following Rule at the October 2nd, 2007 Council Meeting;

BE IT THEREFORE RESOLVED as a Majority Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to ratify the following addition to Rule #6:

6. Vehicles & Parking:

Visitors Parking Pass:

- *Visitor parking passes will be \$50 (no exceptions).*
- *The unit number must be clearly displayed on the visitors parking pass.*
- *Only one visitors parking pass will be issued per unit.*
- *Harmony House passes will be numbered 1 to 5.*

International Insurance Brokers

ENDORSEMENT NO.01 THIS ENDORSEMENT IS ATTACHED TO AND MADE A PART OF THE POLICY BFL04BCS1559, EFFECTIVE AS OF October 31, 2007
 IT IS HEREBY AGREED AND DECLARED THAT solely with respect to Zurich Insurance Company's participation as a Property Insurer, the following Exclusion
 Endorsements are attached to, and form part of, the policy:
 Data Exclusion Endorsement 5263
 Terrorism Exclusion Endorsement 5264
 Fungi and Fungal Derivatives Exclusion 5265
 All other policy terms, conditions and endorsements remain in force.

NAME OF INSURED The Owners, Strata Plan BCS1559, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners.
PROPERTY MANAGER The Wynford Group
MAILING ADDRESS 815-1200 West 73rd Avenue, Vancouver, BC V6P 6G5
POLICY PERIOD From: October 31, 2007 To: October 31, 2008
 12:01 a.m. standard time at the location of the premises as to each of the said dates
INSURED LOCATION 550 - 558 Taylor Street, Vancouver, BC V6B 1R1
 36-51 Keefer Place, Vancouver, BC V6B 1R1
 580 Shanghai Alley, Vancouver, BC V6B 1R1
 TAYLOR
CONSTRUCTION Fire Resistive 26 Storeys 1 Building
OCCUPIED BY INSURED AS 251 Residential Units Nil Commercial Units

Insurance is provided, subject to the Declarations, Terms, Conditions of the Policy and its Riders, only for which specific Riders are attached and for which a specific limit or annotation is shown hereunder.

INSURING AGREEMENT		DEDUCTIBLE	LIMIT
SECTION I - PROPERTY (Revision date Aug 24, 2006)			\$ 51,750,000
A. All Property - All Risks, Stated Amount Co-Insurance, Guaranteed Replacement Cost, By-Laws			
All Risks		\$ 1,000	
Sewer Backup Damage		\$ 50,000	
Water Damage		\$ 25,000	
Earthquake Damage		% 10	
Flood Damage		\$ 10,000	
Lock & Key		\$ 250	\$ 10,000
B. Business Interruption (Gross Rents), Indemnity Period - N/A Months			\$ Not Covered
SECTION II - COMPREHENSIVE CRIME			
A. Employee Dishonesty			\$ 25,000
B. Money and Securities Broad Form Coverage			\$ 10,000
SECTION III - COMMERCIAL GENERAL LIABILITY			
General Total Limit		\$ 1000	\$ 10,000,000
Products and Completed Work Total Limit		\$	\$ 10,000,000
Limited Pollution Liability Total Sub-Limit		\$	\$ 1,000,000
Each Event Limit		\$	\$ 10,000,000
Limited Pollution Liability Each Event Sub-Limit		\$	\$ 1,000,000
Medical Expenses Limit		\$	\$ 10,000
Tenant Liability Limit		\$	\$ 250,000
Personal Injury Liability Limit		\$	\$ 10,000,000
Each Event Deductible - Limited Pollution Liability		\$ 10,000	
Each Event Deductible - All Other Losses		1,000	
SECTION IV - CONDOMINIUM DIRECTORS & OFFICERS LIABILITY			
Claims Made Form (Including Property Manager)		\$ Nil	\$ 3,000,000
SECTION V - COMPREHENSIVE GLASS			
	Residential	\$ 100	Blanket
	Commercial	\$ N/A	Not Covered
SECTION VI - BOILER & MACHINERY			
A. Objects Insured - objects as described and defined for Standard Comprehensive Form, Data Processing Equipment and Electronic Equipment Included			
B. Direct Damage including Repair or Replacement, By Laws coverage, Off Premises Power.		\$ 1,000	\$ 51,750,000
Sub Limits - Ammonia Contamination			\$ 100,000
Water Damage			\$ 100,000
Expediting Expenses			\$ Included
Professional Fees			\$ 100,000
Hazardous Substances			\$ 100,000
C. Business Interruption/Extra Expense		24 Hour Waiting Period	\$ 100,000
Loss of Profits - Rents N/A Months Indemnity Period		24 Hour Waiting Period	\$ Not Covered
SECTION VII - POLLUTION LIABILITY - Claims Made Form			
Limit of Liability - Each Loss, Remediation Expense or Legal Defense Expense		\$ 25,000	\$ 1,000,000
\$2,000,000 Aggregate			
SECTION VIII - VOLUNTEER ACCIDENT			
		See Policy Wordings	\$ See Policy Wordings
SECTION IX - NON-OWNED AUTOMOBILE			
Any One Accident Limit			\$ 10,000,000
LOSS IF ANY PAYABLE TO:		To all Registered Unit Owners &/or other Mortgagees as their interest may appear and as shown in the Land Registration District Office applicable to the said Property.	
		(The Standard Mortgage Clause is applicable unless Special Mortgage Clause attached)	
ADDITIONAL PREMIUM:		\$	
This Policy contains a clause(s) which may limit the amount payable			

This Certificate is not valid unless countersigned by an Authorized Representative of the Insurer(s).
 E.& O.E.
 DATE: October 31, 2007

BFL CANADA INSURANCE SERVICES INC.

AUTHORIZED REPRESENTATIVE

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Balance Sheet (Accrual)
BCS 1559 - The Taylor - (4128)
Nov 2007

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CURRENT ASSETS	
Bank - Vancity Savings	12,287.89
Fees Receivable	13,536.80
Fines Receivable	1,900.00
Move-in/Move-out Receivable	1,123.28
Lien/NSF Charges Receivable	505.50
Other Receivables	250.00
Due From Developer	5,620.41
Petty Cash	800.00
Prepaid Insurance	50,673.26
TOTAL CURRENT ASSETS	86,697.14
 TOTAL ASSETS	
	<u><u>86,697.14</u></u>
 CURRENT LIABILITIES	
Strata Fees - Prepayment	4,183.81
Refundable Key Deposits	140.00
Accounts Payable	-41.44
Due to Contingency Fund	62,747.11
TOTAL CURRENT LIABILITIES	<u>67,029.48</u>
 EQUITY	
Fund Balance Current Year	<u>19,667.66</u>
TOTAL EQUITY	<u>19,667.66</u>
 TOTAL LIABS & EQUITY	 <u><u>86,697.14</u></u>

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Budget Comparison (Accrual)
BCS 1559 - The Taylor - (4128)
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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
REVENUES									
Strata Fees	51,545.96	51,546.00	-0.04	0.00	515,459.73	515,460.00	-0.27	0.00	618,552.00
By-Law Fines/Late Fees	250.00	0.00	250.00	0	3,250.00	0.00	3,250.00	0	0.00
Interest Income	333.51	0.00	333.51	0	2,796.70	0.00	2,796.70	0	0.00
Move-in/Move-out Charges	1,375.00	0.00	1,375.00	0	10,550.00	0.00	10,550.00	0	0.00
Access Card	0.00	0.00	0.00	0	3,200.00	0.00	3,200.00	0	0.00
Key Revenue	0.00	0.00	0.00	0	125.00	0.00	125.00	0	0.00
Lounge Rental	0.00	0.00	0.00	0	15.00	0.00	15.00	0	0.00
Parking Revenues	0.00	0.00	0.00	0	405.00	0.00	405.00	0	0.00
Door Openers - Transmitters	0.00	0.00	0.00	0	2,400.00	0.00	2,400.00	0	0.00
Miscellaneous	150.00	0.00	150.00	0	1,250.70	0.00	1,250.70	0	0.00
Owner Chargebacks	-85.50	0.00	-85.50	0	-185.50	0.00	-185.50	0	0.00
TOTAL REVENUES	53,568.97	51,546.00	2,022.97	3.92	539,266.63	515,460.00	23,806.63	4.62	618,552.00
EXPENSES									
ADMINISTRATIVE EXPENSES									
Management Fees	4,240.00	4,028.75	-211.25	-5.24	41,901.80	40,287.50	-1,614.30	-4.01	48,345.00
Bank Administration Fee	25.00	12.50	-12.50	-100.0	255.00	125.00	-130.00	-104.0	150.00
Photos/Postage/Courier	579.52	208.33	-371.19	-178.1	8,985.27	2,083.30	-6,901.97	-331.3	2,500.00
Legal	0.00	233.33	233.33	100.00	101.08	2,333.30	2,232.22	95.67	2,800.00
Audit	0.00	0.00	0.00	0	530.00	0.00	-530.00	0	0.00
Audit-Real Estate Services Act	0.00	41.67	41.67	100.00	0.00	416.70	416.70	100.00	500.00
Insurance Expense	4,606.74	4,166.67	-440.07	-10.56	41,845.13	41,666.70	-178.43	-0.43	50,000.00
Insurance Claims Deductible	0.00	866.67	866.67	100.00	0.00	8,666.70	8,666.70	100.00	10,400.00
Telephone	113.23	150.00	36.77	24.51	1,269.90	1,500.00	230.10	15.34	1,800.00
Wages - Caretakers	3,590.31	3,693.75	103.44	2.80	34,171.80	36,937.50	2,765.70	7.49	44,325.00
Security Guard	7,250.40	7,916.67	666.27	8.42	79,245.60	79,166.70	-78.90	-0.10	95,000.00
Alarm Monitoring	0.00	166.67	166.67	100.00	524.70	1,666.70	1,142.00	68.52	2,000.00
Relief Caretaker	0.00	0.00	0.00	0	1,600.00	0.00	-1,600.00	0	0.00
Miscellaneous	0.00	100.00	100.00	100.00	489.35	1,000.00	510.65	51.07	1,200.00
TOTAL ADMINISTRATIVE EXP	20,405.20	21,585.01	1,179.81	5.47	210,919.63	215,850.10	4,930.47	2.28	259,020.00
UTILITIES									
BC Hydro Electricity	2,593.23	3,833.33	1,240.10	32.35	29,175.34	38,333.30	9,157.96	23.89	46,000.00
Gas	4,145.67	5,833.33	1,687.66	28.93	43,112.57	58,333.30	15,220.73	26.09	70,000.00
Water/Sewer	3,481.07	2,000.00	-1,481.07	-74.05	21,260.80	20,000.00	-1,260.80	-6.30	24,000.00
Garbage Disposal	1,587.08	1,700.00	112.92	6.64	21,489.94	17,000.00	-4,489.94	-26.41	20,400.00
Enterphone	0.00	833.33	833.33	100.00	2,016.34	8,333.30	6,316.96	75.80	10,000.00
TOTAL UTILITIES	11,807.05	14,199.99	2,392.94	16.85	117,054.99	141,999.90	24,944.91	17.57	170,400.00
BUILDING MAINTENANCE									
Mechanical	0.00	375.00	375.00	100.00	0.00	3,750.00	3,750.00	100.00	4,500.00
Janitorial	0.00	2,916.67	2,916.67	100.00	30,395.00	29,166.70	-1,228.30	-4.21	35,000.00
Supplies	0.00	366.67	366.67	100.00	3,060.98	3,666.70	605.72	16.52	4,400.00
Pest Control	95.40	125.00	29.60	23.68	1,204.86	1,250.00	45.14	3.61	1,500.00
Security & Alarm System	0.00	1,500.00	1,500.00	100.00	4,649.11	15,000.00	10,350.89	69.01	18,000.00
Elevator Maintenance	942.93	1,500.00	557.07	37.14	11,858.71	15,000.00	3,141.29	20.94	18,000.00
Emergency Generator	0.00	208.33	208.33	100.00	0.00	2,083.30	2,083.30	100.00	2,500.00
Mechanical & Generator	3,951.03	0.00	-3,951.03	0	30,175.21	0.00	-30,175.21	0	0.00
Fire Equipment	0.00	500.00	500.00	100.00	8,011.10	5,000.00	-3,011.10	-60.22	6,000.00
Repair & Maint, Building	2,360.60	1,500.00	-860.60	-57.37	31,302.77	15,000.00	-16,302.77	-108.6	18,000.00
TOTAL BUILDING MAINT	7,349.96	8,991.67	1,641.71	18.26	120,657.74	89,916.70	-30,741.04	-34.19	107,900.00
EXTERIOR MAINT & REPAIRS									
Window Cleaning	0.00	750.00	750.00	100.00	6,868.80	7,500.00	631.20	8.42	9,000.00
Garage Door	465.70	83.33	-382.37	-458.8	3,805.99	833.30	-2,972.69	-356.7	1,000.00
TOTAL EXTERIOR M & R	465.70	833.33	367.63	44.12	10,674.79	8,333.30	-2,341.49	-28.10	10,000.00
GROUNDS & GARDENS									
Landscaping Services	1,066.36	1,250.00	183.64	14.69	13,151.98	12,500.00	-651.98	-5.22	15,000.00
Caretaker	-4.33	0.00	4.33	0	0.00	0.00	0.00	0	0.00
TOTAL GROUNDS & GARDENS	1,062.03	1,250.00	187.97	15.04	13,151.98	12,500.00	-651.98	-5.22	15,000.00
RECREATION CENTRE									
Maintenance Charges	0.00	0.00	0.00	0	279.84	0.00	-279.84	0	0.00
TOTAL RECREATION CENTRE	0.00	0.00	0.00	0	279.84	0.00	-279.84	0	0.00

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Budget Comparison (Accrual)
BCS 1559 - The Taylor - (4128)
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	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>Annual</u>
TOTAL OPERATING EXPENSES	41,089.94	46,860.00	5,770.06	12.31	472,738.97	468,600.00	-4,138.97	-0.88	562,320.00
BALANCE BEFORE RESERVES	12,479.03	4,686.00	7,793.03	166.30	66,527.66	46,860.00	19,667.66	41.97	56,232.00
TRANSFER TO RESERVES									
Contingency Reserves	4,686.00	4,686.00	0.00	0.00	46,860.00	46,860.00	0.00	0.00	56,232.00
TOTAL TO CONTINGENCY RESER	4,686.00	4,686.00	0.00	0.00	46,860.00	46,860.00	0.00	0.00	56,232.00
NET SURPLUS/(DEFICIT)	7,793.03	0.00	7,793.03	0	19,667.66	0.00	19,667.66	0	0.00

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Balance Sheet (Accrual)
BCS1559-The Taylor Contingency - (4128-1)
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CURRENT ASSETS	
Bank - Vancity Savings	98,284.45
Due From Operating Funds	<u>62,747.11</u>
TOTAL CURRENT ASSETS	<u>161,031.56</u>
 TOTAL ASSETS	
	<u><u>161,031.56</u></u>
 EQUITY	
Fund Balance Current Year	48,943.82
Contingency Reserve Fund	<u>112,087.74</u>
TOTAL EQUITY	<u>161,031.56</u>
 TOTAL LIABS & EQUITY	
	<u><u>161,031.56</u></u>

Budget Comparison (Accrual)
BCS1559-The Taylor Contingency - (4128-1)
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	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>Annual</u>
REVENUES									
Revenue from Operating	4,686.00	0.00	4,686.00	0	46,860.00	0.00	46,860.00	0	0.00
Interest Income	364.25	0.00	364.25	0	2,083.82	0.00	2,083.82	0	0.00
TOTAL REVENUES	<u>5,050.25</u>	<u>0.00</u>	<u>5,050.25</u>	<u>0</u>	<u>48,943.82</u>	<u>0.00</u>	<u>48,943.82</u>	<u>0</u>	<u>0.00</u>
EXPENSES									
BALANCE BEFORE RESERVES	<u>5,050.25</u>	<u>0.00</u>	<u>5,050.25</u>	<u>0</u>	<u>48,943.82</u>	<u>0.00</u>	<u>48,943.82</u>	<u>0</u>	<u>0.00</u>
NET SURPLUS/(DEFICIT)	<u>5,050.25</u>	<u>0.00</u>	<u>5,050.25</u>	<u>0</u>	<u>48,943.82</u>	<u>0.00</u>	<u>48,943.82</u>	<u>0</u>	<u>0.00</u>

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STRATA PLAN BCS 1559 - THEY TAYLOR
REQUIRED BUDGET / FINANCIAL STATEMENT INFORMATION
as per Sections 6.6 and 6.7 of the *Strata Property Act*

<i>Fiscal Year: February 1st to January 31st</i>		
OPERATING FUND		
OPENING BALANCE as at February 1, 2007		\$0
CURRENT BALANCE as at November 30, 2007		\$19,668
ESTIMATED CLOSING BALANCE as at January 31, 2008		(\$3,287)
Transfer Y/E Operating Deficit from CRF (Jan/08)		\$3,287
ESTIMATED CLOSING BALANCE as at January 31, 2006		\$0
CONTINGENCY RESERVE FUND		
CURRENT BALANCE as at November 30, 2007		\$161,031
CONTINGENCY CONTRIBUTIONS Dec/07 and Jan/08		\$9,372
CONTRIBUTION TO CRF - February 2008 to January 2009		\$63,210
Transfer Year End Deficit to Operating Fund		(\$3,287)
ESTIMATED CLOSING BALANCE as at January 31, 2009		\$230,326

BCS 1559
PROPOSED BUDGET
FEB 1/08 - JAN 31/09

		Oct-07	Projected	Twnhouse	Podium	Tower	Shared	2007-2008
		Actuals	Year End	S/L 1 - 19	S/L 20 - 52	S/L 53 - 251		Budget
	REVENUE							(9.8% incr.)
4050	Owner's Contributions	463,914	618,552	14,260	13,779	201,357	450,312	679,708
4150	Bylaw Penalties	3,000	4,000				2,000	2,000
4200	Interest Income	2,463	3,284				2,000	2,000
4450	Keys/Remotes	5,625	7,500				3,500	3,500
4150	Late Payment Penalty	0	0				0	0
4400	Move In/Out Fee	9,175	12,200				7,500	7,500
4850	Other Income	1,116	1,488				0	0
4800	Parking Income	405	540				600	600
	TOTAL REVENUE	485,698	647,564	14,260	13,779	201,357	465,912	695,308
	ADMINISTRATION EXPENSES							
5110	Property Management	37,662	50,216	0	0	0	50,880	50,880
5120	Bank Charges	230	300	0	0	0	300	300
5130	Postage/Copies/Office Exp	8,406	10,500	0	0	0	6,500	6,500
5135	Legal Fees	101	1,450	0	0	0	2,500	2,500
5142	Resa Audit	530	530	0	0	0	530	530
5151	Insurance Deductibles / Claims	0	0	0	0	0	10,400	10,400
5175	Telephone / Pager	1,157	1,543	90	245	1,465	0	1,800
1700	Insurance Premium	37,238	51,500	0	0	0	58,500	58,500
5200	Wages Caretaker	30,581	40,775	0	0	0	44,588	44,588
5202	Security Guard	71,995	95,993	4,750	2,375	87,875	0	95,000
5202-10	Alarm Monitoring	525	950	0	0	0	1,500	1,500
5210	Benefits Employee	0	0	0	0	0	0	0
5210	EL/PPP Employer Share	0	0	0	0	0	0	0
5210	Workers' Compensation	0	0	0	0	0	0	0
5220	Wages Part Time Caretaker	1,600	2,250	0	0	0	38,000	38,000
5225	Miscellaneous	489	1,200	100	200	900	0	1,200
	TOT ADMINISTRATIVE EXP	190,514	257,207	4,940	2,820	90,240	213,698	311,698
	UTILITIES							
5310	Electricity	26,582	35,443	0	3,478	31,304	5,218	40,000
5320	Gas	38,967	51,956	0	0	0	62,000	62,000
5330	Water & Sewer Tax	17,780	23,706	0	0	0	24,000	24,000
5340	Garbage Collection	19,903	26,537	0	0	0	25,500	25,500
5352	Enterphone	2,016	2,414	0	200	1,800	3,000	5,000
	TOTAL UTILITIES	105,248	140,056	0	3,678	33,104	119,718	156,500
	BUILDING MAINTENANCE EXP							
5410	Janitorial	30,395	40,527	0	0	9,660	2,340	12,000
5420	Supplies	3,061	4,081	0	200	1,800	2,400	4,400
5430	Pest Control	1,110	1,479	0	0	0	1,500	1,500
5440	Security	4,649	18,000	0	0	0	18,000	18,000
5450	Elevator & License	10,916	14,555	3,240	3,240	11,520	0	18,000
5480	Emergency Generator	0	0	0	0	0	0	0
5480	Mechanical	26,224	32,500	0	0	0	30,000	30,000
5500	Fire Protection	8,011	8,500	0	0	0	8,500	8,500
5580	General Repair & Maintenance	28,942	38,600	4,334	1,733	29,033	3,900	39,000
	TOTAL BUILDING MAINT	113,308	158,242	7,574	5,173	52,013	66,640	131,400
	EXTERIOR MAINT & REPAIRS							
5633	Window Cleaning	6,869	12,500	450	855	7,695	0	9,000
5640	Garage Door	3,340	4,454	0	0	0	3,500	3,500
	TOTAL EXT MAINT & REPAIRS	10,209	16,954	450	855	7,695	3,500	12,500

BCS 1559
PROPOSED BUDGET
FEB 1/08 - JAN 31/09

	GROUPS & GARDENS							
5710	Landscaping	12,090	16,120	0	0	0	15,000	15,000
5713	Rooftop Garden Maintenance	0	3,500	0	0	0	4,500	4,500
	TOTAL GROUNDS & GARDENS	12,090	19,620	0	0	0	19,500	19,500
	RECREATION CENTRE							
5810	Recreation Centre Maintenance	280	540				500	500
	TOTAL RECREATION CENTRE	280	540	0	0	0	500	500
	TOTAL EXPENSES	431,649	592,619	12,964	12,526	183,052	423,556	632,098
	CONTINGENCY RESERVE FUNDS							
8100	Contingency Reserve Fund - 10%	42,174	58,232	1,296	1,253	18,305	42,356	63,210
	TOTAL RESERVE FUNDS							
	TOTAL EXP / RESERVES	473,823	650,851	14,260	13,779	201,357	465,912	695,308
	SURPLUS / (DEFICIT)	11,875	-3,287	0	0	0	0	0

STRATA PLAN BCS 1559 – THE TAYLOR

2008 OPERATING BUDGET EXPLANATORY NOTES

ADMINISTRATION EXPENSES

Property Management

The Strata Corporation has a Management contract with The Wynford Group. The overall Management fee is based on a time and cost analysis formula. The Management Company provides all back up services to the Strata Council and is responsible for the day-to-day administration of the Corporation, whereas the Strata Council is responsible for the establishment of policies.

Bank Charges

Covers the cost of the monthly bank charges, custom cheques, etc.

Postage / Copiers / Office Expenses

Duplicating, such as notices, newsletters, and General Meeting information is paid for by the Strata Corporation and funds for such are included within this account, as is an allocation for postage, and couriers, and registration expenses (Land Titles Office).

Legal Fees

This item is for any legal fees incurred by the Strata Corporation in the course of the running of the property.

RESA Audit

This allocation is to cover the cost of the trust account audit required by the *Real Estate Services Act* effective January 1st, 2006. (Charged at net).

Insurance Deductibles / Claims

This category provides an amount for the Strata Corporation insurance deductibles where the damage does not originate from within a Strata Lot. The deductibles are as high as \$50,000 (sewer back up), so the funds allotted may not be sufficient. Unfortunately, there is no way to determine how much money will be required in this category, if any.

Telephone / Pager

Covers the costs of the phone line(s) in the Caretaker's office and the Caretaker's cell phone.

Insurance Premium

In accordance with the *Strata Property Act*, the Strata Corporation is required to maintain full replacement value coverage. On the basis of the Strata Corporation's appraisal program and the annually updated figures, the Strata Corporation must increase the amount of its coverage to cover the additional replacement value costs. The 2008 figure is based on anticipated premium costs and includes Strata Council Errors and Omissions Insurance, and Earthquake Coverage.

Wages Caretaker

Covers the wages for the Caretaker.

Security Guard

Covers the cost of a Security Guard 16 hours, 7 days per week.

Alarm Monitoring

Covers the costs for the alarm monitoring system.

Wages – Relief Caretaker

Covers the cost of the new Relief Caretaker position. This new position will be staggered with the Resident Manager's days of work so that a Strata employee will be on duty 7 days per week. This will be helpful during moves in and out of the building, and for keeping track of Contractors while they are on site. For 1 to 2 days per week, both employees will be on duty. This will allow them to work on "2 people" jobs. The Relief Caretaker will assume the janitorial duties for the days he / she is working. The janitorial budget category has been reduced accordingly. The Relief Caretaker would also be filling in for the Resident Manager whenever he is on vacation.

Miscellaneous

Covers items not specifically covered in other budget categories.

UTILITIES

Electricity

The 2008 figure is based on historical data for the Strata Corporation and covers the cost of common area lighting and electricity required to run building equipment.

Gas

This item covers the cost of gas to run equipment in the building, including gas fireplaces.

Water & Sewer Tax

Covers metered water and sewer charges imposed by the City of Vancouver.

Garbage Collection

The Strata Corporation has a contract with Smithrite for refuse removal.

Enterphone

Includes repairs and maintenance to the enterphone systems.

BUILDING MAINTENANCE

Janitorial

Covers the cost of the regular janitorial work. This category budget figure has been reduced to reflect the information explained under "Wages – Relief Caretaker".

Supplies

Covers the cost of cleaning, office, and miscellaneous supplies required at the building.

Pest Control

Covers the costs for regular pest control services.

Security

Covers the cost of miscellaneous security expenses and improvements.

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Elevator & Licence

The Strata Corporation has a contract for monthly maintenance of the elevators. Parts and / or repairs not included in the regular contract would also be expensed through this category.

Mechanical

The Strata Corporation has a maintenance contract with DMS Mechanical for all mechanical equipment. Additional repairs required to this equipment are also expensed through this category.

Fire Protection

The Strata Corporation is required to conduct an annual fire inspection of the building. This category covers the cost of the inspection, and any required repairs to the fire control / alarm systems.

General Repair & Maintenance

This item covers repairs required to the common areas of the building and in-suite repairs where the Strata Corporation is responsible (i.e. water leaks from common pipes, etc.).

EXTERIOR MAINTENANCE & REPAIRS

Window Cleaning

This item covers the cost of cleaning all inaccessible windows.

Garage Door

Includes regular maintenance and repairs to the garage doors.

GROUPS & GARDENS

Landscaping

Covers the cost for maintenance of the common area landscaping.

Rooftop Garden Maintenance

Covers the cost for maintenance on the rooftop gardens.

RECREATION CENTRE

Recreation Centre Maintenance

This item covers any necessary repairs and maintenance to the exercise room.

CONTINGENCY RESERVE FUNDS

Contingency Reserve Fund

In accordance with the provisions of the *Strata Property Act*, the Strata Corporation is obliged to set aside a minimum of ten percent (10%) of the Annual Budget for capital expenses, and payment of any unforeseen expenditures not contained within any of the categories outlined above if the balance of the Contingency Reserve Fund is not at least twenty-five percent (25%) of the total Operating Budget. The Contingency Reserve Fund balance does not presently exceed twenty-five (25%) of the Operating Budget.

BCS 1559 - THE TAYLOR
2008 / 2009 MONTHLY STRATA FEES and CRF CONTRIBUTIONS

Annual Maintenance Fees	\$616,498	Total Aggregate	15,270
Annual CRF Contributions	63,210		
Total Annual Strata Fees	\$679,708		

Strata Lot	Unit Number	Unit Entitlement	Common Area %	Townhouse		Podium		Tower Monthly Operating Contribution (SL 53 - 251)	Tower CRF Monthly Contribution (SL 53 - 251)	Shared Operating Monthly Contribution	Shared CRF Monthly Contribution
				Operating Contribution (SL 1 - 19)	CRF Contribution (SL 1 - 19)	Monthly Operating Contribution (SL 20 - 52)	Monthly CRF Contribution (SL 20 - 52)				
1	TH 558	64	0.004191225	\$58.46	\$5.31					\$157.28	\$14.79
2	TH 51	64	0.004191225	58.46	5.31					157.28	14.79
3	TH 49	64	0.004191225	58.46	5.31					157.28	14.79
4	TH 47	64	0.004191225	58.46	5.31					157.28	14.79
5	TH 39	64	0.004191225	58.46	5.31					157.28	14.79
6	TH 37	64	0.004191225	58.46	5.31					157.28	14.79
7	TH 251	64	0.004191225	58.46	5.31					157.28	14.79
8	TH 253	64	0.004191225	58.46	5.31					157.28	14.79
9	TH 256	64	0.004191225	58.46	5.31					157.28	14.79
10	TH 15	68	0.004453176	62.11	5.64					167.11	15.72
11	TH 16	73	0.004780616	66.68	6.06					179.40	16.87
12	TH 17	73	0.004780616	66.68	6.06					179.40	16.87
13	TH 18	73	0.004780616	66.68	6.06					179.40	16.87
14	TH 19	73	0.004780616	66.68	6.06					179.40	16.87
15	TH 20	73	0.004780616	66.68	6.06					179.40	16.87
16	TH 21	73	0.004780616	66.68	6.06					179.40	16.87
17	TH 252	73	0.004780616	66.68	6.06					179.40	16.87
18	TH 255	73	0.004780616	66.68	6.06					179.40	16.87
19	TH 257	73	0.004780616	66.68	6.06					179.40	16.87
20	201	47	0.003077931			\$35.91	\$35.91			179.40	16.87
21	202	54	0.003536346			41.25	41.25			115.50	10.86
22	203	43	0.002815979			32.85	32.85			132.70	12.48
23	204	55	0.003601834			42.02	42.02			105.67	9.94
24	205	51	0.003339882			38.96	38.96			135.16	12.71
25	206	44	0.002881467			33.61	33.61			125.33	11.79
26	207	44	0.002881467			33.61	33.61			108.13	10.17
27	208	45	0.002946955			34.38	34.38			108.13	10.17
28	209	45	0.002946955			34.38	34.38			110.59	10.40
										110.59	10.40

BCS 1559 - THE TAYLOR
2008 / 2009 MONTHLY STRATA FEES and CRF CONTRIBUTIONS

Annual Maintenance Fees		Unit Entitlement	Common Area %	Townhouse		Podium		Townhouse		Podium		Tower		Shared		2008 / 2009 Total Monthly Strata Fees
Lot	Unit Number			Operating Contribution (SL 1 - 19)	CRF Contribution (SL 1 - 19)	Monthly Operating Contribution (SL 20 - 52)	Monthly CRF Contribution (SL 20 - 52)	Operating Contribution (SL 53 - 251)	CRF Contribution (SL 53 - 251)	Monthly Operating Contribution (SL 53 - 251)	Monthly CRF Contribution (SL 53 - 251)	Operating Contribution	CRF Contribution	Monthly Contribution	CRF Contribution	
Annual Maintenance Fees				\$616,498		Total Aggregate		15,270		Townhouse		Podium		1,296		1,301
Annual CRF Contributions				63,210						13,779.00		1,253.00		15,032.00		1,503.00
Total Annual Strata Fees				\$679,708						201,357.00		18,305.00		219,662.00		12,466.00
										450,312.00		42,356.00		492,668.00		
29	301	45	0.002946955			34.38	34.38				34.38			110.59	10.40	166.92
30	302	44	0.002881467			33.61	33.61				33.61			108.13	10.17	163.21
31	303	44	0.002881467			33.61	33.61				33.61			108.13	10.17	163.21
32	304	44	0.002881467			33.61	33.61				33.61			108.13	10.17	163.21
33	305	46	0.003012443			35.14	35.14				35.14			113.04	10.63	170.63
34	306	45	0.002946955			34.38	34.38				34.38			110.59	10.40	166.92
35	307	45	0.002946955			34.38	34.38				34.38			110.59	10.40	166.92
36	308	46	0.003012443			35.14	35.14				35.14			113.04	10.63	170.63
37	309	44	0.002881467			33.61	33.61				33.61			108.13	10.17	163.21
38	310	44	0.002881467			33.61	33.61				33.61			108.13	10.17	163.21
39	311	45	0.002946955			34.38	34.38				34.38			110.59	10.40	166.92
40	312	45	0.002946955			34.38	34.38				34.38			110.59	10.40	166.92
41	401	45	0.002946955			34.38	34.38				34.38			110.59	10.40	166.92
42	402	45	0.002946955			34.38	34.38				34.38			110.59	10.40	166.92
43	403	44	0.002881467			33.61	33.61				33.61			108.13	10.17	163.21
44	404	44	0.002881467			33.61	33.61				33.61			108.13	10.17	163.21
45	405	46	0.003012443			35.14	35.14				35.14			113.04	10.63	170.63
46	406	45	0.002946955			34.38	34.38				34.38			110.59	10.40	166.92
47	407	45	0.002946955			34.38	34.38				34.38			110.59	10.40	166.92
48	408	46	0.003012443			35.14	35.14				35.14			113.04	10.63	170.63
49	409	44	0.002881467			33.61	33.61				33.61			108.13	10.17	163.21
50	410	44	0.002881467			33.61	33.61				33.61			108.13	10.17	163.21
51	411	45	0.002946955			34.38	34.38				34.38			110.59	10.40	166.92
52	412	45	0.002946955			34.38	34.38				34.38			110.59	10.40	166.92
53	501	53	0.003470858					\$71.34	\$6.49	130.25	12.25	196.60	196.60			
54	502	73	0.004780616					98.26	8.93	179.40	16.87	270.79	270.79			
55	503	50	0.003274394					67.30	6.12	122.87	11.56	185.47	185.47			
56	504	74	0.004846103					99.61	9.06	181.85	17.11	274.49	274.49			
57	505	46	0.003012443					61.92	5.63	113.04	10.63	170.63	170.63			

BCS 1559 - THE TAYLOR
2008 / 2009 MONTHLY STRATA FEES and CRF CONTRIBUTIONS

Annual Maintenance Fees			Total Aggregate		Townhouse		Podium		Tower Monthly		Tower CRF		Shared		Shared CRF		2008 / 2009 Total Monthly Strata Fees
Annual CRF Contributions					Podium		Tower Monthly		Tower CRF		Shared		Shared CRF				
Total Annual Strata Fees					Podium		Tower Monthly		Tower CRF		Shared		Shared CRF				
Strata Lot	Unit Number	Unit Entitlement	Common Area %	Townhouse Operating Contribution (SL 1 - 19)	Townhouse CRF Contribution (SL 1 - 19)	Podium Monthly Operating Contribution (SL 20 - 52)	Podium Monthly CRF Contribution (SL 20 - 52)	Tower Monthly Operating Contribution (SL 53 - 251)	Tower CRF Monthly Contribution (SL 53 - 251)	Shared Monthly Contribution	Shared Monthly Contribution	Shared Monthly Contribution	Shared Monthly Contribution	Shared Monthly Contribution	Shared Monthly Contribution	Shared Monthly Contribution	
58	506	53	0.003470858					71.34	6.49	130.25	12.25	12.25	130.25	12.25	12.25	196.60	
59	507	82	0.005370007					110.38	10.03	201.51	18.95	18.95	201.51	18.95	18.95	304.17	
60	508	48	0.003143418					64.61	5.87	117.96	11.10	11.10	117.96	11.10	11.10	178.05	
61	509	54	0.003536346					72.69	6.61	132.70	12.48	12.48	132.70	12.48	12.48	200.31	
62	510	54	0.003536346					72.69	6.61	132.70	12.48	12.48	132.70	12.48	12.48	200.31	
63	511	54	0.003536346					72.69	6.61	132.70	12.48	12.48	132.70	12.48	12.48	200.31	
64	601	53	0.003470858					71.34	6.49	130.25	12.25	12.25	130.25	12.25	12.25	196.60	
65	602	74	0.004846103					99.61	9.06	181.85	17.11	17.11	181.85	17.11	17.11	274.49	
66	603	50	0.003274394					67.30	6.12	122.87	11.56	11.56	122.87	11.56	11.56	185.47	
67	604	74	0.004846103					99.61	9.06	181.85	17.11	17.11	181.85	17.11	17.11	274.49	
68	605	53	0.003470858					71.34	6.49	130.25	12.25	12.25	130.25	12.25	12.25	196.60	
69	606	53	0.003470858					71.34	6.49	130.25	12.25	12.25	130.25	12.25	12.25	196.60	
70	607	82	0.005370007					110.38	10.03	201.51	18.95	18.95	201.51	18.95	18.95	304.17	
71	608	48	0.003143418					64.61	5.87	117.96	11.10	11.10	117.96	11.10	11.10	178.05	
72	609	54	0.003536346					72.69	6.61	132.70	12.48	12.48	132.70	12.48	12.48	200.31	
73	610	54	0.003536346					72.69	6.61	132.70	12.48	12.48	132.70	12.48	12.48	200.31	
74	611	54	0.003536346					72.69	6.61	132.70	12.48	12.48	132.70	12.48	12.48	200.31	
75	701	53	0.003470858					71.34	6.49	130.25	12.25	12.25	130.25	12.25	12.25	196.60	
76	702	74	0.004846103					99.61	9.06	181.85	17.11	17.11	181.85	17.11	17.11	274.49	
77	703	50	0.003274394					67.30	6.12	122.87	11.56	11.56	122.87	11.56	11.56	185.47	
78	704	74	0.004846103					99.61	9.06	181.85	17.11	17.11	181.85	17.11	17.11	274.49	
79	705	53	0.003470858					71.34	6.49	130.25	12.25	12.25	130.25	12.25	12.25	196.60	
80	706	53	0.003470858					71.34	6.49	130.25	12.25	12.25	130.25	12.25	12.25	196.60	
81	707	82	0.005370007					110.38	10.03	201.51	18.95	18.95	201.51	18.95	18.95	304.17	
82	708	48	0.003143418					64.61	5.87	117.96	11.10	11.10	117.96	11.10	11.10	178.05	
83	709	54	0.003536346					72.69	6.61	132.70	12.48	12.48	132.70	12.48	12.48	200.31	
84	710	54	0.003536346					72.69	6.61	132.70	12.48	12.48	132.70	12.48	12.48	200.31	
85	711	54	0.003536346					72.69	6.61	132.70	12.48	12.48	132.70	12.48	12.48	200.31	
86	801	53	0.003470858					71.34	6.49	130.25	12.25	12.25	130.25	12.25	12.25	196.60	

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BCS 1559 - THE TAYLOR
2008 / 2009 MONTHLY STRATA FEES and CRF CONTRIBUTIONS

Annual Maintenance Fees			Total Aggregate		Townhouse		Podium		Tower		Shared		2008 / 2009 Total Monthly Strata Fees
Annual CRF Contributions					Podium		Tower		Shared				
Total Annual Strata Fees					Podium		Tower		Shared				
Strata Lot	Unit Number	Unit Entitlement	Common Area %	Townhouse Operating Contribution (SL 1 - 19)	Townhouse CRF Contribution (SL 1 - 19)	Podium Monthly Operating Contribution (SL 20 - 52)	Podium Monthly CRF Contribution (SL 20 - 52)	Tower Monthly Operating Contribution (SL 53 - 251)	Tower CRF Monthly Contribution (SL 53 - 251)	Shared Operating Monthly Contribution	Shared CRF Monthly Contribution		
116	1009	54	0.003536346					72.69	6.61	132.70	12.48	200.31	
117	1010	54	0.003536346					72.69	6.61	132.70	12.48	200.31	
118	1011	54	0.003536346					72.69	6.61	132.70	12.48	200.31	
119	1101	53	0.003470858					71.34	6.49	130.25	12.25	196.60	
120	1102	74	0.004846103					99.61	9.06	181.85	17.11	274.49	
121	1103	50	0.003274394					67.30	6.12	122.87	11.56	185.47	
122	1104	73	0.004780616					98.26	8.93	179.40	16.87	270.79	
123	1105	53	0.003470858					71.34	6.49	130.25	12.25	196.60	
124	1106	54	0.003536346					72.69	6.61	132.70	12.48	200.31	
125	1107	82	0.005370007					110.38	10.03	201.51	18.95	304.17	
126	1108	48	0.003143418					64.61	5.87	117.96	11.10	178.05	
127	1109	54	0.003536346					72.69	6.61	132.70	12.48	200.31	
128	1110	54	0.003536346					72.69	6.61	132.70	12.48	200.31	
129	1111	54	0.003536346					72.69	6.61	132.70	12.48	200.31	
130	1201	53	0.003470858					71.34	6.49	130.25	12.25	196.60	
131	1202	74	0.004846103					99.61	9.06	181.85	17.11	274.49	
132	1203	50	0.003274394					67.30	6.12	122.87	11.56	185.47	
133	1204	73	0.004780616					98.26	8.93	179.40	16.87	270.79	
134	1205	53	0.003470858					71.34	6.49	130.25	12.25	196.60	
135	1206	54	0.003536346					72.69	6.61	132.70	12.48	200.31	
136	1207	82	0.005370007					110.38	10.03	201.51	18.95	304.17	
137	1208	48	0.003143418					64.61	5.87	117.96	11.10	178.05	
138	1209	54	0.003536346					72.69	6.61	132.70	12.48	200.31	
139	1210	54	0.003536346					72.69	6.61	132.70	12.48	200.31	
140	1211	54	0.003536346					72.69	6.61	132.70	12.48	200.31	
141	1501	53	0.003470858					71.34	6.49	130.25	12.25	196.60	
142	1502	74	0.004846103					99.61	9.06	181.85	17.11	274.49	
143	1503	50	0.003274394					67.30	6.12	122.87	11.56	185.47	
144	1504	73	0.004780616					98.26	8.93	179.40	16.87	270.79	

BCS 1559 - THE TAYLOR
2008 / 2009 MONTHLY STRATA FEES and CRF CONTRIBUTIONS

Annual Maintenance Fees			Total Aggregate		Townhouse		Podium		Tower		Shared		2008 / 2009	
Annual CRF Contributions			63,210		13,779.00		14,260.00		1,296		15,556		1,301	
Total Annual Strata Fees			5679,708		201,357.00		450,312.00		18,305.00		219,662.00		12,466.00	
Strata Lot	Unit Number	Unit Entitlement	Common Area %	Townhouse Operating Contribution (SL 1 - 19)	Townhouse CRF Contribution (SL 1 - 19)	Podium Monthly Operating Contribution (SL 20 - 52)	Podium Monthly CRF Contribution (SL 20 - 52)	Tower Monthly Operating Contribution (SL 53 - 251)	Tower CRF Monthly Contribution (SL 53 - 251)	Shared Operating Monthly Contribution	Shared CRF Monthly Contribution	Total Monthly Strata Fees		
145	1505	53	0.003470858					71.34	6.49	130.25	12.25	196.60	196.60	
146	1506	53	0.003470858					71.34	6.49	130.25	12.25	196.60	196.60	
147	1507	82	0.005370007					110.38	10.03	201.51	18.95	304.17	304.17	
148	1508	48	0.003143418					64.61	5.87	117.96	11.10	178.05	178.05	
149	1509	54	0.003536346					72.69	6.61	132.70	12.48	200.31	200.31	
150	1510	54	0.003536346					72.69	6.61	132.70	12.48	200.31	200.31	
151	1511	54	0.003536346					72.69	6.61	132.70	12.48	200.31	200.31	
152	1601	53	0.003470858					71.34	6.49	130.25	12.25	196.60	196.60	
153	1602	73	0.004780616					98.26	8.93	179.40	16.87	270.79	270.79	
154	1603	50	0.003274394					67.30	6.12	122.87	11.56	185.47	185.47	
155	1604	73	0.004780616					98.26	8.93	179.40	16.87	270.79	270.79	
156	1605	53	0.003470858					71.34	6.49	130.25	12.25	196.60	196.60	
157	1606	53	0.003470858					71.34	6.49	130.25	12.25	196.60	196.60	
158	1607	74	0.004846103					99.61	9.06	181.85	17.11	274.49	274.49	
159	1608	49	0.003208906					65.96	6.00	120.42	11.33	181.76	181.76	
160	1609	74	0.004846103					99.61	9.06	181.85	17.11	274.49	274.49	
161	1610	53	0.003470858					71.34	6.49	130.25	12.25	196.60	196.60	
162	1701	53	0.003470858					71.34	6.49	130.25	12.25	196.60	196.60	
163	1702	74	0.004846103					99.61	9.06	181.85	17.11	274.49	274.49	
164	1703	50	0.003274394					67.30	6.12	122.87	11.56	185.47	185.47	
165	1704	73	0.004780616					98.26	8.93	179.40	16.87	270.79	270.79	
166	1705	53	0.003470858					71.34	6.49	130.25	12.25	196.60	196.60	
167	1706	53	0.003470858					71.34	6.49	130.25	12.25	196.60	196.60	
168	1707	75	0.004911591					100.95	9.18	184.31	17.34	278.20	278.20	
169	1708	49	0.003208906					65.96	6.00	120.42	11.33	181.76	181.76	
170	1709	74	0.004846103					99.61	9.06	181.85	17.11	274.49	274.49	
171	1710	53	0.003470858					71.34	6.49	130.25	12.25	196.60	196.60	
172	1801	53	0.003470858					71.34	6.49	130.25	12.25	196.60	196.60	
173	1802	74	0.004846103					99.61	9.06	181.85	17.11	274.49	274.49	

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BCS 1559 - THE TAYLOR
2008 / 2009 MONTHLY STRATA FEES and CRF CONTRIBUTIONS

Annual Maintenance Fees			Total Aggregate		Townhouse		Podium		Tower		Shared		2008 / 2009 Total Monthly Strata Fees
Annual CRF Contributions			63,210		Podium		Tower		Podium		Tower		
Total Annual Strata Fees			\$679,708		Tower		Shared		Podium		Tower		
Strata	Unit	Unit Entitlement	Common Area %	Townhouse Operating Contribution (SL 1 - 19)	Townhouse CRF Contribution (SL 1 - 19)	Podium Monthly Operating Contribution (SL 20 - 52)	Podium Monthly CRF Contribution (SL 20 - 52)	Tower Monthly Operating Contribution (SL 53 - 251)	Tower Monthly CRF Contribution (SL 53 - 251)	Shared Operating Monthly Contribution	Shared CRF Monthly Contribution		
174	1803	50	0.003274394					67.30	6.12	122.87	11.56	185.47	
175	1804	73	0.004780616					98.26	8.93	179.40	16.87	270.79	
176	1805	53	0.003470858					71.34	6.49	130.25	12.25	196.60	
177	1806	53	0.003470858					71.34	6.49	130.25	12.25	196.60	
178	1807	75	0.004911591					100.95	9.18	184.31	17.34	278.20	
179	1808	49	0.003208906					65.96	6.00	120.42	11.33	181.76	
180	1809	74	0.004846103					99.61	9.06	181.85	17.11	274.49	
181	1810	53	0.003470858					71.34	6.49	130.25	12.25	196.60	
182	1901	53	0.003470858					71.34	6.49	130.25	12.25	196.60	
183	1902	74	0.004846103					99.61	9.06	181.85	17.11	274.49	
184	1903	50	0.003274394					67.30	6.12	122.87	11.56	185.47	
185	1904	73	0.004780616					98.26	8.93	179.40	16.87	270.79	
186	1905	53	0.003470858					71.34	6.49	130.25	12.25	196.60	
187	1906	53	0.003470858					71.34	6.49	130.25	12.25	196.60	
188	1907	75	0.004911591					100.95	9.18	184.31	17.34	278.20	
189	1908	49	0.003208906					65.96	6.00	120.42	11.33	181.76	
190	1909	74	0.004846103					99.61	9.06	181.85	17.11	274.49	
191	1910	53	0.003470858					71.34	6.49	130.25	12.25	196.60	
192	2001	53	0.003470858					71.34	6.49	130.25	12.25	196.60	
193	2002	73	0.004780616					98.26	8.93	179.40	16.87	270.79	
194	2003	50	0.003274394					67.30	6.12	122.87	11.56	185.47	
195	2004	73	0.004780616					98.26	8.93	179.40	16.87	270.79	
196	2005	53	0.003470858					71.34	6.49	130.25	12.25	196.60	
197	2006	53	0.003470858					71.34	6.49	130.25	12.25	196.60	
198	2007	80	0.005239031					107.68	9.79	196.60	18.49	296.75	
199	2008	81	0.005304519					109.03	9.91	199.06	18.72	300.46	
200	2009	53	0.003470858					71.34	6.49	130.25	12.25	196.60	
201	2101	53	0.003470858					71.34	6.49	130.25	12.25	196.60	
202	2102	74	0.004846103					99.61	9.06	181.85	17.11	274.49	

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BCS 1559 - THE TAYLOR
2008 / 2009 MONTHLY STRATA FEES and CRF CONTRIBUTIONS

Annual Maintenance Fees			Total Aggregate		Townhouse		Podium		Tower		Shared		2008 / 2009 Total Monthly Strata Fees
Strata Lot	Unit Number	Unit Entitlement	Common Area %	Townhouse Operating Contribution (SL 1 - 19)	Townhouse CRF Contribution (SL 1 - 19)	Podium Monthly Operating Contribution (SL 20 - 52)	Podium Monthly CRF Contribution (SL 20 - 52)	Tower Monthly Operating Contribution (SL 53 - 251)	Tower Monthly CRF Contribution (SL 53 - 251)	Shared Monthly Operating Contribution	Shared Monthly CRF Contribution		
203	2103	50	0.003274394					67.30	6.12	122.87	11.56	185.47	
204	2104	73	0.004780616					98.26	8.93	179.40	16.87	270.79	
205	2105	53	0.003470858					71.34	6.49	130.25	12.25	196.60	
206	2106	53	0.003470858					71.34	6.49	130.25	12.25	196.60	
207	2107	81	0.005304519					109.03	9.91	199.06	18.72	300.46	
208	2108	80	0.005239031					107.68	9.79	196.60	18.49	296.75	
209	2109	53	0.003470858					71.34	6.49	130.25	12.25	196.60	
210	2201	53	0.003470858					71.34	6.49	130.25	12.25	196.60	
211	2202	73	0.004780616					98.26	8.93	179.40	16.87	270.79	
212	2203	50	0.003274394					67.30	6.12	122.87	11.56	185.47	
213	2204	73	0.004780616					98.26	8.93	179.40	16.87	270.79	
214	2205	53	0.003470858					71.34	6.49	130.25	12.25	196.60	
215	2206	53	0.003470858					71.34	6.49	130.25	12.25	196.60	
216	2207	80	0.005239031					107.68	9.79	196.60	18.49	296.75	
217	2208	81	0.005304519					109.03	9.91	199.06	18.72	300.46	
218	2209	53	0.003470858					71.34	6.49	130.25	12.25	196.60	
219	2301	53	0.003470858					71.34	6.49	130.25	12.25	196.60	
220	2302	73	0.004780616					98.26	8.93	179.40	16.87	270.79	
221	2303	50	0.003274394					67.30	6.12	122.87	11.56	185.47	
222	2304	73	0.004780616					98.26	8.93	179.40	16.87	270.79	
223	2305	53	0.003470858					71.34	6.49	130.25	12.25	196.60	
224	2306	53	0.003470858					71.34	6.49	130.25	12.25	196.60	
225	2307	81	0.005304519					109.03	9.91	199.06	18.72	300.46	
226	2308	81	0.005304519					109.03	9.91	199.06	18.72	300.46	
227	2309	53	0.003470858					71.34	6.49	130.25	12.25	196.60	
228	2401	102	0.006679764					137.30	12.48	250.66	23.58	378.36	
229	2402	73	0.004780616					98.26	8.93	179.40	16.87	270.79	
230	2403	53	0.003470858					71.34	6.49	130.25	12.25	196.60	
231	2404	83	0.005435494					111.72	10.16	203.97	19.19	307.88	
				\$616,498	Total Aggregate	15,270		Townhouse	14,260.00	1,296	15,556	1,301	
Annual CRF Contributions				63,210			Podium	13,779.00	1,253.00	15,032.00	1,503.00		
Total Annual Strata Fees				\$679,708			Tower	201,357.00	18,305.00	219,662.00	12,466.00		
							Shared	450,312.00	42,356.00	492,668.00			

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BCS 1559 - THE TAYLOR
2008 / 2009 MONTHLY STRATA FEES and CRF CONTRIBUTIONS

Annual Maintenance Fees		Total Aggregate		Townhouse		Podium		Tower		Shared		2008 / 2009 Total Monthly Strata Fees	
Annual CRF Contributions		63,210		Podium		Tower		Shared					
Total Annual Strata Fees		\$679,708											
Strata	Unit	Common Area	Townhouse	Podium	Tower	Shared	2008 / 2009	2008 / 2009	2008 / 2009	2008 / 2009	2008 / 2009	2008 / 2009	2008 / 2009
Lot	Number	Unit Entitlement	Operating Contribution (SL 1 - 19)	Monthly Operating Contribution (SL 20 - 52)	Monthly CRF Contribution (SL 20 - 52)	Monthly Operating Contribution (SL 53 - 251)	Monthly CRF Contribution (SL 53 - 251)	Monthly Operating Contribution (SL 53 - 251)	Monthly CRF Contribution (SL 53 - 251)	Monthly Operating Contribution (SL 53 - 251)	Monthly CRF Contribution (SL 53 - 251)	Monthly Operating Contribution (SL 53 - 251)	Monthly CRF Contribution (SL 53 - 251)
232	2405	83	0.005435494			111.72	10.16	203.97	19.19	307.88			
233	2501	102	0.006679764			137.30	12.48	250.66	23.58	378.36			
234	2502	73	0.004780616			98.26	8.93	179.40	16.87	270.79			
235	2503	53	0.003470858			71.34	6.49	130.25	12.25	196.60			
236	2504	83	0.005435494			111.72	10.16	203.97	19.19	307.88			
237	2505	83	0.005435494			111.72	10.16	203.97	19.19	307.88			
238	2601	102	0.006679764			137.30	12.48	250.66	23.58	378.36			
239	2602	73	0.004780616			98.26	8.93	179.40	16.87	270.79			
240	2603	54	0.003536346			72.69	6.61	132.70	12.48	200.31			
241	2604	83	0.005435494			111.72	10.16	203.97	19.19	307.88			
242	2605	83	0.005435494			111.72	10.16	203.97	19.19	307.88			
243	2701	102	0.006679764			137.30	12.48	250.66	23.58	378.36			
244	2702	73	0.004780616			98.26	8.93	179.40	16.87	270.79			
245	2703	53	0.003470858			71.34	6.49	130.25	12.25	196.60			
246	2704	83	0.005435494			111.72	10.16	203.97	19.19	307.88			
247	2705	83	0.005435494			111.72	10.16	203.97	19.19	307.88			
248	2801	93	0.006090373			125.18	11.38	228.55	21.50	344.97			
249	2802	88	0.005762934			118.45	10.77	216.26	20.34	326.43			
250	2803	82	0.005370007			110.38	10.03	201.51	18.95	304.17			
251	2804	93	0.006090373			125.18	11.38	228.55	21.50	344.97			
		15,270	1.000000000	\$1,188.37	\$1,148.20	\$1,148.20	\$1,525.78	\$37,525.84	\$3,529.52	\$56,642.33			

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STRATA PLAN BCS 1559 – THE TAYLOR

3/4 VOTE RESOLUTION #1

WHEREAS the Owners, Strata Plan BCS 1559, The Taylor, wish to transfer any year-end operating surplus to the Contingency Reserve Fund or fund any year-end deficit from the Contingency Reserve Fund;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to transfer any year-end operating surplus or deficit (fiscal year ending December 31st, 2007), to or from the Contingency Reserve Fund, as and when cash flow permits.

3/4 VOTE RESOLUTION #2

WHEREAS the Owners, Strata Plan BCS 1559, The Taylor, wish to revise the charges for late payment of Strata Fees and Special Levies;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to repeal Bylaw #1(2), which currently reads:

1. (2) *"If an owner is late in paying his or her strata fees, the owner must pay to the strata corporation a late payment fine in the amount of \$25 for the first month, \$50 for the second month and \$100 per month thereafter until such time the arrears have been cleared."*

And replace with the following:

1. (2) *"If an owner is late in paying his or her strata fees or special levies, the owner must pay to the strata corporation a late payment fine in the amount of \$50 for the first month, \$100 for the second month, and \$200 per month thereafter until such time as the arrears have been cleared."*

NOMINATION FORM

STRATA PLAN BCS 1559 – THE TAYLOR

DATE OF AGM TUESDAY, JANUARY 15th, 2008

NAME OF NOMINEE

ADDRESS _____

TELEPHONE _____ (OFF) _____ (RES)

E-MAIL ADDRESS

SIGNATURE OF NOMINEE _____
TO INDICATE ACCEPTANCE
OF NOMINATION

NOMINATOR(S) (1) (2)

NAME _____

ADDRESS _____

SIGNATURE _____

PROXY APPOINTMENT

Re: Strata Lot _____ of Strata Plan _____ BCS 1559

Unit # _____ - _____, Vancouver, B.C.

I / We, _____ Owner(s) of the Strata Lot described
above, appoint _____

or failing him / her _____

to act as my / our Proxy and on my / our behalf at the Annual General Meeting, or any adjournment
thereof, of the Owners, Strata Plan BCS 1559, to be held on the 15th day of January, 2008.

I / We acknowledge and understand that although the *Strata Property Act* does not
permit substantial changes to a Resolution, minor amendments may be made by those
attending the meeting. This being the case, Resolutions voted on may differ from the
original version contained on the Notice of Meeting.

*****PLEASE NOTE: PROPERTY MANAGERS AND STRATA EMPLOYEES MAY NOT
BE APPOINTED AS PROXY HOLDERS.*****

SIGNED this _____ day of _____, 20____.

Owner(s) Signature:



Airport Square, 815 - 1200 West 73rd Avenue, Vancouver, B.C., Canada V6P 6G5 ♦ 604-261-0285 ♦ FAX 604-261-9279
PROPERTY MANAGEMENT SERVICES

February 1, 2008

To All Owners
Strata Plan BCS 1559, The Taylor

Dear Owner(s):

At the Annual General Meeting held on Tuesday, January 15th, 2008, the Owners voted to approved the 2008 / 2009 Operating Budget as amended, which reflects an increase in Strata Fees effective February 1st, 2008. A copy of the amended Operating Budget as well as a list of the new Strata Fees is attached.

Those Owners who pay by Pre-authorized Payment (PAP) need take no further action. We will adjust your PAP and take the one-time adjustment payment on March 1st, 2008, to cover the increase for February 2008. If you do not use the PAP plan, we urge you to take advantage of this payment method and we enclose the PAP application form and information.

If you pay your Strata Fees by cheque, you will need to send in payment for the retroactive increase to cover for February 2008. Also, please remember to provide a series of post-dated cheques for 2008 / 2009 (made payable to "Strata Plan BCS 1559"); ensure that your unit number is clearly marked on the front of each of your cheques and that the amounts are correct.

The Owners also approved 3/4 Vote Resolution #2 and several Majority Vote Resolutions, resulting in amendments to the Strata Corporation Bylaws and Rules. Enclosed please find the updated pages including the cover sheet to be inserted into your current copy of the Bylaws, plus a full updated copy of the Rules.

For other items of business conducted at the Annual General Meeting, please refer to the attached Minutes.

As it is imperative that we be able to contact you quickly in the event of an emergency, please complete the enclosed "Notification in Case of Emergency" form and return it to this office at your earliest convenience.

Yours truly,

THE WYNFORD GROUP
Managing Agents for
BCS 1559, The Taylor

Per:

Sherry McCuaig
Property Manager

Encls.

cc: Accounting

(AGM-OWN-08.1559)

BCS 1559
APPROVED BUDGET
FEB 1/08 - JAN 31/09

		Oct-07	Projected	Twnhouse	Podium	Tower	Shared	2008-2009
		Actuals	Year End	S/L 1 - 19	S/L 20 - 52	S/L 53 - 251		Budget
	REVENUE							
4050	Owner's Contributions	463,914	618,552	14,535	13,916	206,445	464,612	699,508
4150	Bylaw Penalties	3,000	4,000				2,000	2,000
4200	Interest Income	2,463	3,284				2,000	2,000
4450	Keys/Remotes	5,625	7,500				3,500	3,500
4150	Late Payment Penalty	0	0				0	0
4400	Move In/Out Fee	9,175	12,200				7,500	7,500
4850	Other Income	1,116	1,488				0	0
4800	Parking Income	405	540				600	600
	TOTAL REVENUE	485,698	647,564	14,535	13,916	206,445	480,212	715,108
	ADMINISTRATION EXPENSES							
5110	Property Management	37,662	50,216	0	0	0	50,880	50,880
5120	Bank Charges	230	300	0	0	0	300	300
5130	Postage/Copies/Office Exp	8,406	10,500	0	0	0	6,500	6,500
5135	Legal Fees	101	1,450	0	0	0	2,500	2,500
5142	Resa Audit	530	530	0	0	0	530	530
5151	Insurance Deductibles / Claims	0	0	0	0	0	10,400	10,400
5175	Telephone / Pager	1,157	1,543	90	245	1,465	0	1,800
1700	Insurance Premium	37,238	51,500	0	0	0	58,500	58,500
5200	Wages Caretaker	30,581	40,775	0	0	0	44,588	44,588
5202	Security Guard	71,995	95,993	5,000	2,500	92,500	0	100,000
5202-10	Alarm Monitoring	525	950	0	0	0	1,500	1,500
5210	Benefits Employee	0	0	0	0	0	0	0
5210	EI/CPP Employer Share	0	0	0	0	0	0	0
5210	Workers' Compensation	0	0	0	0	0	0	0
5220	Wages Assistant Caretaker	1,600	2,250	0	0	0	38,000	38,000
5225	Miscellaneous	489	1,200	100	200	900	0	1,200
	TOT ADMINISTRATIVE EXP	190,614	257,207	5,190	2,945	94,865	213,698	316,698
	UTILITIES							
5310	Electricity	26,582	35,443	0	3,478	31,304	5,218	40,000
5320	Gas	38,967	51,956	0	0	0	62,000	62,000
5330	Water & Sewer Tax	17,780	23,706	0	0	0	24,000	24,000
5340	Garbage Collection	19,903	26,537	0	0	0	25,500	25,500
5352	Enterphone	2,016	2,414	0	200	1,800	3,000	5,000
	TOTAL UTILITIES	105,248	140,056	0	3,678	33,104	119,718	156,500
	BUILDING MAINTENANCE EXP							
5410	Janitorial	30,395	40,527	0	0	9,660	2,340	12,000
5420	Supplies	3,061	4,081	0	200	1,800	2,400	4,400
5430	Pest Control	1,110	1,479	0	0	0	1,500	1,500
5440	Security	4,649	18,000	0	0	0	18,000	18,000
5450	Elevator & License	10,916	14,555	3,240	3,240	11,520	0	18,000
5480	Emergency Generator	0	0	0	0	0	0	0
5480	Mechanical	26,224	32,500	0	0	0	30,000	30,000
5500	Fire Protection	8,011	8,500	0	0	0	8,500	8,500
5546	Cosmetic Upgrades	0	0	0	0	0	10,000	10,000
5580	General Repair & Maintenance	28,942	38,600	4,334	1,733	29,033	3,900	39,000
	TOTAL BUILDING MAINT	113,308	158,242	7,574	5,173	52,013	76,640	141,400
	EXTERIOR MAINT & REPAIRS							
5633	Window Cleaning	6,869	12,500	450	855	7,695	0	9,000
5640	Garage Door	3,340	4,454	0	0	0	3,500	3,500
	TOTAL EXT MAINT & REPAIRS	10,209	16,954	450	855	7,695	3,500	12,500

BCS 1559
APPROVED BUDGET
FEB 1/08 - JAN 31/09

	GROUPS & GARDENS							
5710	Landscaping	12,090	16,120	0	0	0	15,000	15,000
5712	Landscaping Improvements	0	0	0	0	0	3,000	3,000
5713	Rooftop Garden Maintenance	0	3,500	0	0	0	4,500	4,500
	TOTAL GROUPS & GARDENS	12,090	19,620	0	0	0	22,500	22,500
	RECREATION CENTRE							
5810	Recreation Centre Maintenance	280	540				500	500
	TOTAL RECREATION CENTRE	280	540	0	0	0	500	500
	TOTAL EXPENSES	431,649	592,619	13,214	12,651	187,677	436,556	650,098
	CONTINGENCY RESERVE FUNDS							
8100	Contingency Reserve Fund - 10%	42,174	58,232	1,321	1,265	18,768	43,656	65,010
	TOTAL RESERVE FUNDS							
	TOTAL EXP / RESERVES	473,823	650,851	14,535	13,916	206,445	480,212	715,108
	SURPLUS / (DEFICIT)	11,875	-3,287	0	0	0	0	0

BCS 1559 - THE TAYLOR

	Total Aggregate	CRF	Total S/F	Total Aggregate
Annual Operating Contributions	\$634,498			
Annual CRP Contributions	65,010			
Total Annual Strata Fees	\$699,508			
Townhouse Podium		1,321.00	14,535.00	1,301
Tower		1,265.00	13,916.00	1,503
Shared		18,768.00	206,445.00	12,466
Total		43,656.00	464,512.00	n/a
Total	634,498.00	65,010.00	699,508.00	15,270

BCS 1559 - THE TAYLOR
2008 / 2009 MONTHLY STRATA FEES and CRF CONTRIBUTIONS

Annual CRF Contributions
Total Annual Strata Fees

65,010
\$699,508

Strata Lot	Unit Number	Unit Entitlement	Common Area %	Townhouse			Podium			Podium Monthly CRF			Tower Monthly			Shared Monthly			2008 / 2009		One-time Adjustment for February 2008
				Monthly Operating Contributions (SL 1 - 19)	Monthly Operating Contributions (SL 20 - 52)	Monthly Operating Contributions (SL 53 - 251)	Townhouse Monthly CRF Contributions (SL 1 - 19)	Monthly Operating Contributions (SL 20 - 52)	Monthly Operating Contributions (SL 53 - 251)	Podium Monthly CRF Contributions (SL 20 - 52)	Monthly Operating Contributions (SL 53 - 251)	CRF Contributions (SL 53 - 251)	Tower Monthly Operating Contributions (SL 53 - 251)	CRF Contributions (SL 53 - 251)	CRF Contributions (SL 53 - 251)	Operating Contributions	Contributions	CRF	Total Monthly Strata Fees	Monthly	
43	403	44	0.002881467		30.86			30.86		3.09							101.08	10.48	145.51	20.82	
44	404	44	0.002881467		30.86			30.86		3.09							101.08	10.48	145.51	20.82	
45	405	46	0.003012443		32.27			32.27		3.23							105.68	10.96	152.14	21.78	
46	406	45	0.002946955		31.56			31.56		3.16							103.38	10.72	148.82	21.30	
47	407	45	0.002946955		31.56			31.56		3.16							103.38	10.72	148.82	21.30	
48	408	46	0.003012443		32.27			32.27		3.23							105.68	10.96	152.14	21.78	
49	409	44	0.002881467		30.86			30.86		3.09							101.08	10.48	145.51	20.82	
50	410	44	0.002881467		30.86			30.86		3.09							101.08	10.48	145.51	20.82	
51	411	45	0.002946955		31.56			31.56		3.16							103.38	10.72	148.82	21.30	
52	412	45	0.002946955		31.56			31.56		3.16							103.38	10.72	148.82	21.30	
53	501	53	0.003470858														121.76	12.63	207.53	22.15	
54	502	73	0.004780616														167.70	17.39	285.84	30.51	
55	503	50	0.003274394														114.86	11.91	195.77	20.88	
56	504	74	0.004846103														170.00	17.63	289.75	30.92	
57	505	46	0.003012443														105.68	10.96	180.12	19.22	
58	506	53	0.003470858														121.76	12.63	207.53	22.15	
59	507	82	0.005370007														188.38	19.54	321.09	34.28	
60	508	48	0.003143418														110.27	11.44	187.95	20.06	
61	509	54	0.003336346														124.05	12.87	211.44	22.56	
62	510	54	0.003336346														124.05	12.87	211.44	22.56	
63	511	54	0.003336346														124.05	12.87	211.44	22.56	
64	601	53	0.003470858														121.76	12.63	207.53	22.15	
65	602	74	0.004846103														170.00	17.63	289.75	30.92	
66	603	50	0.003274394														114.86	11.91	195.77	20.88	
67	604	74	0.004846103														170.00	17.63	289.75	30.92	
68	605	53	0.003470858														121.76	12.63	207.53	22.15	
69	606	53	0.003470858														121.76	12.63	207.53	22.15	
70	607	82	0.005370007														188.38	19.54	321.09	34.28	
71	608	48	0.003143418														110.27	11.44	187.95	20.06	
72	609	54	0.003336346														124.05	12.87	211.44	22.56	
73	610	54	0.003336346														124.05	12.87	211.44	22.56	
74	611	54	0.003336346														124.05	12.87	211.44	22.56	
75	701	53	0.003470858														121.76	12.63	207.53	22.15	
76	702	74	0.004846103														170.00	17.63	289.75	30.92	
77	703	50	0.003274394														114.86	11.91	195.77	20.88	
78	704	74	0.004846103														170.00	17.63	289.75	30.92	
79	705	53	0.003470858														121.76	12.63	207.53	22.15	
80	706	53	0.003470858														121.76	12.63	207.53	22.15	
81	707	82	0.005370007														188.38	19.54	321.09	34.28	
82	708	48	0.003143418														110.27	11.44	187.95	20.06	
83	709	54	0.003336346														124.05	12.87	211.44	22.56	
84	710	54	0.003336346														124.05	12.87	211.44	22.56	
85	711	54	0.003336346														124.05	12.87	211.44	22.56	
																	65,010.00	65,010.00	699,508.00	15,270	

BCS 1559 - THE TAYLOR
2008 / 2009 MONTHLY STRATA FEES and CRF CONTRIBUTIONS

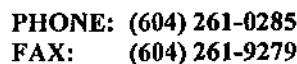
Annual CRF Contributions
 Total Annual Strata Fees

65,010
 \$699,508

Strata Lot	Unit Number	Unit Entitlement	Common Area %	Townhouse			Podium			Podium			Tower Monthly			Shared Monthly			2008 / 2009		One-time Adjustment for February 2008
				Monthly Operating Contributions (SL 1 - 19)	Monthly CRF Contributions (SL 1 - 19)	Monthly Operating Contributions (SL 20 - 52)	Monthly CRF Contributions (SL 20 - 52)	Monthly Operating Contributions (SL 53 - 251)	Monthly CRF Contributions (SL 53 - 251)	Monthly Operating Contributions (SL 20 - 52)	Monthly CRF Contributions (SL 20 - 52)	Monthly Operating Contributions (SL 53 - 251)	Monthly CRF Contributions (SL 53 - 251)	Monthly Operating Contributions (SL 20 - 52)	Monthly CRF Contributions (SL 20 - 52)	Monthly Operating Contributions (SL 53 - 251)	Monthly CRF Contributions (SL 53 - 251)	Monthly Operating Contributions (SL 20 - 52)	Monthly CRF Contributions (SL 20 - 52)	Total Strata Fees	Total Monthly
215	2206	53	0.003470858					66.49	6.65	121.76	12.63	183.78	19.06	14,535.00	1,301	1,301	207.53	207.53	22.15	22.15	
216	2207	80	0.005239031					100.37	10.04	183.78	19.06	183.78	19.06	14,535.00	1,301	1,301	207.53	207.53	22.15	22.15	
217	2208	81	0.005304519					101.62	10.16	186.08	19.30	186.08	19.30	13,916.00	1,503	1,503	207.53	207.53	22.15	22.15	
218	2209	53	0.003470858					66.49	6.65	121.76	12.63	121.76	12.63	206,445.00	12,466	12,466	207.53	207.53	22.15	22.15	
219	2301	53	0.003470858					66.49	6.65	121.76	12.63	121.76	12.63	206,445.00	12,466	12,466	207.53	207.53	22.15	22.15	
220	2302	73	0.004780616					91.59	9.16	167.70	17.39	167.70	17.39	285,884	30,51	30,51	285.84	285.84	30.51	30.51	
221	2303	50	0.003274394					62.73	6.27	114.86	11.91	114.86	11.91	464,612.00	n/a	n/a	195.77	195.77	20.88	20.88	
222	2304	73	0.004780616					91.59	9.16	167.70	17.39	167.70	17.39	285,884	30,51	30,51	285.84	285.84	30.51	30.51	
223	2305	53	0.003470858					66.49	6.65	121.76	12.63	121.76	12.63	206,445.00	12,466	12,466	207.53	207.53	22.15	22.15	
224	2306	53	0.003470858					66.49	6.65	121.76	12.63	121.76	12.63	206,445.00	12,466	12,466	207.53	207.53	22.15	22.15	
225	2307	81	0.005304519					101.62	10.16	186.08	19.30	186.08	19.30	13,916.00	1,503	1,503	207.53	207.53	22.15	22.15	
226	2308	81	0.005304519					101.62	10.16	186.08	19.30	186.08	19.30	13,916.00	1,503	1,503	207.53	207.53	22.15	22.15	
227	2309	53	0.003470858					66.49	6.65	121.76	12.63	121.76	12.63	206,445.00	12,466	12,466	207.53	207.53	22.15	22.15	
228	2401	102	0.006679764					127.97	12.80	234.32	24.30	234.32	24.30	399,399	30,51	30,51	399.39	399.39	42.62	42.62	
229	2402	73	0.004780616					91.59	9.16	167.70	17.39	167.70	17.39	285,884	30,51	30,51	285.84	285.84	30.51	30.51	
230	2403	53	0.003470858					66.49	6.65	121.76	12.63	121.76	12.63	206,445.00	12,466	12,466	207.53	207.53	22.15	22.15	
231	2404	83	0.005435494					104.13	10.41	190.68	19.77	190.68	19.77	324,999	34,68	34,68	324.99	324.99	34.68	34.68	
232	2405	83	0.005435494					104.13	10.41	190.68	19.77	190.68	19.77	324,999	34,68	34,68	324.99	324.99	34.68	34.68	
233	2501	102	0.006679764					127.97	12.80	234.32	24.30	234.32	24.30	399,399	30,51	30,51	399.39	399.39	42.62	42.62	
234	2502	73	0.004780616					91.59	9.16	167.70	17.39	167.70	17.39	285,884	30,51	30,51	285.84	285.84	30.51	30.51	
235	2503	53	0.003470858					66.49	6.65	121.76	12.63	121.76	12.63	206,445.00	12,466	12,466	207.53	207.53	22.15	22.15	
236	2504	83	0.005435494					104.13	10.41	190.68	19.77	190.68	19.77	324,999	34,68	34,68	324.99	324.99	34.68	34.68	
237	2505	83	0.005435494					104.13	10.41	190.68	19.77	190.68	19.77	324,999	34,68	34,68	324.99	324.99	34.68	34.68	
238	2601	102	0.006679764					127.97	12.80	234.32	24.30	234.32	24.30	399,399	30,51	30,51	399.39	399.39	42.62	42.62	
239	2602	73	0.004780616					91.59	9.16	167.70	17.39	167.70	17.39	285,884	30,51	30,51	285.84	285.84	30.51	30.51	
240	2603	54	0.003536346					67.75	6.77	124.05	12.87	124.05	12.87	211.44	22.36	22.36	211.44	211.44	22.36	22.36	
241	2604	83	0.005435494					104.13	10.41	190.68	19.77	190.68	19.77	324,999	34,68	34,68	324.99	324.99	34.68	34.68	
242	2605	83	0.005435494					104.13	10.41	190.68	19.77	190.68	19.77	324,999	34,68	34,68	324.99	324.99	34.68	34.68	
243	2701	102	0.006679764					127.97	12.80	234.32	24.30	234.32	24.30	399,399	30,51	30,51	399.39	399.39	42.62	42.62	
244	2702	73	0.004780616					91.59	9.16	167.70	17.39	167.70	17.39	285,884	30,51	30,51	285.84	285.84	30.51	30.51	
245	2703	53	0.003470858					66.49	6.65	121.76	12.63	121.76	12.63	206,445.00	12,466	12,466	207.53	207.53	22.15	22.15	
246	2704	83	0.005435494					104.13	10.41	190.68	19.77	190.68	19.77	324,999	34,68	34,68	324.99	324.99	34.68	34.68	
247	2705	83	0.005435494					104.13	10.41	190.68	19.77	190.68	19.77	324,999	34,68	34,68	324.99	324.99	34.68	34.68	
248	2801	93	0.006090373					116.68	11.67	213.65	22.16	213.65	22.16	364.16	38.87	38.87	364.16	364.16	38.87	38.87	
249	2802	88	0.005762934					110.40	11.04	202.16	20.97	202.16	20.97	344.57	36.77	36.77	344.57	344.57	36.77	36.77	
250	2803	82	0.005370007					102.88	10.29	188.38	19.54	188.38	19.54	321.09	34.28	34.28	321.09	321.09	34.28	34.28	
251	2804	93	0.006090373					116.68	11.67	213.65	22.16	213.65	22.16	364.16	38.87	38.87	364.16	364.16	38.87	38.87	
				15,270	\$1,101.20	\$1,101.15	\$1,054.18	\$1,639.77	\$1,563.78	\$35,079.70	\$3,638.25	\$38,292.57	\$6,746.61								

Yearly (x 12)

\$13,214.40 \$1,321.80 \$12,650.16 \$1,266.48 \$187,677.24 \$18,765.36 \$420,956.40 \$43,659.00 \$699,510.84



(pap-author)

STRATA PLAN BCS 1559

THE TAYLOR

BYLAWS

Bylaws updated at AGM January 15th, 2008

BYLAWS
STRATA PLAN BCS 1559
THE TAYLOR

Division 1 – Duties of Owners, Tenants, Occupants and Visitors

1. Payment of Strata Fees

- (1) An owner must pay strata fees on or before the first day of the month to which the strata fees relate.
- (2) If an owner is late in paying his or her strata fees or special levies, the owner must pay to the strata corporation a late payment fine in the amount of \$50 for the first month, \$100 for the second month, and \$200 per month thereafter until such time as the arrears have been cleared.

2. Repair and Maintenance of Property by Owner

- (1) An owner must repair and maintain the owner's strata lot, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.
- (2) An owner who has the use of limited common property must repair and maintain it; except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.

In cases where an owner has been required to make repairs that, in the opinion of the strata council, could cause damage to other suites and common areas if not attended to and does not do so within a reasonable time, that owner shall be responsible for repairs to his/her own suite and to other suites and common areas affected by any subsequent damage.

3. Use of Property

- (1) An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that
 - (a) causes a nuisance or hazard to another person,
 - (b) causes unreasonable noise,
 - (c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,

- (d) is illegal, immoral or injurious to the reputation of the building, or
 - (e) is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan.
- (2) An owner, tenant, occupant or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets or those parts of a strata lot which the strata corporation must repair and maintain under these bylaws or insure under Section 149 of the Act.
 - (3) An owner, tenant, occupant that keeps a pet must comply with these bylaws and any rules enacted by the strata council on behalf of the strata corporation pursuant to Bylaw #3 with respect to the keeping pets.
 - (4) An owner, tenant or occupant that keeps a pet in a strata lot, either permanently or temporarily, shall register that pet with the strata council by providing to the strata council a written notice, signed by the owner, tenant or occupant setting out the name, breed and colour of the pet, the strata lot number of the strata lot in which the pet is kept, the name and telephone number of the owner of the pet and the licence number of the pet (when a pet is required to be licensed).
 - (5) An owner or occupant of a strata lot shall not permit his pet to be on the common property, including limited common property, unless the pet is leashed and under the control of the owner of the pet or another responsible adult. Pets are not permitted in the fitness room, Taylor Lounge or the Media Room.
 - (6) An owner of a pet shall not permit the pet to urinate or defecate on the common property, and if any pet does urinate or defecate on the common property, the owner shall immediately and completely remove all of the pet's waste from the common property and dispose of it in a waste container or by some other sanitary means and if, in the reasonable opinion of the strata corporation:
 - (a) any special cleaning is required as a result of the pet urinating or defecating, the owner or occupant shall pay all costs of such special cleaning; or
 - (b) replacement of the floor covering is necessary as a result of the pet urinating or defecating, the owner shall pay all costs of such replacement.
 - (7) An owner, tenant or occupant whose guest or invitee brings an animal or pet onto the common property shall ensure that the guest or invitee complies with all requirements of these bylaws as they relate to animals and shall perform all of the duties and obligations with respect to that animal or pet as set out in these bylaws as if the animal or pet were one kept by the owner occupant in his or her strata lot.
 - (8) The strata corporation may:
 - (a) make, amend, rescind and enforce rules and regulations it considers necessary or desirable from time to time in relation to the terms and conditions under which any animal or type of animal may be permitted on the common property and the types of pet permitted to be in the common property and, for this purpose, make different rules and regulations and different terms and conditions for different types of animals; and

and/or to the common property or common assets of the strata corporation, whether or not the owner is or was aware of such prohibited use of the strata lot.

- (4) Where a strata lot is used in a manner prohibited by this bylaw, the owner of the strata lot may be fined up to \$200. For so long as the contravention continues, the owner may be fined every seven days.

- Bylaws repealed and replaced in their entirety – approved at SGM June 14, 2007
- Bylaw #1(2) repealed and replaced – approved at AGM January 15th, 2008

BCS 1559 – THE TAYLOR

RULES

The following Rules are created in accordance with Part 7 of the *Strata Property Act* and the Registered Bylaws of Strata Plan BCS 1559. Together with the Bylaws already in effect these additional regulations apply to The Taylor and must be complied with at all times.

1. **Communication:**

Complaints and / or concerns must be submitted in writing to Council. Anonymous complaints and / or concerns will not be addressed.

Request to attend a monthly Council Meeting to present a complaint and / or concern must be submitted in writing to Council a minimum of one week in advance.

2. **Hazards:**

No items shall be thrown from window or balcony or any other part of the Strata Lot or Common Property.

3. **Fitness Room:**

Hours of Operation:

24 hours per day.

Age Restriction:

At least 16 years old without adult supervision.

Persons 13 to 15 years old are not permitted in the fitness room.

An adult is defined as a person at least 18 years old.

General:

Use by Residents of The Taylor only and their Guests.

No smoking allowed.

No animals allowed.

Headphones must be used when listening to music.

4. **Moving In / Out:**

When moving in or out, an Owner, Tenant, Occupant, or Resident must:

- a) Conform and ensure that any Tenants conform to the Move In / Out Rules established by Council from time to time.
- b) ** Provide notice to the Resident Manager of all moving arrangements at least 48 hours before the moving date.
- c) All moves must take place between 9:00 a.m. and 5:00 p.m. – Monday through Friday and 10:00 a.m. and 5:00 p.m. on Saturday, Sunday, and statutory holidays. Maximum booked moving times is 2 hours.

- d) Ensure that:
 - Protective pads are installed in elevator.
 - Elevator service key is used to control the elevator and that the elevator doors are not propped open in any manner. Owner, Tenant, Occupant, or Resident will be responsible for any costs pertaining to a mechanical problem caused by improper elevator use.
 - Lobby or any other exterior doors are not left open or unattended and that furniture is not left piled in the lobby area.
 - All common areas are left damage free.
 - Clean all hallways and lobby areas immediately upon completion of move.
- e) ** Pay a moving damage deposit of \$250. Any refundable portion of the deposit will be returned within seven days of the date of the move.
- f) Pay a moving in fee of \$125 (applicable to second time Owners and Tenants).
- g) ** An additional move charge in the amount of \$1,000 will be charged to the Owner's account for any unbooked moves. An unbooked move will not be permitted unless it complies with all other Rules and it is a convenient time (i.e. no other moves, security available).

5. Use of Property:

No Owner shall use or install, or permit any occupant of their Strata Lot to use or install, in or about the Strata Lot any shades, awnings, window or balcony guards or window screens or window foil, ventilators, supplementary heating or air conditioning devices, except those installations approved in writing by the Strata Council.

6. Vehicles & Parking:

Visitors Parking:

- No Resident parking at anytime.
 - Vehicle must be insured. *
 - Vehicle must not be dripping any oil or fluids. Vehicle Owner will be responsible for any associated cleaning costs. *
 - Valid Visitor's Parking Pass must be visibly displayed.
 - Visitor Parking is limited to a 12 hour period without prior registration with Resident Manager.
 - Visitor Parking is limited to 2 days of consecutive daily parking, not greater than 4 hours daily without Council approval.
 - Vehicle Owners park at their own risk. *
 - Storage of any sort is prohibited. *
- * NOTE: Also applies to Residential Parking.

**** Visitors Parking Pass:**

- Visitor parking passes will be \$50 (no exceptions).
- The unit number must be clearly displayed on the visitors parking pass.
- Only one visitors parking pass will be issued per unit.
- Harmony House passes will be numbered 1 to 5.

7. **Security:**

Entering or Exiting Building:

Parkade – Ensure no one whom you don't know has **followed** you into parkade. Just wait an extra few seconds for a parkade gate to close **behind** you.

Entrances – Ensure no one whom you don't know has **followed** you into the building.

8. **Garbage:**

The following must be placed in the garbage containers or garbage room:

- appliances, furniture, mattresses, flooring remnants / carpeting, light fixtures, paint, PCBS, wood.

Residents are solely responsible for disposal of such items and any extra charges associated if special disposal is required.

Garbage is not allowed to be left in hallways, stairwells or any other common areas other than proper disposal in the garbage room.

9. **Storage:**

No personal items shall be left or stored in hallways, stairwells or any other common areas.

10. **Christmas Trees:**

No cut Christmas Trees are allowed to be transported in any part of the common area, including lobbies, stairwells, elevators and hallways.

11. **Pets:**

Registration:

All Pet Owners are required to register their pets by completing a Pet Registration Form and forwarding it to the Resident Manager.

Dogs:

- Are to be kept on a leash at all times while on common property.
- Are not allowed to defecate anywhere on common property.
- Are not allowed on the courtyard grass.

12. **Barbeques:**

Only gas, propane and electric barbeques are allowed and must be operated on outside patios. Open flame barbeques are strictly prohibited.

13. **** Elevators:**

Stealing of a locked-off elevator will result in a \$50 fine.

Rules ratified at March 6th, 2007 AGM

**** Rule #4 e) added – May 7, 2007 Council Meeting – ratified with amendment at AGM Jan.15/08.**

**** Rule #4 b) amended – June 4, 2007 Council Meeting – ratified at AGM Jan.15/08.**

**** Rule #4 g) added – June 4, 2007 Council Meeting – ratified with amendment at AGM Jan.15/08.**

**** Rule #13 added – September 4, 2007 Council Meeting – ratified at AGM Jan.15/08.**

**** Rule #14 added – September 4, 2007 Council Meeting – not ratified – to be presented as Bylaw Amendment at next GM (per AGM Jan.15/08)**

**** Rule #6 Visitors Parking Pass added – October 2, 2007 Council Meeting – ratified at AGM Jan.15/08.**



**The
Wynford
Group**

Airport Square, 815 – 1200 West 73rd Avenue, Vancouver, B.C., Canada V6P 6G5 ♦ 604-261-0285 ♦ FAX 604-261-9279
PROPERTY MANAGEMENT SERVICES

STRATA PLAN: _____ STRATA LOT # _____ UNIT # _____

NOTIFICATION IN CASE OF EMERGENCY

Dear Owner/Resident:

Occasionally, a situation will arise which makes it imperative to enter individual apartment units to correct a problem. This is to be expected in condominium living.

Unfortunately, emergency entrance to a unit can be hampered when unit owners/residents are away on vacation or absent for extended periods. This can result in extensive damage to the building or the individual apartment unit simply because there was no way to contact the owner.

In order to avoid this problem, would you kindly provide this office with the telephone number(s) where you may be reached at home or at work, along with an emergency contact. You may be assured this information will be kept confidential. **Please provide us with updated information if the information below changes at any time during your ownership or occupation at the address below. Thank you.**

OWNER NAME: _____ NO. OF OCCUPANTS: _____

UNIT ADDRESS: _____

MAILING ADDRESS: _____

HOME TELEPHONE: _____ WORK TELEPHONE: _____

E-MAIL ADDRESS: _____

IN AN EMERGENCY, CONTACT: _____ TELEPHONE: _____

ADDITIONAL INFORMATION I FEEL MAY ASSIST YOU IN THE EVENT OF AN EMERGENCY:

TENANT NAME: _____ NO. OF OCCUPANTS: _____
(If applicable)

HOME TELEPHONE: _____ WORK TELEPHONE: _____

IN AN EMERGENCY, CONTACT: _____ TELEPHONE: _____

I UNDERSTAND THE PERSONAL INFORMATION PROVIDED ABOVE IS FOR PURPOSES OF COMPLYING WITH LEGAL REQUIREMENTS, IDENTIFYING AND COMMUNICATING WITH ME, MY TENANT, OR MY EMERGENCY CONTACT IF NECESSARY, AND ENSURING THE ORDERLY MANAGEMENT OF THE STRATA CORPORATION. I HEREBY AUTHORIZE THE WYNFORD GROUP TO COLLECT, USE AND DISCLOSE THE PERSONAL INFORMATION ABOVE FOR THESE PURPOSES.

DATE: _____ SIGNATURE: _____
(OWNER)

Please return this completed form as soon as possible to The Wynford Group.

**MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN
BCS 1559 – THE TAYLOR, HELD ON TUESDAY, JANUARY 15th, 2008, AT 7:00 P.M., AT
THE CHOI HALL AUDITORIUM, 28 WEST PENDER STREET, VANCOUVER, B.C.**

IMPORTANT INFORMATION Please have this translated

重要資料 請找人為你翻譯

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

알려드립니다 이것을 번역해 주십시오

CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

ਗੁਰੂ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਵੇਲੇ ਇਸ ਦਾ ਉੱਤਰਾ ਕਰਵਾਓ

In Attendance: Thirty-two Strata Lot Owners represented in person.
Forty-one Strata Lots represented by Proxy.
Total seventy-three Strata Lot Owners represented
Of two hundred and fifty-one units, two hundred and seven were eligible to
vote; therefore, sixty-nine were required for a Quorum.

1. **CERTIFICATION OF PROXIES**

All Proxies were certified as correct, a Quorum was established and the meeting was declared duly constituted to proceed.

2. **CALL TO ORDER**

The Annual General Meeting was called to order at 7:40 p.m.

3. **ELECTION OF CHAIRPERSON**

An election of a Chairperson for the meeting was not necessary as Council President, Brian Kiener, was in attendance to chair the meeting.

4. **FILING OF PROOF OF NOTICE OF MEETING**

The Property Manager confirmed that the Notice of the Special General Meeting was mailed and / or hand delivered to all Owners of record on or before December 21st, 2007, in accordance with the requirements of the *Strata Property Act*.

5. **APPROVAL OF AGENDA**

It was **MOVED / SECONDED** (#510 / #1603) to approve the Agenda for the meeting. **CARRIED UNANIMOUSLY.**

6. **APPROVAL OF PREVIOUS GENERAL MEETING MINUTES**

It was **MOVED / SECONDED** (#1603 / TH 16) to approve the Minutes of the Special General Meeting held on June 14th, 2007, as circulated. **CARRIED UNANIMOUSLY.**

7. PRESIDENT'S REPORT

The President provided a report. The following is an outline of the points noted.

- Owners were thanked for attending the meeting, congratulated on their choice to live in such a vibrant neighbourhood, and given a short background on Council President, B. Kiener's involvement with the Strata Corporation.
- B. Kiener provided a brief summary of the issues faced by Council and Management in addressing the common area deficiencies with the developer.
- Problems with the previous Management company were explained.
- It was noted that R. Ganz was hired as the Resident Manager.
- Improvements have been made with the operation of the elevators, the hot water supply, and some problem tenants have been evicted.
- Resident Manager, R. Ganz, Property Manager, S. McCuaig, some of the staff at Genesis Security, and the elected Strata Council were thanked for their hard work and dedication over the past year.
- Remediation of common area deficiencies is ongoing. Owners are encouraged to be active participants and contribute where they can.
- Owners were encouraged to run for Council, volunteer for committees, and / or send letters with suggestions or observations.
- Some of the main events over the past year have included:
 - Training and developing the job function and responsibilities of the Resident Manager.
 - Retaining a professional and reputable Property Management Company and bringing the new Property Manager up to speed.
 - Organizing a Special General Meeting to correct the 2007 operating budget and approve a new Bylaw package.
 - Hiring Genesis Security to take over from previous company.
 - Hiring a professional engineering company to inspect the building envelope and report on common area deficiencies.
 - Hiring an independent company to review and provide an extensive elevator audit.
 - Ongoing work with Richmond Elevators to replace faulty hardware, motor and mechanicals.
 - Various upgrades to mechanical systems throughout the building.
 - A survey was conducted and corrections made to the hot water systems.
 - Various security upgrades, including additional fob readers and cameras, and motion sensor lights.
 - Replacing the main garage door motor and faster timing on closing of gates.
 - Changing locks on mechanical room and telephone rooms.
 - Upgrades to landscaping, maintenance on the rooftop decks.
 - Contracts were put in place for carpet cleaning, window washing and regular service to the garage doors.
 - Installation of a janitor's sink.
 - Purchase of a power washer and heavy duty shop vac.
- Water escape damages have increased the Strata Corporation's insurance deductible to \$25,000 for water and \$50,000 for sewer back ups.
- Awnings are being installed over doors to lower unit townhouses.
- Insulation has been installed under exposed overhangs of upper townhouse entrances and 5th floor tower units.
- A meeting has been set up with the developer to review the outstanding deficiencies.
- B. Kiener advised Owners he is very hopeful that with continued vigilance on behalf of all Owners and the elected Councils, that The Taylor will remain a well managed and maintained building into the future.

8. **APPROVAL OF MAJORITY VOTE RESOLUTIONS**

APPROVAL OF MAJORITY VOTE RESOLUTION #1

It was **MOVED / SECONDED** (#2002 / #1905) to approve Majority Vote Resolution #1, as follows:

WHEREAS Council passed the following Rule at the May 7th, 2007 Council Meeting;

BE IT THEREFORE RESOLVED as a Majority Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to ratify the following addition to Rule #4:

4. **Moving In / Out:**

When moving in or out, an Owner, Tenant, Occupant, or Resident must:

- e) *Pay a moving deposit fee of \$250.*

It was **MOVED / SECONDED** (#510 / #907) to amend the wording to read, "moving damage deposit."

The vote was called on the amendment. **CARRIED UNANIMOUSLY.**

It was **MOVED / SECONDED** (#2105 / #1807) to amend Majority Vote Resolution #1 by adding a sentence, stating that any refundable amount of the deposit would be returned within seven days.

The vote was called on this amendment. **CARRIED. 62 in favour, 4 opposed, 7 abstentions.**

The vote was then called on Majority Vote Resolution #1, as amended. **CARRIED. 72 in favour, 0 opposed, 1 abstention.**

APPROVAL OF MAJORITY VOTE RESOLUTION #2

It was **MOVED / SECONDED** (#2002 / #1004) to approve Majority Vote Resolution #2, as follows:

WHEREAS Council passed the following Rule at the June 4th, 2007 Council Meeting;

BE IT THEREFORE RESOLVED as a Majority Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to ratify the following amendment to Rule #4 (b):

4. **Moving In / Out:**

When moving in or out, an Owner, Tenant, Occupant, or Resident must:

- b) *Provide notice to the Resident Manager of all moving arrangements at least 48 hours before the moving date.*

The floor was opened for questions. The following points were noted:

- It was suggested that a notice be posted, advising that 48 hours notice is required to book a move.
- It was suggested that the security guard play a more active role in dealing with unbooked moves.
- The Resident Manager will be asked to make some recommendations on ways to improve handling of moves in and out of the building.
- Owners were asked to write in to Council with their suggestions.

There being no further questions, the vote was called on Majority Vote Resolution #2. **CARRIED UNANIMOUSLY.**

APPROVAL OF MAJORITY VOTE RESOLUTION #3

It was **MOVED / SECONDED** (#809 / #2002) to approve Majority Vote Resolution #3, as follows:

WHEREAS Council passed the following Rule at the June 4th, 2007 Council Meeting;

BE IT THEREFORE RESOLVED as a Majority Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to ratify the following addition to Rule #4:

4. Moving In / Out:

When moving in or out, an Owner, Tenant, Occupant, or Resident must:

- g) An additional move charge in the amount of \$250 will be charged to the Owner's account for any unbooked moves. An unbooked move will not be permitted unless it complies with all other Rules and it is a convenient time (i.e. no other moves, security available).*

The floor was opened for questions. A discussion was held regarding the problems created by unbooked moves.

It was **MOVED / SECONDED** (#510 / #2602) to amend Majority Vote Resolution #3 to change the additional move charge for unbooked moves to \$1,000.

The vote was called on the amendment. **CARRIED. 52 in favour, 2 opposed, 19 abstentions.**

The vote was then called on Majority Vote Resolution #3, as amended. **CARRIED. 64 in favour, 0 opposed, 9 abstentions.**

As five more Owners had signed in, the total number of votes was now at 78.

APPROVAL OF MAJORITY VOTE RESOLUTION #4

It was **MOVED / SECONDED** (#809 / #1603) to approve Majority Vote Resolution #4, as follows:

WHEREAS Council passed the following Rule at the September 4th, 2007 Council Meeting;

BE IT THEREFORE RESOLVED as a Majority Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to ratify the following addition of Rule #13:

13. Elevators:

Stealing of a locked-off elevator will result in a \$50 fine.

The floor was opened for questions. The following points were noted:

- An Owner asked whether someone could accidentally steal a locked-off elevator. It was noted that someone would have to continually hold the button down for the floor they wished to go to, to make a locked off elevator move to that floor.
- It was noted that Owners are responsible for their guests.
- It was explained that a big inconvenience is created for everyone when someone steals a locked off elevator.
- It was suggested that a sign be posted stating this elevator is in use for moving when an elevator is locked off.
- It was suggested that visitors to the building might accidentally steal a locked-off elevator, due to lack of knowledge. Council would look at such cases individually.

There being no further questions, the vote was called on Majority Vote Resolution #4. **CARRIED. 70 in favour, 2 opposed, 6 abstentions.**

APPROVAL OF MAJORITY VOTE RESOLUTION #5

It was noted that the items listed in Majority Vote Resolution #5 would be better handled by a Bylaw amendment, since they do not relate to the use and enjoyment of common property.

Accordingly, it was **MOVED / SECONDED** (#1603 / #1807) to strike Majority Vote Resolution #5 from the Agenda. **CARRIED UNANIMOUSLY.**

It was suggested and agreed that these items be presented as Bylaw amendments at the next General Meeting.

An Owner suggested that Owners doing renovations should be required to notify their neighbours. Council agreed to add this to the permission letter for renovations.

APPROVAL OF MAJORITY VOTE RESOLUTION #6

It was **MOVED / SECONDED** (#1905 / #2002) to approve Majority Vote Resolution #6, as follows:

WHEREAS Council passed the following Rule at the October 2nd, 2007 Council Meeting;

BE IT THEREFORE RESOLVED as a Majority Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to ratify the following addition to Rule #6:

6. **Vehicles & Parking:**

Visitors Parking Pass:

- *Visitor parking passes will be \$50 (no exceptions).*
- *The unit number must be clearly displayed on the visitors parking pass.*
- *Only one visitors parking pass will be issued per unit.*
- *Harmony House passes will be numbered 1 to 5.*

The floor was opened for questions. The following points were noted:

- There are currently approximately 24 visitor parking spots. Council has been discussing the possibility of renting out a few of the spots to Residents for additional revenue for the Strata Corporation.
- It was noted that the \$50 fee would be for replacement parking passes. Owners are not required to replace their existing parking passes, at this time.
- It was suggested that better quality parking passes be ordered.

There being no further questions, the vote was called on Majority Vote Resolution #6. **CARRIED. 75 in favour, 3 opposed, 0 abstentions.**

One Owner left the meeting, bringing the total number of votes to 77.

9. **REPORT ON INSURANCE**

The report on insurance was attached to the Annual General Meeting package, as required by the *Strata Property Act*. The floor was opened for questions:

- An owner asked whether competitive quotes have been obtained for insurance. The Strata Corporation's insurance broker shops the market for the Strata Corporation.

There were no more questions.

10. APPROVAL OF THE 2008 OPERATING BUDGET

It was **MOVED / SECONDED** (TH 4 / #1905) to approve the proposed 2008 Operating Budget.

The floor was opened for questions. The following points were noted:

- An owner suggested that last year's budget should have been attached for a comparison.
- Discussion was held regarding the rooftop gardens and the problems with the irrigation system. An Owner suggested the rooftop garden areas be replaced with rock gardens. This would require approval of a Resolution at an Annual General Meeting, which must be in the Annual General Meeting package mailed to Owners. It also may require City approval if there are green space requirements in place for the property.
- It has been suggested that an additional \$3,000 be added to the Operating Budget for landscaping improvements.
- Quotes were obtained to install piping to hook up the irrigation systems for the rooftop gardens, but the quotes were quite expensive. This item is on the deficiency list for discussion with the developer.
- An Owner asked about the frequency of window washing. The existing budget figure only allows for only one window washing during the year.
- A question was raised regarding photocopying costs. The costs were particularly high in the past year, due to the mail out of the entire set of Bylaws in the Special General Meeting package and follow up package to Owners.
- A question arose regarding providing documentation by e-mail rather than hard copies. An Owner has volunteered to create a website. This is still in the works. There will still be Owners who will want to receive hard copies of documents.
- An Owner suggested that there are a number of cosmetic issues that the developer is unlikely to address.

It was **MOVED / SECONDED** (#510 / #2401) to increase the repairs and maintenance budget amount by \$10,000 for cosmetic upgrades.

It was **MOVED / SECONDED** (TH 16 / #1508) to amend the Motion to have a separate category for cosmetic upgrades.

The vote was called on the amendment to the amendment. **CARRIED. 67 in favour, 7 opposed, 3 abstentions.**

The vote was then called on the amendment, as amended. **CARRIED. 69 in favour, 6 opposed, 2 abstentions.**

It was **MOVED / SECONDED** (#2002 / #510) to add \$3,000 to the budget for landscaping improvements.

It was noted the budget contains funds for the regular landscaping contract and funds for maintenance of the rooftop garden areas, but there are no funds allocated for landscaping improvements.

The vote was called on the amendment. **CARRIED. 24 in favour, 13 opposed, 34 abstentions.**

- A discussion was held regarding security and possible security upgrades. It has been suggested that an additional \$20,000 be added to the budget for security upgrades. The budget already contains \$18,000 for security upgrades and repairs.

It was noted that the cost of the regular security guard is likely to increase, since the contractor has notified they will be increasing their hourly rate from \$15.00 to \$16.50.

It was **MOVED / SECONDED** (#1905 / #2401) to increase the security guard budget category to \$100,000. **CARRIED. 57 in favour, 6 opposed, 4 abstentions.**

A discussion was held regarding the newly created Relief Caretaker position. It was suggested this person's hours be offset to cover the hours not currently covered by the security guard.

There being no further proposed amendments to the budget, the vote was called on the budget, as amended. **CARRIED. 75 in favour, 1 opposed, 1 abstention.**

An Owner noted an error in the heading in one column of the budget. This will be corrected and the revised budget will be sent out with the Annual General Meeting follow up package.

11. APPROVAL OF 3/4 VOTE RESOLUTIONS

APPROVAL OF 3/4 VOTE RESOLUTION #1

It was **MOVED / SECONDED** (#510 / #1905) to approve 3/4 Vote Resolution #1, as follows:

WHEREAS the Owners, Strata Plan BCS 1559, The Taylor, wish to transfer any year-end operating surplus to the Contingency Reserve Fund or fund any year-end deficit from the Contingency Reserve Fund;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to transfer any year-end operating surplus or deficit (fiscal year ending January 31st, 2008), to or from the Contingency Reserve Fund, as and when cash flow permits.

There being no questions, the vote was called. **CARRIED. 76 in favour, 1 opposed, 1 abstention.**

APPROVAL OF 3/4 VOTE RESOLUTION #2

It was **MOVED / SECONDED** (#510 / #1905) to approve 3/4 Vote Resolution #2, as follows:

WHEREAS the Owners, Strata Plan BCS 1559, The Taylor, wish to revise the charges for late payment of Strata Fees and Special Levies;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan BCS 1559, The Taylor, to repeal Bylaw #1(2), which currently reads:

1. (2) *"If an owner is late in paying his or her strata fees, the owner must pay to the strata corporation a late payment fine in the amount of \$25 for the first month, \$50 for the second month and \$100 per month thereafter until such time the arrears have been cleared."*

And replace with the following:

1. (2) *"If an owner is late in paying his or her strata fees or special levies, the owner must pay to the strata corporation a late payment fine in the amount of \$50 for the first month, \$100 for the second month, and \$200 per month thereafter until such time as the arrears have been cleared."*

It was noted that this Resolution is being proposed in an effort to address the receivables issue.

There being no questions, the vote was called. **CARRIED. 76 in favour, 0 opposed, 1 abstention.**

12. ELECTION OF COUNCIL

The following Owners agreed to let their names stand for the 2008 / 2009 Strata Council:

Jordan Parente
Chad McRae
Hamid Asna-Ashari
Brian Kiener
Jennifer Thomas
Rachel Wyles
Melani Troyer
Sophie Spiridonoff

Owners cast their ballots. Two scrutineers volunteered to help count the ballots. The following Owners were elected to the 2008 / 2009 Strata Council:

Brian Kiener
Jennifer Thomas
Rachel Wyles
Hamid Asna-Ashari
Chad McRae
Jordan Parente
Melani Troyer

13. NEW BUSINESS

No items were raised under new business.

14. MEETING TERMINATION

There being no further business, the meeting was terminated at 9:50 p.m.

<p>NOTE: PLEASE MAKE YOUR CHEQUES PAYABLE TO "STRATA PLAN BCS 1559" AND ENSURE THAT YOUR UNIT NUMBER IS CLEARLY MARKED ON THE FACE OF EACH OF YOUR CHEQUES.</p>
--

<p>Do you have a question regarding the payment of your account? If so, please call 604-261-0285 and ask for Local 335.</p>

ATTENTION

Please keep these Minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either Minutes or Bylaws will be at the Owner's expense and not at the expense of the Strata Corporation.

THE WYNFORD GROUP OFFICE HOURS ARE MONDAY TO FRIDAY, 9:00 A.M. TO 5:00 P.M. FOR AFTER HOUR EMERGENCIES ONLY, PLEASE CALL 604-261-0285, THEN PRESS "1" TO BE CONNECTED TO THE ANSWERING SERVICE.

APPROVED _____
BY
COUNCIL: _____

DATE: _____

(01/23/08)

(08-AGM.M.1559)