

NW2912 “MAYFAIR GARDENS”
SPECIAL GENERAL MEETING NOTICE
January 16, 2023 at 6:00PM

December 27, 2022

Mayfair Gardens Owners:

Please find enclosed the notice for the Special General Meeting, to be held Monday, January 16, 2023, at 6:00 pm. This meeting will be held in the amenity room. ***Please note that sign-in will be between 5:30PM and 5:55PM.*** Please arrive early so the meeting can start on time.

The purpose of this Special General Meeting is to address the following three (3) items:

- 1) Siding Project and Funding
- 2) Hytec Water System Implementation and Funding
- 3) Amend the currently unenforceable age restriction bylaw to reflect the permitted bylaws under the Strata Property Act

We encourage all Owners to attend this Special General Meeting, as this will be each Owners opportunity to vote on these resolutions. If you are unable to attend, please complete the proxy form attached to ensure your vote counts.

To conduct business at this Special General Meeting, at least one-third (33%) of the persons entitled to vote must be present in person or by proxy. Please have a copy of the SGM Notice with you at the meeting so you can follow along.

Regards,

HOMELIFE ADVANTAGE REALTY (CENTRAL VALLEY) LTD

Mike Browne - Licensed Strata Manager

Megan Goss – Unlicensed Assistant

**SPECIAL GENERAL MEETING
STRATA CORPORATION NW2912 “MAYFAIR GARDENS”**

January 16, 2023

SIGN IN FROM 5:30PM – 5:55PM

MEETING STARTS AT 6:00pm

33401 MAYFAIR AVENUE, ABBOTSFORD BC – IN THE AMENITY ROOM

AGENDA

1. Call To Order
2. Certify Proxies
3. Determine Quorum
4. Elect a person to Chair the meeting, if necessary
5. Present Proof of Notice
6. Approval of the Agenda
7. Approval of Previous Annual General Meeting Minutes – May 31, 2022 (Please read the previous distributed minutes prior to the meeting as they are not attached)
8. Approval of the Resolution #1 – Siding Replacement
9. Approval of Resolution #2 – Hytec Water Management System
10. Approval of Resolution #3 – Age Restriction Bylaw
11. Termination

**SPECIAL GENERAL MEETING
STRATA CORPORATION NW2912 “MAYFAIR GARDENS”
January 16, 2023**

RESOLUTION #1 – SIDING REPLACEMENT

PREAMBLE: The siding replacement has been on the council meeting agenda for over 5 years and the current strata council would like to move forward on this project to ensure our building envelope is protected and thus reducing further damage, if any, from the weather conditions the siding has experienced over the past 33-years.

The strata council had requested quotes to replace all the cedar siding. After review of the quotes and discussion on the quality of the proposed material, the strata council has narrowed the resolution down to two options:

Resolution 1.1 : Replace Current Siding with Hardi Siding for a total of \$194,000.00 (this includes a 10% contingency for the project) with \$94,000.00 being collected by Special Levy of the Owners and \$100,000 being withdrawn from the Contingency Reserve Fund.

Resolution 1.2: Replace Current Siding with Cedar Siding for a total of \$198,000.00 (this includes a 10% contingency for the project) with \$98,000.00 being collected by Special Levy of the Owners and \$100,000 being withdrawn from the Contingency Reserve Fund.

The strata council has voted to put this resolution forward with hardi siding replacement being the first option (Resolution 1.1), and cedar being the second option (Resolution 1.2). Note that if the resolution for hardi siding (Resolution 1.1) is CARRIED, then Resolution 1.2 will not be considered.

Attached you will find a copy of the current financial statements which shows the balance of the contingency reserve fund (CRF). After review of the financial statements, and in an effort to not burden the owners with a large special levy, the strata council has proposed a split resolution; this would require a partial CRF payment and special levy to cover the total cost of the siding project.

RESOLUTION 1.1 – HARDI SIDING REPLACEMENT AND FUNDING

“BE IT RESOLVED by a $\frac{3}{4}$ (three-quarter) vote of the Owners of Strata Plan NW2912 at the Special General Meeting held on January 16, 2023, to approve a Special Levy in the amount of **\$94,000.00** in proportion to the unit entitlement as set out in the attached Schedule “A”, and in addition, pursuant to Section 96 (a)(b) of the Strata Property Act, a withdrawal of **\$100,000.000** from the Contingency Reserve Fund for the purpose of replacing the current siding with hardi siding. The Special Levy shall be assessed and shall become due and payable upon the passing of this resolution at the Special General Meeting held January 16, 2022. For the convenience of Owners, the levy may be paid by/on March 1, 2023. No penalties will be applied if payments are received on or before March 1, 2023. Any Owner who fails to make payment in accordance with this resolution will be charged interest on the late payment in the amount of 10% per annum, compounded annually and calculated on a monthly basis commencing from the date the payment was due and continuing until the last day of the month in which it was paid. Pursuant to Sections 108(5)

and 108(6) of the Strata Property Act, if any Owner is entitled to receive a refund of more than \$100.00 (one hundred dollars) from any unused portion of this special levy, a refund will be issued to the current Owner at the time of the refund. Otherwise, any funds not spent for this project will be transferred to the Contingency Reserve Fund at the end of the fiscal year.”

Should Resolution 1.1 be CARRIED, then Resolution 1.2 will not be voted on.

-- END OF RESOLUTION --

RESOLUTION 1.2 – CEDAR SIDING REPLACEMENT AND FUNDING

If Resolution 1.1 was CARRIED, then Resolution 1.2 will not be voted on.

“**BE IT RESOLVED** by a $\frac{3}{4}$ (three-quarter) vote of the Owners of Strata Plan NW2912 at the Special General Meeting held on January 16, 2023, to approve a Special Levy in the amount of **\$98,000.00** in proportion to the unit entitlement as set out in the attached Schedule “B”, and in addition, pursuant to Section 96 (a)(b) of the Strata Property Act, a withdrawal of **\$100,000.000** from the Contingency Reserve Fund for the purpose of replacing the current siding with hardi siding. The Special Levy shall be assessed and shall become due and payable upon the passing of this resolution at the Special General Meeting held January 16, 2022. For the convenience of Owners, the levy may be paid by/on March 1, 2023. No penalties will be applied if payments are received on or before March 1, 2023. Any Owner who fails to make payment in accordance with this resolution will be charged interest on the late payment in the amount of 10% per annum, compounded annually and calculated on a monthly basis commencing from the date the payment was due and continuing until the last day of the month in which it was paid. Pursuant to Sections 108(5) and 108(6) of the Strata Property Act, if any Owner is entitled to receive a refund of more than \$100.00 (one hundred dollars) from any unused portion of this special levy, a refund will be issued to the current Owner at the time of the refund. Otherwise, any funds not spent for this project will be transferred to the Contingency Reserve Fund at the end of the fiscal year.”

-- END OF RESOLUTION --

RESOLUTION #2 – HYTEC WATER MANAGEMENT SYSTEM

PREAMBLE: Owners were invited to the Hytec Water Management presentation. Since that meeting, we have met with C&C Electrical Mechanical for an overview of our building and one of those discussions was on the Hytec Water Management system. C&C recommended we move forward with the system to protect our pipes from further erosion and pin hole leaks. C&C also suggested that it is not necessary to have a pipe inspection done as we have learned that the system will protect the pipes and any pin hole erosion will not have impact on installing the system. If there is the start of wear and tear for a pinhole leak, having the inspection will not impact when it is repaired. If a leak takes place after the Hytec system has been in place to properly coat the pipes we would still have to deal with that repair in the future. Council is all in agreement to move forward with the Hytec Water Management solution and will now look to the owners for their vote on the system and funding.

There are two funding options being presented:

Resolution 2.1: This option does not have any start-up fees and would be charged at a monthly rental fee of \$964.80 per month (\$26.80/month per unit) plus applicable taxes for 66-months.

Resolution 2.2: This option has a start-up fee of \$43,973.00 (\$15,862.00 for installation of the system and \$28,111.00 for equipment). This would reduce the monthly cost to \$212.40 (\$5.90/month per unit) plus applicable taxes for 66-months. This option would require a special levy of \$43,973.00 to be paid by the owners.

RESOLUTION 2.1 – HYTEC WATER MANAGEMENT SYSTEM – NO START UP COSTS – FUNDING OPTION 1

“**BE IT RESOLVED** by a $\frac{3}{4}$ (three-quarter) vote of the Owners of Strata Plan NW2912 at the Special General Meeting held on January 16, 2023, to approve the installation of the HYTEC Water Management System on a lease agreement for a 66-month term for \$964.80 per month. This will result in an additional monthly cost of \$26.80 per month per unit (see attached Fee Schedule "C").

Should Resolution 2.1 be CARRIED, then Resolution 2.2 will not be voted on.

-- END OF RESOLUTION --

RESOLUTION 2.2 – HYTEC WATER MANAGEMENT SYSTEM – SPECIAL LEVY – FUNDING OPTION 2

If Resolution 2.1 was CARRIED, then Resolution 2.2 will not be voted on.

“**BE IT RESOLVED** by a $\frac{3}{4}$ (three-quarter) vote of the Owners of Strata Plan NW2912 at the Special General Meeting held on January 16, 2023, to approve a Special Levy in the amount of **\$43,973.00** in proportion to the unit entitlement as set out in the attached Schedule “D” for the purpose of installing the HYTEC Water Management System. In addition to this Special Levy, an additional payment of \$5.90 (see attached Schedule "E") per month for the lease of the HYTEC system will be charged per unit.

The Special Levy shall be assessed and shall become due and payable upon the passing of this resolution at the Special General Meeting held January 16, 2023. For the convenience of Owners, the levy may be paid by/on March 1, 2023. No penalties will be applied if payments are received on or before March 1, 2023. Any Owner who fails to make payment in accordance with this resolution will be charged interest on the late payment in the amount of 10% per annum, compounded annually and calculated on a monthly basis commencing from the date the payment was due and continuing until the last day of the month in which it was paid. Pursuant to Sections 108(5) and 108(6) of the Strata Property Act, if any Owner is entitled to receive a refund of more than \$100.00 (one hundred dollars) from any unused portion of this special levy, a refund will be issued to the current Owner at the time of the refund. Otherwise, any funds not spent for this project will be transferred to the Contingency Reserve Fund at the end of the fiscal year.”

-- END OF RESOLUTION --

RESOLUTION #3 – AGE RESTRICTION BYLAW

“Be it resolved by a three-quarter ($\frac{3}{4}$) vote of the Owners for Strata Plan NW2912 at the Special General Meeting held on January 16, 2023, to amend the bylaws by repealing Section 38.1, that currently reads:

38.1 All persons who occupy a strata lot must be 45 years of age or older. No person under 45 years of age is permitted to visit, reside in or occupy any Strata Lot for a period of time greater than 30 days during a 12- month period unless specific approval in writing has been given by the Strata Council. Any such approval not to be deemed to be setting a precedent and each application to be considered individually on its own merits.

and replace it with:

38. Age Restrictions

38.1 Owners, Tenants, Occupants and Residents living in any unit in Mayfair Gardens must have reached a minimum age of 55 years or older.

- a) Owners living in the unit prior to January 16, 2023, are exempt from this Bylaw.*
- b) Owners must notify the Strata Corporation through the Strata Council if they intend to have Visitors staying longer than 14 consecutive days and request approval in writing, prior to the scheduled visit.*
- c) Nothing in this bylaw shall restrict the right of any owner to freely sell, mortgage or otherwise dispose of the strata lot or an interest in the strata lot. Prior to occupancy of a strata lot, an owner must provide proof of age for any occupant of the strata lot, if requested. The Strata Council, at its discretion, may request proof of age of any additional occupants of the strata lot.*

-- End of Resolution --

**SPECIAL GENERAL MEETING
STRATA CORPORATION NW2912 - "MAYFAIR GARDENS"
January 16, 2023**

**Strata Plan NW2912 "MAYFAIR GARDENS"
ANNUAL GENERAL MEETING – January 16, 2023**

Proxy Form

This proxy allows Owners who cannot attend to ask someone else to vote on their behalf.

- *The proxy can be given to a representative of the Owner's choice.*
- *The proxy is an agreement between the proxy giver and the proxy holder. Please have a discussion with the proxy holder on how you wish them to vote. The Strata Council nor the Strata Agent will be responsible for how the proxy holder votes.*
- *All proxies will be certified at the beginning of the meeting so please bring them with you.*

This proxy shall constitute the person attending by proxy to meet quorum requirements for a meeting.

I/We,

_____, the
owner(s)/tenant(s)/mortgagee of strata lot _____, **Unit #** _____,
appoint _____ **Unit #** _____, to act as my
proxy at the **Special General Meeting for Strata Plan NW2912,**
to be held on **January 16, 2023.**

**PLEASE SIGN – unsigned proxies are NOT valid and will NOT be
counted.**

Signature of Owner:

Date: _____

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Accrual Basis

Mayfair Gardens - NWS 2912

Balance Sheet

As of October 31, 2022

	Oct 31, 22
ASSETS	
Current Assets	
Chequing/Savings	
1000 · Prospera 10003985785 (OP)	54,782.79
1050 · Prospera #3985777 (CRF)	201,007.91
1090 · Petty Cash	350.00
Total Chequing/Savings	256,140.70
Accounts Receivable	
1100 · Accounts Receivable	1,621.74
Total Accounts Receivable	1,621.74
Other Current Assets	
1300 · Prepaid - Insurance	11,882.50
1350 · Prepaid Security	94.50
1360 · Prepaid Expense	105.00
Total Other Current Assets	12,082.00
Total Current Assets	269,844.44
TOTAL ASSETS	269,844.44
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	19,200.17
Total Accounts Payable	19,200.17
Other Current Liabilities	
2050 · Accrued Liabilities	2,758.23
2060 · Accrued Water & Sewer	1,333.34
2070 · Accrued Appraisal	300.00
2080 · Accrued Social Fund	112.90
2090 · Accrued Depreciation Report	1,808.19
2500 · Due to CRF - Insurance	19,012.00
Total Other Current Liabilities	25,324.66
Total Current Liabilities	44,524.83
Total Liabilities	44,524.83
Equity	
3000 · Opening Balance Equity	(1,052.62)
3100 · Contingency Reserve Fund	
3110 · Monthly Contributions	52,156.62
3115 · Opening Bal Apr 30/21	163,251.30
3120 · Interest Earned	2,367.05
3125 · CRF Discrepancy - Select	1,052.62
3500 · Due from Operating	(19,012.00)
3100 · Contingency Reserve Fund - Other	1,192.32
Total 3100 · Contingency Reserve Fund	201,007.91
3200 · Surplus (Deficit)	8,033.45
Net Income	17,330.87
Total Equity	225,319.61
TOTAL LIABILITIES & EQUITY	269,844.44

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11/17/22

Accrual Basis

Mayfair Gardens - NWS 2912
Profit & Loss Budget Performance
October 2022

	Oct 22	Budget	May - Oct 22	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4000 · Owner Contributions	15,560.10	15,627.60	93,767.19	93,765.58	187,531.18
4100 · Surplus to Budget	13,867.08	0.00	15,127.72	15,127.72	15,127.72
4200 · Interest	203.15		795.59		
4250 · Other Income	0.00		100.00		
4260 · By-Law Violation Fines	0.00		(800.00)		
Total Income	29,630.33	15,627.60	108,990.50	108,893.30	202,658.90
Expense					
Administration					
6020 · Bank Charges and Interest	(67.00)		0.00		
6100 · Insurance	2,376.50	2,416.67	14,259.00	14,499.98	29,000.00
6115 · WorkSafe BC	0.00	16.67	99.50	99.98	200.00
6125 · T2 / RESA	0.00	8.33	0.00	50.02	100.00
6130 · Management Fees	682.50	705.55	2,730.00	4,233.30	8,466.60
6150 · Office and Sundry	745.40	166.67	2,616.50	999.98	2,000.00
6160 · Professional Fees	0.00	83.33	204.18	500.02	1,000.00
Total Administration	3,737.40	3,397.22	19,909.18	20,383.28	40,766.60
General Maintenance					
6040 · Fire Protection	141.75	250.00	517.65	1,500.00	3,000.00
6060 · Landscaping	603.66	1,000.00	5,355.00	6,000.00	12,000.00
6065 · Pest Control	(262.50)		0.00		
6070 · Landscaping Improvements	288.84	83.33	288.84	500.02	1,000.00
6120 · Repairs and Maintenance	4,174.15	3,337.42	27,220.98	20,024.56	40,049.08
6135 · Elevator & License	298.20	315.83	2,268.00	1,895.02	3,790.00
6145 · Janitorial	528.00	583.33	3,703.00	3,500.02	7,000.00
6180 · Snow Removal	0.00	416.67	0.00	2,499.98	5,000.00
Total General Maintenance	5,772.10	5,986.58	39,353.47	35,919.60	71,839.08
Utilities					
6030 · Electricity	516.64	618.00	1,597.51	3,708.00	7,416.00
6140 · Natural Gas	979.15	2,166.67	3,855.46	12,999.98	26,000.00
6200 · Telephone / Enterphone	40.66	83.33	232.33	500.02	1,000.00
6210 · Waste Removal	262.03	231.75	822.88	1,390.50	2,781.00
6220 · Water and Sewer	1,793.87	666.67	4,502.78	3,999.98	8,000.00
Total Utilities	3,592.35	3,766.42	11,010.96	22,598.48	45,197.00
Contingency Fund					
6900 · Contingency Reserve Allocatioon	3,738.02	3,738.02	22,428.12	22,428.10	44,856.22
Total Contingency Fund	3,738.02	3,738.02	22,428.12	22,428.10	44,856.22
Total Expense	16,839.87	16,888.24	92,701.73	101,329.46	202,658.90
Net Ordinary Income	12,790.46	(1,260.64)	16,288.77	7,563.84	0.00
Other Income/Expense					
Other Expense					
8999 · Prev Fiscal Year Expense	0.00		(1,042.10)		
Total Other Expense	0.00		(1,042.10)		
Net Other Income	0.00		1,042.10		
Net Income	12,790.46	(1,260.64)	17,330.87	7,563.84	0.00

SCHEDULE "A"

"Mayfair Gardens" Special Levy Fee Schedule				
RESOLUTION 1.1 HARDI SIDING				
Unit	Strata Lot	Unit Entitlement	Unit Entitlement %	Special Levy Resolution 1.1 Hardi Siding Due March 1, 2023
101	1	105	0.027985075	\$ 2,630.60
102	2	105	0.027985075	\$ 2,630.60
103	3	99	0.026385928	\$ 2,480.28
104	4	98	0.026119403	\$ 2,455.22
105	5	111	0.029584222	\$ 2,780.92
106	6	121	0.032249467	\$ 3,031.45
107	7	93	0.02478678	\$ 2,329.96
108	8	108	0.028784648	\$ 2,705.76
109	9	98	0.026119403	\$ 2,455.22
110	10	93	0.02478678	\$ 2,329.96
111	11	94	0.025053305	\$ 2,355.01
112	12	105	0.027985075	\$ 2,630.60
201	13	117	0.031183369	\$ 2,931.24
202	14	105	0.027985075	\$ 2,630.60
203	15	99	0.026385928	\$ 2,480.28
204	16	98	0.026119403	\$ 2,455.22
205	17	111	0.029584222	\$ 2,780.92
206	18	121	0.032249467	\$ 3,031.45
207	19	93	0.02478678	\$ 2,329.96
208	20	108	0.028784648	\$ 2,705.76
209	21	98	0.026119403	\$ 2,455.22
210	22	93	0.02478678	\$ 2,329.96
211	23	94	0.025053305	\$ 2,355.01
212	24	124	0.033049041	\$ 3,106.61
301	25	117	0.031183369	\$ 2,931.24
302	26	105	0.027985075	\$ 2,630.60
303	27	99	0.026385928	\$ 2,480.28
304	28	98	0.026119403	\$ 2,455.22
305	29	111	0.029584222	\$ 2,780.92
306	30	121	0.032249467	\$ 3,031.45
307	31	93	0.02478678	\$ 2,329.96
308	32	108	0.028784648	\$ 2,705.76
309	33	98	0.026119403	\$ 2,455.22
310	34	93	0.02478678	\$ 2,329.96
311	35	94	0.025053305	\$ 2,355.01
312	36	124	0.033049041	\$ 3,106.61
TOTAL		3752	1	\$ 94,000.00

SCHEDULE "B"

"Mayfair Gardens" Special Levy Fee Schedule RESOLUTION 1.2 CEDAR SIDING				
Unit	Strata Lot	Unit Entitlement	Unit Entitlement %	Special Levy Resolution 1.2 Cedar Siding Due March 1, 2023
101	1	105	0.027985075	\$ 2,742.54
102	2	105	0.027985075	\$ 2,742.54
103	3	99	0.026385928	\$ 2,585.82
104	4	98	0.026119403	\$ 2,559.70
105	5	111	0.029584222	\$ 2,899.25
106	6	121	0.032249467	\$ 3,160.45
107	7	93	0.02478678	\$ 2,429.10
108	8	108	0.028784648	\$ 2,820.90
109	9	98	0.026119403	\$ 2,559.70
110	10	93	0.02478678	\$ 2,429.10
111	11	94	0.025053305	\$ 2,455.22
112	12	105	0.027985075	\$ 2,742.54
201	13	117	0.031183369	\$ 3,055.97
202	14	105	0.027985075	\$ 2,742.54
203	15	99	0.026385928	\$ 2,585.82
204	16	98	0.026119403	\$ 2,559.70
205	17	111	0.029584222	\$ 2,899.25
206	18	121	0.032249467	\$ 3,160.45
207	19	93	0.02478678	\$ 2,429.10
208	20	108	0.028784648	\$ 2,820.90
209	21	98	0.026119403	\$ 2,559.70
210	22	93	0.02478678	\$ 2,429.10
211	23	94	0.025053305	\$ 2,455.22
212	24	124	0.033049041	\$ 3,238.81
301	25	117	0.031183369	\$ 3,055.97
302	26	105	0.027985075	\$ 2,742.54
303	27	99	0.026385928	\$ 2,585.82
304	28	98	0.026119403	\$ 2,559.70
305	29	111	0.029584222	\$ 2,899.25
306	30	121	0.032249467	\$ 3,160.45
307	31	93	0.02478678	\$ 2,429.10
308	32	108	0.028784648	\$ 2,820.90
309	33	98	0.026119403	\$ 2,559.70
310	34	93	0.02478678	\$ 2,429.10
311	35	94	0.025053305	\$ 2,455.22
312	36	124	0.033049041	\$ 3,238.81
TOTAL		3752	1	\$ 98,000.00

SCHEDULE "C"

"Mayfair Gardens" Monthly Fee Schedule RESOLUTION 2.1 Hytec Water System				
Unit	Strata Lot	Unit Entitlement	Unit Entitlement %	Monthly Fee Resolution 2.1 Hytec Water Eff. February 1, 2023
101	1	105	0.027985075	\$ 26.80
102	2	105	0.027985075	\$ 26.80
103	3	99	0.026385928	\$ 26.80
104	4	98	0.026119403	\$ 26.80
105	5	111	0.029584222	\$ 26.80
106	6	121	0.032249467	\$ 26.80
107	7	93	0.02478678	\$ 26.80
108	8	108	0.028784648	\$ 26.80
109	9	98	0.026119403	\$ 26.80
110	10	93	0.02478678	\$ 26.80
111	11	94	0.025053305	\$ 26.80
112	12	105	0.027985075	\$ 26.80
201	13	117	0.031183369	\$ 26.80
202	14	105	0.027985075	\$ 26.80
203	15	99	0.026385928	\$ 26.80
204	16	98	0.026119403	\$ 26.80
205	17	111	0.029584222	\$ 26.80
206	18	121	0.032249467	\$ 26.80
207	19	93	0.02478678	\$ 26.80
208	20	108	0.028784648	\$ 26.80
209	21	98	0.026119403	\$ 26.80
210	22	93	0.02478678	\$ 26.80
211	23	94	0.025053305	\$ 26.80
212	24	124	0.033049041	\$ 26.80
301	25	117	0.031183369	\$ 26.80
302	26	105	0.027985075	\$ 26.80
303	27	99	0.026385928	\$ 26.80
304	28	98	0.026119403	\$ 26.80
305	29	111	0.029584222	\$ 26.80
306	30	121	0.032249467	\$ 26.80
307	31	93	0.02478678	\$ 26.80
308	32	108	0.028784648	\$ 26.80
309	33	98	0.026119403	\$ 26.80
310	34	93	0.02478678	\$ 26.80
311	35	94	0.025053305	\$ 26.80
312	36	124	0.033049041	\$ 26.80
TOTAL		3752	1	\$ 964.80

SCHEDULE "D"

"Mayfair Gardens" Special Levy Fee Schedule RESOLUTION 2.2 Hytec Water System				
Unit	Strata Lot	Unit Entitlement	Unit Entitlement %	Special Levy Resolution 2.2 Hytec Water Due March 1, 2023
101	1	105	0.027985075	\$ 1,230.59
102	2	105	0.027985075	\$ 1,230.59
103	3	99	0.026385928	\$ 1,160.27
104	4	98	0.026119403	\$ 1,148.55
105	5	111	0.029584222	\$ 1,300.91
106	6	121	0.032249467	\$ 1,418.11
107	7	93	0.02478678	\$ 1,089.95
108	8	108	0.028784648	\$ 1,265.75
109	9	98	0.026119403	\$ 1,148.55
110	10	93	0.02478678	\$ 1,089.95
111	11	94	0.025053305	\$ 1,101.67
112	12	105	0.027985075	\$ 1,230.59
201	13	117	0.031183369	\$ 1,371.23
202	14	105	0.027985075	\$ 1,230.59
203	15	99	0.026385928	\$ 1,160.27
204	16	98	0.026119403	\$ 1,148.55
205	17	111	0.029584222	\$ 1,300.91
206	18	121	0.032249467	\$ 1,418.11
207	19	93	0.02478678	\$ 1,089.95
208	20	108	0.028784648	\$ 1,265.75
209	21	98	0.026119403	\$ 1,148.55
210	22	93	0.02478678	\$ 1,089.95
211	23	94	0.025053305	\$ 1,101.67
212	24	124	0.033049041	\$ 1,453.27
301	25	117	0.031183369	\$ 1,371.23
302	26	105	0.027985075	\$ 1,230.59
303	27	99	0.026385928	\$ 1,160.27
304	28	98	0.026119403	\$ 1,148.55
305	29	111	0.029584222	\$ 1,300.91
306	30	121	0.032249467	\$ 1,418.11
307	31	93	0.02478678	\$ 1,089.95
308	32	108	0.028784648	\$ 1,265.75
309	33	98	0.026119403	\$ 1,148.55
310	34	93	0.02478678	\$ 1,089.95
311	35	94	0.025053305	\$ 1,101.67
312	36	124	0.033049041	\$ 1,453.27
TOTAL		3752	1	\$ 43,973.00

SCHEDULE "E"

"Mayfair Gardens" Monthly Fee Schedule RESOLUTION 2.2 Hytec Water System				
Unit	Strata Lot	Unit Entitlement	Unit Entitlement %	Monthly Fee Resolution 2.2 Hytec Water February 1, 2023
101	1	105	0.027985075	\$ 5.90
102	2	105	0.027985075	\$ 5.90
103	3	99	0.026385928	\$ 5.90
104	4	98	0.026119403	\$ 5.90
105	5	111	0.029584222	\$ 5.90
106	6	121	0.032249467	\$ 5.90
107	7	93	0.02478678	\$ 5.90
108	8	108	0.028784648	\$ 5.90
109	9	98	0.026119403	\$ 5.90
110	10	93	0.02478678	\$ 5.90
111	11	94	0.025053305	\$ 5.90
112	12	105	0.027985075	\$ 5.90
201	13	117	0.031183369	\$ 5.90
202	14	105	0.027985075	\$ 5.90
203	15	99	0.026385928	\$ 5.90
204	16	98	0.026119403	\$ 5.90
205	17	111	0.029584222	\$ 5.90
206	18	121	0.032249467	\$ 5.90
207	19	93	0.02478678	\$ 5.90
208	20	108	0.028784648	\$ 5.90
209	21	98	0.026119403	\$ 5.90
210	22	93	0.02478678	\$ 5.90
211	23	94	0.025053305	\$ 5.90
212	24	124	0.033049041	\$ 5.90
301	25	117	0.031183369	\$ 5.90
302	26	105	0.027985075	\$ 5.90
303	27	99	0.026385928	\$ 5.90
304	28	98	0.026119403	\$ 5.90
305	29	111	0.029584222	\$ 5.90
306	30	121	0.032249467	\$ 5.90
307	31	93	0.02478678	\$ 5.90
308	32	108	0.028784648	\$ 5.90
309	33	98	0.026119403	\$ 5.90
310	34	93	0.02478678	\$ 5.90
311	35	94	0.025053305	\$ 5.90
312	36	124	0.033049041	\$ 5.90
TOTAL		3752	1	\$ 212.40