

June 17, 2019

## **TO ALL OWNERS OF MAYFAIR GARDENS – NW 2912**

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Please find attached the minutes of the Annual General Meeting held Tuesday, June 7, 2019, the minutes of the strata council meeting held immediately after, as well as an updated copy of the insurance policy for Mayfair Gardens. The properties appraised value has increased to \$7,300,000.00, please take the insurance cover page to you homeowner's insurance provider to ensure that you have sufficient coverage for the 10% earthquake deductible with the increase in the appraised value of the property.

### **STRATA FEES**

The proposed operating budget was approved by the Owners at the Annual General Meeting. An increase in strata fees was approved for the 2019-2020 fiscal year. **The increase is retroactive to May 1, 2019.**

If you are on the preauthorized payment program, your regular payments will continue to be withdrawn automatically from your bank account on the first day of every month. The increased strata fees will be withdrawn from your account of July 1, 2019, **along with retroactive strata fees for May and June 2019.**

If you pay your strata fees by post-dated cheque kindly provide post-dated cheques up to April 1, 2020. Please be sure to include the increase for the months of May and June 2019 onto your July 1, 2019 cheque. Cheques are made payable to **"Strata Corporation NW 2912."**

### **STRATA COUNCIL**

The following owners were elected as your Strata Council for the 2019/2020 term:

Unit 206	Frank Del Bove Orlandi	President	604-613-1940
Unit 312	Susan Hatt	Vice-President	604-853-9403
Unit 207	Connie McIntosh	Secretary/Treasurer	778-779-1375
Unit 305	Dennis Galandy	Member at Large	
Unit 106	Diane Jones	Member at Large	604-850-3118
Unit 202	Leona Thiessen	Member at Large	604-859-9674

### **STRATA MANAGEMENT**

Your strata management services are provided by **Campbell Strata Management Ltd, located at:**

**306 – 2777 Gladwin Road Abbotsford, BC V2T 4V1**

**Tel: 604-864-0380 Fax: 604-864-0480 After Hours Emergencies: 604-855-2400**

**When reporting an afterhours emergency, please specify that Art's Drywall Restoration must be dispatched to deal with any water losses.**

**Web: [campbellstrata.com](http://campbellstrata.com); email [albana@campbellstrata.com](mailto:albana@campbellstrata.com)**

**Office hours: Monday to Friday 9:00 a.m. to 4:30 p.m.**

If you have any questions regarding your Strata Corporation, please feel free to contact your strata manager Albana Sulaj at our office. We look forward to working with you throughout the year and thank you for your continuing support!

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**STRATA CORPORATION NW 2912 – MAYFAIR GARDENS  
THE MINUTES OF THE ANNUAL GENERAL MEETING  
HELD FRIDAY, JUNE 7, 2019 AT 6:00 P.M.  
IN THE AMENITIES ROOM – 33401 MAYFAIR AVENUE, ABBOTSFORD, B.C.**

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**1.0 CALL TO ORDER**

The meeting was called to order by President Frank Del Bove Orlandi at 6:00 p.m.

**2.0 CALLING OF ROLL/CERTIFICATION OF PROXIES AND CORPORATE REPRESENTATIVES AND ISSUING A VOTING CARD FOR EACH STRATA LOT REPRESENTED AT THE MEETING**

Let the records show that there were 32 Strata Lots represented at the meeting, 27 in person and 5 by proxy.

**3.0 DETERMINE QUORUM**

A quorum being twelve (12), the meeting was declared competent to proceed.

**4.0 ELECTION OF CHAIRPERSON**

As the strata council President, Frank Del Bove Orlandi, was in attendance the election of a chairperson was not required.

It was moved by Strata Lot 26 and seconded by Strata Lot 25 that the strata manager, Maxine Campbell of Campbell Strata Management Ltd., conduct the business of the meeting. **CARRIED; all votes in favour.**

**5.0 PRESENTATION TO THE MEETING OF “PROOF OF NOTICE OF MEETING” OR “WAIVER OF NOTICE”**

It was moved by Strata Lot 26 and seconded by Strata Lot 13 that proper notice of the meeting had been provided as required by the Strata Property Act. **CARRIED; all votes in favour.**

**6.0 ADOPTION OF AGENDA**

It was moved by Strata Lot 26 and seconded by Strata Lot 10 that the agenda be accepted as presented. **CARRIED; all votes in favour.**

**7.0 ADOPTION OF THE MINUTES OF THE SPECIAL GENERAL MEETING HELD DECEMBER 4, 2018**

It was moved by Strata Lot 26 and seconded by Strata Lot 6 that the minutes of the Special General Meeting of December 4, 2018 be adopted as presented. **CARRIED; all votes in favour.**

**8.0 PRESIDENT’S REPORT**

The strata council President, Frank Del Bove Orlandi presented a summary of work completed throughout the building during the fiscal year of 2018-2019.

Repairs have been completed to the boiler, the water pipes, the sprinkler system, the garage door, and the heating in the amenity room. Repairs have been made to the electrical room, due to flooding happening.

Strata council has replaced the previous emergency and restoration company with Arts’ Drywall, & Restoration.

Strata Corporation now has a website where Owner can find information about the Strata Corporation, including the financial statements and minutes.

An Owner arrived. Let the records show that there were thirty-three (33) Strata Lots represented at the meeting, twenty-eight (28) in person, and five (5) by proxy.

## **9.0 REPORT ON INSURANCE COVERAGE IN ACCORDANCE WITH SECTION 154 OF THE ACT**

As required by Section 154 of the Strata Property Act, all owners have been provided with a copy of the insurance cover note.

Maxine Campbell of Campbell Strata Management Ltd. reviewed the Strata Corporation's current insurance coverage with the owners. It was noted that the Strata Corporation's earthquake damage deductible is 10% of the **\$7,300,000 appraised value for insurance purposes**. All the owners based on Unit Entitlement would share in the payment of this deductible. Through your homeowner's insurance policy, additional coverage may be obtained to cover your portion of the 10% earthquake damage deductible, referred to as Special Assessment Insurance.

Additional deductible insurance coverage may also be obtained through your homeowner's insurance policy. An example being, your bathtub overflows and causes water damage at a total cost of \$7,000.00. The Strata Corporation's insurance policy has a \$5,000.00 water damage deductible that you are responsible for paying. By obtaining additional coverage through your homeowner's insurance you would pay the deductible on your insurance policy and your insurer in turn would pay the Strata Corporation's deductible.

**All owners are urged to obtain personal insurance coverage for all deductibles on the Strata Corporation's policy through their contents insurer.**

Maxine Campbell of Campbell Strata Management Ltd. advised that the Strata Corporation's insurance does not cover betterments in a Strata Lot such as upgrades to tile or laminate flooring from carpet or other original "equipment and finishes." Betterment coverage must be obtained through your homeowner's insurance.

It was also noted that the policy with HUB International Coastal Insurance Brokers provides for guaranteed replacement cost. If the cost to rebuild is more than the appraised value of the property, the policy provides coverage for any excess over the appraised value.

Maxine Campbell of Campbell Strata Management Ltd. also advised that in the event of a loss, should the total resulting costs not exceed the Strata Corporation's deductible, the Strata Corporation has no duty to make repairs to any affected Strata Lots. Pursuant to the Strata Corporation's Bylaws and Strata Property Act Sections 72 and 149, repairs to Strata Lots in this situation are the Owners' responsibility, which could possibly be covered through their homeowner's policy.

It was moved by Strata Lot 18 and seconded by Strata Lot 25 that, as required the report on insurance coverage was discussed in detail. **CARRIED; all votes in favour.**

A copy of the Strata Corporations Insurance Cover Page is included in these minutes.

#### **10.0 ADOPTION OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED APRIL 30, 2019**

Maxine Campbell of Campbell Strata Management Ltd. reviewed the financial statements for the year ending April 30, 2019.

It was moved by Strata Lot 3 and seconded by Strata Lot 13 that the financial statements for the year ended April 30, 2019 be accepted as amended. **CARRIED; all votes in favor.**

It was moved by Strata Lot 18 and seconded by Strata Lot 30 that Roofing Funds in amount of \$21,762.11 be transferred to the Contingency Reserve Fund. **CARRIED; all votes in favor.**

#### **11.0 ADOPTION OF THE PROPOSED OPERATING BUDGET FOR THE YEAR ENDING APRIL 30, 2020**

Maxine Campbell of Campbell Strata Management Ltd. reviewed the proposed operating budget for the 2019/2020 fiscal year. It was noted that there is an increase in strata fees.

It was moved by Strata Lot 1 and seconded by Strata Lot 6 that the proposed operating budget for the year ending April 30, 2020 be amended, the amendment being: decrease the annual contribution to the Contingency Reserve fund from \$32,253.72 to \$20,000. **DEFEATED, with eleven (11) votes in favor and twenty-two (22) opposed.**

It was moved by Strata Lot 8 and seconded by Strata Lot 18 that the proposed operating budget for the year ending April 30, 2020 be accepted as presented. **CARRIED; with thirty (30) votes in favor and three (3) votes opposed.**

An Owner left. Let the records show that there were thirty-two (32) Strata Lots represented at the meeting, twenty-seven (27) in person, and five (5) by proxy.

#### **12.1 ¾ VOTE RESOLUTION #1 – GUTTER REPLACEMENT PROJECT FUNDING**

**WHEREAS** the strata council requested three quotations from Advantage Gutters, Guardian Eavestroughs and LS Guttertech. LS Guttertech advised that they will not be able to quote on this project and the quotations received from the other two companies varied. The strata council have drafted gutter specifications and have requested that the project be re-quoted with both companies providing quotations, on the same specifications. During this project an allowance will be made for the replacement of rotten fascia boards, if required.

It was moved by Strata Lot 22 and seconded by Strata Lot 26 that **BE IT RESOLVED** by a ¾ Vote of the eligible voters of Strata Corporation NW 2912 present at the meeting, or represented by proxy, that an amount of \$18,000.00 (eighteen thousand dollars) be approved to be withdrawn from the Contingency Reserve Fund be used for the purpose of gutter replacement and fascia board repairs. Any unused funds will be transferred back to the Contingency Reserve Fund upon completion of the project.

The motion was **CARRIED; with all votes in favour.**

#### **12.2 ¾ VOTE RESOLUTION #2 – DEPRECIATION REPORT UPDATE**

**WHEREAS** the strata council have obtained a quotation from WSP Canada (formerly Levelton Consultants) the company who originally completed the first depreciation report. A quotation in the amount of \$3,050.00 plus tax has been received for the updating of the Depreciation Report.

It was moved by Strata Lot 19 and seconded by Strata Lot 18 that **BE IT RESOLVED** by a ¾ Vote of the eligible voters of Strata Corporation NW 2912 present at the meeting, or represented by proxy, that an

amount not to exceed \$4,000.00 (four thousand dollars) be approved to be withdrawn from the Contingency Reserve Fund for the purpose of updating the Depreciation Report. Any unused funds will be transferred back to the Contingency Reserve Fund upon completion of the Depreciation Report Update.

The motion was **DEFEATED, with nineteen (19) votes in favor and thirteen (13) opposed.**

### **12.3 ¾ VOTE RESOLUTION #3 – BYLAW ADDITION**

It was moved by Strata Lot 18 and seconded by Strata Lot 26 that **BE IT RESOLVED** by ¾ Vote of the eligible voters of Strata Corporation NW 2912, present at the meeting in person, or by proxy, that Bylaw 5(5) be adopted as follows:

#### **5(5) Hard surface flooring**

- (1) Hard-surface flooring includes, but is not limited to, porcelain, ceramic, marble, slate, quarry, limestone, travertine, glass, granite, stone, bamboo, cork, hardwood, laminate, resilient flooring, linoleum, vinyl or other materials.
- (2) An owner must:
  - (a) apply in writing to the strata council for written approval to install hard surface flooring, prior to the commencement of the installation;
  - (b) conform to these hard surface flooring bylaws with respect to the installation of hard surface flooring;
  - (c) Minimum hard surface flooring underlay standard required:
    - Sound blocker foam
    - Foam underlayment : high density acoustical foam
    - Pre-attached moisture barrier helps protect floor from moisture damage
    - For use under laminate floors
    - R-value (3)ft<sup>2</sup>-F-hr/BTU-in
    - Compressive strength 11 lbs/in<sup>2</sup>
    - Impact isolation class ( IIC ): 74
    - Sound transmission class ( SCT ): 73
- (3) An owner must install the hard surface flooring in accordance with the specifications mandated by the strata council from time to time as stated above, copies of which can be provided to the owner, at the time of an owner's written request as per Bylaw 5(5)(2)
- (4) In consideration of noise transfer and disruption to surrounding suites, the strata council may, in its sole discretion as a condition of its approval of the installation of hard surface flooring, require the owner to use the highest rated sound dampening materials suited to the type of hard surface flooring to be installed as per the specifications listed in 5(5)(2)(c), and/or require the owner to ensure that no less than 40% of such hard floor surface, excepting only kitchens, bathrooms and entry areas, are covered with area rugs or carpet to minimize the noise caused by walking on the flooring.
- (5) All waste created from the flooring installation must be disposed of at the Owner's expense. Use of the common area refuse to dispose of renovation materials is not permitted. Failure to

comply with this Bylaw will result in the application of fines, and any costs incurred by the Strata Corporation to rectify a Bylaw contravention will be charged back to the Unit Owners account.

The motion was **CARRIED; with thirty-one (31) votes in favor and one (1) votes abstained.**

#### **12.4 ¾ VOTE RESOLUTION #4 – BYLAW AMENDMENT**

It was moved by Strata Lot 1 and seconded by Strata Lot 13 that **BE IT RESOLVED** by ¾ Vote of the eligible voters of Strata Corporation NW 2912, present at the meeting in person, or by proxy, that Bylaw 32 (1), (2), (3) be amended to include 32(4), (5), & (6):

#### **32. Move in / Move out – Building Security**

- (4) No move in/out should occur between 8p.m. to 8a.m.
- (5) A \$300.00 hold back will be applied to the seller of a strata lot when a Unit sells. The strata council will authorize the release of the hold back, in the event that there is no damage to common property as a result of the move out.
- (6) New Owners moving into the property are reminded as per Bylaw 35(7) any damage caused by an Owner moving in will be charged back to their Strata Lot account.

The motion was **CARRIED; with twenty-nine (29) votes in favor and three (3) votes opposed.**

#### **12.5 ¾ VOTE RESOLUTION #5 – BYLAW AMENDMENT**

It was moved by Strata Lot 18 and seconded by Strata Lot 8 that **BE IT RESOLVED** by a ¾ Vote of the eligible voters of Strata Corporation NW 2912 present at the meeting, or represented by proxy, that Bylaw 41 be amended as follows:

#### **41. Age Restrictions**

All persons who occupy a strata lot must be ~~45~~ **55** years of age or older. No person under ~~45~~ **55** 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.”

A secret ballot was requested.

The motion was **DEFEATED; with twenty (20) votes in favor and twelve (12) opposed.**

It was moved by Strata Lot 26 and seconded by Strata Lot 13 to destroy the ballots. **CARRIED; all votes in favor.**

#### **12.6 ¾ VOTE RESOLUTION #6 – BYLAW ADDITION**

It was moved by Strata Lot 26 and seconded by Strata Lot 22 that **BE IT RESOLVED** by a ¾ Vote of the eligible voters of Strata Corporation NW 2912 present at the meeting, or represented by proxy, that Bylaw 32 (1), (2), (3),(4), (5), & (6) be amended to include 32(7), (8), (9):

#### **32 FOBS AND KEYS**

- 32(7) Each Unit/Strata Lot was provided with two fobs and two keys when the system was installed. It is the responsibility of the new Unit Owner to ensure that they obtain two fobs and two common area keys from their realtor. Fobs are considered a consumable and the Strata Corporation is not responsible for faulty or damaged fobs. A non-

refundable purchase price of \$100.00 is required for each replacement or fob purchased by an Owner.

- 32(8) To ensure that keys and fobs are handed over to new Owners, and in the interest of building security, a hold back of \$500 per key (each) and \$500 per fob (each), will be applied at the time of sale of the Unit. The holdback will be released upon confirmation from the purchaser's lawyer/notary that the keys and fobs have been received. The holdback will be released in proportion to the keys and fobs handed over.
- 32(9) Owners requiring an additional key for caregivers of family members will be required to pay a \$100 refundable deposit per key. In the event that a Unit sells, and the Owner requests a refund for the key deposit of \$100.00, it is the responsibility of the selling Owner to provide the original receipt, which will be matched against the financial records of the Strata Corporation, for confirmation of when the deposit was paid. Failure to provide the receipt will result in the forfeiture of the deposit. This is to prevent Owners from collecting deposit money on keys that were initially issued to the Owner at no cost. New Unit Owners are responsible to obtain two keys from the seller.

The motion was **CARRIED; with twenty-seven (27) votes in favor and five (5) votes opposed.**

### 13.0 NEW BUSINESS

There was no new business.

Residents are reminded to be mindful in what can be put in the recycling bin.  
Please break and fold the recycling boxes.

### 14.0 ELECTION OF STRATA COUNCIL

The following Owners were nominated to serve on the strata council for the 2019/2020 term:

Frank Del Bove Orlandi  
Diane Devine

Connie McIntosh  
Dennis Galandy

Susan Hatt  
Leona Thiessen

It was moved by Strata Lot 26 and seconded by Strata Lot 2 that the above-named owners be declared elected. **CARRIED; all votes in favor.**

### 15.0 TERMINATION OF MEETING

There being no further business, the meeting concluded at 8:40 p.m. on a motion made by Strata Lot 26 and seconded by Strata Lot 18. **CARRIED.**

STRATA CORPORATION - NW 2912			
MAYFAIR GARDENS			
STATEMENT OF OPERATIONS AND APPROVED 2019/2020 OPERATING BUDGET			
(unaudited)			
AMENDED			
	APPROVED OPERATING BUDGET 2019/2020	ACTUAL YEAR 2018/2019	APPROVED OPERATING BUDGET 2018/2019
<b>REVENUE</b>			
Strata Fees	\$ 164,947.62	\$ 149,943.48	\$ 149,943.04
Other Income	215.00	215.00	-
Interest Earned - Operating	900.00	872.53	400.00
Forward from Surplus	-	9,498.00	9,497.95
Late/Bylaw Fines	-	39.72	-
<b>TOTAL REVENUE</b>	<b>\$ 166,062.62</b>	<b>\$ 160,568.73</b>	<b>\$ 159,840.99</b>
<b>GENERAL EXPENDITURES</b>			
Insurance	\$ 22,353.00	\$ 19,152.51	\$ 19,400.00
Legal Retainer	350.00	350.00	350.00
Insurance Appraisal	250.00	249.96	250.00
Strata Management	9,371.00	9,371.28	9,371.25
Administration	1,400.00	1,569.19	850.00
Professional Fees - Audit	475.00	472.50	500.00
Bank Charges	320.00	315.75	600.00
Tax Filing	289.00	288.75	288.75
Non Profit Org Tax Return Filing	131.00	131.25	131.25
Registration Fees	120.00	228.72	106.00
Deficit Recovery	-		
<b>Total General Expenditures</b>	<b>\$ 35,059.00</b>	<b>\$ 32,129.91</b>	<b>\$ 31,847.25</b>
<b>BUILDING EXPENDITURES</b>			
Building Maintenance	\$ 17,720.00	\$ 37,438.57	\$ 30,000.00
Elevator Maintenance	3,200.00	3,146.35	3,200.00
Janitorial	6,000.00	5,600.00	6,090.00
Fire Equipment	3,000.00	4,776.95	2,000.00
Emergency Lighting Pack	2,000.00	-	-
Miscellaneous Expense	-	284.58	350.00
Security Monitoring	1,150.00	1,117.84	1,100.00
Garage Door - Battery Pack	4,000.00	-	\$ -
Garage Door Expenses	1,239.90	-	\$ -
Perimeter Drainage	4,000.00	-	\$ -
Deck, Windows & Skylights Cleaning	2,810.00	-	\$ -
Carpet Cleaning	1,500.00	-	\$ -
Gutter Cleaning	1,500.00	-	\$ -
Supplies	350.00	-	\$ -
<b>Total Building Expenditures</b>	<b>\$ 48,469.90</b>	<b>\$ 52,364.29</b>	<b>\$ 42,740.00</b>
<b>GROUNDS EXPENDITURES</b>			
Landscaping	\$ 10,080.00	\$ 10,080.00	\$ 9,000.00
Landscaping Improvements	3,000.00	1,151.86	2,500.00
Bark Mulch	-	-	3,000.00
Snow Removal	2,500.00	2,483.25	2,500.00
<b>Total Grounds Expenditures</b>	<b>\$ 15,580.00</b>	<b>\$ 13,715.11</b>	<b>\$ 17,000.00</b>
<b>UTILITY EXPENDITURES</b>			
Electricity	\$ 7,500.00	\$ 22,340.10	\$ 25,000.00
Natural Gas	17,500.00	-	\$ -
Water & Sewer Expenses	7,000.00	6,147.85	8,000.00
Refuse Removal	2,700.00	2,498.37	3,000.00
<b>Total Utility Expenditures</b>	<b>\$ 34,700.00</b>	<b>\$ 30,986.32</b>	<b>\$ 36,000.00</b>
<b>TOTAL EXPENSES</b>	<b>\$ 133,808.90</b>	<b>\$ 129,195.63</b>	<b>\$ 127,587.25</b>
GROSS SURPLUS	32,253.72	32,253.72	32,253.74
LESS: CONTINGENCY ALLOWANCE	32,253.72	32,253.72	32,253.74
<b>NET INCOME</b>	<b>\$ -</b>	<b>-\$ 880.62</b>	<b>\$ -</b>



**STRATA CORPORATION NW 2912 - MAYFAIR GARDENS**  
**APPROVED STRATA FEES FOR THE 2018/2019 FISCAL YEAR**  
**AND APPROVED 2019/2020 STRATA FEES**

<b>Strata Lot</b>	<b>Unit</b>	<b>U.E.</b>	<b>2018/2019 Strata Fees</b>	<b>Approved Strata Fees 2019/2020</b>	<b>Approved Op. Contribution</b>	<b>Approve CRF Cont.</b>	<b>Approved Increase</b>
1	101	105	\$ 349.68	\$ 384.67	\$ 309.45	\$ 75.22	\$ 34.99
2	102	105	349.68	384.67	309.45	75.22	34.99
3	103	99	329.70	362.69	291.77	70.92	32.99
4	104	98	326.37	359.03	288.83	70.20	32.66
5	105	111	369.66	406.65	327.13	79.52	36.99
6	106	121	402.97	443.29	356.61	86.68	40.32
7	107	93	309.72	340.71	274.09	66.62	30.99
8	108	108	359.67	395.66	318.29	77.37	35.99
9	109	98	326.37	359.03	288.83	70.20	32.66
10	110	93	309.72	340.71	274.09	66.62	30.99
11	111	94	313.05	344.37	277.03	67.34	31.33
12	112	105	349.68	384.67	309.45	75.22	34.99
13	201	117	389.64	428.64	344.83	83.81	38.99
14	202	105	349.68	384.67	309.45	75.22	34.99
15	203	99	329.70	362.69	291.77	70.92	32.99
16	204	98	326.37	359.03	288.83	70.20	32.66
17	205	111	369.66	406.65	327.13	79.52	36.99
18	206	121	402.97	443.29	356.61	86.68	40.32
19	207	93	309.72	340.71	274.09	66.62	30.99
20	208	108	359.67	395.66	318.29	77.37	35.99
21	209	98	326.37	359.03	288.83	70.20	32.66
22	210	93	309.72	340.71	274.09	66.62	30.99
23	211	94	313.05	344.37	277.03	67.34	31.33
24	212	124	412.96	454.28	365.45	88.83	41.32
25	301	117	389.64	428.64	344.83	83.81	38.99
26	302	105	349.68	384.67	309.45	75.22	34.99
27	303	99	329.70	362.69	291.77	70.92	32.99
28	304	98	326.37	359.03	288.83	70.20	32.66
29	305	111	369.66	406.65	327.13	79.52	36.99
30	306	121	402.97	443.29	356.61	86.68	40.32
31	307	93	309.72	340.71	274.09	66.62	30.99
32	308	108	359.67	395.66	318.29	77.37	35.99
33	309	98	326.37	359.03	288.83	70.20	32.66
34	310	93	309.72	340.71	274.09	66.62	30.99
35	311	94	313.05	344.37	277.03	67.34	31.33
36	312	124	412.96	454.28	365.45	88.83	41.32
<b>TOTAL</b>		<b>3752</b>	<b>\$ 12,495.25</b>	<b>\$ 13,745.64</b>	<b>\$ 11,057.85</b>	<b>\$ 2,687.79</b>	<b>\$ 1,250.38</b>
<b>ANNUAL TOTAL</b>			<b>\$ 149,943.04</b>	<b>\$ 164,947.62</b>	<b>\$ 132,694.14</b>	<b>\$ 32,253.48</b>	<b>\$ 15,004.58</b>

**Policy No. CNW2912****Summary of Coverage**

Named Insured:	The Owners of Strata Plan NW 2912 Mayfair Gardens
Additional Insured(s):	Campbell Strata Management Ltd.
Mailing Address:	c/o Campbell Strata Management Ltd., 306 - 2777 Gladwin Road, Abbotsford, BC V2T 4V1
Location Address(es):	33401 Mayfair Avenue,, Abbotsford, BC V2S 6Z2
Policy Period:	<b>April 1, 2019 to April 1, 2020</b> 12:01 a.m. Standard Time
Loss Payable to:	The Insured or Order in Accordance with the Strata Property Act of British Columbia
Insurers:	As Per List of Participating Insurers Attached.

Insuring Agreements		Deductibles	Limit
<b>PROPERTY COVERAGES</b>			
All Property, All Risks, Unlimited Guaranteed Replacement Cost		\$2,500	\$7,300,000
Unlimited Additional Living Expenses		Included	Included
Water Damage		\$5,000	Included
Backup of Sewers, Sumps, Septic Tanks or Drains		\$5,000	Included
Earthquake Damage		10 %	Included
Flood Damage		\$25,000	Included
Key and Lock Replacement		Nil	\$50,000
<b>BLANKET EXTERIOR GLASS INSURANCE</b>			
	Residential	\$ 100	Blanket
	Commercial	\$ 250	Blanket
<b>COMMERCIAL GENERAL LIABILITY</b>			
Each Occurrence Limit		\$ 500	\$10,000,000
Coverage A - Bodily Injury & Property Damage Liability - <i>Per Occurrence</i>		\$ 500	\$10,000,000
Products & Completed Operations - <i>Aggregate</i>			\$10,000,000
Coverage B - Personal Injury Liability - <i>Per Occurrence</i>		\$ 500	\$10,000,000
Non-Owned Automobile - SPF #6 – <i>Per Occurrence</i>			\$10,000,000
<b>STRATA DIRECTORS &amp; OFFICERS LIABILITY</b>			
Primary Policy		Nil	\$2,000,000
Cyber Security and Privacy Liability			\$250,000
<b>ENVIRONMENTAL LIABILITY POLICY / POLLUTION LEGAL LIABILITY</b>			
Limit of Liability – Each Incident, Coverages A-G		\$10,000 Retention	\$1,000,000
Limit of Liability – Each Incident, Coverage H		5 Day Waiting Period	\$250,000
Aggregate Limit			\$1,000,000
<b>VOLUNTEER ACCIDENT INSURANCE COVERAGE STR (08/17)</b>			
Personal Accident Limit - Maximum Benefit - Lesser of \$350,000 or 7.5x Annual Salary			\$350,000
Weekly Accident Indemnity - Lesser of \$750 or 75% of Gross Weekly Earnings (52 weeks)		8 day Waiting Period	
Accident Expenses - various up to \$15,000 (see policy wording) Dental Expense - \$5,000			
Program Aggregate Limit			\$10,000,000
<b>COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION</b>			
Employee Dishonesty		Nil	\$30,000
Broad Form Money & Securities		Nil	\$30,000
<b>EQUIPMENT BREAKDOWN</b>			
I Standard Comprehensive Plus, Replacement Cost		\$1,000	\$7,300,000
II Consequential Damage, 90% Co-Insurance		\$1,000	\$25,000
III Extra Expense		24 Hour Waiting Period	\$100,000
IV Ordinary Payroll – 90 Days		24 Hour Waiting Period	\$100,000
<b>PRIVACY BREACH SERVICES</b>		Nil	\$50,000
<b>TERRORISM</b>		\$ 500	\$500,000

This is a generalized summary of coverage for quick reference. In all cases the terms and conditions of the policy in effect are the determining documents

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**Other Services and Service Providers**

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**PLATINUM LEGAL SERVICES RETAINER – CLARK WILSON LLP**

Legal advice and exclusive benefits. See Contract for details.  
Limits: 1,000,000/Legal Proceeding 1,500,000 Aggregate  
Fee: 100% Retained

Retained

May 3, 2019 - E&OE