

**SUNSET WATERFRONT RESORT – STRATA PLAN KAS 2849****LOCATION:**

Ramada Hotel & Conference Centre  
Oak Room  
2170 Harvey Avenue  
Kelowna, BC  
V1Y 6G8

**PAST STRATA COUNCIL  
2016/2017**

Brian Pedersen  
Cindy Weiss  
Marc Whittemore  
Mike Kuziw  
Leslie Fee  
Ralph Fege  
Wayne Salisbury

**NEW STRATA COUNCIL  
2017/2018****POSITIONS TO BE DISCUSSED  
AT FIRST COUNCIL MTG**

Brian Pedersen  
Cindy Weiss  
Marc Whittemore  
Mike Kuziw  
Leslie Fee  
Ralph Fege  
Wayne Salisbury

**COMMUNITY MANAGER  
Susie Czinger**

**ASSOCIA CLIENT  
SERVICE CENTRE**  
1-604-591-6060  
1-877-591-6060

[abc.clientservicecentre@associa.ca](mailto:abc.clientservicecentre@associa.ca)

**MAILING ADDRESS:**

ASSOCIA BC INC.  
215-1511 SUTHERLAND AVE  
KELOWNA, BC V1Y 5Y7

**PRESENT**

73 Strata Lots Represented  
24 In Person  
49 By Proxy

Susie Czinger, Associa British Columbia Inc.  
Jas Bolen, Associa British Columbia Inc.  
Bryan Saul, Associa British Columbia Inc.

**(1) REGISTRATION**

The Community Manager, Susie Czinger conducted the registration of Owners from 6:00 pm until time of call to order.

**(2) CALL TO ORDER**

The meeting was called to order at 7:11 p.m. by President, Brian Pedersen, followed by introductions of Council members and Community Manager.

**(3) CALLING THE ROLL/CERTIFICATION OF  
PROXIES**

All received proxies were verified/ certified by the Community Manager, Susie Czinger.

There are 130 strata corporation votes at Sunset Waterfront Resort. The Strata Property Act requires one-third of the strata corporation's votes (44 votes) to be eligible voters present in person or by proxy to constitute a quorum. As 73 eligible voters (24 in person and 49 by proxy) were represented at the time of call to order, the quorum was established and the meeting was declared competent to deal with the business at hand.

**(4) ELECTION OF THE MEETING CHAIRPERSON**

The Council President, Brian Pedersen chaired the meeting.

**(5) PROOF OF NOTICE OF MEETING**

It was MOVED (1507) / SECONDED (1602) that proper notice of meeting had been provided according to the requirements of the Strata Property Act. 73 in Favour, 0 Opposed, 0 Abstention. **CARRIED**

**(6) APPROVAL OF THE AGENDA**

It was MOVED (2003) / SECONDED (112) to approve the agenda of the Annual General Meeting as presented. 113 in Favour, 0 Opposed, 1 Abstention. **CARRIED**

**(7) APPROVAL OF GENERAL MEETING MINUTES**

It was MOVED (112) / SECONDED (2003) to approve the Annual General Meeting Minutes of July 22, 2015 as distributed. 73 in Favour, 0 Opposed, 0 Abstentions. **CARRIED**

**(8) COUNCIL REPORT**

Council President, Brian Pedersen provided his report. **See attached.**

**(9) ANNUAL INSURANCE REPORT**

Attached to these minutes is the updated Insurance policy effective June 30, 2017. The insurance was renewed with BFL Canada at a premium of \$76,579.00. **A copy of the coverage is attached to these minutes.**

All property coverage for \$65,100,000  
Directors and officers liability at \$20 million

Liability coverage at \$30 million  
**Deductibles: Water/Sewer - \$15,000**

Owners are reminded that they must purchase contents and/or homeowner's insurance for any in-suite upgrades they make, and for their personal effects. The Strata Corporation's insurance does not cover these. Owners are also encouraged to ensure their tenant's place contents insurance on their personal effects. Owners are also encouraged to place insurance for coverage of Strata Corporation insurance deductibles. **Please note under the new policy the water deductible is \$15,000.00.**

**(10) CONSIDERATION OF 2017/2018 OPERATING BUDGET**

Two budgets were placed on the floor for voting; Budget A - 0% increase and Budget B – 9.10% increase. After brief discussion of the two budgets, Budget A was put to the floor for voting.

It was MOVED (606) / SECONDED (405) to adopt the 2017/2018 operating budget "A" as presented with 0% increase.

Questions were posed and answered and there being no further questions, the proposed operating budget "A" was put forward to vote resulting in 69 in favour, 1 opposed, 3 abstentions.

The motion was

**CARRIED**

The new budget takes effect July 1, 2017. Please find attached a copy of the approved budget and listing of maintenance fees for each strata lot.

**NO INCREASE IN STRATA FEES  
BUDGET "B" WAS NOT CONSIDERED**

**(11) NEW BUSINESS - CONSIDERATION OF ¾ VOTE RESOLUTIONS****¾ VOTE "A" – CONTINGENCY RESERVE FUND EXPENSE**

*As Budget A was passed ¾ Vote Resolution A must be considered to retire the deficit for 2016-2017 operating budget.*

Be it resolved by a three-quarter (3/4) vote of the Owners of Strata Plan KAS 2849, Sunset Waterfront Resort to transfer \$28,247.55 (Twenty Eight Thousand, Two Hundred Forty Seven Dollars and Fifty Five Cents) from Contingency Reserve Fund for the purpose of eliminating the deficit in the 2016-2017 operating budget.

It was MOVED (112) / SECONDED (2003) to adopt ¾ Vote "A" as presented.

As there was no further discussion on the item, the vote was called to adopt ¾ Vote "A" as presented.  
68 In favour, 1 Opposed, 4 Abstentions **CARRIED**

**¾ VOTE "B" – SPECIAL LEVY – LEGAL FUNDS**

Be it resolved by a three-quarter (3/4) vote of the Owners of Strata Plan KAS 2849, Sunset Waterfront Resort, that the amount of \$10,000 (ten thousand dollars) be raised as a one-time Special Levy to the Owners for legal fees to pay for costs associated with the complaint to the Privacy Commissioner including by not limited to the formal inquiry.

This Special Levy is to be charged upon the Owners in proportion to the unit entitlement of their respective strata lots (see attached Special Levy Fee Schedule "A") and is due and payable upon passage and payments shall be considered part of the common expenses of the Strata Corporation. Late payment penalties of \$25.00 per month or part thereof may be applied as provided for in the Strata's Bylaws.

Costs include applicable taxes, contingency, engineering fees and Associa British Columbia administration / project fees as per the Agency Agreement Schedules  
If the amount collected exceeds that required, subject to Section 108 (6) of the Strata Property Act, any surplus will be returned to the owners of record at a distribution date determined by Council.

***How to pay your Levy: Special levies are not withdrawn automatically by Associa. If you are on pre-authorized payments, you may email [susie.czinger@associa.ca](mailto:susie.czinger@associa.ca) authorizing withdraw of funds from account on file, make online payments (call Associa for your account number) or make cheque payable to KAS2849 Sunset Waterfront and drop off or mail to 215-1511 Sutherland Avenue, Kelowna, BC, V1Y 5Y7.***

Matthew Fischer proxy holder for Unit 1001 excused himself from the room during the discussions and was counted as abstaining from voting.

It was MOVED (1602) / SECONDED (112) to adopt ¾ Vote "A" as presented.

As there was no further discussion on the item, the vote was called to adopt ¾ Vote "B" as presented.  
65 In favour, 2 Opposed, 6 Abstentions **CARRIED**

**(12) ELECTION OF 2017/2018 STRATA COUNCIL**

As per the Strata Bylaws, a minimum of three and a maximum of seven Strata Council members could be elected.

The floor was opened for volunteers and/or nominations (previous Council members are able to stand for re-election) and the following were received;

Brian Pedersen	Cindy Weiss	Marc Whittemore
Mike Kuziw	Leslie Fee	Ralph Fege
Wayne Salisbury		

Council President, Brian Pedersen called to the floor on 3 successive occasions for additional nominations or volunteers. Nominations were declared closed.

A simple majority vote taken and Community Manager counted 69 Strata Lots in favour and the following Owners were elected as 2017/2018 Strata Council.

Brian Pedersen	Cindy Weiss	Marc Whittemore
Mike Kuziw	Leslie Fee	Ralph Fege
Wayne Salisbury		

Past year positions will be held until a Council meeting to be held September 6, 2017 at 4:00pm in the Sunset Boardroom takes place and positions discussed and voted on.

**(13) TERMINATION**

There being no further business, the meeting terminated at 8:15 p.m.

**Please keep these minutes with your strata lot records, as you will need to provide them to your realtor when you sell your strata lot. There will be a charge for copies.**

**2017 PRESIDENTS REPORT**  
**ANNUAL GENERAL MEETING – AUGUST 9, 2017**  
**SUNSET WATERFRONT RESORT, KAS 2849**

This upcoming AGM meeting concludes another year of operations at Sunset Waterfront Resort. The property remained very busy throughout the winter months with long term rentals. The summer is shaping up to be busy as well.

As usual most of our winter residents were students. The feedback council received from our full time resident owners was they felt this was one of the best winter seasons ever in regards to noise or nuisance complaints. We partly credit the success to our new bylaw of no smoking and no alcohol. Our building manager also was very diligent in addressing any issue that arose and action was taken against any residents that did not follow the rules. Other than a few minor noise complaints all went well.

This is the fifth year of owning our Geo thermal heating and cooling system. The system has operated very efficiently and we have not had any surprise expenditures other than general maintenance. This will also conclude the end of our first five-year fixed term. We are just in the process of negotiating our next term and rate and are hoping that the rate will be lower which could potentially save the corporation thousands of dollars in interest charges. Again, the bottom line is we saved approximately Ten Million by buying the system as opposed to leasing it.

As 2016/2017 year fiscal draws to a close one of the most important things council must do is prepare a budget for the upcoming year. I am pleased to say that once again we have managed to draft a budget for the 2017/2018 that will provide for zero percent strata fee increases. It will require retiring the deficit from the previous year from the CRF which we will ask owners to approve at the AGM. Normally fees would increase due to the deficit but we feel the deficit was temporary and was mainly created by higher than normal utility costs due to the harsh winter.

In addition, we have cut the costs of building management, are renegotiating the janitorial costs and hopefully combined with potential interest charge savings for our next term from the geo loan we fell we will be able to stay within the forecasted budget for the upcoming year. It has always been top priority for this council to keep strata fees as low as possible. It is important to note that we have not had a strata fee increase in the last ten years other than the year owners voted to purchase the GEO system.

**Building Manager Change**

Last year we made a building manager change resulting in Dan reducing to four days a week and we brought on a second person for five days a week. Unfortunately, it did not work out with the second person so Dan has agreed to go back to five days a week. We hired a new second person for 3 days week summer and two days a week in winter which has saved us approximately 25,000.00 per year in building maintenance costs. Our new back up building managers name is Richard Hurst and we are very pleased with his performance.

2017 PRESIDENTS REPORT  
ANNUAL GENERAL MEETING – AUGUST 9, 2017  
SUNSET WATERFRONT RESORT, KAS 2849

Our property values have remained very strong and we have just recently seen sales back to and above 2007/2008 levels with units selling in the 650.00 per square foot range. Our property remains in strong demand because of all the options it provides to potential purchasers.

The past year in review

Two town hall meetings were held with owners. The feedback was positive and good ideas were generated to help council as they move forward with policy and improvements. We thank all those whom took part.

We are still dealing with the privacy commissioner in regard to the ongoing complaint from one of our owners concerning the cameras we have on site. Even though owners voted to keep all the cameras the complaint so far has not been withdrawn which will result in a formal inquiry with the privacy commissioner's office and the strata corporation. Unfortunately, this will result in legal costs for the strata corporation. Owners made it clear to us at the town hall meeting to push on so we will. Because of the ongoing costs to the Strata Corp we will be requiring a special levy to cover those anticipated legal costs.

Our driveway was one of our main challenges in the past year. Due to the ground water and drainage problems the original installation did not work in some areas. The installer and the strata came to resolution on how to deal with the problem and fortunately a remedy was found and the driveway was repaired. We do not anticipate any more issues.

We completely repainted all the common area tower hallways and most of the lobby areas.

Landscaping enhancements were made around the common areas.

More pigeon spiking was installed.

All in all things went well over the last year and our Reserve funds are in good shape with a balance well over 900,000.00

In closing I would like to thank my fellow council members for their last year of hard work and the input provided by owners.

We have a great but complex building here and there will always be differences of opinion on what it should look like. It has been my and the current council's objective to always work the middle ground and try and make it a great place for all residents to reside or invest.

Brian Pedersen

Council President 2016/2017



**SUMMARY OF COVERAGES**

<b>Named Insured</b>	The Owners, Strata Plan KAS2849, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners.
<b>Project Name</b>	SUNSET WATERFRONT RESORT
<b>Property Manager</b>	Associa British Columbia, Inc..
<b>Policy Period</b>	June 30, 2017 to June 30, 2018
<b>Insured Location(s)</b>	1128 Sunset Drive, Kelowna, BC V1Y 9W7

INSURING AGREEMENT	DEDUCTIBLE	POLICY LIMIT
<b>PROPERTY (Appraisal Date: May 25, 2017)</b>		
All Property, Blanket By-Laws.		\$65,100,000
130% Extended Replacement Cost		\$84,630,000
Property Extensions		\$5,000,000
Lock & Key	\$250	Included
Additional Living Expenses - \$50,000 Per Unit		Included
All Risks	\$5,000	
Sewer Backup	\$15,000	
Water Damage	\$15,000	
Earthquake (Annual Aggregate not to exceed \$ 84,630,000)	5%	
Flood (Annual Aggregate not to exceed \$ 84,630,000)	\$50,000	
Gross Rents, 100% Co-Insurance, Indemnity Period (Months) : N/A	N/A	Not Covered
<b>CRIME</b>		
Employee Dishonesty - Including Property Manager and Elected Officer Theft	Nil	\$1,000,000
Broad Form Money and Securities	Nil	\$10,000
<b>COMMERCIAL GENERAL LIABILITY</b>		
Bodily Injury & Property Damage	\$500	\$30,000,000
Non-Owned Automobile	\$500	\$30,000,000
<b>CONDOMINIUM DIRECTORS &amp; OFFICERS LIABILITY</b>		
Claims Made Form - Including Property Manager	Nil	\$20,000,000
Privacy Event Expenses	Nil	\$50,000
Cyber Liability	Nil	\$50,000
<b>BLANKET GLASS - Includes Lobby Glass</b>		
Residential	\$100	Blanket
Commercial	\$250	
Canopy	\$500	
<b>EQUIPMENT BREAKDOWN</b>		
Standard Comprehensive Form including Production Machines and Electronic Equipment	\$1,000	\$65,100,000
Extra Expense – 100% available in first month	24 Hour Waiting Period	\$250,000
Loss of Profits – Rents, Indemnity Period (Months): N/A	N/A	Not Covered
<b>POLLUTION LIABILITY</b>		
Each Event	\$10,000	\$1,000,000
Aggregate Policy Limit		\$5,000,000
<b>VOLUNTEER ACCIDENT</b>		
Maximum Limit of Loss	See Policy Wordings	\$1,000,000
<b>LEGAL EXPENSES</b>		
Each Event	Nil	\$1,000,000
Annual Aggregate.		\$5,000,000
<b>TERRORISM</b>		
Per Occurrence.	\$1,000	\$350,000
Annual Aggregate		\$350,000

**LOSS PAYABLE**  
 Pacific Western Bank of Canada but only with respect to the Geothermal System., Suite 2002, 140 Fullarton Street, London, ON N6A 5P2  
 All Registered Unit Owners &/or other Mortgagees as their interest may appear and as shown in the Land Registration District Office applicable to the said Property.

This record sheet is intended for reference only. Please refer to your polic(ies) for complete details.



BFL CANADA is proud to announce our new online home insurance website, [www.leoinsurance.ca](http://www.leoinsurance.ca).  
 Get a fast online quote and purchase home insurance in minutes. Visit [leoinsurance.ca](http://leoinsurance.ca)

**Budget Summary Report**  
**KAS2849 - Sunset Waterfront Resort**  
**2017-2018 Budget - Approved**

	<b>2018 Budget</b>
<b>Assessment Income</b>	
4000 - Owners' Contributions	940,074.00
4035 - Boat Berth	26,400.00
<b>Total Assessment Income</b>	<b>966,474.00</b>
<b>User Fee Income</b>	
4225 - Fobs/Keys/Remotes Fees	2,500.00
4240 - Move-In & Out Fees	19,600.00
<b>Total User Fee Income</b>	<b>22,100.00</b>
<b>Rental Income</b>	
4410 - Storage Rental Fees	6,000.00
<b>Total Rental Income</b>	<b>6,000.00</b>
<b>Other Income</b>	
4810 - Bylaw Fines	1,000.00
<b>Total Other Income</b>	<b>1,000.00</b>
<b>Investment Income</b>	
4900 - Interest Income - Operating	600.00
<b>Total Investment Income</b>	<b>600.00</b>
<b>Total KAS2849 - Sunset Waterfront Income</b>	<b>996,174.00</b>
<b>Administrative</b>	
5002 - Statutory Review of Trust Accounts	552.00
5003 - Meetings	320.00
5015 - Bank Services	324.00
5195 - Miscellaneous Expenses	500.00
5198 - Additional Services	893.00
<b>Total Administrative</b>	<b>2,589.00</b>
<b>Communications</b>	
5210 - Postage/Printing & Copying	3,000.00
<b>Total Communications</b>	<b>3,000.00</b>
<b>Payroll &amp; Benefits</b>	
5316 - Caretaker Salaries	85,000.00
5330 - Health Benefits	3,362.00
5390 - Worksafe BC	1,018.00
5399 - CPP/EI	4,000.00
<b>Total Payroll &amp; Benefits</b>	<b>93,380.00</b>
<b>Insurance</b>	
5400 - Insurance Premiums	76,580.00
5470 - Insurance Appraisal	1,000.00
<b>Total Insurance</b>	<b>77,580.00</b>
<b>Utilities</b>	
6000 - Electric Service	75,000.00
6005 - Gas Service	76,000.00
6025 - Water & Sewer Service	44,000.00
6035 - Garbage and Recycling Service	34,500.00
6045 - Cable/Internet	1,565.60
6052 - Cell Phone	1,200.00
<b>Total Utilities</b>	<b>232,265.60</b>



**Budget Summary Report**  
**KAS2849 - Sunset Waterfront Resort**  
**2017-2018 Budget - Approved**

	<b>2018 Budget</b>
<b>Landscaping</b>	
6100 - Grounds & Landscaping	4,000.00
<b>Total Landscaping</b>	<b>4,000.00</b>
<b>Contracted Services</b>	
6405 - Enterphone	5,000.00
6408 - Elevator Services	26,000.00
6414 - Fire Monitoring & Protection	9,000.00
6430 - Janitorial Services	61,680.00
6440 - Safety & Security	24,906.40
6446 - Window Cleaning Services	17,000.00
<b>Total Contracted Services</b>	<b>143,586.40</b>
<b>Repair &amp; Maintenance</b>	
6585 - Lagoon Maintenance	26,400.00
6600 - General Repair & Maintenance	58,340.00
6605 - Generator Repair & Maintenance	3,200.00
6625 - HVAC Supplies/Repair & Maintenance	4,400.00
6700 - Pool & Spa Supplies/Repair & Maintenance	5,000.00
6727 - Roof Anchors Repair & Maintenance	2,000.00
6750 - Snow Removal & Supplies	4,000.00
<b>Total Repair &amp; Maintenance</b>	<b>103,340.00</b>
<b>Professional Services</b>	
7000 - Corporation Tax Return	525.00
7040 - Management Fees	30,420.00
7095 - Other Professional Services	2,488.00
<b>Total Professional Services</b>	<b>33,433.00</b>
<b>Reserve Expenses</b>	
9834 - Contingency Reserve Fund	90,000.00
9878 - Geothermal Reserve	213,000.00
<b>Total Reserve Expenses</b>	<b>303,000.00</b>
<b>Total KAS2849 - Sunset Waterfront Expense</b>	<b>996,174.00</b>
<b>Total Association Net Income / (Loss)</b>	<b>0.00</b>

**KAS2849 - Sunset Waterfront Resort****Approved Strata Fee Schedule****For the Year July 1, 2017 to June 30, 2018**

<b>Unit#</b>	<b>SL#</b>	<b>U/E</b>	<b>Old Strata Fee</b>	<b>Operating Portion</b>	<b>CRF/Reserves Portion</b>	<b>Fee Inc/Dec by</b>	<b>Approved Strata Fee</b>
0101	1	90	\$471.92	\$319.81	\$152.11	\$0.00	<b>\$471.92</b>
0102	2	90	\$471.92	\$319.81	\$152.11	\$0.00	<b>\$471.92</b>
0103	3	85	\$445.71	\$302.05	\$143.66	\$0.00	<b>\$445.71</b>
0104	4	75	\$393.27	\$266.51	\$126.76	\$0.00	<b>\$393.27</b>
0112	10	119	\$623.99	\$422.87	\$201.12	\$0.00	<b>\$623.99</b>
0113	9	118	\$618.75	\$419.32	\$199.43	\$0.00	<b>\$618.75</b>
0114	8	170	\$891.41	\$604.09	\$287.32	\$0.00	<b>\$891.41</b>
0115	7	118	\$618.75	\$419.32	\$199.43	\$0.00	<b>\$618.75</b>
0116	6	119	\$623.99	\$422.87	\$201.12	\$0.00	<b>\$623.99</b>
0117	5	119	\$623.99	\$422.87	\$201.12	\$0.00	<b>\$623.99</b>
0211	17	108	\$566.31	\$383.78	\$182.53	\$0.00	<b>\$566.31</b>
0212	16	118	\$618.75	\$419.32	\$199.43	\$0.00	<b>\$618.75</b>
0213	15	118	\$618.75	\$419.32	\$199.43	\$0.00	<b>\$618.75</b>
0214	14	169	\$886.17	\$600.54	\$285.63	\$0.00	<b>\$886.17</b>
0215	13	119	\$623.99	\$422.87	\$201.12	\$0.00	<b>\$623.99</b>
0216	12	119	\$623.99	\$422.87	\$201.12	\$0.00	<b>\$623.99</b>
0217	11	119	\$623.99	\$422.87	\$201.12	\$0.00	<b>\$623.99</b>
0302	29	132	\$692.16	\$469.07	\$223.09	\$0.00	<b>\$692.16</b>
0303	28	80	\$419.49	\$284.28	\$135.21	\$0.00	<b>\$419.49</b>
0304	27	77	\$403.76	\$273.62	\$130.14	\$0.00	<b>\$403.76</b>
0305	26	81	\$424.73	\$287.83	\$136.90	\$0.00	<b>\$424.73</b>
0306	25	104	\$545.34	\$369.57	\$175.77	\$0.00	<b>\$545.34</b>
0307	24	126	\$660.69	\$447.74	\$212.95	\$0.00	<b>\$660.69</b>
0312	23	140	\$734.11	\$497.50	\$236.61	\$0.00	<b>\$734.11</b>
0313	22	144	\$755.08	\$511.71	\$243.37	\$0.00	<b>\$755.08</b>
0314	21	197	\$1,032.99	\$700.04	\$332.95	\$0.00	<b>\$1,032.99</b>
0315	20	142	\$744.59	\$504.60	\$239.99	\$0.00	<b>\$744.59</b>
0316	19	143	\$749.84	\$508.16	\$241.68	\$0.00	<b>\$749.84</b>
0317	18	143	\$749.84	\$508.16	\$241.68	\$0.00	<b>\$749.84</b>
0401	36	126	\$660.69	\$447.74	\$212.95	\$0.00	<b>\$660.69</b>
0402	35	104	\$545.34	\$369.57	\$175.77	\$0.00	<b>\$545.34</b>
0403	34	80	\$419.49	\$284.28	\$135.21	\$0.00	<b>\$419.49</b>
0404	33	77	\$403.76	\$273.62	\$130.14	\$0.00	<b>\$403.76</b>
0405	32	81	\$424.73	\$287.83	\$136.90	\$0.00	<b>\$424.73</b>
0406	31	104	\$545.34	\$369.57	\$175.77	\$0.00	<b>\$545.34</b>
0407	30	126	\$660.69	\$447.74	\$212.95	\$0.00	<b>\$660.69</b>
0501	43	126	\$660.69	\$447.74	\$212.95	\$0.00	<b>\$660.69</b>
0502	42	104	\$545.34	\$369.57	\$175.77	\$0.00	<b>\$545.34</b>
0503	41	80	\$419.49	\$284.28	\$135.21	\$0.00	<b>\$419.49</b>
0504	40	77	\$403.76	\$273.62	\$130.14	\$0.00	<b>\$403.76</b>
0505	39	81	\$424.73	\$287.83	\$136.90	\$0.00	<b>\$424.73</b>
0506	38	104	\$545.34	\$369.57	\$175.77	\$0.00	<b>\$545.34</b>
0507	37	126	\$660.69	\$447.74	\$212.95	\$0.00	<b>\$660.69</b>
0601	50	124	\$650.21	\$440.64	\$209.57	\$0.00	<b>\$650.21</b>
0602	49	104	\$545.34	\$369.57	\$175.77	\$0.00	<b>\$545.34</b>

**KAS2849 - Sunset Waterfront Resort****Approved Strata Fee Schedule**

For the Year July 1, 2017 to June 30, 2018

<b>Unit#</b>	<b>SL#</b>	<b>U/E</b>	<b>Old Strata Fee</b>	<b>Operating Portion</b>	<b>CRF/Reserves Portion</b>	<b>Fee Inc/Dec by</b>	<b>Approved Strata Fee</b>
0603	48	80	\$419.49	\$284.28	\$135.21	\$0.00	<b>\$419.49</b>
0604	47	77	\$403.76	\$273.62	\$130.14	\$0.00	<b>\$403.76</b>
0605	46	81	\$424.73	\$287.83	\$136.90	\$0.00	<b>\$424.73</b>
0606	45	104	\$545.34	\$369.57	\$175.77	\$0.00	<b>\$545.34</b>
0607	44	124	\$650.21	\$440.64	\$209.57	\$0.00	<b>\$650.21</b>
0701	57	124	\$650.21	\$440.64	\$209.57	\$0.00	<b>\$650.21</b>
0702	56	104	\$545.34	\$369.57	\$175.77	\$0.00	<b>\$545.34</b>
0703	55	80	\$419.49	\$284.28	\$135.21	\$0.00	<b>\$419.49</b>
0704	54	77	\$403.76	\$273.62	\$130.14	\$0.00	<b>\$403.76</b>
0705	53	81	\$424.73	\$287.83	\$136.90	\$0.00	<b>\$424.73</b>
0706	52	104	\$545.34	\$369.57	\$175.77	\$0.00	<b>\$545.34</b>
0707	51	124	\$650.21	\$440.64	\$209.57	\$0.00	<b>\$650.21</b>
0801	64	124	\$650.21	\$440.64	\$209.57	\$0.00	<b>\$650.21</b>
0802	63	104	\$545.34	\$369.57	\$175.77	\$0.00	<b>\$545.34</b>
0803	62	80	\$419.49	\$284.28	\$135.21	\$0.00	<b>\$419.49</b>
0804	61	77	\$403.76	\$273.62	\$130.14	\$0.00	<b>\$403.76</b>
0805	60	81	\$424.73	\$287.83	\$136.90	\$0.00	<b>\$424.73</b>
0806	59	104	\$545.34	\$369.57	\$175.77	\$0.00	<b>\$545.34</b>
0807	58	124	\$650.21	\$440.64	\$209.57	\$0.00	<b>\$650.21</b>
0901	71	124	\$650.21	\$440.64	\$209.57	\$0.00	<b>\$650.21</b>
0902	70	104	\$545.34	\$369.57	\$175.77	\$0.00	<b>\$545.34</b>
0903	69	80	\$419.49	\$284.28	\$135.21	\$0.00	<b>\$419.49</b>
0904	68	77	\$403.76	\$273.62	\$130.14	\$0.00	<b>\$403.76</b>
0905	67	81	\$424.73	\$287.83	\$136.90	\$0.00	<b>\$424.73</b>
0906	66	104	\$545.34	\$369.57	\$175.77	\$0.00	<b>\$545.34</b>
0907	65	124	\$650.21	\$440.64	\$209.57	\$0.00	<b>\$650.21</b>
1001	78	124	\$650.21	\$440.64	\$209.57	\$0.00	<b>\$650.21</b>
1002	77	104	\$545.34	\$369.57	\$175.77	\$0.00	<b>\$545.34</b>
1003	76	80	\$419.49	\$284.28	\$135.21	\$0.00	<b>\$419.49</b>
1004	75	77	\$403.76	\$273.62	\$130.14	\$0.00	<b>\$403.76</b>
1005	74	81	\$424.73	\$287.83	\$136.90	\$0.00	<b>\$424.73</b>
1006	73	104	\$545.34	\$369.57	\$175.77	\$0.00	<b>\$545.34</b>
1007	72	124	\$650.21	\$440.64	\$209.57	\$0.00	<b>\$650.21</b>
1101	85	124	\$650.21	\$440.64	\$209.57	\$0.00	<b>\$650.21</b>
1102	84	104	\$545.34	\$369.57	\$175.77	\$0.00	<b>\$545.34</b>
1103	83	80	\$419.49	\$284.28	\$135.21	\$0.00	<b>\$419.49</b>
1104	82	77	\$403.76	\$273.62	\$130.14	\$0.00	<b>\$403.76</b>
1105	81	81	\$424.73	\$287.83	\$136.90	\$0.00	<b>\$424.73</b>
1106	80	104	\$545.34	\$369.57	\$175.77	\$0.00	<b>\$545.34</b>
1107	79	124	\$650.21	\$440.64	\$209.57	\$0.00	<b>\$650.21</b>
1201	92	124	\$650.21	\$440.64	\$209.57	\$0.00	<b>\$650.21</b>
1202	91	104	\$545.34	\$369.57	\$175.77	\$0.00	<b>\$545.34</b>
1203	90	80	\$419.49	\$284.28	\$135.21	\$0.00	<b>\$419.49</b>
1204	89	77	\$403.76	\$273.62	\$130.14	\$0.00	<b>\$403.76</b>
1205	88	81	\$424.73	\$287.83	\$136.90	\$0.00	<b>\$424.73</b>

**KAS2849 - Sunset Waterfront Resort**

**Approved Strata Fee Schedule**

For the Year July 1, 2017 to June 30, 2018

<b>Unit#</b>	<b>SL#</b>	<b>U/E</b>	<b>Old Strata Fee</b>	<b>Operating Portion</b>	<b>CRF/Reserves Portion</b>	<b>Fee Inc/Dec by</b>	<b>Approved Strata Fee</b>
1206	87	104	\$545.34	\$369.57	\$175.77	\$0.00	\$545.34
1207	86	124	\$650.21	\$440.64	\$209.57	\$0.00	\$650.21
1301	99	124	\$650.21	\$440.64	\$209.57	\$0.00	\$650.21
1302	98	104	\$545.34	\$369.57	\$175.77	\$0.00	\$545.34
1303	97	80	\$419.49	\$284.28	\$135.21	\$0.00	\$419.49
1304	96	77	\$403.76	\$273.62	\$130.14	\$0.00	\$403.76
1305	95	81	\$424.73	\$287.83	\$136.90	\$0.00	\$424.73
1306	94	104	\$545.34	\$369.57	\$175.77	\$0.00	\$545.34
1307	93	124	\$650.21	\$440.64	\$209.57	\$0.00	\$650.21
1401	106	124	\$650.21	\$440.64	\$209.57	\$0.00	\$650.21
1402	105	104	\$545.34	\$369.57	\$175.77	\$0.00	\$545.34
1403	104	80	\$419.49	\$284.28	\$135.21	\$0.00	\$419.49
1404	103	77	\$403.76	\$273.62	\$130.14	\$0.00	\$403.76
1405	102	81	\$424.73	\$287.83	\$136.90	\$0.00	\$424.73
1406	101	104	\$545.34	\$369.57	\$175.77	\$0.00	\$545.34
1407	100	124	\$650.21	\$440.64	\$209.57	\$0.00	\$650.21
1501	113	124	\$650.21	\$440.64	\$209.57	\$0.00	\$650.21
1502	112	104	\$545.34	\$369.57	\$175.77	\$0.00	\$545.34
1503	111	80	\$419.49	\$284.28	\$135.21	\$0.00	\$419.49
1504	110	77	\$403.76	\$273.62	\$130.14	\$0.00	\$403.76
1505	109	81	\$424.73	\$287.83	\$136.90	\$0.00	\$424.73
1506	108	104	\$545.34	\$369.57	\$175.77	\$0.00	\$545.34
1507	107	124	\$650.21	\$440.64	\$209.57	\$0.00	\$650.21
1601	117	124	\$650.21	\$440.64	\$209.57	\$0.00	\$650.21
1602	116	177	\$928.12	\$628.97	\$299.15	\$0.00	\$928.12
1603	115	178	\$933.36	\$632.52	\$300.84	\$0.00	\$933.36
1604	114	124	\$650.21	\$440.64	\$209.57	\$0.00	\$650.21
1701	121	124	\$650.21	\$440.64	\$209.57	\$0.00	\$650.21
1702	120	177	\$928.12	\$628.97	\$299.15	\$0.00	\$928.12
1703	119	178	\$933.36	\$632.52	\$300.84	\$0.00	\$933.36
1704	118	124	\$650.21	\$440.64	\$209.57	\$0.00	\$650.21
1801	125	124	\$650.21	\$440.64	\$209.57	\$0.00	\$650.21
1802	124	177	\$928.12	\$628.97	\$299.15	\$0.00	\$928.12
1803	123	178	\$933.36	\$632.52	\$300.84	\$0.00	\$933.36
1804	122	124	\$650.21	\$440.64	\$209.57	\$0.00	\$650.21
1901	126	227	\$1,190.30	\$806.65	\$383.65	\$0.00	\$1,190.30
1902	127	296	\$1,552.11	\$1,051.84	\$500.27	\$0.00	\$1,552.11
2001	128	359	\$1,882.46	\$1,275.72	\$606.74	\$0.00	\$1,882.46
2002	130	204	\$1,069.70	\$724.92	\$344.78	\$0.00	\$1,069.70
2003	129	227	\$1,190.30	\$806.65	\$383.65	\$0.00	\$1,190.30
<b>Monthly Total</b>		<b>14940</b>	<b>\$78,339.72</b>	<b>\$53,089.66</b>	<b>\$25,250.06</b>	<b>\$0.00</b>	<b>\$78,339.72</b>
			x12	x12	x12	x12	x12
<b>Annual Total</b>			<b>\$940,076.64</b>	<b>\$637,075.92</b>	<b>\$303,000.72</b>	<b>\$0.00</b>	<b>\$940,076.64</b>

<b>KAS2849 - Sunset Waterfront Resort</b>			
<b>Approved Special Levy-Legal Schedule</b>			
<b>Unit#</b>	<b>SL#</b>	<b>U/E</b>	<b>Total Levy</b>
0101	1	90	\$60.24
0102	2	90	\$60.24
0103	3	85	\$56.89
0104	4	75	\$50.20
0112	10	119	\$79.65
0113	9	118	\$78.98
0114	8	170	\$113.79
0115	7	118	\$78.98
0116	6	119	\$79.65
0117	5	119	\$79.65
0211	17	108	\$72.29
0212	16	118	\$78.98
0213	15	118	\$78.98
0214	14	169	\$113.12
0215	13	119	\$79.65
0216	12	119	\$79.65
0217	11	119	\$79.65
0302	29	132	\$88.35
0303	28	80	\$53.55
0304	27	77	\$51.54
0305	26	81	\$54.22
0306	25	104	\$69.61
0307	24	126	\$84.34
0312	23	140	\$93.71
0313	22	144	\$96.39
0314	21	197	\$131.86
0315	20	142	\$95.05
0316	19	143	\$95.72
0317	18	143	\$95.72
0401	36	126	\$84.34
0402	35	104	\$69.61
0403	34	80	\$53.55
0404	33	77	\$51.54
0405	32	81	\$54.22
0406	31	104	\$69.61
0407	30	126	\$84.34
0501	43	126	\$84.34
0502	42	104	\$69.61
0503	41	80	\$53.55
0504	40	77	\$51.54
0505	39	81	\$54.22
0506	38	104	\$69.61
0507	37	126	\$84.34
0601	50	124	\$83.00
0602	49	104	\$69.61
0603	48	80	\$53.55

<b>KAS2849 - Sunset Waterfront Resort</b>			
<b>Approved Special Levy-Legal Schedule</b>			
<b>Unit#</b>	<b>SL#</b>	<b>U/E</b>	<b>Total Levy</b>
0604	47	77	\$51.54
0605	46	81	\$54.22
0606	45	104	\$69.61
0607	44	124	\$83.00
0701	57	124	\$83.00
0702	56	104	\$69.61
0703	55	80	\$53.55
0704	54	77	\$51.54
0705	53	81	\$54.22
0706	52	104	\$69.61
0707	51	124	\$83.00
0801	64	124	\$83.00
0802	63	104	\$69.61
0803	62	80	\$53.55
0804	61	77	\$51.54
0805	60	81	\$54.22
0806	59	104	\$69.61
0807	58	124	\$83.00
0901	71	124	\$83.00
0902	70	104	\$69.61
0903	69	80	\$53.55
0904	68	77	\$51.54
0905	67	81	\$54.22
0906	66	104	\$69.61
0907	65	124	\$83.00
1001	78	124	\$83.00
1002	77	104	\$69.61
1003	76	80	\$53.55
1004	75	77	\$51.54
1005	74	81	\$54.22
1006	73	104	\$69.61
1007	72	124	\$83.00
1101	85	124	\$83.00
1102	84	104	\$69.61
1103	83	80	\$53.55
1104	82	77	\$51.54
1105	81	81	\$54.22
1106	80	104	\$69.61
1107	79	124	\$83.00
1201	92	124	\$83.00
1202	91	104	\$69.61
1203	90	80	\$53.55
1204	89	77	\$51.54
1205	88	81	\$54.22
1206	87	104	\$69.61
1207	86	124	\$83.00

<b>KAS2849 - Sunset Waterfront Resort</b>			
<b>Approved Special Levy-Legal Schedule</b>			
<b>Unit#</b>	<b>SL#</b>	<b>U/E</b>	<b>Total Levy</b>
1301	99	124	<b>\$83.00</b>
1302	98	104	<b>\$69.61</b>
1303	97	80	<b>\$53.55</b>
1304	96	77	<b>\$51.54</b>
1305	95	81	<b>\$54.22</b>
1306	94	104	<b>\$69.61</b>
1307	93	124	<b>\$83.00</b>
1401	106	124	<b>\$83.00</b>
1402	105	104	<b>\$69.61</b>
1403	104	80	<b>\$53.55</b>
1404	103	77	<b>\$51.54</b>
1405	102	81	<b>\$54.22</b>
1406	101	104	<b>\$69.61</b>
1407	100	124	<b>\$83.00</b>
1501	113	124	<b>\$83.00</b>
1502	112	104	<b>\$69.61</b>
1503	111	80	<b>\$53.55</b>
1504	110	77	<b>\$51.54</b>
1505	109	81	<b>\$54.22</b>
1506	108	104	<b>\$69.61</b>
1507	107	124	<b>\$83.00</b>
1601	117	124	<b>\$83.00</b>
1602	116	177	<b>\$118.47</b>
1603	115	178	<b>\$119.14</b>
1604	114	124	<b>\$83.00</b>
1701	121	124	<b>\$83.00</b>
1702	120	177	<b>\$118.47</b>
1703	119	178	<b>\$119.14</b>
1704	118	124	<b>\$83.00</b>
1801	125	124	<b>\$83.00</b>
1802	124	177	<b>\$118.47</b>
1803	123	178	<b>\$119.14</b>
1804	122	124	<b>\$83.00</b>
1901	126	227	<b>\$151.94</b>
1902	127	296	<b>\$198.13</b>
2001	128	359	<b>\$240.29</b>
2002	130	204	<b>\$136.55</b>
2003	129	227	<b>\$151.94</b>
<b>Total</b>		<b>14940</b>	<b>\$10,000.05</b>