

ATTENTION!

TO: Residents of Balance
SUBJECT: Annual General Meeting Minutes



Dear Owners,

The recently distributed Annual General Meeting minutes contained errors with regards to resolution #5. A corrected version is now available on PowerStrata. The corrected wording of the resolution is as follows:

11.5 Resolution 5 – 3/4 Vote – Automatic Door Openers

The council recently obtained a budget quote from Action Door to install automatic door openers on various common area doors in the parkade, like those that already exist on the doors that lead into the elevator lobbies from the P3 level.

The cost is about \$2,500 per door.

The council believes that it would be prudent to install automatic openers on all the doors leading into the elevator lobbies on the P1 and P2 levels of the parkade – a total of 8 doors, as well as the door leading out to the greenway on P3. Not only would this provide more convenience for residents who are carrying and moving items through the doors, but it would also provide better accommodation for those residents who due to age or disability may have trouble operating the doors manually.

Installing the automatic openers on these doors would provide the same convenience that already exists on similar doors on level P3, and at the main entrances of both buildings.

For common area doors such as these, automatic door openers are now required by code for new construction.

To install automatic openers on all 9 doors and allow for some adjustments on existing doors, the cost would be about \$25,000.

Motion: BE IT RESOLVED, AS A 3/4 VOTE RESOLUTION OF THE OWNERS OF STRATA PLAN VIS6763 THAT the Owners authorize an expenditure of up to \$25,000 from the Contingency Reserve Fund for installation of automatic door openers on the doors in the parkade levels P1 and P2 leading into the elevator lobbies and on the door leading to the greenway on P3.

Thank you for your continued cooperation,
Proline Management
Date Issued: August 2, 2022



Head Office: 250.475.6440 | Westshore: 250.915.8888 | Nanaimo: 250.754.6440 | Courtenay: 250.338.6900

www.prolinemanagement.com

PROLINE MANAGEMENT LTD.



**UNAPPROVED MINUTES OF THE ANNUAL GENERAL MEETING
STRATA PLAN VIS6763 – BALANCE
HELD ON MONDAY, JULY 18, 2022**

PLACE: Da Vinci Centre
195 Bay St, Victoria, BC

PRESENT: In total, 58 units were represented in person or by proxy, as follows:

In Person:

NAME	UNIT	SL	NAME	UNIT	SL
Winterbottom, Marilynn & Davies, William	A109	102	Ryall, Griffin	B403	42
Leitch, Quinn	A110	103	Yakimchuk, Dale Anne & Edwards, John	B506	45
Lepsoe, Stephanie & McAndrew, Duncan	A203	112	Cooper, Jennifer & Eeles, Michael	B507	46
McGregor, Catherine & Fleming, Allyson	A303	120	Saffin, Jenna	B508	47
Hayer, Pamela	A304	121	Waldman, Miriam	B603	60
Thibault, Caroline & St. Luke, Corey	A305	113	Elliott, Joyce	B606	54
Davies, William Herbert & Winterbottom, Marilyn	A307	115	Donawa, Wendy & Fowler, Leah	B701	67
Evans, Dana & Buffet, Daniel	A504	139	Pucci, Linda	B705	62
Fyfe, Alexander & Anne Marie	A507	133	Gellately, David	B707	64
Wilkie, David & Julie	A804	166	van den Camp, Pauline	B708	65
Harmat, Adam & Tripp, Roxanne	A806	159	Anthony, Karl	B809	75
Evans, Dana & Buffet, Daniel	A902	170	Cline, Gregory & LeBel, Steve	B1001	93
Bond, Glenn & Barbara	A903	171	Bedard, Crystal & Alain	B1002	89

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Ordered By: Tom Fraser of Royal LePage Coast Capital - Oak Bay on 2024/04/10
Document Uploaded and Verified: 2022/08/02

Sluchinski, Laurie & Thomas	A905	168	Howes, Tanya	B1004	91
Dobek, Patrick	B104	10	Simpson, Lorne & Jacqueline	GA2	5
Letavay, Mario & Wojcik, Sarah	B105	11	Lehnen, John & Harriet	GA3	4
Stromkins, Kathleen & Leblanc, Alfred	B202	18	Ross, James & Patricia	GA4	3
Weber, Christian & Beverley	B306	27	Durrant, Peter & Jane	GA5	2
			Lawson, Christopher & Banks, Robert	GA6	1
By Proxy:					
NAME	UNIT	SL	NAME	UNIT	SL
Pettigrew, Ariel	A104	97	Seto, Eileen	B505	44
Hart, Rowena	A308	116	Worsley, Jessica	B702	68
Chapman, John & Jane	A409	126	Murdoch, Kathy	B709	66
Ham, Soonyoun	A502	137	Pai, Rohit	B806	72
Moss, Liam	A503	138	Wheelhouse Holdings Ltd.	B807	73
Ussery, Camas & Woodland, Karyn	A505	131	Peng, Howard & Sommer, Crystal	B808	74
Sivanesan, Haema & Ward, Deryl	A601	145	Moore, Nicole	B902	86
King, Julie	A803	165	Ishikawa, Hisami & McLorg, Michael	B905	80
Bell, Allen	B109	15	Williams, Karola & Christopher	B906	81
Unwin, Mark	B402	41	Dyer, Kenneth & Harrop, Shelly	B1005	92
Nariani, Prem & Pramila	B405	35			

PROLINE MANAGEMENT LTD.:

Represented by Sam Hasham, Property Manager

1. Call to order

The meeting was called to order at 6:01 pm.

2. **Certify proxies and corporate representatives and issue voting cards**

Sam Hasham reported that the proxies and voting cards had been certified.

3. **Determine that there is a quorum**

With the new Balance bylaws passed, those in attendance at the meeting either in person or by proxy will constitute quorum.

4. **Elect a person to chair the meeting, if necessary**

Chris Lawson, in his capacity as President of the Strata Corporation, chaired the meeting.

5. **Present proof of notice of meeting or waiver of notice**

Management confirmed the Notice was issued 20 days in advance of the meeting, thereby satisfying the requirements of Notice under the *Strata Property Act*.

6. **Approve the agenda**

Motion: Approve the agenda as presented.

Moved: SL67

Seconded: SL35

Carried unanimously.

7. **Approve minutes from the last general meeting**

Motion: That the minutes of the Special General Meeting held June 9, 2022 be approved as written.

Moved: SL67

Seconded: SL35

Carried unanimously.

8. **Deal with any unfinished business**

There was no unfinished business from the last Special General Meeting.

9. **Receive reports of Council or committee activities and decisions since the last Annual General Meeting**

A summary of the strata council's accomplishments in fiscal 2022 was included in the meeting notice. In addition, a message from council was provided to all owners in the notice package. The chair briefly covered the fiscal 2022 results.

10. Report on insurance coverage in accordance with section 154 of the Act

The Strata Corporation is legally required to obtain insurance that covers the full replacement cost of the buildings. An independent appraisal is obtained each year to determine replacement value. According to the latest appraisal completed in March, the replacement value of the Balance buildings is \$81,610,000.

Every year we remind owners about the importance of having their own homeowner insurance policy. In fact, our bylaws require all owners to obtain insurance:

24. Indemnification and insurance deductible

- (1) An owner will cause a strata lot to be fully insured with third party liability coverage and deductible coverage and will provide evidence of such insurance coverage to the strata corporation upon request.

The Strata's policy does not cover personal property (including items left in vehicles and lockers) and it does not cover contents and betterments (alterations and improvements, like new flooring, cabinets, countertops, etc.)

In addition, the deductibles on the insurance policy are significant, and owner(s) could be legally responsible to cover all, or a portion of, a given deductible.

[Here are the key deductibles in our current insurance policy](#)

All Loss: \$10,000

Water & Sewer Back Up: \$50,000 (recently increased from \$25,000)

Flood: \$50,000

Earthquake: 15%, with a \$250,000 minimum (increased from 10% with a \$100,000 minimum)

Here is an example of how the earthquake deductible works:

Our maximum coverage is \$81,610,000 which is the appraised value of the buildings.

- If there is a major earthquake and the cost to repair the damage is this amount (or more), our insurance would cover this amount (maximum), *less the earthquake deductible*.
- In this case the deductible would be 15% of the maximum coverage amount.
- 15% of \$81,610,000 is \$12,241,500. This would be the Strata's deductible. The deductible would then be split between all owners based on unit entitlement. (i.e., each owner would be legally responsible for their share.) Unit entitlements vary by size of unit.
- *The average deductible would be \$71,588.* Smaller units would have a lower deductible and larger units would have a significantly larger deductible.

- This is the maximum deductible. The deductible would be less if the total cost to repair is less than the maximum coverage amount. There is no “single” dollar amount of the deductible because it varies as per above.

Owners are strongly advised to provide their insurance brokers with details of the strata’s insurance policy, to ensure they are adequately covered with their own insurance and that they are covered for their share of the strata’s deductibles.

The *Strata Property Act* and the bylaws allow the Strata to charge-back a deductible to an owner when that owner is responsible for the damage. According to the bylaws, an owner is responsible even if that owner is not negligent. For example, an owner is usually responsible for any water escape damage from equipment that is part of the owner’s unit, regardless of cause.

That is why it is so important to have coverage for the deductibles that apply to the Strata’s insurance coverage based on the type of damage. Owners should ensure that their personal policies allow for adequate coverage and include loss assessment for the strata’s deductible amounts to ensure adequate protection in the event of a claim by the Strata Corporation for which the owner may be deemed responsible. Water damage coverage is particularly important given the frequency of such incidents.

Finally, owners are reminded that if the cost of damage to a Strata lot is below the strata’s deductible and no insurance claim is initiated, *the Strata Corporation has no legal obligation to repair the strata lot. Therefore, the owner of a strata lot affected by damage may be responsible for repairs to their unit, regardless of cause.*

Did you know, that if the roof leaks through no fault of the Strata and there is damage to the ceiling in the unit below that costs less than \$50,000 to repair, the owner of that unit must pay for those repairs?

Here is a great article about who is responsible for repairing damage in a strata lot when the cost is less than the insurance deductible:

<https://www.choa.bc.ca/wp-content/uploads/pdf/200/200-129-Repairing-Damage-in-a-Strata-Lot-When-the-Cost-is-Less-Than-the-Deductible.pdf>

For more information about condo owner’s insurance, please see this tip sheet *Buying Insurance for Your Condominium Unit*, from our insurance broker:

https://pms.powerstrata.com/plpm/VIS6763/files/52525211396060132/Condo_Owners_Tip_Sheet.2021.pdf

A summary of Balance’s current insurance policy is on the next page. Detailed insurance documents are available on-line in PowerStrata under Documents > Insurance.

Summary of Our Current Insurance

Coverage	Expiry 2021-2022		Renewal 2022-2023	
	Deductible	Limit	Deductible	Limit
All Property – "All Risks" Form				
All Loss	\$10,000	\$77,725,000	\$10,000	\$81,610,000
Water & Sewer Back Up	\$25,000	Included	\$50,000	Included
Flood	\$50,000	Included	\$50,000	Included
Earthquake	15%	Included	15%	Included
	\$250,000 min		\$250,000 min	
Replacement Cost, Stated Amount		Included		Included
Blanket By-Laws, Inflation Protection		Included		Included
Underground Utility Services	\$10,000	Included	\$10,000	Included
Blanket Exterior Glass	\$250	Included	\$250	Included
Master Key Coverage	\$500	Included	\$500	Included
Comprehensive Crime		\$10,000		\$10,000
Exterior Paving	\$10,000	Included	\$10,000	Included
Additional Living Expense - Per Unit		\$50,000		\$50,000
- Aggregate		\$1,000,000		\$1,000,000
Commercial General Liability	\$1,000	\$5,000,000	\$1,000	\$5,000,000
Non-Owned Automobile Liability	\$1,000	\$1,000,000	\$1,000	\$1,000,000
Medical Payments: Per Person		\$10,000		\$10,000
Tenants Legal Liability	\$1,000	\$250,000	\$1,000	\$250,000
Sudden & Accidental Pollution Liability	\$5,000	\$1,000,000	\$5,000	\$1,000,000
Directors and Officers Liability	\$1,000	\$2,000,000	\$1,000	\$2,000,000
Equipment Breakdown	\$1,000	\$77,725,000	\$1,000	\$81,610,000
Extra Expense		\$100,000		\$100,000
Volunteer Workers Accident	8 days	\$200,000	8 days	\$200,000
Terrorism		Not Covered		Not Covered
Legal Expense - Limit	\$500	\$250,000	\$500	\$250,000
- Aggregate		\$1,000,000		\$1,000,000
Cyber Liability		Not Covered		Not Covered
Premium:		\$232,508		\$244,814

11. Approve the budget for the coming year in accordance with section 103 of the act

11.1 Resolution 1 – ¾ Vote – Waive Requirement to Obtain a Depreciation Report as per Sections 94(3)(a) of the Strata Property Act.

Balance last obtained a Depreciation Report in April of 2019. The *Strata Property Act* requires that every strata corporation obtain a new Depreciation Report every three years, unless the requirement is waived by the owners by means of a 3/4 vote at a general meeting.

The requirement to obtain a new Depreciation Report by the spring of 2022 (3 years from publication of the previous report) was waived by the owners at the last Annual General Meeting in 2021.

The council recommends that the owners waive the requirement again this year, meaning a new report would not be obtained in fiscal 2023. Instead, the council suggests that we plan to obtain a new Depreciation Report in the fall of 2023, after the AGM in July 2023, which would be about 4 1/2 years since the previous report was obtained in 2019.

The cost to obtain a new Depreciation Report is at least \$10,000 to \$12,000. Also, a significant amount of time and effort is required on the part of council members and volunteers. Since 2019, Method Engineering conducted a review of the exterior and Avalon Mechanical conducted a review of the strata’s mechanical equipment, so the council is aware of the condition of the strata’s most significant physical assets. Each report had recommendations which have been actioned, but neither report had any real surprises. In other words, the council feels that we have an excellent understanding of the maintenance and renewal that will be required over the next several years. Replacement costs have likely increased since the Depreciation Report was produced in 2019, but the strata is already making significant contributions to the Contingency Reserve Fund each year, which we expect will continue.

In summary, the council feels and that an updated Depreciation Report would provide little, additional insight at this time and it would be more worthwhile to plan to obtain a new one in late 2023.

Motion: **BE IT RESOLVED, AS A ¾ VOTE RESOLUTION OF THE OWNERS OF STRATA PLAN VIS6763 THAT the Owners waive the requirement to obtain a Depreciation Report as per section 94 (3) (a) of the *Strata Property Act***

Moved: SL3

Seconded: SL112

Discussion

An owner raised concerns about delaying the Depreciation Report for the second year in a row and wanted a guarantee from Council they will proceed with obtaining a new Depreciation Report after being approved at the next Annual General Meeting. Council indicated that at this time, they are planning to recommend, at the next AGM, that a new

Depreciation Report be acquired in the fall of 2023. Council is also planning to acquire a building exterior review in the spring of 2023 (see 11.2 below) which will help supplement the information Council has to plan for repair and maintenance of the exterior of the Strata.

Motion CARRIED with 56 in favour, 2 opposed and 0 abstentions.

11.2 Resolution 2 – Majority Vote – Building Exterior Maintenance and Renewal-2022/2023

The Depreciation Report identifies significant exterior repairs and renewals that will be required in both the near and longer-term future. As identified above, the council engaged Method Engineering in 2020 to identify key repairs that should be done in the near-term. Many of those repairs have since been completed.

The council recently consulted with Method again, for assistance in determining what should be done in fiscal 2023. Two key items are balcony downspout replacements and balcony membrane repairs.

In the past several years, we have been replacing the downspouts in the 04, 05, 08 and 09 balconies when owners reported leaks. However, the leaks are becoming more frequent, and our handyman has recommended that it would be more efficient, and more cost-effective, to replace downspouts all at once. An estimate of about \$18,000 has been provided to replace all the balcony downspouts.

The Depreciation Report says that balcony membranes will soon require renewal. Due to leaks and drips, several were already repaired in the past year at a cost of \$4,000 to \$5,000 per balcony. We expect others may need to be done in the next year.

Finally, our engineer recommends that a new building envelope inspection and assessment be conducted in the spring of 2023, to help plan for the next set of repairs.

Based on the above expected expenditures, the council is proposing a new allocation of \$75,000 for exterior repairs.

Motion: BE IT RESOLVED, AS A MAJORITY VOTE RESOLUTION OF THE OWNERS OF STRATA PLAN VIS6763 THAT the Owners authorize an expenditure of up to \$75,000 from the Contingency Reserve Fund for building exterior maintenance and renewal activities, as identified in the Depreciation Report.

Moved: SL103

Seconded: SL112

Discussion

An owner asked if all the balcony downspouts were intending to be replaced from the funding being proposed. The Council confirmed that was the plan based on recommendations from the contractor who has been doing the repairs one by one and recommends that it would be more economical to do all downspouts in a stack at the same time.

An owner asked if a plan was in place for the bottom of the glass panels on the balconies in consideration the section is starting to delaminate. Council reported they have had several contractors attend to review the delamination and indicated repairs could not be done.

The owner suggested painting might be an option which is open to the council to investigate.

Carried Unanimously.

11.3 Resolution 3 – ¾ Vote – Major Mechanical and Interior Maintenance and Renewal-2022/2023

In fiscal 2023, the council is proposing to have the plumbing stacks cleaned and has an estimate of about \$16,000 for this. The stacks were last cleaned over 3 years ago and to reduce the risk of drain overflows and back-ups or flooding from the pipes, plumbers recommend that the stacks be cleaned at least every 3 years.

Our maintenance provider has also advised that the parkade gas detectors must be replaced this fall, at an estimated cost of about \$4,000.

In addition to the above, two cracks in the parkade walls on P3 require additional repairs, at an estimated cost of \$5,000. This may be more if additional applications of the repairs are required.

The council is also considering changing the lighting in the elevators, if approved by the owners. (See Resolution # 6 on page 30 below.)

Finally, our experience over the past few years is that as the mechanical equipment ages, the frequency of major repairs is increasing, so council also wants to ensure that there is a reasonable allocation available to accommodate these unplanned repairs.

In total, the council is proposing an allocation of \$25,000 for major mechanical and interior maintenance, in addition to approximately \$25,000 that is available from the allocation for fiscal 2022.

Motion: BE IT RESOLVED, AS A 3/4 VOTE RESOLUTION OF THE OWNERS OF STRATA PLAN VIS6763 THAT the Owners authorize an expenditure of up to \$25,000 from the Contingency Reserve Fund for major mechanical and interior maintenance and renewal.

Moved: SL5

Seconded: SL67

Carried Unanimously.

11.4 Resolution 4 – ¾ Vote – Landscaping-2022/2023

As identified above, the 2022 landscape improvements project has not yet been completed since Yew trees are in short supply. Fallingwater will be replacing the Mahonia and Witch Hazel trees that remain in the courtyards fronting Tyee as soon as new Yews can be obtained.

The Yews have increased in cost since the quote was obtained for the 2022 project. In addition, council and Fallingwater have jointly determined that more Yew trees are required in each courtyard than previously planned, to provide sufficient privacy.

In addition to the work in the courtyards, there are still a few other areas where plants need to be replaced and improvements need to be made. For example, there is a large area without plants in a planter in the courtyard between the two buildings.

\$11,000 remains in the landscape improvement allocation from 2022. The council estimates that another \$10,000 is required for the above. This allocation would also cover any repairs or improvements to the irrigation systems, if needed.

As council identified at the 2021 AGM, the objective is to maintain our exterior grounds to a high standard of appearance, in view of the new development in Dockside Green. The council has already received much positive feedback from owners regarding the changes made so far!

Motion: BE IT RESOLVED, AS A ¾ VOTE RESOLUTION OF THE OWNERS OF STRATA PLAN VIS6763 THAT the Owners authorize an expenditure of up to \$10,000 from the Contingency Reserve Fund for landscaping improvements and renewal.

Moved: SL46

Seconded: SL62

Motion CARRIED with 57 in favour, 1 opposed and 0 abstentions.

11.5 Resolution 5 – 3/4 Vote – Automatic Door Openers

The council recently obtained a budget quote from Action Door to install automatic door openers on various common area doors in the parkade, like those that already exist on the doors that lead into the elevator lobbies from the P3 level.

The cost is about \$2,500 per door.

The council believes that it would be prudent to install automatic openers on all the doors leading into the elevator lobbies on the P1 and P2 levels of the parkade – a total of 8 doors, as well as the door leading out to the greenway on P3. Not only would this provide more convenience for residents who are carrying and moving items through the doors, but it would also provide better accommodation for those residents who due to age or disability may have trouble operating the doors manually.

Installing the automatic openers on these doors would provide the same convenience that already exists on similar doors on level P3, and at the main entrances of both buildings.

For common area doors such as these, automatic door openers are now required by code for new construction.

To install automatic openers on all 9 doors and allow for some adjustments on existing doors, the cost would be about \$25,000.

Motion: BE IT RESOLVED, AS A 3/4 VOTE RESOLUTION OF THE OWNERS OF STRATA PLAN VIS6763 THAT the Owners authorize an expenditure of up to \$25,000 from the Contingency Reserve Fund for installation of automatic door openers on the doors in the parkade levels P1 and P2 leading into the elevator lobbies and on the door leading to the greenway on P3.

Moved: SL112

Seconded: SL45

Discussion

An owner asked why the automatic door openers were not previously installed. Council indicated that the current set up of automatic door openers was original to the building, and during development the builders ran out of resources to add the openers to all parkade doors as intended.

Carried Unanimously.

Motion: To approve the proposed budget for Fiscal 2023.

Moved: SL3

Seconded: SL62

Discussion

An owner asked if the Council had been able to investigate the electricity usage for the EV chargers and if the current user fee is in line with those costs. Council indicated they had not been able to investigate fully and can report back.

Carried Unanimously.

12. New business

12.1 Resolution #6 – 3/4 Vote – Elevator Lighting – Change in Appearance

The council is considering whether to replace the existing light bulbs in all four elevators. Some owners feel that the original “blue” lights in the 379 Tye elevators and in elevator #1 in 373 Tye are too dim. On the other hand, some other owners feel that the brighter lights in elevator 2 in 373 Tye are too bright.

If we move forward with this, it is intended that the replacement lights would be somewhat brighter than the original blue lights but not as bright as the lights in Elevator 2 in 373 Tye, which were installed several years after construction was complete, due to failed lights in the one elevator.

The cost to replace all the lights is insignificant and the expenditure could be charged to the Major Mechanical & Interior Maintenance and Renewal account in the CRF. Through this resolution, the council wants to confirm if owners would support changing the lighting and therefore the “appearance” and ambiance in the elevators.

Motion: BE IT RESOLVED, AS A ¾ VOTE RESOLUTION OF THE OWNERS OF STRATA PLAN VIS 6763 THAT the Owners authorize a change in the appearance of the elevator lights, so the light is uniform in all 4 elevators, less bright (in lumens) than the existing lights in elevator 2 in 373 Tye and brighter (in lumens) than the lights in all the others.

Moved: SL93

Seconded: SL92

Discussion

An owner asked if this work was being done because the lights needed to be replaced or for aesthetic reasons, the Council confirmed it was for aesthetic reasons and comments received from residents.

Motion CARRIED with 54 in favour, 4 opposed and 0 abstentions.

12.2 Resolution 7 – ¾ Vote – Bylaw Revisions Regarding the Maintenance of the Heat Controllers in the Strata Lots

Since the Machstat© heat controllers are being replaced with a different controller, references to Machstats in the bylaws must be replaced. Council recommends using the generic term "heating controllers."

Motion: BE IT RESOLVED BY A ¾ VOTE OF THE OWNERS STRATA PLAN VIS 6763 THAT the bylaws of the strata corporation are amended as follows:

1. Section 3 (2) (r) is amended by striking out "the Reliable Controls© Machstat controller" and substituting "the heating controllers".

[This is for information purposes only. The current section 3 (2) (r) reads:

(2) An owner, tenant or occupant must not:

(r) tamper with, disconnect, or render inoperable the Reliable Controls© Machstat controller, individual water meters, or sunshade control boxes;]

2. Section 27 (1) (d) (vi) is amended by striking out "Reliable Controls® Machstat controllers" and substituting "heating controllers".

[This is for information purposes only. The current section 27 (1) (d) (vi) reads:

27 (1) The strata corporation must repair and maintain all of the following:

(d) a strata lot, but the duty to repair and maintain it is restricted to:

(vi) Reliable Controls® Machstat controllers, individual water meters and sunshade control boxes.]

**Moved: SL5
Seconded: SL103
Carried Unanimously.**

12.3 Resolution 8 – ¾ Vote – Filing of Revised and Consolidated Bylaws

This is a standard resolution that is used in conjunction with bylaw changes and is needed to enable the filing of the revised and consolidated set of bylaws in the Land Title Office. As per the Strata Property Act the revised bylaws are not effective until filed as such.

WHEREAS the Strata Corporation would like to have a consolidated copy of the bylaws for ease of reference and to cut down the number of individual bylaw filings that are registered in the land title office;

Motion: BE IT RESOLVED by a ¾ vote of THE OWNERS STRATA PLAN VIS 6763 that:

1. The registered bylaws of the Strata Corporation be amended by adopting the bylaw revision passed at today's meeting.
2. The Strata Council of the Strata Corporation (the "Strata Council") take all such further actions to register a new consolidated copy of the bylaws in the Land Title Office which shall be deemed to be the bylaws of the Strata Corporation, including but not limited to filing a Form I, Amendment to Bylaws.
3. Any two members of the Strata Council execute such documents as are required to register the bylaw amendments in the Land Title Office on behalf of the Strata Corporation.

Moved: SL3
Seconded: SL103
Carried Unanimously.

13. Elect new members of the Strata Council

According to the strata corporation's bylaws, there may be up to seven members on the Strata Council. Council members must be elected at every Annual General Meeting. As of the date this notice was issued, all seven of the existing Council members have advised they wish to stand for election again for the 2022-2023 Strata Council term. They are:

- Jennifer Cooper (Strata Lot 46, Strata Council member 2017-2019 and since 2021)
- Peter Durrant (Strata Lot 2, Strata Council member since 2020)
- Joyce Elliott (Strata Lot 54, Strata Council member 2009-2012, 2015-2016 and since 2020)
- Alex Fyfe (Strata Lot 133, Strata Council member since 2021)
- Tanya Howes (Strata Lot 91, Strata Council member since 2021)
- Chris Lawson (Strata Lot 1, Strata Council member and president since 2015)
- Quinn Leitch (Strata Lot 103, Strata Council member since 2019)

Motion: That all seven nominees be elected to the Strata Council.

Discussion

Sam Hasham asked the eligible voters in person at the meeting three times if there were any additional nominations for council. Each time, there were no nominations.

Moved: SL3
Seconded: SL5
Carried Unanimously.

14. Any Other Business

An owner asked Council what their thoughts or investigation has been into the viability of air conditioning options. Council responded that after the last heat dome they investigated the viability of air conditioning and consulted with a mechanical engineer. The engineer advised it would be a prohibitive cost to install central air conditioning in the building (many millions of dollars) and would require the installation of new chillers and fan coils in each of the units. Council believes the best

option at this point would be a portable air conditioner.

An owner asked if Council could review the landscaping at 379 along the wheelchair ramp.

An owner indicated they thought the exterior concrete walls needed to be washed around the front entrance and wheelchair ramp.

An owner asked about the lamppost which was removed from Tye road in February. Council indicated it was the city and suggested the owner contact the city to find out their plans for the area.

An owner asked what the plan is for lighting on the greenway as it has not been working for about a month. Council advised that Dockside Green Victoria Society is responsible for the greenway lighting. Council is in communication with them to have the lights repaired. Council also understands that the long-term plan is to replace the greenway lighting system with a new one, and that this is expected to happen in late 2023.

An owner asked if any information has been collected regarding water leak detection devices for in units. A few owners came forward indicating they have purchased devices from Best Buy or Houle Electric.

15. Terminate the meeting

There being no further discussion, the following motion was made to terminate the meeting:

Motion: Terminate the meeting at 7:03 PM.
Moved: SL103

Supplied to StrataDocs 2022/08/02
Ordered by Tom Fraser 2024/04/10

THE OWNERS, STRATA PLAN VIS6763 (BALANCE)
STATEMENT OF OPERATING FUND
For the fiscal year ended May 31, 2022; and
Budget for the fiscal year ended May 31, 2023

DESCRIPTION	FISCAL 2022	FISCAL 2022	APPROVED
	Actual	BUDGET	FISCAL 2023 BUDGET
INCOME			
Strata Assessments - Operating	749,239.28	736,555.00	767,954.12
Strata Assessments - Reserve	135,000.00	144,000.00	156,000.00
Strata Fee - Total	884,239.28	880,555.00	923,954.12
Move In Fee	2,600.00	4,500.00	3,000.00
Interest Earned	75.56	1,000.00	600.00
Other Income	5,375.31	4,000.00	5,500.00
TOTAL INCOME	892,290.15	890,055.00	933,054.12
OPERATING EXPENSES			
Building Common Areas			
Hydro	27,274.28	31,000.00	28,000.00
Utilities - Administration and Invoicing	4,237.08	5,800.00	3,800.00
Utilities	160,749.46	161,700.00	165,000.00
Utilities Recovery (Consumption)	(74,144.78)	(74,800.00)	(76,400.00)
Water System Maintenance	23,674.68	23,700.00	23,700.00
Garbage & Recycling	29,113.24	28,000.00	30,700.00
Enterphone	-	500.00	-
Security	-	500.00	500.00
Fire Alarm Servicing/Monitoring	10,537.48	6,500.00	1,500.00
Elevator Maintenance	32,515.29	33,000.00	34,000.00
Electrical	16,163.19	3,000.00	2,500.00
Plumbing & HVAC Repairs	8,490.59	6,000.00	10,000.00
Janitorial	51,660.00	51,700.00	58,600.00
Carpet & Floor Cleaning	1,312.50	1,500.00	4,400.00
Building Maintenance - General	9,651.94	20,000.00	13,500.00
Parking Lot & Garage	4,318.91	6,000.00	5,000.00
Sun Shade Maintenance	3,753.75	5,000.00	4,000.00
Lock Repairs & Maintenance	4,602.30	2,000.00	4,500.00
Pest Control	1,737.75	1,700.00	1,800.00
Window Cleaning	6,279.00	7,000.00	6,600.00
Gutter Cleaning/Roof Maintenance	3,449.25	3,000.00	3,800.00
Equipment - General	4,442.99	5,000.00	5,000.00
Mechanical Maintenance Contract	3,024.00	3,100.00	3,100.00
Grounds Maintenance	13,466.32	17,000.00	15,000.00
Irrigation Start Up and Winterization	2,065.30	2,000.00	2,500.00
Snow Removal	4,369.32	300.00	4,500.00
Insurance	232,770.50	233,000.00	246,100.00
DGVS Contribution	91,375.20	89,200.00	95,000.00
Telephone	2,132.85	1,900.00	3,500.00
Subtotal - Building Common Areas	679,022.39	674,300.00	700,200.00
Administration			
Property Management Fees	57,099.97	57,100.00	58,300.00
Taxes on Property Management Fees	2,855.02	2,855.00	2,950.00
Administration & Postage	7,297.06	5,000.00	6,000.00
Interest/Bank Charges	300.00	300.00	300.00
Professional Fees	3,230.80	5,000.00	5,000.00
Miscellaneous	1,289.03	1,500.00	1,500.00
Subtotal - Administration	72,071.88	71,755.00	74,050.00
TOTAL OPERATING EXPENSES	751,094.27	746,055.00	774,250.00
Transfer to Reserve	144,000.00	144,000.00	156,000.00
TOTAL EXPENDITURES	895,094.27	890,055.00	930,250.00
NET CASH FLOW - SURPLUS/(DEFICIT)	(2,804.12)	-	2,804.12
OPENING BALANCE, OPERATING FUND	105,585.20	105,585.20	102,781.08
Transfer to Reserve - Surplus Operating	-	-	-
CLOSING BALANCE, OPERATING FUND	102,781.08	105,585.20	105,585.20

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THE OWNERS, STRATA PLAN VIS6763 (BALANCE)

STATEMENT OF CONTINGENCY RESERVE FUND
 For the fiscal year ended May 31, 2022; and
 Budget for the fiscal year ended May 31, 2023

	FISCAL 2022 ACTUAL	FISCAL 2022 BUDGET	APPROVED FISCAL 2023 BUDGET
CONTRIBUTIONS			
Monthly Assessments	144,000.00	144,000.00	156,000.00
Interest Income	4,708.32	8,015.60	5,000.00
Total Contributions	148,708.32	152,015.60	161,000.00
EXPENSES			
<u>2022</u>			
Replace Fire Extinguishers		6,000.00	6,000.00
Replace Parkade Gate	21,000.00	21,000.00	-
Building Exterior Maintenance and Renewal	19,319.01	75,000.00	55,680.99
Major Mechanical & Interior Maintenance & Renewal	34,862.93	60,000.00	25,137.07
Landscape Renewal and Improvements	18,872.65	30,000.00	11,127.35
Bylaw Review	7,881.58	8,000.00	-
Emergency Expense	12,346.35	-	-
<u>2022 SGM</u>			
Machstat Replacement	-	-	260,000.00
<u>2022 AGM</u>			
Landscaping (Yews and Synergy Contribution)	-	-	10,000.00
Building Exterior Maintenance and Renewal-2023	-	-	75,000.00
Major Mechanical & Interior Maintenance & Renewal-2023	-	-	25,000.00
Automatic Door Openers	-	-	25,000.00
Total Expenses	114,282.52	200,000.00	492,945.41
NET INCREASE/(DECREASE) IN FUND	34,425.80	(47,984.40)	(331,945.41)
OPENING FUND BALANCE	801,560.49	801,560.49	835,986.29
CLOSING FUND BALANCE	835,986.29	753,576.09	504,040.88

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Balance Strata Plan VIS6763
Schedule of Strata Fees
Effective August 1, 2022

Unit Number	Strata Lot	Unit Entitlement	Operating Assessment	Contingency Assessment	Total Monthly Assessment
A101	94	114	561.82	114.79	676.61
A102	95	52	256.27	52.36	308.63
A103	96	52	256.27	52.36	308.63
A104	97	101	497.76	101.70	599.46
A105	98	102	502.68	102.71	605.39
A106	99	55	271.06	55.38	326.44
A107	100	53	261.20	53.37	314.57
A108	101	62	305.55	62.43	367.98
A109	102	61	300.63	61.42	362.05
A110	103	81	399.19	81.56	480.75
A111	104	57	280.91	57.40	338.31
A201	110	48	236.56	48.33	284.89
A202	111	49	241.49	49.34	290.83
A203	112	56	275.98	56.39	332.37
A204	105	57	280.91	57.40	338.31
A205	106	96	473.11	96.67	569.78
A206	107	102	502.68	102.71	605.39
A207	108	62	305.55	62.43	367.98
A208	109	64	315.41	64.44	379.85
A301	118	92	453.40	92.64	546.04
A302	119	44	216.84	44.31	261.15
A303	120	72	354.84	72.50	427.34
A304	121	56	275.98	56.39	332.37
A305	113	57	280.91	57.40	338.31
A306	114	104	512.54	104.72	617.26
A307	115	111	547.04	111.77	658.81
A308	116	62	305.55	62.43	367.98
A309	117	64	315.41	64.44	379.85
A401	127	92	453.40	92.64	546.04
A402	128	44	216.84	44.31	261.15
A403	129	72	354.84	72.50	427.34
A404	130	56	275.98	56.39	332.37
A405	122	57	280.91	57.40	338.31
A406	123	104	512.54	104.72	617.26
A407	124	111	547.04	111.77	658.81
A408	125	62	305.55	62.43	367.98
A409	126	64	315.41	64.44	379.85
A501	136	92	453.40	92.64	546.04
A502	137	44	216.84	44.31	261.15
A503	138	72	354.84	72.50	427.34
A504	139	56	275.98	56.39	332.37
A505	131	57	280.91	57.40	338.31
A506	132	104	512.54	104.72	617.26
A507	133	111	547.04	111.77	658.81
A508	134	62	305.55	62.43	367.98
A509	135	64	315.41	64.44	379.85
A601	145	92	453.40	92.64	546.04
A602	146	44	216.84	44.31	261.15
A603	147	72	354.84	72.50	427.34
A604	148	56	275.98	56.39	332.37

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Balance Strata Plan VIS6763
Schedule of Strata Fees
Effective August 1, 2022

Unit Number	Strata Lot	Unit Entitlement	Operating Assessment	Contingency Assessment	Total Monthly Assessment
A605	140	57	280.91	57.40	338.31
A606	141	104	512.54	104.72	617.26
A607	142	111	547.04	111.77	658.81
A608	143	62	305.55	62.43	367.98
A609	144	64	315.41	64.44	379.85
A701	154	92	453.40	92.64	546.04
A702	155	44	216.84	44.31	261.15
A703	156	72	354.84	72.50	427.34
A704	157	56	275.98	56.39	332.37
A705	149	57	280.91	57.40	338.31
A706	150	104	512.54	104.72	617.26
A707	151	111	547.04	111.77	658.81
A708	152	62	305.55	62.43	367.98
A709	153	64	315.41	64.44	379.85
A801	163	92	453.40	92.64	546.04
A802	164	44	216.84	44.31	261.15
A803	165	71	349.91	71.49	421.40
A804	166	56	275.98	56.39	332.37
A805	158	56	275.98	56.39	332.37
A806	159	104	512.54	104.72	617.26
A807	160	111	547.04	111.77	658.81
A808	161	62	305.55	62.43	367.98
A809	162	64	315.41	64.44	379.85
A901	169	116	571.68	116.80	688.48
A902	170	60	295.69	60.42	356.11
A903	171	88	433.69	88.61	522.30
A904	167	126	620.97	126.87	747.84
A905	168	134	660.39	134.93	795.32
B101	7	100	492.83	100.69	593.52
B102	8	99	487.90	99.69	587.59
B103	9	51	251.35	51.35	302.70
B104	10	53	261.20	53.37	314.57
B105	11	118	581.53	118.82	700.35
B106	12	45	221.77	45.31	267.08
B107	13	91	448.47	91.63	540.10
B108	14	61	300.63	61.42	362.05
B109	15	81	399.19	81.56	480.75
B110	16	41	202.06	41.28	243.34
B111	17	50	246.41	50.35	296.76
B201	25	56	275.98	56.39	332.37
B202	18	57	280.91	57.40	338.31
B203	19	95	468.18	95.66	563.84
B204	20	102	502.68	102.71	605.39
B205	21	62	305.55	62.43	367.98
B206	22	64	315.41	64.44	379.85
B207	23	48	236.56	48.33	284.89
B208	24	49	241.49	49.34	290.83
B301	31	92	453.40	92.64	546.04
B302	32	44	216.84	44.31	261.15
B303	33	71	349.91	71.49	421.40

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Balance Strata Plan VIS6763
Schedule of Strata Fees
Effective August 1, 2022

Unit Number	Strata Lot	Unit Entitlement	Operating Assessment	Contingency Assessment	Total Monthly Assessment
B304	34	57	280.91	57.40	338.31
B305	26	57	280.91	57.40	338.31
B306	27	104	512.54	104.72	617.26
B307	28	111	547.04	111.77	658.81
B308	29	62	305.55	62.43	367.98
B309	30	64	315.41	64.44	379.85
B401	40	92	453.40	92.64	546.04
B402	41	44	216.84	44.31	261.15
B403	42	71	349.91	71.49	421.40
B404	43	57	280.91	57.40	338.31
B405	35	57	280.91	57.40	338.31
B406	36	104	512.54	104.72	617.26
B407	37	111	547.04	111.77	658.81
B408	38	62	305.55	62.43	367.98
B409	39	64	315.41	64.44	379.85
B501	49	92	453.40	92.64	546.04
B502	50	44	216.84	44.31	261.15
B503	51	71	349.91	71.49	421.40
B504	52	57	280.91	57.40	338.31
B505	44	57	280.91	57.40	338.31
B506	45	104	512.54	104.72	617.26
B507	46	111	547.04	111.77	658.81
B508	47	62	305.55	62.43	367.98
B509	48	64	315.41	64.44	379.85
B601	58	92	453.40	92.64	546.04
B602	59	44	216.84	44.31	261.15
B603	60	71	349.91	71.49	421.40
B604	61	57	280.91	57.40	338.31
B605	53	57	280.91	57.40	338.31
B606	54	104	512.54	104.72	617.26
B607	55	111	547.04	111.77	658.81
B608	56	62	305.55	62.43	367.98
B609	57	64	315.41	64.44	379.85
B701	67	92	453.40	92.64	546.04
B702	68	44	216.84	44.31	261.15
B703	69	71	349.91	71.49	421.40
B704	70	57	280.91	57.40	338.31
B705	62	57	280.91	57.40	338.31
B706	63	104	512.54	104.72	617.26
B707	64	111	547.04	111.77	658.81
B708	65	62	305.55	62.43	367.98
B709	66	64	315.41	64.44	379.85
B801	76	92	453.40	92.64	546.04
B802	77	44	216.84	44.31	261.15
B803	78	71	349.91	71.49	421.40
B804	79	57	280.91	57.40	338.31
B805	71	57	280.91	57.40	338.31
B806	72	104	512.54	104.72	617.26
B807	73	111	547.04	111.77	658.81
B808	74	62	305.55	62.43	367.98

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Balance Strata Plan VIS6763
Schedule of Strata Fees
Effective August 1, 2022

Unit Number	Strata Lot	Unit Entitlement	Operating Assessment	Contingency Assessment	Total Monthly Assessment
B809	75	64	315.41	64.44	379.85
B901	85	92	453.40	92.64	546.04
B902	86	44	216.84	44.31	261.15
B903	87	71	349.91	71.49	421.40
B904	88	57	280.91	57.40	338.31
B905	80	57	280.91	57.40	338.31
B906	81	104	512.54	104.72	617.26
B907	82	111	547.04	111.77	658.81
B908	83	62	305.55	62.43	367.98
B909	84	64	315.41	64.44	379.85
B1001	93	88	433.69	88.61	522.30
B1002	89	126	620.97	126.87	747.84
B1003	90	134	660.39	134.93	795.32
B1004	91	117	576.61	117.81	694.42
B1005	92	60	295.69	60.42	356.11
GA01	6	110	542.11	110.76	652.87
GA02	5	124	611.11	124.86	735.97
GA03	4	128	630.82	128.89	759.71
GA04	3	128	630.82	128.89	759.71
GA05	2	149	734.32	150.03	884.35
GA06	1	138	680.10	138.96	819.06

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**Balance Strata Plan VIS6763
Schedule of Earthquake Deductibles**

The Schedule below is presented for information and reference. The Schedule illustrates each strata lot owner's share of the Strata Corporation's earthquake insurance deductible, should the Strata Corporation have to file an insurance claim arising out of damage caused by an earthquake. The amount for each strata lot is based upon Unit Entitlement, similar to strata fees or special assessments. The amounts are based upon a 15% deductible and a property valuation of \$81,610,000.00 for the period of May 31, 2022 to May 31, 2023.

Refer to the chart and communicate this information to your personal insurance broker to ensure adequate coverage is in place for your unit. Please note that insurers may have a ceiling dollar amount that they offer for this type of coverage. If so, the owner would be responsible for the difference.

Unit Number	Strata Lot	Unit Entitlement	Earthquake Deductible
A101	94	114	106,716.38
A102	95	52	48,677.71
A103	96	52	48,677.71
A104	97	101	94,546.98
A105	98	102	95,483.09
A106	99	55	51,486.04
A107	100	53	49,613.82
A108	101	62	58,038.79
A109	102	61	57,102.68
A110	103	81	75,824.83
A111	104	57	53,358.25
A201	110	48	44,933.28
A202	111	49	45,869.39
A203	112	56	52,422.14
A204	105	57	53,358.25
A205	106	96	89,866.44
A206	107	102	95,483.09
A207	108	62	58,038.79
A208	109	64	59,911.00
A301	118	92	86,122.01
A302	119	44	41,188.85
A303	120	72	67,399.86
A304	121	56	52,422.14
A305	113	57	53,358.25
A306	114	104	97,355.30
A307	115	111	103,908.06
A308	116	62	58,038.79
A309	117	64	59,911.00
A401	127	92	86,122.01
A402	128	44	41,188.85
A403	129	72	67,399.86
A404	130	56	52,422.14
A405	122	57	53,358.25
A406	123	104	97,355.30
A407	124	111	103,908.06
A408	125	62	58,038.79
A409	126	64	59,911.00
A501	136	92	86,122.01
A502	137	44	41,188.85
A503	138	72	67,399.86
A504	139	56	52,422.14
A505	131	57	53,358.25
A506	132	104	97,355.30

**Balance Strata Plan VIS6763
Schedule of Earthquake Deductibles**

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Unit Number	Strata Lot	Unit Entitlement	Earthquake Deductible
A507	133	111	103,908.06
A508	134	62	58,038.79
A509	135	64	59,911.00
A601	145	92	86,122.01
A602	146	44	41,188.85
A603	147	72	67,399.86
A604	148	56	52,422.14
A605	140	57	53,358.25
A606	141	104	97,355.30
A607	142	111	103,908.06
A608	143	62	58,038.79
A609	144	64	59,911.00
A701	154	92	86,122.01
A702	155	44	41,188.85
A703	156	72	67,399.86
A704	157	56	52,422.14
A705	149	57	53,358.25
A706	150	104	97,355.30
A707	151	111	103,908.06
A708	152	62	58,038.79
A709	153	64	59,911.00
A801	163	92	86,122.01
A802	164	44	41,188.85
A803	165	71	66,463.76
A804	166	56	52,422.14
A805	158	56	52,422.14
A806	159	104	97,355.30
A807	160	111	103,908.06
A808	161	62	58,038.79
A809	162	64	59,911.00
A901	169	116	108,588.59
A902	170	60	56,166.57
A903	171	88	82,377.58
A904	167	126	117,949.79
A905	168	134	125,438.65
B101	7	100	93,610.87
B102	8	99	92,674.77
B103	9	51	47,741.61
B104	10	53	49,613.82
B105	11	118	110,460.81
B106	12	45	42,124.96
B107	13	91	85,185.91
B108	14	61	57,102.68

**Balance Strata Plan VIS6763
Schedule of Earthquake Deductibles**

The Schedule below is presented for information and reference. The Schedule illustrates each strata lot owner's share of the Strata Corporation's earthquake insurance deductible, should the Strata Corporation have to file an insurance claim arising out of damage caused by an earthquake. The amount for each strata lot is based upon Unit Entitlement, similar to strata fees or special assessments. The amounts are based upon a 15% deductible and a property valuation of \$81,610,000.00 for the period of May 31, 2022 to May 31, 2023.

Refer to the chart and communicate this information to your personal insurance broker to ensure adequate coverage is in place for your unit. Please note that insurers may have a ceiling dollar amount that they offer for this type of coverage. If so, the owner would be responsible for the difference.

Unit Number	Strata Lot	Unit Entitlement	Earthquake Deductible
B109	15	81	75,824.83
B110	16	41	38,380.53
B111	17	50	46,805.50
B201	25	56	52,422.14
B202	18	57	53,358.25
B203	19	95	88,930.34
B204	20	102	95,483.09
B205	21	62	58,038.79
B206	22	64	59,911.00
B207	23	48	44,933.28
B208	24	49	45,869.39
B301	31	92	86,122.01
B302	32	44	41,188.85
B303	33	71	66,463.76
B304	34	57	53,358.25
B305	26	57	53,358.25
B306	27	104	97,355.30
B307	28	111	103,908.06
B308	29	62	58,038.79
B309	30	64	59,911.00
B401	40	92	86,122.01
B402	41	44	41,188.85
B403	42	71	66,463.76
B404	43	57	53,358.25
B405	35	57	53,358.25
B406	36	104	97,355.30
B407	37	111	103,908.06
B408	38	62	58,038.79
B409	39	64	59,911.00
B501	49	92	86,122.01
B502	50	44	41,188.85
B503	51	71	66,463.76
B504	52	57	53,358.25
B505	44	57	53,358.25
B506	45	104	97,355.30
B507	46	111	103,908.06
B508	47	62	58,038.79
B509	48	64	59,911.00
B601	58	92	86,122.01
B602	59	44	41,188.85
B603	60	71	66,463.76
B604	61	57	53,358.25
B605	53	57	53,358.25

**Balance Strata Plan VIS6763
Schedule of Earthquake Deductibles**

The Schedule below is presented for information and reference. The Schedule illustrates each strata lot owner's share of the Strata Corporation's earthquake insurance deductible, should the Strata Corporation have to file an insurance claim arising out of damage caused by an earthquake. The amount for each strata lot is based upon Unit Entitlement, similar to strata fees or special assessments. The amounts are based upon a 15% deductible and a property valuation of \$81,610,000.00 for the period of May 31, 2022 to May 31, 2023.

Refer to the chart and communicate this information to your personal insurance broker to ensure adequate coverage is in place for your unit. Please note that insurers may have a ceiling dollar amount that they offer for this type of coverage. If so, the owner would be responsible for the difference.

Unit Number	Strata Lot	Unit Entitlement	Earthquake Deductible
B606	54	104	97,355.30
B607	55	111	103,908.06
B608	56	62	58,038.79
B609	57	64	59,911.00
B701	67	92	86,122.01
B702	68	44	41,188.85
B703	69	71	66,463.76
B704	70	57	53,358.25
B705	62	57	53,358.25
B706	63	104	97,355.30
B707	64	111	103,908.06
B708	65	62	58,038.79
B709	66	64	59,911.00
B801	76	92	86,122.01
B802	77	44	41,188.85
B803	78	71	66,463.76
B804	79	57	53,358.25
B805	71	57	53,358.25
B806	72	104	97,355.30
B807	73	111	103,908.06
B808	74	62	58,038.79
B809	75	64	59,911.00
B901	85	92	86,122.01
B902	86	44	41,188.85
B903	87	71	66,463.76
B904	88	57	53,358.25
B905	80	57	53,358.25
B906	81	104	97,355.30
B907	82	111	103,908.06
B908	83	62	58,038.79
B909	84	64	59,911.00
B1001	93	88	82,377.58
B1002	89	126	117,949.79
B1003	90	134	125,438.65
B1004	91	117	109,524.70
B1005	92	60	56,166.57
GA01	6	110	102,972.07
GA02	5	124	116,077.58
GA03	4	128	119,822.01
GA04	3	128	119,822.01
GA05	2	149	139,480.26
GA06	1	138	129,183.08

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Ordered By: Tom Fraser of Royal LePage Coast Capital - Oak Bay on 2024/04/10
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