

MINUTES OF ANNUAL GENERAL MEETING CLASSICO – STRATA PLAN BCS 460 JOINT SECTION

TUESDAY, OCTOBER 25, 2016 AT 7:20 PM
PARTY ROOM – 1328 WEST PENDER STREET, VANCOUVER



1777 West 75th Avenue
Vancouver, BC V6P 6P2
Tel: (604) 685-3828 / Fax: (604) 685-3845

PACIFIC QUORUM 24-HOUR EMERGENCY SERVICE: 604-685-3828
CLASSICO DIRECT CONTACT: 604-202-2868

MANAGEMENT PRESENT: Paul Kral, Senior Property Manager
Pacific Quorum Properties Inc.
pkral@pacificquorum.com / Direct Line: 604-638-1961

1) **REGISTRATION**

Registration for the full Strata Corporation commenced at 7:20 p.m.

2) **CALL TO ORDER**

The Property Manager, Paul Kral, declared a quorum, and called the meeting to order at 7:20 p.m. Roman Piechocki, the Council President, thanked everyone for taking the time to attend. Roman then asked Paul Kral to facilitate this meeting. As there were no objections, Paul continued with the meeting.

3) **CERTIFYING PROXIES & NOTICE OF QUORUM**

Paul Kral of Pacific Quorum Properties reported on the quorum. The attendance register was taken, and it reflected that there were 22 Owners present, representing 23.66 votes, and 73 present by proxy representing 73 votes, totaling 96.66 votes available for the meeting.

4) **FILING PROOF OF NOTICE**

The Owners were advised that the Proof of Notice for the Annual General Meeting for BCS460 was filed in the Strata Corporation's records at the offices of Pacific Quorum Properties Inc.

5) **ADOPTION OF PREVIOUS GENERAL MEETING MINUTES – OCTOBER 27, 2015**

It was:

MOVED/SECONDED

To approve the Minutes of the Annual General Meeting held on October 27, 2015. The vote was called:

IN FAVOUR	96.66
AGAINST	0
ABSTAIN	0
CARRIED	

VANCOUVER OFFICE:

1777 West 75th Avenue
Vancouver, BC V6P 6P2
Tel: 604-685-3828 Fax: 604-685-3845

www.pacificquorum.com

SURREY OFFICE:

Suite 302 – 7337 137th Street
Surrey, BC V3W 1A4
Tel: 604-635-0260 Fax: 604-635-0263

6) PRESIDENT'S REPORT

As in the last 7 years, it is a pleasure to report a successful completion of this fiscal year.

We have an over \$85 thousand surplus in the operating budget, the balance of the Contingency Reserve Fund (CRF) is healthy in the amount of about \$1.2 million, and the building maintenance is up to date.

To ensure implementation of our sensible long term plans, we are proposing a small, inflationary strata maintenance fee increase in the amount of 2.5%. It is equivalent to about \$9.40 fee increase per month for an average size strata unit.

Here are the highlights of last year's accomplishments:

Major Projects 2015/2016

All projects approved by the owners at the 2015 AGM have been completed, and under the budget.

- Recoating of the balconies, overhangs and eyebrows with a waterproof membrane
- Tower and windows washing
- Fire sprinkler heads protection installation
- Kitchen drain raisers - improvement of access and cleaning
- Meeting room and strata office floor tiling
- Parkade and corridor cracks sealing (outstanding sections from previous year)

Operating budget

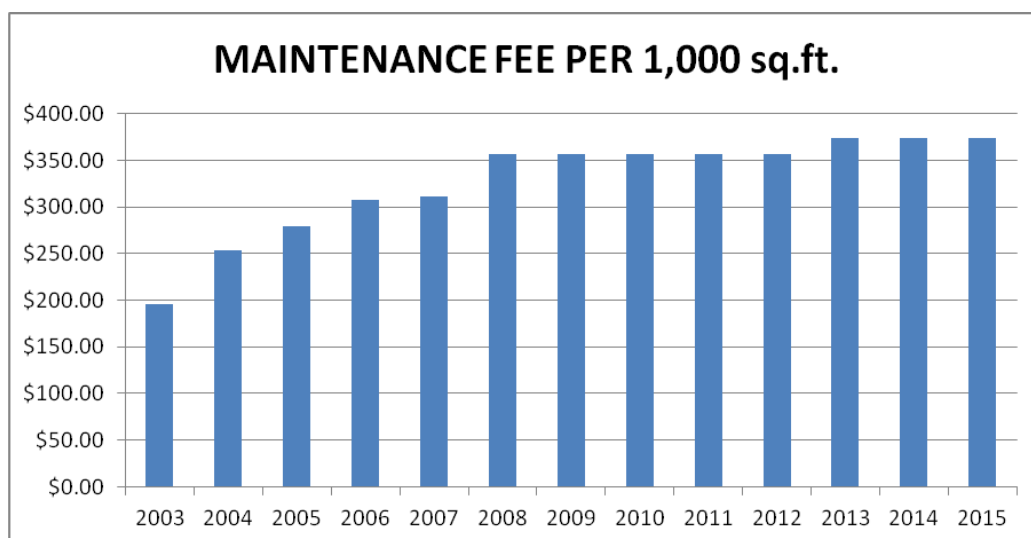
We completed last fiscal year with a surplus in the consolidated amount of \$85,568.

1. Joint Strata: \$5,254
2. Residential: \$76,743
3. Commercial: \$3,571

It is a result of rational governance, sound management, fiscal responsibility and productive utilization of internal expertise and skills. It is tangible amount, some of which we propose be transferred to the Contingency Reserve Fund by way of a 3/4 vote resolution (included in this AGM notice).

To meet the requirements of future major projects, we are proposing a 2.5% strata maintenance fee increase which amounts to a consolidated total of \$23,950. The whole amount is allocated of the Contingency Reserve Fund in the proposed budget.

Here is a graph illustrating the historical data of the strata maintenance fee per 1,000 sq. ft. of a unit's area. The last fee increase, in the amount of 5%, was implemented at the 2013 AGM. It is notable that our building continues to have by far the lowest, proportional maintenance fee in this sector of town.



Contingency Reserve Fund (CRF)

Last year's consolidated contribution to this fund: \$186,155

The total amount expended for all CRF projects listed above: \$219,448

CRF Balance as of August 31, 2016

Joint Strata: \$189,737

Residential: \$923,155

Commercial: \$58,813

Total: \$1,171,705

Proposals included in this notice:

Transfer from Residential Operating Fund to Residential CRF: \$70,000

Contribute to consolidated CRF fund in the next fiscal budget: \$225,575

Proposed CRF funded projects in the next year presented for the Owners' approval:

- Lighting upgrading (energy saving project)
- Elevators - mechanical room cooling system
- Corridor and adjacent vestibules floor tiling
- Lobby and Tower interior - design development

Following the 10-year warranty inspection and recommendations in 2013, we have presented to the Owners a list of long term maintenance projects. We have been updating it every year based on the external and in-house inspections.

ANTICIPATED MAJOR PROJECTS WITHIN THE NEXT 5 YEARS (2016 - 2021)

PROJECT	ESTIMATED COST
Lighting upgrading	30,000
Elevators - mechanical room cooling system	40,000
Flooring upgrading	10,000
Common area interior - design development	10,000
Exterior painting	40,000
Exterior sealants inspection	10,000
Common area interior - upgrading	400,000
Roof membranes	500,000
Depreciation Report	15,000

CRF TOTAL EXPENSES **1,055,000**

Strata Corporation Reorganization

Following regulatory requirements, we have successfully completed the division of the strata corporation into three financial entities:

- Joint Strata Corporation
- Residential Section
- Commercial Section

Three separate budgets have been implemented and correspondingly, three separate bank accounts have been opened at Royal Bank for both the Operating Budget and for the Contingency Reserve Fund.

It was not always a straightforward or smooth transformation. With direct involvement of the council and the cooperation of the property management company, we have remedied major problems and adjusted some

procedures. More work remains to be done on the part of the property management company to make the financial statements more transparent and less confusing.

Personnel

As of August 2015 we are again operating with two permanent building managers, one of them being a resident manager. Over a number of years, this model of operation has proven to be the most successful. The contribution of the staff to the strata corporation is reflected in both financial, and operational achievements. I thank our staff for keeping our building safe, secure, clean and well maintained.

On behalf of the council I thank you all for your support and assistance.

Sincerely,
Roman Piechocki
President/Treasurer

7) **INSURANCE OVERVIEW**

The Property Manager reported that the annual premium for insurance coverage for the Strata Corporation is \$110,224.00, down from last year's premium of \$112,955.00. Owners were reminded of the importance of having their own insurance on their individual Strata units.

It was:

MOVED/SECONDED

To approve the 2016/2017 Strata Corporation Insurance Coverage.

CARRIED UNANIMOUSLY

INSURANCE NOTICE

DEDUCTIBLE CHARGE-BACK:

Please note that subject to your bylaws, Owners may be responsible for the Strata Corporation's insurance deductible in the event of a claim which emanates from within an Owner's unit. Owners should ensure that coverage for such deductible charge backs are added to their individual homeowner's insurance.

The current water damage deductible is \$15,000.00.

(Please refer to the insurance cover note to review additional important deductible information).

OWNER IMPROVEMENTS / BETTERMENTS:

Please note that any in-unit upgrades and/or betterments completed by the current or any prior Owner will not be covered under the Strata Corporation's insurance policy. Owners must ensure that any upgrades and/or betterments are covered under their personal homeowner insurance policy.

8) **MAJORITY VOTE RESOLUTION – CONSIDERATION OF THE 2016/2017 OPERATING BUDGET**

BE IT RESOLVED:

That the Owners, Strata Plan BCS460, approve the proposed Strata Corporation Operating Budget containing 2.5% increase in operating budget for the 2016/2017 fiscal year, commencing September 1, 2016, and completing August 31, 2017.

It was:

MOVED/SECONDED

To approve the proposed 2016/2017 Strata Corporation Operating Budget with 2.5% increase in operating budget, retroactive to September 1, 2016.

CARRIED UNANIMOUSLY

NOTE: REGARDING STRATA FEE PAYMENTS

Please note with the passing of this budget there is a 2.5% increase in your strata fees for this fiscal period, retroactive to September 1, 2016.

Owners paying by pre-authorized withdrawal: Those owners currently paying strata fees by way of preauthorized withdrawal will not have to take any further action. Their fees will be automatically adjusted as of December 1, 2016, along with the retroactive shortfall payment to cover the increase portion for the months of September 2016, October 2016 and November 2016.

Owners paying by cheque: Please submit your monthly cheque in the new amount as of December 1, 2016, and include the retroactive payment portion for the months of September 2016, October 2016 and November 2016. Strata fees must be made payable to your strata corporation BCS 460 and submitted via mail or in person to the Pacific Quorum office.

If you require any information regarding your account please contact your property accountant, Roland at 604-685-3828.

9) **¾ VOTE RESOLUTION #1 – WAIVER OF DEPRECIATION REPORT (JOINT STRATA CORPORATION)**

WHEREAS The Owners, Strata Plan BCS 460, wish eventually to obtain a Depreciation Report as required under Section 94 of the *Strata Property Act* and feel it would be most beneficial to defer commencement of the Depreciation Report for the time being;

BE IT RESOLVED by a ¾ vote resolution of The Owners, Strata Plan BCS 460, that in accordance with Section 94(3) (a) of the *Strata Property Act* the requirement to obtain a Depreciation Report is hereby waived until the next Annual General Meeting.

It was:

MOVED/SECONDED

To approve Resolution #1.

A discussion of various topics followed. At the end of the discussion, the Owners voted on the motion to approve Resolution #1.

IN FAVOUR	96.66
AGAINST	0
ABSTAIN	0
CARRIED	

10) **¾ VOTE RESOLUTION #2 – LIGHTING REPLACEMENT - ENERGY SAVING UPGRADE (JOINT STRATA CORPORATION)**

WHEREAS The Owners, Strata Plan BCS460 have been advised to upgrade to a modern and energy efficient lighting system in the parkade and in the emergency staircases. By replacing light fixtures in staircases, light tubes and light bulbs with more efficient ones, the strata corporation is expected to save about \$13,500 on electrical energy consumption annually. The initial cost of implementing the new lighting is estimated at \$30,000 including taxes. The payback on the entire investment is estimated to be about 2 years;

BE IT RESOLVED by a ¾ vote resolution of the Owners, Strata Plan BCS460 that a sum of money not exceeding \$30,000 be spent for the purpose of parkade and emergency staircases lighting upgrade, such expenditure to be charged against Joint Strata Contingency Reserve Fund.

It was:

MOVED/SECONDED

To approve Resolution #2.

A discussion of various topics followed. At the end of the discussion, the Owners voted on the motion to approve Resolution #2.

IN FAVOUR 96.66

AGAINST 0

ABSTAIN 0

CARRIED

11) **3/4 VOTE RESOLUTION #3 – BYLAW AMENDMENT**

(JOINT STRATA CORPORATION)

WHEREAS The Owners, Strata Plan BCS-460 (the "Strata Corporation"), pursuant to section 128 of the Strata

Property Act, S.B.C. 1998, may amend the bylaws of their Strata Corporation;

AND WHEREAS The Owners, Strata Plan BCS460, wish to amend the bylaws of their Strata Corporation;

BE IT RESOLVED by a 3/4 vote resolution of The Owners, Strata Plan BCS460 that, the bylaws of their Strata Corporation be amended as follows, such amendment to be effective upon filing of an Amendment to Bylaws in prescribed form in the Land Title Office:

By adding the following Bylaw: R.4.1(y) to the bylaws of the Strata Corporation:

R.4. Use of property

An owner must not:

(y) place live and natural Christmas trees in the building

It was:

MOVED/SECONDED

To approve Resolution #3.

A discussion of various topics followed. At the end of the discussion, the Owners voted on the motion to approve Resolution #3.

IN FAVOUR 96.66

AGAINST 0

ABSTAIN 0

CARRIED

12) **RULES RATIFICATION**

It was:

MOVED/SECONDED

That the Owners, Strata Plan BCS 460, ratify the proposed Rules. The ratified Rules will be posted on *PQ ONLINE* for the Owners to review.

CARRIED UNANIMOUSLY

13) NOMINATION OF 2016/2017 STRATA CORPORATION COUNCIL

It was:

MOVED/SECONDED

That the floor be opened for nominations of the Strata Corporation Council for the next fiscal year.

The following Owners were nominated:

Roman Piechocki	#1006
Peter van Diepen	TH 1
Irfaan Hafeez	#1102
Lawrence Keenan	#3801
Mark Deppel	#2001
Ken Sopko	#3305
Sina Rezai	(Commercial Representative)

CARRIED

14) ELECTION OF 2016/2017 STRATA CORPORATION COUNCIL

Accordingly, the following Owners were declared elected as the new 2016/2017 Strata Corporation Council:

Roman Piechocki	#1006	President / Treasurer
Peter van Diepen	TH 1	Vice President
Irfaan Hafeez	#1102	
Lawrence Keenan	#3801	
Mark Deppel	#2001	
Ken Sopko	#3305	
Sina Rezai		(Commercial Representative)

CARRIED

15) NEW BUSINESS

The newly elected Council will follow-up on the following items:

- Proxy revision – proposal
- Lobby couch replacement

16) ADJOURNMENT

It was:

MOVED/SECONDED

To adjourn the meeting, and destroy all ballots.

CARRIED UNANIMOUSLY

The meeting was adjourned at 8:50 p.m.

The next Council Meeting for the Strata Corporation is scheduled for:
Tuesday, November 22, 2016 at 5:30 p.m.

ONLINE ACCESS TO CLASSICO

- Go to: www.theclassico.ca

To access *PQ ONLINE* for Classico:

- Go to: www.pacificquorum.com
- Under *PQ ONLINE LOGIN* enter:
 - Username: **classico**
 - Password: **460**

Once you have logged into *PQ ONLINE* for the first time, please go to “MY INFO” and sign-up for email notification of important notices, meeting minutes, etc., and update your contact details.

Submitted by:

PACIFIC QUORUM PROPERTIES INC.

Paul Kral, Senior Property Manager

1777 West 75th Avenue

Vancouver, BC V6P 6P2

Tel: (604) 685-3828 / Fax: (604) 685-3845

Direct: 604-638-1961

Email: pkral@pacificquorum.com

Website: www.pacificquorum.com

24-Hour Emergency Maintenance #: 604-685-3828

IMPORTANT INFORMATION Please have this translated

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

重要資料 請找人為你翻譯

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。

알려드립니다 이것을 번역해 주십시오

सबुधी साडवणी विरवा अरवे विने वेसे दिग दा कुलका अरवादि

Please Note: The Real Estate Regulations may require that a vendor provide purchasers with copies of the strata corporation minutes. Please retain these minutes for your records. Replacement copies will be subject to a cost per page and can be received upon a seven (7) day advance order from *Pacific Quorum Properties Inc.*



CLASSICO - BCS 460
APPROVED MONTHLY STRATA FEE SCHEDULE
PERIOD COVERING SEPTEMBER 1, 2016 THROUGH AUGUST 31, 2017.
2.5 % INCREASE OVER PRIOR YEAR

UNIT #	STRATA LOT #	UNIT ENTITLEMENT	% OF TOTAL UNIT	APPROVED TOTAL MONTHLY OPERATING CONTRIBUTION 2016-2017	OPERATING RESIDENTIAL SECTION ONLY 2016-2017	OPERATING COMMERCIAL SECTION ONLY 2016-2017	OPERATING STRATA CORPORATION ONLY 2016-2017	APPROVED TOTAL MONTHLY CRF CONTRIBUTION 2016-2017	CRF RESIDENTIAL SECTION ONLY 2016-2017	CRF COMMERCIAL SECTION ONLY 2016-2017	CRF STRATA CORPORATION ONLY 2016-2017	APPROVED TOTAL MONTHLY STRATA FEES 2016-2017
ANNUAL TOTALS:				\$693,420.00	\$179,520.00	\$0.00	\$513,900.00	\$211,330.07	\$170,868.32		\$40,461.75	\$904,750.07
1348P	1	138	0.75%	\$432.26	\$111.91		\$320.35	\$131.74	\$106.51		\$25.22	\$564.00
1338P	2	138	0.75%	\$432.26	\$111.91		\$320.35	\$131.74	\$106.51		\$25.22	\$564.00
1336P	3	137	0.74%	\$429.13	\$111.10		\$318.03	\$130.78	\$105.74		\$25.04	\$559.91
1332P	4	137	0.74%	\$429.13	\$111.10		\$318.03	\$130.78	\$105.74		\$25.04	\$559.91
1330P	5	137	0.74%	\$429.13	\$111.10		\$318.03	\$130.78	\$105.74		\$25.04	\$559.91
649J	6	114	0.62%	\$357.08	\$92.45		\$264.64	\$108.83	\$87.99		\$20.84	\$465.91
631J	7	88	0.48%	\$275.64	\$71.36		\$204.28	\$84.01	\$67.92		\$16.08	\$359.65
621J	8	91	0.49%	\$285.04	\$73.79		\$211.25	\$86.87	\$70.24		\$16.63	\$371.91
611J	9	97	0.53%	\$303.83	\$78.66		\$225.17	\$92.60	\$74.87		\$17.73	\$396.43
601J	10	126	0.68%	\$394.67	\$102.18		\$292.50	\$120.28	\$97.25		\$23.03	\$514.95
305	11	93	0.50%	\$291.31	\$75.42		\$215.89	\$88.78	\$71.78		\$17.00	\$380.09
306	12	99	0.54%	\$310.10	\$80.28		\$229.82	\$94.51	\$76.41		\$18.09	\$404.61
405	13	93	0.50%	\$291.31	\$75.42		\$215.89	\$88.78	\$71.78		\$17.00	\$380.09
406	14	68	0.37%	\$213.00	\$55.14		\$157.85	\$64.91	\$52.49		\$12.43	\$277.91
407	15	70	0.38%	\$219.26	\$56.76		\$162.50	\$66.82	\$54.03		\$12.79	\$286.09
501	16	81	0.44%	\$253.72	\$65.69		\$188.03	\$77.32	\$62.52		\$14.80	\$331.04
502	17	59	0.32%	\$184.81	\$47.84		\$136.96	\$56.32	\$45.54		\$10.78	\$241.13
503	18	54	0.29%	\$169.15	\$43.79		\$125.36	\$51.55	\$41.68		\$9.87	\$220.69
504	19	52	0.28%	\$162.88	\$42.17		\$120.71	\$49.64	\$40.14		\$9.50	\$212.52
505	20	93	0.50%	\$291.31	\$75.42		\$215.89	\$88.78	\$71.78		\$17.00	\$380.09
506	21	91	0.49%	\$285.04	\$73.79		\$211.25	\$86.87	\$70.24		\$16.63	\$371.91
507	22	111	0.60%	\$347.69	\$90.01		\$257.67	\$105.96	\$85.67		\$20.29	\$453.65
601	23	82	0.44%	\$256.85	\$66.50		\$190.35	\$78.28	\$63.29		\$14.99	\$335.13
602	24	59	0.32%	\$184.81	\$47.84		\$136.96	\$56.32	\$45.54		\$10.78	\$241.13
603	25	54	0.29%	\$169.15	\$43.79		\$125.36	\$51.55	\$41.68		\$9.87	\$220.69
604	26	52	0.28%	\$162.88	\$42.17		\$120.71	\$49.64	\$40.14		\$9.50	\$212.52
605	27	93	0.50%	\$291.31	\$75.42		\$215.89	\$88.78	\$71.78		\$17.00	\$380.09
606	28	91	0.49%	\$285.04	\$73.79		\$211.25	\$86.87	\$70.24		\$16.63	\$371.91
607	29	111	0.60%	\$347.69	\$90.01		\$257.67	\$105.96	\$85.67		\$20.29	\$453.65
701	30	81	0.44%	\$253.72	\$65.69		\$188.03	\$77.32	\$62.52		\$14.80	\$331.04
702	31	59	0.32%	\$184.81	\$47.84		\$136.96	\$56.32	\$45.54		\$10.78	\$241.13
703	32	54	0.29%	\$169.15	\$43.79		\$125.36	\$51.55	\$41.68		\$9.87	\$220.69
704	33	52	0.28%	\$162.88	\$42.17		\$120.71	\$49.64	\$40.14		\$9.50	\$212.52
705	34	93	0.50%	\$291.31	\$75.42		\$215.89	\$88.78	\$71.78		\$17.00	\$380.09
706	35	91	0.49%	\$285.04	\$73.79		\$211.25	\$86.87	\$70.24		\$16.63	\$371.91
707	36	111	0.60%	\$347.69	\$90.01		\$257.67	\$105.96	\$85.67		\$20.29	\$453.65
801	37	81	0.44%	\$253.72	\$65.69		\$188.03	\$77.32	\$62.52		\$14.80	\$331.04
802	38	59	0.32%	\$184.81	\$47.84		\$136.96	\$56.32	\$45.54		\$10.78	\$241.13
803	39	54	0.29%	\$169.15	\$43.79		\$125.36	\$51.55	\$41.68		\$9.87	\$220.69
804	40	52	0.28%	\$162.88	\$42.17		\$120.71	\$49.64	\$40.14		\$9.50	\$212.52
805	41	93	0.50%	\$291.31	\$75.42		\$215.89	\$88.78	\$71.78		\$17.00	\$380.09
806	42	91	0.49%	\$285.04	\$73.79		\$211.25	\$86.87	\$70.24		\$16.63	\$371.91
807	43	111	0.60%	\$347.69	\$90.01		\$257.67	\$105.96	\$85.67		\$20.29	\$453.65
901	44	82	0.44%	\$256.85	\$66.50		\$190.35	\$78.28	\$63.29		\$14.99	\$335.13
902	45	59	0.32%	\$184.81	\$47.84		\$136.96	\$56.32	\$45.54		\$10.78	\$241.13
903	46	54	0.29%	\$169.15	\$43.79		\$125.36	\$51.55	\$41.68		\$9.87	\$220.69
904	47	52	0.28%	\$162.88	\$42.17		\$120.71	\$49.64	\$40.14		\$9.50	\$212.52
905	48	93	0.50%	\$291.31	\$75.42		\$215.89	\$88.78	\$71.78		\$17.00	\$380.09
906	49	91	0.49%	\$285.04	\$73.79		\$211.25	\$86.87	\$70.24		\$16.63	\$371.91
907	50	111	0.60%	\$347.69	\$90.01		\$257.67	\$105.96	\$85.67		\$20.29	\$453.65
1001	51	81	0.44%	\$253.72	\$65.69		\$188.03	\$77.32	\$62.52		\$14.80	\$331.04
1002	52	59	0.32%	\$184.81	\$47.84		\$136.96	\$56.32	\$45.54		\$10.78	\$241.13
1003	53	54	0.29%	\$169.15	\$43.79		\$125.36	\$51.55	\$41.68		\$9.87	\$220.69
1004	54	52	0.28%	\$162.88	\$42.17		\$120.71	\$49.64	\$40.14		\$9.50	\$212.52
1005	55	93	0.50%	\$291.31	\$75.42		\$215.89	\$88.78	\$71.78		\$17.00	\$380.09
1006	56	91	0.49%	\$285.04	\$73.79		\$211.25	\$86.87	\$70.24		\$16.63	\$371.91
1007	57	111	0.60%	\$347.69	\$90.01		\$257.67	\$105.96	\$85.67		\$20.29	\$453.65
1101	58	81	0.44%	\$253.72	\$65.69		\$188.03	\$77.32	\$62.52		\$14.80	\$331.04
1102	59	59	0.32%	\$184.81	\$47.84		\$136.96	\$56.32	\$45.54		\$10.78	\$241.13
1103	60	54	0.29%	\$169.15	\$43.79		\$125.36	\$51.55	\$41.68		\$9.87	\$220.69
1104	61	52	0.28%	\$162.88	\$42.17		\$120.71	\$49.64	\$40.14		\$9.50	\$212.52
1105	62	93	0.50%	\$291.31	\$75.42		\$215.89	\$88.78	\$71.78		\$17.00	\$380.09
1106	63	91	0.49%	\$285.04	\$73.79		\$211.25	\$86.87	\$70.24		\$16.63	\$371.91
1107	64	111	0.60%	\$347.69	\$90.01		\$257.67	\$105.96	\$85.67		\$20.29	\$453.65
1201	65	81	0.44%	\$253.72	\$65.69		\$188.03	\$77.32	\$62.52		\$14.80	\$331.04
1202	66	59	0.32%	\$184.81	\$47.84		\$136.96	\$56.32	\$45.54		\$10.78	\$241.13
1203	67	54	0.29%	\$169.15	\$43.79		\$125.36	\$51.55	\$41.68		\$9.87	\$220.69
1204	68	52	0.28%	\$162.88	\$42.17		\$120.71	\$49.64	\$40.14		\$9.50	\$212.52
1205	69	93	0.50%	\$291.31	\$75.42		\$215.89	\$88.78	\$71.78		\$17.00	\$380.09
1206	70	91	0.49%	\$285.04	\$73.79		\$211.25	\$86.87	\$70.24		\$16.63	\$371.91

UNIT #	STRATA LOT #	UNIT ENTITLEMENT	% OF TOTAL UNIT	APPROVED TOTAL MONTHLY OPERATING CONTRIBUTION 2016-2017	OPERATING RESIDENTIAL SECTION ONLY 2016-2017	OPERATING COMMERCIAL SECTION ONLY 2016-2017	OPERATING STRATA CORPORATION ONLY 2016-2017	APPROVED TOTAL MONTHLY CRF CONTRIBUTION 2016-2017	CRF RESIDENTIAL SECTION ONLY 2016-2017	CRF COMMERCIAL SECTION ONLY 2016-2017	CRF STRATA CORPORATION ONLY 2016-2017	APPROVED TOTAL MONTHLY STRATA FEES 2016-2017
1207	71	111	0.60%	\$347.69	\$90.01		\$257.67	\$105.96	\$85.67		\$20.29	\$453.65
1501	72	80	0.43%	\$250.59	\$64.87		\$185.71	\$76.37	\$61.75		\$14.62	\$326.96
1502	73	59	0.32%	\$184.81	\$47.84		\$136.96	\$56.32	\$45.54		\$10.78	\$241.13
1503	74	54	0.29%	\$169.15	\$43.79		\$125.36	\$51.55	\$41.68		\$9.87	\$220.69
1504	75	52	0.28%	\$162.88	\$42.17		\$120.71	\$49.64	\$40.14		\$9.50	\$212.52
1505	76	93	0.50%	\$291.31	\$75.42		\$215.89	\$88.78	\$71.78		\$17.00	\$380.09
1506	77	91	0.49%	\$285.04	\$73.79		\$211.25	\$86.87	\$70.24		\$16.63	\$371.91
1507	78	109	0.59%	\$341.42	\$88.39		\$253.03	\$104.05	\$84.13		\$19.92	\$445.48
1601	79	79	0.43%	\$247.45	\$64.06		\$183.39	\$75.42	\$60.98		\$14.44	\$322.87
1602	80	59	0.32%	\$184.81	\$47.84		\$136.96	\$56.32	\$45.54		\$10.78	\$241.13
1603	81	54	0.29%	\$169.15	\$43.79		\$125.36	\$51.55	\$41.68		\$9.87	\$220.69
1604	82	52	0.28%	\$162.88	\$42.17		\$120.71	\$49.64	\$40.14		\$9.50	\$212.52
1605	83	93	0.50%	\$291.31	\$75.42		\$215.89	\$88.78	\$71.78		\$17.00	\$380.09
1606	84	91	0.49%	\$285.04	\$73.79		\$211.25	\$86.87	\$70.24		\$16.63	\$371.91
1607	85	109	0.59%	\$341.42	\$88.39		\$253.03	\$104.05	\$84.13		\$19.92	\$445.48
1701	86	80	0.43%	\$250.59	\$64.87		\$185.71	\$76.37	\$61.75		\$14.62	\$326.96
1702	87	59	0.32%	\$184.81	\$47.84		\$136.96	\$56.32	\$45.54		\$10.78	\$241.13
1703	88	54	0.29%	\$169.15	\$43.79		\$125.36	\$51.55	\$41.68		\$9.87	\$220.69
1704	89	52	0.28%	\$162.88	\$42.17		\$120.71	\$49.64	\$40.14		\$9.50	\$212.52
1705	90	93	0.50%	\$291.31	\$75.42		\$215.89	\$88.78	\$71.78		\$17.00	\$380.09
1706	91	91	0.49%	\$285.04	\$73.79		\$211.25	\$86.87	\$70.24		\$16.63	\$371.91
1707	92	109	0.59%	\$341.42	\$88.39		\$253.03	\$104.05	\$84.13		\$19.92	\$445.48
1801	93	80	0.43%	\$250.59	\$64.87		\$185.71	\$76.37	\$61.75		\$14.62	\$326.96
1802	94	59	0.32%	\$184.81	\$47.84		\$136.96	\$56.32	\$45.54		\$10.78	\$241.13
1803	95	54	0.29%	\$169.15	\$43.79		\$125.36	\$51.55	\$41.68		\$9.87	\$220.69
1804	96	52	0.28%	\$162.88	\$42.17		\$120.71	\$49.64	\$40.14		\$9.50	\$212.52
1805	97	93	0.50%	\$291.31	\$75.42		\$215.89	\$88.78	\$71.78		\$17.00	\$380.09
1806	98	92	0.50%	\$288.17	\$74.61		\$213.57	\$87.83	\$71.01		\$16.82	\$376.00
1807	99	109	0.59%	\$341.42	\$88.39		\$253.03	\$104.05	\$84.13		\$19.92	\$445.48
1901	100	80	0.43%	\$250.59	\$64.87		\$185.71	\$76.37	\$61.75		\$14.62	\$326.96
1902	101	59	0.32%	\$184.81	\$47.84		\$136.96	\$56.32	\$45.54		\$10.78	\$241.13
1903	102	54	0.29%	\$169.15	\$43.79		\$125.36	\$51.55	\$41.68		\$9.87	\$220.69
1904	103	52	0.28%	\$162.88	\$42.17		\$120.71	\$49.64	\$40.14		\$9.50	\$212.52
1905	104	93	0.50%	\$291.31	\$75.42		\$215.89	\$88.78	\$71.78		\$17.00	\$380.09
1906	105	91	0.49%	\$285.04	\$73.79		\$211.25	\$86.87	\$70.24		\$16.63	\$371.91
1907	106	109	0.59%	\$341.42	\$88.39		\$253.03	\$104.05	\$84.13		\$19.92	\$445.48
2001	107	80	0.43%	\$250.59	\$64.87		\$185.71	\$76.37	\$61.75		\$14.62	\$326.96
2002	108	83	0.45%	\$259.98	\$67.31		\$192.68	\$79.23	\$64.06		\$15.17	\$339.22
2003	109	56	0.30%	\$175.41	\$45.41		\$130.00	\$53.46	\$43.22		\$10.24	\$228.87
2005	110	119	0.65%	\$372.75	\$96.50		\$276.25	\$113.60	\$91.85		\$21.75	\$486.35
2006	111	91	0.49%	\$285.04	\$73.79		\$211.25	\$86.87	\$70.24		\$16.63	\$371.91
2007	112	109	0.59%	\$341.42	\$88.39		\$253.03	\$104.05	\$84.13		\$19.92	\$445.48
2101	113	80	0.43%	\$250.59	\$64.87		\$185.71	\$76.37	\$61.75		\$14.62	\$326.96
2102	114	83	0.45%	\$259.98	\$67.31		\$192.68	\$79.23	\$64.06		\$15.17	\$339.22
2103	115	56	0.30%	\$175.41	\$45.41		\$130.00	\$53.46	\$43.22		\$10.24	\$228.87
2105	116	119	0.65%	\$372.75	\$96.50		\$276.25	\$113.60	\$91.85		\$21.75	\$486.35
2106	117	91	0.49%	\$285.04	\$73.79		\$211.25	\$86.87	\$70.24		\$16.63	\$371.91
2107	118	109	0.59%	\$341.42	\$88.39		\$253.03	\$104.05	\$84.13		\$19.92	\$445.48
2201	119	80	0.43%	\$250.59	\$64.87		\$185.71	\$76.37	\$61.75		\$14.62	\$326.96
2202	120	83	0.45%	\$259.98	\$67.31		\$192.68	\$79.23	\$64.06		\$15.17	\$339.22
2203	121	56	0.30%	\$175.41	\$45.41		\$130.00	\$53.46	\$43.22		\$10.24	\$228.87
2205	122	119	0.65%	\$372.75	\$96.50		\$276.25	\$113.60	\$91.85		\$21.75	\$486.35
2206	123	91	0.49%	\$285.04	\$73.79		\$211.25	\$86.87	\$70.24		\$16.63	\$371.91
2207	124	109	0.59%	\$341.42	\$88.39		\$253.03	\$104.05	\$84.13		\$19.92	\$445.48
2301	125	80	0.43%	\$250.59	\$64.87		\$185.71	\$76.37	\$61.75		\$14.62	\$326.96
2302	126	83	0.45%	\$259.98	\$67.31		\$192.68	\$79.23	\$64.06		\$15.17	\$339.22
2303	127	56	0.30%	\$175.41	\$45.41		\$130.00	\$53.46	\$43.22		\$10.24	\$228.87
2305	128	119	0.65%	\$372.75	\$96.50		\$276.25	\$113.60	\$91.85		\$21.75	\$486.35
2306	129	91	0.49%	\$285.04	\$73.79		\$211.25	\$86.87	\$70.24		\$16.63	\$371.91
2307	130	109	0.59%	\$341.42	\$88.39		\$253.03	\$104.05	\$84.13		\$19.92	\$445.48
2401	131	80	0.43%	\$250.59	\$64.87		\$185.71	\$76.37	\$61.75		\$14.62	\$326.96
2402	132	83	0.45%	\$259.98	\$67.31		\$192.68	\$79.23	\$64.06		\$15.17	\$339.22
2403	133	57	0.31%	\$178.54	\$46.22		\$132.32	\$54.41	\$44.00		\$10.42	\$232.96
2405	134	119	0.65%	\$372.75	\$96.50		\$276.25	\$113.60	\$91.85		\$21.75	\$486.35
2406	135	91	0.49%	\$285.04	\$73.79		\$211.25	\$86.87	\$70.24		\$16.63	\$371.91
2407	136	109	0.59%	\$341.42	\$88.39		\$253.03	\$104.05	\$84.13		\$19.92	\$445.48
2501	137	80	0.43%	\$250.59	\$64.87		\$185.71	\$76.37	\$61.75		\$14.62	\$326.96
2502	138	83	0.45%	\$259.98	\$67.31		\$192.68	\$79.23	\$64.06		\$15.17	\$339.22
2503	139	56	0.30%	\$175.41	\$45.41		\$130.00	\$53.46	\$43.22		\$10.24	\$228.87
2505	140	119	0.65%	\$372.75	\$96.50		\$276.25	\$113.60	\$91.85		\$21.75	\$486.35
2506	141	91	0.49%	\$285.04	\$73.79		\$211.25	\$86.87	\$70.24		\$16.63	\$371.91
2507	142	109	0.59%	\$341.42	\$88.39		\$253.03	\$104.05	\$84.13		\$19.92	\$445.48
2601	143	80	0.43%	\$250.59	\$64.87		\$185.71	\$76.37	\$61.75		\$14.62	\$326.96
2602	144	83	0.45%	\$259.98	\$67.31		\$192.68	\$79.23	\$64.06		\$15.17	\$339.22
2603	145	56	0.30%	\$175.41	\$45.41		\$130.00	\$53.46	\$43.22		\$10.24	\$228.87
2605	146	119	0.65%	\$372.75	\$96.50		\$276.25	\$113.60	\$91.85		\$21.75	\$486.35
2606	147	91	0.49%	\$285.04	\$73.79		\$211.25	\$86.87	\$70.24		\$16.63	\$371.91
2607	148	109	0.59%	\$341.42	\$88.39		\$253.03	\$104.05	\$84.13		\$19.92	\$445.48
2701	149	80	0.43%	\$250.59	\$64.87		\$185.71	\$76.37	\$61.75		\$14.62	\$326.96
2702	150	83	0.45%	\$259.98	\$67.31		\$192.68	\$79.23	\$64.06		\$15.17	\$339.22
2703	151	56	0.30%	\$175.41	\$45.41		\$130.00	\$53.46	\$43.22		\$10.24	\$228.87

UNIT #	STRATA LOT #	UNIT ENTITLEMENT	% OF TOTAL UNIT	APPROVED TOTAL MONTHLY OPERATING CONTRIBUTION 2016-2017	OPERATING RESIDENTIAL SECTION ONLY 2016-2017	OPERATING COMMERCIAL SECTION ONLY 2016-2017	OPERATING STRATA CORPORATION ONLY 2016-2017	APPROVED TOTAL MONTHLY CRF CONTRIBUTION 2016-2017	CRF RESIDENTIAL SECTION ONLY 2016-2017	CRF COMMERCIAL SECTION ONLY 2016-2017	CRF STRATA CORPORATION ONLY 2016-2017	APPROVED TOTAL MONTHLY STRATA FEES 2016-2017
2705	152	119	0.65%	\$372.75	\$96.50		\$276.25	\$113.60	\$91.85		\$21.75	\$486.35
2706	153	91	0.49%	\$285.04	\$73.79		\$211.25	\$86.87	\$70.24		\$16.63	\$371.91
2707	154	109	0.59%	\$341.42	\$88.39		\$253.03	\$104.05	\$84.13		\$19.92	\$445.48
2801	155	80	0.43%	\$250.59	\$64.87		\$185.71	\$76.37	\$61.75		\$14.62	\$326.96
2802	156	83	0.45%	\$259.98	\$67.31		\$192.68	\$79.23	\$64.06		\$15.17	\$339.22
2803	157	56	0.30%	\$175.41	\$45.41		\$130.00	\$53.46	\$43.22		\$10.24	\$228.87
2805	158	119	0.65%	\$372.75	\$96.50		\$276.25	\$113.60	\$91.85		\$21.75	\$486.35
2806	159	91	0.49%	\$285.04	\$73.79		\$211.25	\$86.87	\$70.24		\$16.63	\$371.91
2807	160	109	0.59%	\$341.42	\$88.39		\$253.03	\$104.05	\$84.13		\$19.92	\$445.48
2901	161	80	0.43%	\$250.59	\$64.87		\$185.71	\$76.37	\$61.75		\$14.62	\$326.96
2902	162	83	0.45%	\$259.98	\$67.31		\$192.68	\$79.23	\$64.06		\$15.17	\$339.22
2903	163	56	0.30%	\$175.41	\$45.41		\$130.00	\$53.46	\$43.22		\$10.24	\$228.87
2905	164	119	0.65%	\$372.75	\$96.50		\$276.25	\$113.60	\$91.85		\$21.75	\$486.35
2906	165	91	0.49%	\$285.04	\$73.79		\$211.25	\$86.87	\$70.24		\$16.63	\$371.91
2907	166	109	0.59%	\$341.42	\$88.39		\$253.03	\$104.05	\$84.13		\$19.92	\$445.48
3001	167	80	0.43%	\$250.59	\$64.87		\$185.71	\$76.37	\$61.75		\$14.62	\$326.96
3002	168	83	0.45%	\$259.98	\$67.31		\$192.68	\$79.23	\$64.06		\$15.17	\$339.22
3003	169	56	0.30%	\$175.41	\$45.41		\$130.00	\$53.46	\$43.22		\$10.24	\$228.87
3005	170	119	0.65%	\$372.75	\$96.50		\$276.25	\$113.60	\$91.85		\$21.75	\$486.35
3006	171	91	0.49%	\$285.04	\$73.79		\$211.25	\$86.87	\$70.24		\$16.63	\$371.91
3007	172	109	0.59%	\$341.42	\$88.39		\$253.03	\$104.05	\$84.13		\$19.92	\$445.48
3101	173	80	0.43%	\$250.59	\$64.87		\$185.71	\$76.37	\$61.75		\$14.62	\$326.96
3102	174	83	0.45%	\$259.98	\$67.31		\$192.68	\$79.23	\$64.06		\$15.17	\$339.22
3103	175	56	0.30%	\$175.41	\$45.41		\$130.00	\$53.46	\$43.22		\$10.24	\$228.87
3105	176	119	0.65%	\$372.75	\$96.50		\$276.25	\$113.60	\$91.85		\$21.75	\$486.35
3106	177	91	0.49%	\$285.04	\$73.79		\$211.25	\$86.87	\$70.24		\$16.63	\$371.91
3107	178	109	0.59%	\$341.42	\$88.39		\$253.03	\$104.05	\$84.13		\$19.92	\$445.48
3201	179	80	0.43%	\$250.59	\$64.87		\$185.71	\$76.37	\$61.75		\$14.62	\$326.96
3202	180	83	0.45%	\$259.98	\$67.31		\$192.68	\$79.23	\$64.06		\$15.17	\$339.22
3203	181	56	0.30%	\$175.41	\$45.41		\$130.00	\$53.46	\$43.22		\$10.24	\$228.87
3205	182	119	0.65%	\$372.75	\$96.50		\$276.25	\$113.60	\$91.85		\$21.75	\$486.35
3206	183	91	0.49%	\$285.04	\$73.79		\$211.25	\$86.87	\$70.24		\$16.63	\$371.91
3207	184	109	0.59%	\$341.42	\$88.39		\$253.03	\$104.05	\$84.13		\$19.92	\$445.48
3301	185	163	0.88%	\$510.57	\$132.18		\$378.39	\$155.60	\$125.81		\$29.79	\$666.17
3305	186	164	0.89%	\$513.70	\$132.99		\$380.71	\$156.56	\$126.58		\$29.97	\$670.26
3307	187	152	0.82%	\$476.11	\$123.26		\$352.85	\$145.10	\$117.32		\$27.78	\$621.21
3401	188	163	0.88%	\$510.57	\$132.18		\$378.39	\$155.60	\$125.81		\$29.79	\$666.17
3405	189	164	0.89%	\$513.70	\$132.99		\$380.71	\$156.56	\$126.58		\$29.97	\$670.26
3407	190	152	0.82%	\$476.11	\$123.26		\$352.85	\$145.10	\$117.32		\$27.78	\$621.21
3501	191	163	0.88%	\$510.57	\$132.18		\$378.39	\$155.60	\$125.81		\$29.79	\$666.17
3505	192	164	0.89%	\$513.70	\$132.99		\$380.71	\$156.56	\$126.58		\$29.97	\$670.26
3507	193	152	0.82%	\$476.11	\$123.26		\$352.85	\$145.10	\$117.32		\$27.78	\$621.21
3601	194	163	0.88%	\$510.57	\$132.18		\$378.39	\$155.60	\$125.81		\$29.79	\$666.17
3605	195	164	0.89%	\$513.70	\$132.99		\$380.71	\$156.56	\$126.58		\$29.97	\$670.26
3607	196	152	0.82%	\$476.11	\$123.26		\$352.85	\$145.10	\$117.32		\$27.78	\$621.21
3701	197	159	0.86%	\$498.04	\$128.94		\$369.10	\$151.78	\$122.72		\$29.06	\$649.82
3705	198	164	0.89%	\$513.70	\$132.99		\$380.71	\$156.56	\$126.58		\$29.97	\$670.26
3707	199	152	0.82%	\$476.11	\$123.26		\$352.85	\$145.10	\$117.32		\$27.78	\$621.21
3801	200	210	1.14%	\$657.79	\$170.29		\$487.49	\$200.47	\$162.09		\$38.38	\$858.26
3802	201	206	1.12%	\$645.26	\$167.05		\$478.21	\$196.65	\$159.00		\$37.65	\$841.91
TOTAL:		18448	100%	\$57,785.00	\$14,960.00		\$42,825.00	\$17,610.84	\$14,239.03		\$3,371.81	\$75,395.84
				\$693,420.00	\$179,520.00		\$513,900.00		\$170,868.32		\$40,461.75	\$904,750.07

CLASSICO - BCS 460
 APPROVED MONTHLY COMMERCIAL STRATA FEE SCHEDULE
 PERIOD COVERING SEPTEMBER 1, 2016 THROUGH AUGUST 31, 2017.
 2.5 % INCREASE OVER PRIOR YEAR

UNIT #	STRATA LOT #	UNIT ENTITLEMENT	% OF TOTAL UNIT	APPROVED TOTAL MONTHLY OPERATING CONTRIBUTION 2016-2017	OPERATING RESIDENTIAL SECTION ONLY 2016-2017	OPERATING COMMERCIAL SECTION ONLY 2016-2017	OPERATING STRATA CORPORATION ONLY 2017	APPROVED TOTAL MONTHLY CRF CONTRIBUTION 2016-2017	CRF RESIDENTIAL SECTION ONLY 2016-2017	CRF COMMERCIAL SECTION ONLY 2016-2017	CRF STRATA CORPORATION ONLY 2017	APPROVED TOTAL MONTHLY STRATA FEES 2016-2017
ANNUAL TOTALS:				\$62,960.00		\$5,860.00	\$57,100.00	\$14,245.05		\$9,749.30	\$4,495.75	\$77,205.05
1362	209	342	18.46%	\$968.35		\$90.13	\$878.22	\$219.10		\$149.95	\$69.15	\$1,187.45
1366	208	261	14.09%	\$739.01		\$68.78	\$670.22	\$167.20		\$114.43	\$52.77	\$906.21
1368	207	144	7.77%	\$407.73		\$37.95	\$369.78	\$92.25		\$63.14	\$29.11	\$499.98
1372	206	122	6.58%	\$345.44		\$32.15	\$313.28	\$78.16		\$53.49	\$24.67	\$423.59
1376	205	102	5.50%	\$288.81		\$26.88	\$261.93	\$65.34		\$44.72	\$20.62	\$354.15
1378	204	82	4.43%	\$232.18		\$21.61	\$210.57	\$52.53		\$35.95	\$16.58	\$284.71
1382	203	63	3.40%	\$178.38		\$16.60	\$161.78	\$40.36		\$27.62	\$12.74	\$218.74
1386	202	114	6.15%	\$322.78		\$30.04	\$292.74	\$73.03		\$49.98	\$23.05	\$395.82
301	210	175	9.44%	\$495.50		\$46.12	\$449.38	\$112.11		\$76.73	\$35.38	\$607.61
302	211	204	11.01%	\$577.61		\$53.76	\$523.85	\$130.69		\$89.44	\$41.25	\$708.30
303	212	244	13.17%	\$690.87		\$64.30	\$626.57	\$156.31		\$106.98	\$49.33	\$847.19
TOTAL:				\$5,246.67		\$488.33	\$4,758.33	\$1,187.09		\$812.44	\$374.65	\$6,433.75
				\$62,960.00		\$5,860.00	\$57,100.00	\$14,245.05		\$9,749.30	\$4,495.75	\$77,205.05