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## STRATA MANAGEMENT DIVISION

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**May 31, 2022**

Owners of NW2912 - Mayfair Gardens:

**RE: AGM Minutes, Approved Budget & Strata Fees**

Please find attached the minutes of the Annual General Meeting held on Tuesday May 31, 2022, with the approved operating budget, fee schedules and resolutions.

**The new budget takes effect May 1, 2022. There is an increase in strata fees.**

**Due to Select Real Estate Strata Division being purchased by Homelife Owners who pay by Pre-Authorized Debit need to fill out the Homelife package.**

**Owners who pay by Cheque:** If you pay your strata fees by post-dated cheque, please submit cheques dated for the 1st of each month, payable to "The Owners, Strata Plan NW2912 - MAYFAIR GARDENS".

Should you have any questions, please contact the undersigned.

Sincerely,

Dean Edmundson  
Strata Agent  
**SELECT REAL ESTATE – STRATA MANAGEMENT DIVISION**

**NW2912 – Mayfair Gardens**  
**MINUTES OF ANNUAL GENERAL MEETING**  
**HELD Tuesday, May 31, 2022 AT 7:00 PM**  
**LOCATION: Amenity Room**

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**1. CALL TO ORDER**

The Council President, Frank Del Bove Orlandi, called the meeting to order at 7:00 PM. There being no objections, Dean Edmundson, Strata Agent, facilitated the meeting. Dean thanked everyone for attending the meeting or participating by Proxy. Council Members attending were introduced.

**2. CERTIFICATION OF PROXIES**

Council reviewed and certified the proxies.

**3. DETERMINATION OF QUORUM**

Section 48(2) of the Strata Property Act as well as Section 37 of the Bylaws for NW2912 - MAYFAIR GARDENS Bylaw 37 "Quorum for Annual or Special General Meeting Notwithstanding section 48(3) of the Act, if within ½ hour from the time appointed for an annual or special general meeting a quorum is not present, the meeting shall be terminated if the meeting was convened upon the requisition of members, pursuant to Section 43 of the Strata Property Act; but in any other case, the meeting shall stand adjourned for a further ½ hour from the time appointed and, eligible voters present in person or by proxy shall constitute a quorum." There are 36 registered votes for NW2912 - MAYFAIR GARDENS of which 12 meets the quorum requirement. There were 22 eligible voters registered in person and 5 eligible voters registered by proxy, totalling 27 registered voters in attendance; therefore, quorum was established. The vote numbers reflect the number of votes in attendance for each vote.

**4. ELECTION OF CHAIR OF MEETING**

Per the Strata Corporation bylaws, the Strata Council President was the chair of the meeting, Dean Edmundson, the Strata Agent was asked to facilitate.

**5. PRESENT PROOF OF NOTICE**

Section 45(1) of the Strata Property Act states that 14 days' notice of every general meeting, specifying the place, date, time, and nature of the business must be given. Section 61(3) states a notice by post is deemed to have been given 4 days after it has been mailed. Notices for this meeting were mailed and emailed on or before **March 11, 2022**. As all requirements were met, the meeting was deemed competent to proceed.

## 6. APPROVAL OF THE AGENDA

It was **MOVED** by Unit 309 to adopt the agenda as presented. **SECONDED** by Unit 110. There being no questions, the vote was called.

**IN FAVOUR: 27 | OPPOSED: 0 | ABSTENTIONS: 0**  
**MOTION CARRIED**

## 7. APPROVAL OF THE PREVIOUS GENERAL MEETING MINUTES

It was **MOVED** by Unit 208 to adopt the minutes of the Annual General Meeting held July 29, 2021 as distributed. **SECONDED** by Unit 209. There being no questions, the vote was called.

**IN FAVOUR: 27 | OPPOSED: 0 | ABSTENTIONS: 0**  
**MOTION CARRIED**

## 8. COUNCIL REPORTS

### PRESIDENTS UPDATE 2022

#### PLUMBING:

The first-floor union failure that happened when we drained the heating system has been repaired. And through consultation with C&C Mechanical, we installed a new ball valve that will isolate the building water when we service the boiler. We had to install a new water pump that failed due to a lack of maintenance by Latham's. And we reduced the flow rate on the recirculation system, all helping to put less wear on the copper pipes.

As a result, we have had no pinhole leaks in over two years, but we will continue to monitor it.

#### BUILDING ENVELOPE QUOTES

As you are all aware, we had a building envelope issue at the front of the building, and the ReCap Group repaired that.

Four companies were contacted and asked for quotes on two options:

- Replace all the cedar siding completely and
- Repair damaged portions and seal and paint the building cedar.

The companies were:

- Art's Restoration - who would subcontract it out, said the job was too large for them.
- Apex Building - has not replied.
- Meinen - came out and is currently preparing the quotes
- Recap Group - quoted a cost of \$180K Plus depending on what is found with the plywood underneath.

### **BUILDING MECHANICAL MAINTENANCE CONTRACT**

We fired Latham's because of their lack of response and maintenance to our building. And we signed a contract with C&C Mechanical to do the mechanical maintenance for us. One of the bonuses is that they will re-furbish our boiler as part of that contract. They also have replaced the two fresh air fans on our roof.

### **COMPANY TO DO SMALL REPAIRS AROUND THE BUILDING**

Their name is Collective Home Improvements, and we asked for and received quotes for the following repairs

- Repair and reinforce the Grate to the entrance of the Garage
- Repair the Garbage shack door that sticks during the winter because the wood expands
- Repair the crack in the wall at the front of the parking entrance

### **ENTRY PHONE**

We are investigating the cost of either replacing or upgrading the entry phone system so that we can use our mobile phone to let people in/

### **GARAGE FLOOR**

The garage floor will be power washed by Westfall this season, and the date is to be determined.

### **BALCONIES**

The building balconies are scheduled for washing on July 5th, 6th and 7th, 2022

### **WOODPECKERS**

Three companies (Terminix, Atlas and total Pest) were contacted concerning how to stop the woodpeckers from damaging our building. Because these birds are protected, little can be done to remove them physically, but the one suggestion was to put something "shiny" that moves with the wind to distract them from landing.

## **9. RATIFICATION OF RULES (None)**

## **10. REPORT ON INSURANCE COVERAGE**

NW2912 – Mayfair Gardens is currently insured with Schill Insurance Brokers Ltd. in the amount of \$9,553,000. This is a full replacement policy based on an independent appraisal. The deductibles on the insurance policy are attached to these minutes.

It is recommended that all Owners bring this insurance summary to their insurance providers to ensure the correct coverage is in place should they be liable for any of the deductibles. The Strata Corporation also does not insure any improvements or betterments in any unit.

## **11. NEW BUSINESS – CONSIDERATION OF SPECIAL RESOLUTIONS**

### **Resolution #1 Bylaw amendment, chimes**

**WHEREAS** the Strata Corporation proposes to amend its bylaws.

**BE IT RESOLVED** by a  $\frac{3}{4}$  vote that:

The existing bylaws of the Strata Corporation be amended by adding bylaw 4(t) as set out in Schedule 1A.

The Strata Council is directed to register the amendment set out in this Resolution in the Land Title Office. Any two members of the Strata Council may execute any documents required to register the amendments.

### **SCHEDULE 1A**

Owners are not permitted to install/hang chimes on common or limited common property.

**---END OF RESOLUTION---**

It was **MOVED** by Unit 208 to adopt Resolution #1 as presented. **SECONDED** by Unit 209. The vote was called.

**IN FAVOUR: 21 | OPPOSED: 5 | ABSTENTIONS: 1**  
**MOTION CARRIED**

### **RESOLUTION 2 Bylaw addition, Fire Access\***

**WHEREAS** the Strata Corporation proposes to amend its bylaws.

**BE IT RESOLVED** by a  $\frac{3}{4}$  vote that:

The existing bylaws of the Strata Corporation be amended by adding bylaw 44 as set out in Schedule 2A.

The Strata Council is directed to register the amendment set out in this Resolution in the Land Title Office. Any two members of the Strata Council may execute any documents required to register the amendments.

## **SCHEDULE 2A**

44 The Strata Corporation will arrange for a fire service provider to conduct regular inspection of each strata lot to ensure that smoke detectors are maintained in good working order. On inspection, the Strata Corporation will replace, or repair smoke detectors as required, however, any owner who misses an inspection day or does not permit access to their strata lot for inspection must, upon written notice by the Strata Corporation, pay a certified fire service professional to complete an inspection and any required repairs and send a copy of the fully paid invoice to the Strata Corporation.

**---END OF RESOLUTION---**

It was **MOVED** by Unit 209 to adopt Resolution #2 as presented. **SECONDED** by Unit 206. After discussion,

It was **MOVED** by Unit 101 to amend Resolution #2 by adding “at the individual owner’s expense”. **SECONDED** by Unit 207. The vote was called on the amendment.

**IN FAVOUR: 27 | OPPOSED: 0 | ABSTENTIONS: 0**  
**MOTION CARRIED**

The amended bylaw was read.

44 The Strata Corporation will arrange for a fire service provider to conduct regular inspection of each strata lot to ensure that smoke detectors are maintained in good working order. On inspection, the Strata Corporation will replace, or repair smoke detectors as required, at the individual owner’s expense, however, any owner who misses an inspection day or does not permit access to their strata lot for inspection must, upon written notice by the Strata Corporation, pay a certified fire service professional to complete an inspection and any required repairs and send a copy of the fully paid invoice to the Strata Corporation.

The vote was called on the amended bylaw.

**IN FAVOUR: 27 | OPPOSED: 0 | ABSTENTIONS: 0**  
**MOTION CARRIED**

## 12. APPROVAL OF BUDGET

### RESOLUTION #3 – APPROVAL OF THE PROPOSED 2022-2023 BUDGET

**BE IT RESOLVED** by a majority vote of the Owners of Strata Plan NW2912 – Mayfair Gardens, at the Annual General Meeting held on May 31, 2022, to approve the proposed budget in the amount of **\$202,658.90** as presented, resulting in a strata fee schedule totaling **\$187,531.18.”**

---END OF RESOLUTION---

It was **MOVED** by Unit 206 to approve Resolution #3 as presented. **SECONDED** by Unit 209. The floor was opened for discussion. An error was pointed out by an owner that the fee schedule had an incorrect column. This was confirmed by the Strata Agent and the Council President. The corrected fee schedule is attached to these minutes. The vote was called to approve the proposed budget.

**IN FAVOUR: 27 | OPPOSED: 0 | ABSTENTIONS: 0**  
**MOTION CARRIED**

There is 5% increase in strata fees for the fiscal year ending April 30, 2022.

The approved budget and the approved strata fee schedule are attached to these minutes.

**PRE-AUTHORIZED DEBIT:** Due to the purchase, by Homelife, of Select’s Strata Division owners on pre-authorized debit will need to fill out the PAD forms sent by Homelife.

**POST-DATED CHEQUES:** For those who pay by cheque, please provide the management office with another 12 post-dated cheques payable to “The Owners, Strata Plan NW2912 - MAYFAIR GARDENS”

## 13. ELECTION OF STRATA COUNCIL

At this time, I would like to thank the present Council for all their hard work and dedication this year.

In accordance with the Bylaws for NW2912 – Mayfair Gardens, the term of the current Council ends at the end of this meeting. Should they wish, they may stand for re-election.

As per the Bylaws (9), you must have at least 3 and no more than 7.

The floor is now open for nominations and/or volunteers. The slate of nominations was read out. The Facilitator asked if there was any objection to a voice vote, there being none the vote was called to accept the slate as read.

**IN FAVOUR: 27 | OPPOSED: 0 | ABSTENTIONS: 0**  
**MOTION CARRIED**

These are the new Strata Council members for 2022-2023

Elaine Derocher (#205)  
Susan Hatt (#312)  
Doug McIntosh (#207)  
Diane Jones (#106)  
Frank Del Bove Orlandi (#206)  
Kim Reeves (#209)  
April Butler (#306)

#### **14. GENERAL DISCUSSION**

The Strata Agent explained that Select Real Estate Strata Division was purchased by Homelife. Information packages have been sent to all owners. The takeover will occur on July 1, 2022. Please make sure you have your Homelife information package and that you get the information, especially pre-authorized payment information, to Homelife as soon as possible.

#### **15. TERMINATION OF MEETING**

As there was no further business to come before the assembly, the meeting terminated at 8:00 PM.

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Minutes written by Select Real Estate – edited and approved by Strata Council.

Select Real Estate – Strata Management Division  
Strata Agent: Dean Edmundson  
Email: Dean@SelectRealEstate.ca



NW2912 Mayfair Gardens					
Approved Budget for May 1, 2022 through April 30, 2023					
		BUDGET 2021-2022	ACTUAL YTD Feb. 2022	EST YE April. 2022	Approved 2022-2023
<b>INCOME</b>					
Owners Contributions	4010	178,153.50	148,461.10	\$ 178,153.32	\$ 187,531.18
Interest Income	4040	120.00	310.55	\$ 372.66	\$ -
Bylaw Fines and Penalties	4100	\$ 100.00		\$ -	\$ -
Prior Year Surplus	4120				\$ 15,127.72
<b>Total Income</b>		<b>\$ 178,373.50</b>	<b>\$ 148,771.65</b>	<b>\$ 178,525.98</b>	<b>\$ 202,658.90</b>
<b>OPERATING EXPENSES</b>					
<b>General Expenses</b>					
Management	5500	8,220.00	6,825.00	\$ 8,190.00	\$ 8,466.60
Legal/Professional Fees	5522	\$ -	\$ -	\$ -	\$ 1,000.00
Office & Sundry		2,490.00	1,404.59	\$ 1,685.51	\$ 2,000.00
Insurance	5200	26,445.00	20,994.32	\$ 25,193.18	\$ 29,000.00
Worksafe BC				\$ -	\$ 200.00
Income Taxes/RESA	5526			\$ -	\$ 100.00
<b>Total General Expenses</b>		<b>\$ 37,155.00</b>	<b>\$ 29,223.91</b>	<b>\$ 35,068.69</b>	<b>\$ 40,766.60</b>
<b>Utilities</b>					
Electricity	5020	7,200.00	5,155.52	\$ 6,186.62	\$ 7,416.00
Enterphone System	5120	\$ -	\$ -	\$ -	\$ 1,000.00
Gas	5030	18,600.00	22,315.12	\$ 26,778.14	\$ 26,000.00
Water & Sewer	5060	6,600.00	6,142.17	\$ 7,370.60	\$ 8,000.00
Waste Removal	5040	2,700.00	2,235.91	\$ 2,683.09	\$ 2,781.00
<b>Total Utilities</b>		<b>\$ 35,100.00</b>	<b>\$ 35,848.72</b>	<b>\$ 43,018.46</b>	<b>\$ 45,197.00</b>
<b>Building Expenses</b>					
Repairs & Maintenance	5455	48,000.00	22,321.37	\$ 26,785.64	\$ 40,049.08
Elevator, License & Phone	5100	3,790.00	2,688.00	\$ 3,225.60	\$ 3,790.00
Fire Protection	5240	3,000.00	824.25	\$ 989.10	\$ 3,000.00
Janitorial	5300	5,600.00	4,325.00	\$ 5,190.00	\$ 7,000.00
Landscaping	5320	12,000.00	8,925.00	\$ 10,710.00	\$ 12,000.00
Landscaping improvements	5340	1,000.00	47.97	\$ 57.56	\$ 1,000.00
Snow Removal	5360	3,000.00	7,186.80	\$ 8,624.16	\$ 5,000.00
<b>Total Building Expenses</b>		<b>\$ 76,390.00</b>	<b>\$ 46,318.39</b>	<b>\$ 55,582.07</b>	<b>\$ 71,839.08</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>\$ 148,645.00</b>	<b>\$ 111,391.02</b>	<b>\$ 133,669.22</b>	<b>\$ 157,802.68</b>
<b>RESERVE FUNDS</b>					
Contingency Reserve Fund	5551	29,728.50	24,774.20	\$ 29,729.04	\$ 44,856.22
<b>Total Reserve Funds</b>		<b>\$ 29,728.50</b>	<b>\$ 24,774.20</b>	<b>\$ 29,729.04</b>	<b>\$ 44,856.22</b>
<b>Total Expenses and Reserve</b>		<b>\$ 178,373.50</b>	<b>\$ 136,165.22</b>	<b>\$ 163,398.26</b>	<b>\$ 202,658.90</b>
Surplus / Deficit		\$ -	\$ 12,606.43	\$ 15,127.72	\$ -

			NW2912 Mayfair Gardens							
			Approved Budget for May 1, 2022 through April 30, 2023							
UNIT	STRATA LOT	UNIT ENTITLEMENT	2021-2022 ACTUAL STRATA FEE	2022/2023 Approved OPERATING CONTRIBUTION	2022/2023 Approved CONTINGENCY CONTRIBUTION	2022/2023 Approved TOTAL STRATA FEE		RETRO PER MONTH	RETRO DUE (2 MONTHS)	PAD (NEW FEE + RETRO)
101	1	105	415.47	\$ 332.73	\$ 104.61	\$ 437.34		\$ 21.87	\$ 43.74	\$ 481.08
102	2	105	415.47	\$ 332.73	\$ 104.61	\$ 437.34		\$ 21.87	\$ 43.74	\$ 481.08
103	3	99	391.73	\$ 313.72	\$ 98.63	\$ 412.35		\$ 20.62	\$ 41.24	\$ 453.59
104	4	98	387.77	\$ 310.55	\$ 97.63	\$ 408.18		\$ 20.41	\$ 40.83	\$ 449.01
105	5	111	439.21	\$ 351.74	\$ 110.59	\$ 462.33		\$ 23.12	\$ 46.24	\$ 508.57
106	6	121	478.78	\$ 383.43	\$ 120.55	\$ 503.98		\$ 25.20	\$ 50.40	\$ 554.39
107	7	93	367.99	\$ 294.70	\$ 92.65	\$ 387.36		\$ 19.37	\$ 38.74	\$ 426.09
108	8	108	427.34	\$ 342.24	\$ 107.60	\$ 449.83		\$ 22.49	\$ 44.99	\$ 494.82
109	9	98	387.77	\$ 310.55	\$ 97.63	\$ 408.18		\$ 20.41	\$ 40.83	\$ 449.01
110	10	93	367.99	\$ 294.70	\$ 92.65	\$ 387.36		\$ 19.37	\$ 38.74	\$ 426.09
111	11	94	371.94	\$ 297.87	\$ 93.65	\$ 391.52		\$ 19.58	\$ 39.17	\$ 430.69
112	12	105	415.47	\$ 332.73	\$ 104.61	\$ 437.34		\$ 21.87	\$ 43.74	\$ 481.08
201	13	117	462.95	\$ 370.76	\$ 116.56	\$ 487.32		\$ 24.37	\$ 48.74	\$ 536.06
202	14	105	415.47	\$ 332.73	\$ 104.61	\$ 437.34		\$ 21.87	\$ 43.74	\$ 481.08
203	15	99	391.73	\$ 313.72	\$ 98.63	\$ 412.35		\$ 20.62	\$ 41.24	\$ 453.59
204	16	98	387.77	\$ 310.55	\$ 97.63	\$ 408.18		\$ 20.41	\$ 40.83	\$ 449.01
205	17	111	439.21	\$ 351.74	\$ 110.59	\$ 462.33		\$ 23.12	\$ 46.24	\$ 508.57
206	18	121	478.78	\$ 383.43	\$ 120.55	\$ 503.98		\$ 25.20	\$ 50.40	\$ 554.39
207	19	93	367.99	\$ 294.70	\$ 92.65	\$ 387.36		\$ 19.37	\$ 38.74	\$ 426.09
208	20	108	427.34	\$ 342.24	\$ 107.60	\$ 449.83		\$ 22.49	\$ 44.99	\$ 494.82
209	21	98	387.77	\$ 310.55	\$ 97.63	\$ 408.18		\$ 20.41	\$ 40.83	\$ 449.01
210	22	93	367.99	\$ 294.70	\$ 92.65	\$ 387.36		\$ 19.37	\$ 38.74	\$ 426.09
211	23	94	371.94	\$ 297.87	\$ 93.65	\$ 391.52		\$ 19.58	\$ 39.17	\$ 430.69
212	24	124	490.65	\$ 392.94	\$ 123.54	\$ 516.48		\$ 25.83	\$ 51.65	\$ 568.13
301	25	117	462.95	\$ 370.76	\$ 116.56	\$ 487.32		\$ 24.37	\$ 48.74	\$ 536.06
302	26	105	415.47	\$ 332.73	\$ 104.61	\$ 437.34		\$ 21.87	\$ 43.74	\$ 481.08
303	27	99	391.73	\$ 313.72	\$ 98.63	\$ 412.35		\$ 20.62	\$ 41.24	\$ 453.59
304	28	98	387.77	\$ 310.55	\$ 97.63	\$ 408.18		\$ 20.41	\$ 40.83	\$ 449.01
305	29	111	439.21	\$ 351.74	\$ 110.59	\$ 462.33		\$ 23.12	\$ 46.24	\$ 508.57
306	30	121	478.78	\$ 383.43	\$ 120.55	\$ 503.98		\$ 25.20	\$ 50.40	\$ 554.39
307	31	93	367.99	\$ 294.70	\$ 92.65	\$ 387.36		\$ 19.37	\$ 38.74	\$ 426.09
308	32	108	427.34	\$ 342.24	\$ 107.60	\$ 449.83		\$ 22.49	\$ 44.99	\$ 494.82
309	33	98	387.77	\$ 310.55	\$ 97.63	\$ 408.18		\$ 20.41	\$ 40.83	\$ 449.01
310	34	93	367.99	\$ 294.70	\$ 92.65	\$ 387.36		\$ 19.37	\$ 38.74	\$ 426.09
311	35	94	371.94	\$ 297.87	\$ 93.65	\$ 391.52		\$ 19.58	\$ 39.17	\$ 430.69
312	36	124	490.65	\$ 392.94	\$ 123.54	\$ 516.48		\$ 25.83	\$ 51.65	\$ 568.13



## Strata Shield Interim Binder

**Date:** March 18, 2022

**Name of Insured:** The Owners of Strata Plan NW2912

**Additional Insured:** Select Real Estate Ltd., as Property Manager and only arising out of the operations of the Named Insured.

**Insured Location(s):** 33401 Mayfair Avenue, Abbotsford, BC V2S 6Z2

**Term:** April 1, 2022 to April 1, 2023  
12:01 am Standard time at the mailing address of the named insured

**Insurer(s):** Certain Underwriters at Lloyd's of London as arranged by Schill Insurance Brokers Ltd.

**Policy #:** TBD

### COVERAGES:

PROPERTY COVERAGE	DEDUCTIBLE	LIMIT AMOUNT
All Property, All Risks, Replacement Cost	10,000	9,553,000
Water Damage	50,000	Included
Sewer Backup	50,000	Included
Earthquake Damage	10% min \$100,000	Included
Flood Damage	50,000	Included

COMMERCIAL GENERAL LIABILITY	DEDUCTIBLE	LIMIT AMOUNT
Each Occurrence Limit	1,000	5,000,000
Bodily Injury & Property Damage Liability (Per Occurrence)	1,000	5,000,000
Products & Completed Operations (Aggregate)		5,000,000
Personal Injury Liability (Per Occurrence)	1,000	5,000,000
Non-Owned Automobile – SPF #6 (Per Occurrence)	1,000	3,000,000

LEGAL EXPENSE	DEDUCTIBLE	LIMIT AMOUNT
Basic Coverage Limit (per Claim)	Nil	200,000
Basic (Aggregate Limit)	Nil	1,000,000

STRATA DIRECTORS & OFFICERS LIABILITY	DEDUCTIBLE	LIMIT AMOUNT
Primary Policy	Nil	2,000,000

For the purposes of the Insurance Companies Act (Canada), this Canadian Policy was issued in the course of Lloyd's Underwriters' insurance business in Canada.



## Strata Shield Interim Binder

ENVIRONMENTAL LIABILITY POLICY / POLLUTION LEGAL LIABILITY	DEDUCTIBLE	LIMIT AMOUNT
Deductible (each and every claim)	2,500	
Limit of Liability (Each Loss and in the Aggregate)		1,000,000

VOLUNTEER ACCIDENT INSURANCE COVERAGE	DEDUCTIBLE	LIMIT AMOUNT
Group Accident 24Hour Policy	Nil	100,000

COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION	DEDUCTIBLE	LIMIT AMOUNT
Employee Dishonesty	Nil	10,000
Broad Form Money and Securities	Nil	10,000
Money Orders and Counterfeit Paper Currency	Nil	10,000
Depositors Forgery	Nil	10,000

EQUIPMENT BREAKDOWN	DEDUCTIBLE	LIMIT AMOUNT
Limit of Insurance	1,000	9,553,000

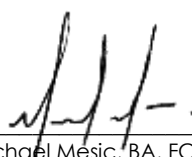
GLASS COVERAGE	DEDUCTIBLE	LIMIT AMOUNT
Limit of Insurance	25 any occ	10,000

TERRORISM	DEDUCTIBLE	LIMIT AMOUNT
Limit of Insurance	1,000	500,000

CYBER LIABILITY COVERAGE	DEDUCTIBLE	LIMIT AMOUNT
Limit of Insurance (Aggregate Limit) 48 Hour Waiting Period	2,500	100,000

Subject to Insurer's Policy wordings, conditions and exclusions.  
Subject to Statutory Conditions of the Province of BC & The Strata Act of British Columbia  
Subject to Standard IBC Mortgage Clause.

Date: March 18, 2022

  
Michael Mesic, BA, FCIP, CAIB, ACS  
VP, Commercial Insurance  
Schill Insurance Brokers Ltd.  
Authorized Representative

For the purposes of the Insurance Companies Act (Canada), this Canadian Policy was issued in the course of Lloyd's Underwriters' insurance business in Canada.