



MINUTES – ANNUAL GENERAL MEETING

Tuesday August 28, 2018 Bowser Legion Hall

Present: Strata Lot #1 Strata Lot #2 Strata Lot #5 Strata Lot #6 Strata Lot #8
Strata Lot #11 Strata Lot #13 Strata Lot #14 Strata Lot #15 Strata Lot #16
Strata Lot #20 Strata Lot #21 Strata Lot #22 Strata Lot #23 Strata Lot #24
Strata Lot #26 Strata Lot #27 Strata Lot #30

By Proxy: Strata Lot #3 Strata Lot #7 Strata Lot #9 Strata Lot #12 Strata Lot #17
Strata Lot #25 Strata Lot #28 Strata Lot #29

Apologies: Strata Lot #4 Strata Lot #10 Strata Lot #18 Strata Lot #19

A. Meeting called to Order at 6:33 pm and Strata Council Chair established as Chair of AGM

MOVED: (#24) to recognize the Strata Council Chair as Chair of the AGM.

SECONDED: (#1)

CARRIED: 26 of 26

B. Call the Roll; Certified Proxies; Issue of Voting Cards and Voting Method; Establish Quorum

Duly signed Attendance Sheet and Certified Proxy Sheets verified to certify;

Owners in Attendance: 18 Proxies Confirmed: 8 Total: Owners Represented: 26

Quorum minimum is 30/3 or 10 Owners Represented therefore quorum is established.

Assuming no abstained vote: $\frac{3}{4}$ vote is 20

Majority vote is 14

MOVED: (#2) to hold secret ballot votes for the proposed Occupancy Bylaw (H.6), for the proposed Short-term Occupancy Bylaw (H.7a and H.7b) and for the proposed amendment on Guest RV Parking bylaw (H.8) and hold count of card votes for all other items.

SECONDED: (#16)

CARRIED: 26 of 26

C. Filing Proof of Notice

Proof of notice **attached**.

D. Approval of Agenda

MOVED: (#27) to adopt the Agenda of Annual General Meeting of 2018 08 28 as circulated.

SECONDED: (#16)

CARRIED: 26 of 26

E. Approval of Minutes

MOVED: (#2) to adopt the Minutes of Annual General Meeting held 2017 08 21 as circulated.

SECONDED: (#26)

CARRIED: 26 of 26

F. Unfinished Business arising from the Minutes of past AGM Meetings:

There were no unfinished business items identified from previous minutes.

G. Reports

G.1 Chair report (per AGM Package) – No questions

G.2 Vice-Chair / Maintenance report (per AGM package) – No questions

G.3 Treasurer report – Updated financial results to the end of June 2018 were presented and discussed (per AGM Package). The Treasurer indicated that her projections show the Strata Corporation would be on budget with a small surplus for the fiscal year. There are still outstanding bills to come but they would be accrued. She also emphasized the need to raise the fees associated with the Contingency Reserve Fund (CRF) to stay aligned with the Depreciation Report. Once all bills have been paid, any surplus will be transferred to the CRF.

MOVED: (#21) to adopt the Financial Results for 2017/2018 as presented.

SECONDED: (#27)

CARRIED: 26 of 26

G.4 Landscape (per AGM Package) – No questions

G.5 Bylaws (per AGM Package) – No questions

G.6 Secretary (per AGM Package) – No questions

Insurance Report (per AGM Package) – The Treasurer explained how the deductible for earthquake damages became the main reason for changing insurer. She also highlighted the fact that many insurance companies also offered coverage for that deductible to individual owners' policies at a minor cost.

Septic System Report (per AGM Package) – A question was raised regarding the results of the camera inspection of the storm drain system and what plans were being drafted to deal with the leakage detected. It was pointed out that repairs would be very difficult and that no plan had been devised yet.

RV Parking Report (per AGM Package) – A point was made regarding the need to keep moneys collected from the users of the storage area separate from the regular fees collected by strata in order to maintain the non-profit organization status. The RV Parking Committee will review their current practices in this regard.

H. Special Resolutions:

The voting results for the special resolutions introduced including various motions to adjust wording were as follows:

H.1 **BE IT RESOLVED** by a $\frac{3}{4}$ vote that The Owners, Strata Plan No. VIS 5801 approve the *Indemnity and Alteration Agreement* submitted by Unit #29 requesting the construction of a concrete extensions to their patio and on sides of driveway as per submitted drawings changing from common property to limited common property, and to register such change with the Land Title Registry at the owner's cost.

Resolution H.1 In Favour: 25 Against: 0 Decision: CARRIED

H.2 **BE IT RESOLVED** by a $\frac{3}{4}$ vote that The Owners, Strata Plan No. VIS 5801 approve the following amendment to the resolution I.6 passed at the August 24, 2015 AGM:

The Owners Strata Plan VIS5801 approves that the contingency portion of the Operating fund be ***no more than*** 10% of the remainder of the operating fund of the current Budget.

Resolution H.2 In Favour: 25 Against: 0 Decision: CARRIED

H.3 **BE IT RESOLVED** by a $\frac{3}{4}$ vote that The Owners, Strata Plan No. VIS 5801 approve the cancellation and removal of resolution I.7 (below) passed at the August 24, 2015 AGM:

The Owners Strata Plan VIS5801 approves that any moneys designated as contingency not used by the end of a budget period be transferred to the Contingency Reserve Fund.

Resolution H.3 In Favour: 25 Against: 0 Decision: CARRIED

H.4 **BE IT RESOLVED** by a $\frac{3}{4}$ vote that The Owners, Strata Plan No. VIS 5801 approve the cancellation and removal of resolution I.13 (below) passed at the August 29, 2016 AGM.

Any surplus money remaining in the operating budget at the end of the fiscal year, shall be transferred to the Contingency Reserve Fund.

Resolution H.4 In Favour: 25 Against: 0 Decision: CARRIED

H.5 **BE IT RESOLVED** by a $\frac{3}{4}$ vote that The Owners, Strata Plan No. VIS 5801 approve the termination of its contract with Bayview Strata Services with a two months written notice.

Resolution H.5 In Favour: 25 Against: 1 Decision: CARRIED

The following motion was introduced to adjust the wording of resolution H6:

MOVED: (#14) to replace "*Family Member*" with "*Relative*".

SECONDED: (#24)

CARRIED: 25 of 25

H.6 **BE IT RESOLVED** by a $\frac{3}{4}$ vote that The Owners, Strata Plan No. VIS 5801 approve the addition of the Bylaw 41 below to the Consolidated Bylaws The Owners, Strata Plan No. VIS 5801:

41 Occupancy Bylaw:

Definitions: *For the purposes of this bylaw:*

“Relative” means a spouse, a parent, a grand-parent, a child, a grand-child or a sibling of the owner and/or a parent, a grand-parent, a child, a grand-child or a sibling of the spouse of the owner.

The occupancy of a strata lot while the owner is not in residence for any period of less than one month (31 days) by any occupant other than a relative of the owner is prohibited.

Resolution H.6 In Favour: 26 Against: 0 Decision: CARRIED

The following motions were introduced to adjust the wording of resolution H7a:

MOVED: (#8) in the definition of “Short-Term Occupancy” to change the upper limit from 6 to 4 months.

SECONDED: (#27)

CARRIED: 26 of 26

MOVED: (#27) to replace “Family Member” with “Relative”.

SECONDED: (#24)

CARRIED: 26 of 26

H7a. **BE IT RESOLVED** by a $\frac{3}{4}$ vote that The Owners, Strata Plan No. VIS 5801 approve the addition of the Bylaw 42 below to the Consolidated Bylaws The Owners, Strata Plan No. VIS 5801:

42 Short-Term Occupancy Bylaw:

Definitions: *For the purposes of this bylaw:*

“Short Term Occupancy” will be defined as the occupancy of a strata lot, for a period of between 1 to 4 months, by a Short-Term Occupant.

“Short Term Occupant” means a person, other than an owner, who occupies a strata lot without the owner also occupying the strata lot.

“Relative” means a spouse, a parent, a grand-parent, a child, a grand-child or a sibling of the owner and/or a parent, a grand-parent, a child, a grand-child or a sibling of the spouse of the owner.

42 (1) Prohibition

The short-term occupancy of a strata lot by any short-term occupant other than the owner or a relative of the owner is prohibited.

Resolution H.7a In Favour: 11 Against: 15 Decision: DEFEATED



The following motion was introduced to adjust the wording of resolution H7b:

MOVED: (#14) to move section 41 (5) (b) into a new section entitled “*Remedies*”; to make the Application Form an Addendum of the Bylaws and on the form replace “*Rental Period*” with “*Occupancy Period*”.

SECONDED: (#21)

CARRIED: 26 of 26

H.7b **BE IT RESOLVED** by a $\frac{3}{4}$ vote that The Owners, Strata Plan No. VIS 5801 approve the addition of Bylaw 42 Short-term Occupancy to the Consolidated Bylaws The Owners, Strata Plan No. VIS 5801:

42 SHORT-TERM OCCUPANCY BYLAW

Definitions: For the purposes of this bylaw:

“Short-Term Occupancy” will be defined as the occupancy of a strata lot, for a period of between 1 to 4 months, by a Short-Term Occupant.

“Short-Term Occupant” means a person, other than an owner or a tenant, who occupies a strata lot without the owner or tenant also occupying the strata lot.

“Family Member” means a spouse of the owner, a parent or child of the owner, or a parent or child of the spouse of the owner.

41 (1) Restriction on Occupancy

An owner shall not permit a Short-Term Occupant to occupy their strata lot without the prior written permission of the strata corporation.

41 (2) Limitations

A Short-Term Occupancy of a strata lot shall be subject to the following conditions:

- (a) There shall be a maximum of 4 occupants, including children,
- (b) Owners must provide the strata council with a way to be contacted in their absence
- (c) There will be a maximum of 5 active Short-Term Occupancies at any one time
- (d) Each strata lot shall be permitted only one Short-Term Occupancy in a 12-month period

41 (3) Procedure by Owner

An owner who wishes to have a Short-Term Occupant staying at their strata lot shall:

- (a) apply in writing, using the Short-Term Occupancy Application, to the strata council for permission
- (b) confirm they have provided the prospective Short-Term Occupant with the current Bylaws, Rules, Care of Septic System documents and a copy of the Short-Term Occupancy Application
- (c) provide the strata council with the Short-Term Occupancy Application signed by the prospective Short-Term Occupant;
- (d) provide confirmation that they have in place an owner’s insurance policy;

41 (4) Procedure by Strata Council

The strata council, upon receiving a Short-Term Occupancy Application, from an owner shall:

- (a) Respond in writing to the owner within fourteen (14) days from the date of receipt of the Short-Term Occupancy Application stating its decision to approve or reject the request
- (b) deal with each Application on a “first come-first served basis” in the order received, and, place the application on a waiting list for future consideration if there are more than 5 active Short-Term Occupancies.

41 (5) Bylaw Exemption – Family or Family Member

(a) These bylaws do not apply to prevent the Short-Term Occupancy of a strata lot by a Family Member of the owner.

41 (6) Remedies

An owner who allows a Short-Term Occupant in contravention of bylaw 41 (2) Limitations shall be subject to a fine in the amount of \$200.00 or such higher fine as may be permitted by the Strata Property Regulation 7.1 from time to time, for each seven (7) day period that the owner of the strata lot is in contravention of these bylaws.

DRAFT

LIGHT HOUSE LANDING ESTATES SHORT-TERM OCCUPANCY APPLICATION (Addendum #5)

Lighthouse Landing Estates Strata Plan No. VIS 5801 Strata Lot ____ 5300 Gainsberg Road Bowser BC
V0R1G0

Names of Occupants (Please Print) _____

Phone Number(s) of Occupant - Main Contact _____

Email: _____

Occupancy Period commencing _____ [month, day, year] Ending _____ [month, day, year]

1) Short Term Occupants in Strata VIS 5801 must comply with the Bylaws and Rules of the Strata Corporation. Current Bylaws and Rules attached. Also attached is a document regarding the Care of the Septic System.

2) The current bylaws and rules may be changed by the strata corporation, and if they are changed, the occupant must comply with the changed bylaws and rules.

3) If an occupant of the strata lot, or a person visiting the occupant or admitted by the occupant for any reason, contravenes a bylaw or rule, the occupant is responsible and may be subject to penalties, including fines, and if the strata corporation incurs costs for remedying a contravention, payment of those costs.

4) Strata Corporation VIS 5801 Ltd. is not responsible for any illness, accidents, damages, death, theft, costs or injury that occurs while on the property.

5) The Property Owner and Strata Corporation VIS 5801 Ltd. are not responsible for the loss of personal belongings or valuables of the occupant. By accepting this occupancy agreement, all occupants and others whom they invite to the unit and/or building area and its facilities are expressly assuming the risk of any harm arising from their use of the unit and building and facilities, and the occupant releases the Property Owner and Strata Corporation VIS 5801 Ltd. from any claims, loss, damages, and indemnifies and saves them each harmless from and against all claims, damages, actions or expenses suffered by or occurring to the Property Owner and/or Strata Corporation VIS 5801 Ltd in connection with the foregoing.

Date: _____ [month day, year].

Signature of Owner/s

Signature of Occupant/s

Strata Council Approved: Date _____

Signatures of Strata Council Members (2 required)

Resolution H.7b In Favour: 21 Against: 5 Decision: CARRIED

The following motion was introduced to adjust the wording of resolution H8:

MOVED: (#21) to end the second sentence after “72 hours” and replace the rest of the paragraph with “*Extensions and exceptions must receive prior approval from Council*”.

SECONDED: (#27)

CARRIED: 26 of 26

H.8 **BE IT RESOLVED** by a $\frac{3}{4}$ vote that The Owners, Strata Plan No. VIS 5801 approve the following amendments to Section **34 Parking & Motor Vehicles**, of the Consolidated Bylaws The Owners, Strata Plan No. VIS 5801:

Adding the word “*storage*” to section 34(1)(e) as follows:

(e) Limited RV ***storage*** parking is available on a “first come – first serve basis” near the upper pond with the prior written approval of the strata council.

And replacing the current section 34(2)(d) “*No guest recreational vehicle parking is permitted within the strata.*” With the following:

Guest Recreational Vehicle parking can only be in the driveway of the unit being visited if it can be done safely. Guest Recreational Vehicle parking is limited to a maximum of 72 hours. Extensions and exceptions must receive prior approval from Council

Resolution H.8 In Favour: 17 Against: 9 Decision: DEFEATED

The following motion was introduced to adjust the wording of resolution H9:

MOVED: (#8) to replace the second sentence with “*Draining hot tubs through septic system or the storm water system is strictly prohibited*”.

SECONDED: (#14)

CARRIED: 25 of 25

H.9 **BE IT RESOLVED** by a majority vote that The Owners, Strata Plan No. VIS 5801 approve the following addition to Lighthouse Landing Estates Rules:

Hot Tub Rules:

The installation of a hot tub on a deck is prohibited.

Draining hot tubs through the septic system or the storm water system is strictly prohibited.

Tub water can be used to water lawns and flower beds once at least 5 days have elapsed with the lid open to allow for the chemicals to vent out.

Resolution H.9 In Favour: 26 Against: 0 Decision: CARRIED

H.10 **BE IT RESOLVED** by a majority vote that The Owners, Strata Plan No. VIS 5801 approve the following addition to Lighthouse Landing Estates Rules, Addendum #2:

13. RV park users will be required to pay a \$50 per year “User Fee” payable Sept 1st every year. This money will be used for maintenance and betterment of the RV parking area. *The utility trailer owned by the strata corporation is exempted from all fees.*

Resolution H.10 In Favour: 26 Against: 0 Decision: CARRIED

I. Appreciation:

The Chair presented small gifts of appreciation for services rendered to members of the current Council and the departing lead in the RV Parking Committee. The Chair also acknowledged the contributions of the septic committee, as well as all those who volunteered throughout the year.

J. 2018/2019 Budget:

Consistent with resolution H5 that approved the termination of the contract with Bayview Strata Services, The Treasurer presented and reviewed the “*Self-managed budget option*” proposed and strata fee schedule for 2018/2019 fiscal year (**attached**). It included the planned project to be financed by the Contingency Reserve Fund.

J.1 **BE IT RESOLVED** by a $\frac{3}{4}$ vote that The Owners, Strata Plan No. VIS 5801 approve the self-managed option of the 2018/2019 budget as circulated including the identified planned expenditure from the Contingency Reserve Fund.

Resolution J.1 In Favour: 23 Against: 0 Decision: CARRIED

K. New Business:

K.1 Compensation for Strata Council Members: The Chair and the Treasurer explained that to encourage participation and recognize the time commitment made by Council members, a committee would be struck that would investigate options in this regard. The open discussion that ensued indicated that the volunteers in various project also could and should be included in the scope of such investigation.

K.2 Proposed Changes to Formula for Fee Collection: The Chair indicated the new Council would look at ways to make the collection of fees fairer. It was recognized that changes to the way entitlement is calculated are difficult and require a unanimous vote by the owners.

L. Election of Council:

The following candidates were nominated and elected by unanimous vote and will assume the positions indicated:

Chair – Larry Highcock (Strata Lot #17)
Vice-Chair – Cheryl McClelland (Strata Lot #25)
Treasurer – Suzan Chamney (Strata Lot #21)
Secretary – Michel de Bellefeuille (Strata Lot #2)
Maintenance – Robert Mathieson (Strata Lot #27)
Bylaws – Marilyn Seaman (Strata Lot #1)
Landscaping – Keith Patchett (Strata Lot #13)

M. Adjourned at 10:01 pm.

Original Signed:

Larry Highcock, Chair

Michel de Bellefeuille, Secretary

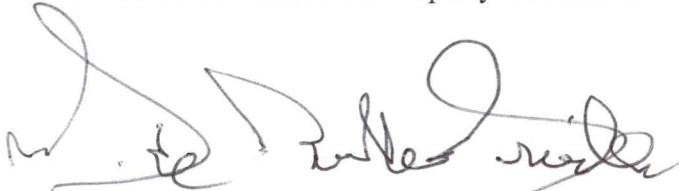
2018 (VIS 5801) AGM - Proof of Notice

I certify that I did provide a Notice of Annual General Meeting to The Owners, VIS 5801 by email on 2018.AUG.6 before 12:00 hr.

The Notice contained:

1. A description of the matters that would be voted upon including the proposed wording of all resolutions. This includes the resolutions that require 3/4 vote or unanimous vote.
2. The most recent Financial Statement for 2017/2018 as well as the 2018/2019 proposed Budget which includes the Strata Fee Payments as per Section 103 Strata Property Act of BC.
3. An order of business in the form of an Agenda.

I therefore certify that this Notice was provided to The Owners, VIS 5801, in accordance with Section 45 of the Strata Property Act of BC.

A handwritten signature in dark ink, appearing to read 'M. de Bellefeuille', is written over a horizontal line.

M. de Bellefeuille, Secretary
VIS 5801

2-5300 Gainsberg Road
Bowser, BC V0R 1G0

Self-Managed Budget Option

STRATA PLAN 5801

BUDGET PLANNING for 2018-19

	2018-19 AUG	2018-19 SEPT	2018-19 OCT	2018-19 NOV	2018-19 DEC	2018-19 JAN	2018-19 FEB	2018-19 MAR	2018-19 APR	2018-19 MAY	2018-19 JUN	2018-19 JUL	2018-19 TOTALS	Last year's BUDGET
STRATA INCOME														
Operating Fund Income	\$5,916	\$5,916	\$5,916	\$5,916	\$5,916	\$5,916	\$5,916	\$5,916	\$5,916	\$5,916	\$5,916	\$5,916	\$70,992	\$75,852
Contingency Reserve Fund	\$3,240	\$3,240	\$3,240	\$3,240	\$3,240	\$3,240	\$3,240	\$3,240	\$3,240	\$3,240	\$3,240	\$3,240	\$38,880	\$25,200
Septic Fees	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000	\$19,200
TOTAL Income required	\$10,656	\$10,656	\$10,656	\$10,656	\$10,656	\$10,656	\$10,656	\$10,656	\$10,656	\$10,656	\$10,656	\$10,656	\$127,872	\$120,256
OPERATING EXPENSES														
300 Admin														
315 Bank charges	\$24	\$24	\$24	\$24	\$24	\$24	\$24	\$24	\$24	\$24	\$24	\$24	\$288	\$480
320 Office & Admin Expenses	\$150			\$100	\$225	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$825	\$600
322 New admin costs	\$425	\$425	\$425	\$89	\$200							\$500	\$2,064	
325 Insurance	\$1,587	\$1,587	\$1,587	\$1,587	\$1,587	\$1,587	\$1,587	\$1,587	\$1,587	\$1,587	\$1,587	\$1,587	\$19,044	\$19,121
330 VISOA / Professional		\$180		\$145				\$180	\$78	\$124			\$707	\$605
380 Operating Contingency													\$6,455	\$6,900
400 Maintenance														
410 Repairs	\$210	\$210	\$210	\$210	\$210	\$210	\$210	\$210	\$210	\$210	\$210	\$210	\$2,520	\$4,400
415 Maint. Labour	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$1,440	
420 Gutters/Moss				\$500									\$500	\$2,750
425 Snow Removal							\$420						\$420	
430 Sprinklers labour	\$90	\$90	\$90	\$90					\$90	\$90	\$90	\$90	\$720	
435 Sprinklers parts	\$100	\$100	\$100	\$100					\$100	\$100	\$100	\$100	\$800	
440 Landscaping	\$50		\$300						\$50			\$325	\$725	
445 Groundskeeping	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$31,680	\$32,180
500 Utilities														
510 Water			\$358	\$140		\$114	\$40				\$25	\$255	\$932	\$1,500
520 BC Hydro	\$156	\$156	\$156	\$156	\$156	\$156	\$156	\$156	\$156	\$156	\$156	\$156	\$1,872	\$2,040
TOTAL OPERATING EXPENSES	\$3,366	\$3,316	\$3,974	\$3,956	\$3,126	\$3,240	\$3,586	\$3,126	\$3,366	\$3,316	\$3,341	\$3,896	\$70,992	\$70,576
CONTINGENCY RESERVE FUND (CRF)														
600 Contributions	\$3,240	\$3,240	\$3,240	\$3,240	\$3,240	\$3,240	\$3,240	\$3,240	\$3,240	\$3,240	\$3,240	\$3,240	\$38,880	\$25,200
610 CRF Interest	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600	
620 Disbursements														\$30,400
621 Painting	Starting estimate:											\$9,500	\$9,500	
CRF BALANCE	\$102,660	\$105,950	\$109,240	\$112,530	\$115,820	\$119,110	\$122,400	\$125,690	\$128,980	\$132,270	\$135,560	\$129,350	\$132,640	
SEPTIC RESERVE FUND (SRF)														
700 Sceptic Fees	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000	\$19,200
705 Bond Interest				\$1,270										
710 Corewater	\$656	\$656	\$656	\$656	\$656	\$656	\$656	\$656	\$656	\$656	\$656	\$656	\$7,872	\$7,875
712 Emergency response														
715 Maxxam Lab Analysis	\$100	\$350	\$100	\$100	\$350	\$100	\$100	\$350	\$100	\$100	\$350	\$100	\$2,200	\$1,129
720 Collection		\$500											\$500	
730 Treatment System														
731 Maintenance						\$600							\$600	\$600
732 Pumping equipment						\$2,000							\$2,000	\$2,000
733 Parts						\$400							\$400	\$400
734 Sludge Pumping						\$2,000							\$2,000	\$0
735 Filter													\$0	\$0
736 Electronics		\$1,500											\$1,500	\$0
740 Sceptic field													\$0	
745 Telus /Communication	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$1,500	\$1,260
750 Emergency power (generator)		\$210											\$210	\$400
760 Ministry of Environment			\$103										\$103	\$0
765 EOCP (every three years)													\$0	
TOTAL Septic Expenses	\$881	\$3,341	\$984	\$881	\$1,131	\$5,881	\$881	\$1,131	\$881	\$881	\$1,131	\$881	\$18,885	\$13,664
SEPTIC RESERVE BALANCE	\$18,087	\$18,706	\$16,865	\$17,381	\$19,270	\$19,639	\$15,258	\$15,877	\$16,246	\$16,865	\$17,484	\$17,853	\$18,472	\$14,560

Lighthouse Landing Estates VIS 5801 Monthly Fees by Entitlement
Strata Fees Budget 2018 - 2019

Unit No.	Self Managed Budget						2017-2019 Monthly fees	up by:
	Monthly Contingency Reserve Fund (CRF)	Monthly Septic Reserve Fund (SRF)	Unit Entitlement	Yearly Strata Fees	Monthly Operating Strata Fees	2018-2019 Total Monthly Fee c/w CRF & SRF		
	\$38,880	\$18,000		\$13,139.36	\$70,992	\$127,872		
	Yearly Total	Yearly Total		Per sq. metre	Yearly Total	Yearly Total		
1	\$108.00	\$50.00	308	\$4,046.92	\$337.24	\$495.24	\$483.68	\$11.56
2	\$108.00	\$50.00	308	\$4,046.92	\$337.24	\$495.24	\$483.68	\$11.56
3	\$108.00	\$50.00	155	\$2,036.60	\$169.72	\$327.72	\$304.67	\$23.04
4	\$108.00	\$50.00	155	\$2,036.60	\$169.72	\$327.72	\$304.67	\$23.04
5	\$108.00	\$50.00	307	\$4,033.78	\$336.15	\$494.15	\$482.51	\$11.64
6	\$108.00	\$50.00	154	\$2,023.46	\$168.62	\$326.62	\$303.50	\$23.12
7	\$108.00	\$50.00	158	\$2,076.02	\$173.00	\$331.00	\$308.18	\$22.82
8	\$108.00	\$50.00	159	\$2,089.16	\$174.10	\$332.10	\$309.35	\$22.74
9	\$108.00	\$50.00	169	\$2,220.55	\$185.05	\$343.05	\$321.05	\$21.99
10	\$108.00	\$50.00	172	\$2,259.97	\$188.33	\$346.33	\$324.56	\$21.77
11	\$108.00	\$50.00	169	\$2,220.55	\$185.05	\$343.05	\$321.05	\$21.99
12	\$108.00	\$50.00	172	\$2,259.97	\$188.33	\$346.33	\$324.56	\$21.77
13	\$108.00	\$50.00	172	\$2,259.97	\$188.33	\$346.33	\$324.56	\$21.77
14	\$108.00	\$50.00	169	\$2,220.55	\$185.05	\$343.05	\$321.05	\$21.99
15	\$108.00	\$50.00	162	\$2,128.58	\$177.38	\$335.38	\$312.86	\$22.52
16	\$108.00	\$50.00	158	\$2,076.02	\$173.00	\$331.00	\$308.18	\$22.82
17	\$108.00	\$50.00	171	\$2,246.83	\$187.24	\$345.24	\$323.39	\$21.84
18	\$108.00	\$50.00	173	\$2,273.11	\$189.43	\$347.43	\$325.73	\$21.69
19	\$108.00	\$50.00	169	\$2,220.55	\$185.05	\$343.05	\$321.05	\$21.99
20	\$108.00	\$50.00	170	\$2,233.69	\$186.14	\$344.14	\$322.22	\$21.92
21	\$108.00	\$50.00	159	\$2,089.16	\$174.10	\$332.10	\$309.35	\$22.74
22	\$108.00	\$50.00	160	\$2,102.30	\$175.19	\$333.19	\$310.52	\$22.67
23	\$108.00	\$50.00	169	\$2,220.55	\$185.05	\$343.05	\$321.05	\$21.99
24	\$108.00	\$50.00	172	\$2,259.97	\$188.33	\$346.33	\$324.56	\$21.77
25	\$108.00	\$50.00	172	\$2,259.97	\$188.33	\$346.33	\$324.56	\$21.77
26	\$108.00	\$50.00	171	\$2,246.83	\$187.24	\$345.24	\$323.39	\$21.84
27	\$108.00	\$50.00	160	\$2,102.30	\$175.19	\$333.19	\$310.52	\$22.67
28	\$108.00	\$50.00	169	\$2,220.55	\$185.05	\$343.05	\$321.05	\$21.99
29	\$108.00	\$50.00	169	\$2,220.55	\$185.05	\$343.05	\$321.05	\$21.99
30	\$108.00	\$50.00	172	\$2,259.97	\$188.33	\$346.33	\$324.56	\$21.77
Totals:	\$3,240 (Monthly)	\$1,500 (Monthly)	5403 (sq. metres)	\$70,992 (Annual)	\$5,916 (Monthly)	\$10,656 (Monthly)	\$10,021 (Monthly)	\$635 (Monthly)

In order to work towards bringing our Contingency Fund up to the minimum amount shown in the Depreciation Report, fees will increase in 2018-19. Under self-management the Operating budget proposed for 2018-2019 will decrease by \$3,338 therefore monthly fees will only increase by approx. 7%.