

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

7:00 p.m. – Discovery Bay  
Amenity Room  
1088 Sunset Drive  
Kelowna, BC

**STRATA COUNCIL**  
2014/2015

**POSITIONS TO BE DISCUSSED  
AT FIRST COUNCIL MTG**

Brian Pedersen  
Hazel Christy  
Alex McClelland  
Ron Moser  
Brenda Dwyer  
Cindy Weiss  
Marc Whittemore

**STRATA MANAGER**

Susie Czinger  
Direct Phone: (250) 448-0044  
E-Mail: [sczinger@baywest.ca](mailto:sczinger@baywest.ca)  
Fax: (250) 448-0046

**ALL ACCOUNTING INQUIRIES**  
1-877-585-4411

**BAYWEST MANAGEMENT**  
**100-1100 LAWRENCE AVE**  
**KELOWNA, BC V1Y 6M4**  
24 Hour Line: (250) 448-0044

**STRATA WEB PORTAL:**  
[www.kas2849.mybaywest.com](http://www.kas2849.mybaywest.com)

**PRESENT**

70 Strata Lots Represented  
22 In Person  
48 By Proxy  
60 Strata Lots Not Represented  
Susie Czinger, Baywest Management Corporation

**(1) REGISTRATION**

The Strata 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 7:06 p.m. by President, Brian Pedersen, followed by introductions of Council members and Strata Manager.

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

All received proxies were verified and CERTIFIED BY THE STRATA MANAGER

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 70 eligible voters (22 in person and 48 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 (112) / SECONDED (214) that proper notice of meeting had been provided according to the requirements of the Strata Property Act. **CARRIED**

**(6) APPROVAL OF THE AGENDA**

It was MOVED (1602) / SECONDED (405) to approve the agenda of the Annual General Meeting as presented. All were in favour and the motion was **CARRIED**

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

It was MOVED (112) / SECONDED (1604) to approve the Annual General Meeting Minutes of July 24, 2013 as distributed. **CARRIED**

**(8) PRESIDENT'S REPORT**

Council President, Brian Pedersen, highlighted the major issues that Council attended to over the past year. **See attached.**

**(9) RATIFICATION OF RULE**

It was moved (1704) and seconded (112) to ratify Rule 13;

**13.0 - Correspondence to Council**

*13.1 All correspondence for Council to review must be received by Management Company 5 business days prior to a Council Meeting or it will be tabled to the next meeting. This is to allow the Strata Council the opportunity to review correspondence in advance and give it the appropriate attention.*

All were in favour and the motion was

**CARRIED UNANIMOUSLY**

**(10) ANNUAL INSURANCE REPORT**

Attached to these minutes is the updated Insurance policy effective June 30, 2014. The insurance was renewed with BFL Canada at a premium of \$79,416.00. **A copy of the coverage is attached to these minutes.** The President opened the floor for insurance related questions and responded to the same.

All property coverage for \$61,500.00  
Directors and officers liability at \$2 million

Liability coverage at \$10 million  
**Deductibles: Water/Sewer - \$10,000**

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 \$10,000.00.**

**(11) CONSIDERATION OF 2014/2015 OPERATING BUDGET**

It was MOVED (1704) / SECONDED (1602) to adopt the 2014/2015 operating budget as presented.

The Council President advised there will be no increase this fiscal year. Questions were posed and answered and there being no further questions the proposed operating budget was put forward to vote resulting in 70 in favour, 0 opposed, 0 abstentions.

The motion was

**CARRIED UNANIMOUSLY**

The new budget takes effect July 1, 2014. Please find attached a copy of the approved budget and listing of maintenance fees for each strata lot.

**NO INCREASE IN STRATA FEES.**

**(12) CONSIDERATION OF ¾ VOTE RESOLUTIONS****¾ VOTE “A” – TRANSFER OPERATING SURPLUS TO CONTINGENCY RESERVE FUND**

Be it resolved by a three-quarter (3/4) vote of the Owners of Strata Plan KAS 2849, Sunset Waterfront Resort, to transfer an amount of \$40,000.00 (Forty Thousand Dollars) from the prior years operating surplus to the Contingency Reserve Fund.

It was moved (1604) and 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 “A” as presented.  
69 In favour, 1 opposed, 0 abstained **CARRIED**

**¾ VOTE “B” – BYLAW AMENDMENT – SECURITY MEASURES**

Be it resolved by a three-quarter (3/4) vote of the Owners of Strata Plan KAS 2849, Sunset Waterfront Resort, that Bylaw #16 – Security be amendment by adding sections 5 through 11 as follows:

- 5) Closed circuit television and video surveillance are installed in the following common areas of the building: building entrances, lobbies, recreation rooms and mailrooms. The system operates 24 hours a day and the Strata Corporation collects data from the closed circuit television and video surveillance.
- 6) The Strata Corporation collects data with respect to the usage of each security fob programmed for use at Strata Plan KAS 2849.
- 7) The video files and/or security fob usage records will be used only for the purposes of law enforcement and/or for the enforcement of those Strata Corporation Bylaws and Rules which relate to the safety and security of the building and its occupants.
- 8) The video files are stored for a period of up to 1 month from the date of recording, which period may be extended for those files required for law enforcement and/or Bylaw enforcement purposes.
- 9) The security fob usage records are stored for a period of up to 3 months from the date of the recording, which period may be extended for those the files required for law enforcement and/or Bylaw enforcement purposes.
- 10) The personal information of Owners, tenants or occupants will only be reviewed or disclosed as follows:
  - a. law enforcement in accordance with Bylaw 3 herein;
  - b. the caretakers of the Strata Corporation and Council members in accordance with Bylaw 3 herein; or
  - c. In the event of an incident in which they are involved or affected, an Owner, tenant or occupant may request a copy of the applicable video file or security fob usage records.
- 11) In installing and/or maintaining the systems described herein, the Strata Corporation makes no representations or guarantees that any of the systems will be fully operational at all times. The Strata Corporation is not responsible or liable to any Owner, tenant, occupant or visitor in any capacity (including a failure to maintain, repair, replace, locate or monitor any of the systems, whether arising from negligence or otherwise) for personal security or personal property in any area monitored by any of the systems.

It was moved (112) and seconded (305) to adopt ¾ Vote “B” as presented.

As there was no further discussion on the item, the vote was called to adopt ¾ Vote “B” as presented.  
68 In favour, 2 opposed, 0 abstained **CARRIED**

**¾ VOTE “C” – BYLAW AMENDMENT – USER FEE**

**WHEREAS** the bylaws of the Strata Corporation may be changed, repealed, replaced, added to or otherwise amended pursuant to section 126 of the *Strata Property Act*, S.B.C. 1998, c. 43;

**AND WHEREAS** the Strata Council has determined that it is prudent to repeal and replace bylaw 7.5. as approved by the Strata Corporation on June 26, 2008, and filed in the Land Title Office on July 21, 2008, under Land Title Registration No. LB0222456;

**THEREFORE BE IT RESOLVED** by ¾ vote resolution of the Strata Corporation that bylaw 8.4. as approved by the Strata Corporation on June 26, 2008, and filed in the Land Title Office on July 21, 2008, under Land Title Registration No. LB0222456 be repealed and replaced with the following:

“5. **User Fee**

Whereas the Owners of Strata Plan KAS2849 recognize that when a strata lot is used by the owner as a rental property, this results in greater usage of the common property; the Owners hereby resolve as a bylaw and pursuant to Strata Property Regulation 6.9;

- a) Every owner who uses their strata lot as a rental property at any time during a calendar year shall pay a User Fee of \$300.00 per annum.
- b) Such fee shall be payable once during each calendar year that the strata lot is used as a rental property.
- c) Such fee shall be paid at such time as the strata council requires.

It was moved (112) and seconded (1404) to adopt ¾ Vote “C” as presented.

As there was no further discussion on the item, the vote was called to adopt ¾ Vote “C” as presented.  
69 In favour, 1 opposed, 0 abstained **CARRIED**

**(13) ELECTION OF 2014/2015 STRATA COUNCIL**

As per the Strata Bylaws, a minimum of three and a maximum of seven Strata Council members could be elected. Brian Pedersen opened the floor for nominations or volunteers for the Council positions. The Current Council agreed to stand for the new fiscal year and the following names were received:

Brian Pedersen  
Ron Moser  
Hazel Christy

Brenda Dwyer  
Cindy Weiss

Alex McClelland  
Marc Whittemore

Brian Pedersen called for additional nominations or volunteers from the floor. As none were received after 3 successive occasions, the above noted Owners were elected to stand for Council for the 2014/2015 fiscal year.

**(14) TERMINATION**

There being no further business, it was MOVED (112) / SECONDED (405) the meeting be terminated at 8:00 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.**

**STRATA PLAN KAS 2849 – SUNSET WATERFRONT RESORT  
ANNUAL GENERAL MEETING – JULY 23, 2014  
PRESIDENT’S REPORT**

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

Although many of the winter tenants were students there were only a few warnings issued for noise and a couple of fines levied. There were no issues of vandalism and generally the feedback from owners was positive.

We will continue to keep security in place through September to make use all our winter residents get off to a good start and know the expectations.

As we know this is year two of owning our Geo-Thermal system and so far it appears Owners are happy the purchase was made. The system has operated very efficiently and there have not been any surprise expenditures other than general maintenance.

A couple of the pumps have been rebuilt however, that was only to reduce the noise levels so the units close to the mechanical room would not be affected by noise vibration.

There was an approximate 10,000,000.00 by buying the system as opposed to leasing it which was what the owners were originally faced with.

**COMPLETED PROJECTS IN THE PAST YEAR**

1. Our primary focus again for this year once to make sure expenses remained under control so we held the line on any strata fee increases. Those efforts have paid off and there will be no increase in fees for the upcoming year. In addition to holding the line on expenses we did manage to complete the following projects within the 2013/2014 budget.
2. Re tiled of the outdoor hot tub at a cost of \$10,000.00.
3. Completely stripped the pool deck area and re-sealed it.
4. Removed the pine trees from the third level and ground out the stumps to protect and extend the life of our membrane and replanted new trees at a cost of \$9,000.00.
5. Replaced approximately 12 windows that had thermal breaks.
6. Enhanced security system by adding two new cameras, one in the hot tub area and one on P1.
7. Continued with the repaint program, three hallways were completely repainted as well as the lobby common area and the lower columns of the front canopy. Other hallways were touched up as required.
8. Replaced both of our main hot water heaters at a cost of 10,000.00 each.
9. Purchased strata carpet cleaning machine and Building Manager has now incorporated it into his regular duties to clean carpets as required.
10. Blinds were installed on both the main floor common room and second floor meeting room and the glass doors were frosted to add additional privacy for users.

**STRATA PLAN KAS 2849 – SUNSET WATERFRONT RESORT  
ANNUAL GENERAL MEETING – JULY 23, 2014  
PRESIDENT’S REPORT**

11. Pigeon deterrent continues around the building. The Strata has been investing in this project every year and although there are still some problems with pigeons it has significantly been reduced from when the program first began. The Strata should continue to invest in the deterrents for the upcoming year.
12. A security gate was installed on the plaza level so that the Tower would not require fobs when entering from the plaza level to the tower.

COUNCIL IS PLEASED THAT ALL THESE EXPENSES WERE PAID WITHIN THE 2013/2014 OPERATING BUDGET THROUGH VARIOUS SAVINGS AND RE ALLOCATION ON LINE ITEMS AND NO MONIES WERE PAID OUT OF THE CONTINGENCY RESERVE FUND FOR ANY PROJECTS.

**FUTURE PROJECTS**

There have still been some hot water issues for many residents in the building which has been frustrating for the Ownership as well as for Council to try and find the remedy. Council commissioned many companies to try and resolve the issue without success.

Recently the Council has had reason to believe there is a light at the end of the tunnel as an Engineer from Vernon who specializes in these types of issues has now been contracted. He has conducted a thorough investigation of the mechanical system and has advised that he should be able to supply us with the recommendations for remedy by the end of July 2014. Council will advise the Ownership as information becomes available.

There has been feedback from owners on various improvements they would like to see happen and these are to include but not limited to;

- Resurfacing of the driveway.
- New front lobby doors
- Pergola at the pool to provide shade.
- Creation of a resident lounge in the meeting room off the lobby. This could include large screen TVs pool tables couches etc.

COUNCIL IS ASKING ALL OWNERS TO PROVIDE THEIR SUGGESTIONS TO COUNCIL BY EMAILING [sczinger@baywest.ca](mailto:sczinger@baywest.ca).

Council should plan to research these projects to look at the various options and obtain quotes. Once information has been compiled it would be recommended to hold a Town Hall meeting to discuss the various ideas/options for the building. Should there be enough support for a particular project at the town hall meeting Council could consider holding a Special General Meeting to vote on a special levy to fund the project.

## Your Insurance Renewal Terms

<b>Residential Strata Program</b>			
Named Insured:	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.	Attention:	Susie Czinger
Property Manager:	Baywest Management Corporation	Policy Period:	June 30, 2014 to June 30, 2015
Project Name:	SUNSET WATERFRONT RESORT		
Insured Location(s):	1128 Sunset Drive, Kelowna, BC V1Y 9W7		

Insuring Agreement	Deductible	Limit
<b>SECTION I - PROPERTY (Appraisal: May 25, 2014)</b> All Property, Stated Amount Co-Insurance, Replacement Cost, 110% Margin Clause, Blanket By-Laws. All Risks Sewer Backup Water Damage Earthquake Flood Lock & Key Business Interruption (Gross Rents), 100% Co-Insurance, Indemnity Period (Months): N/A	\$5,000 \$10,000 \$10,000 5% \$50,000 \$250	\$61,500,000     \$10,000 Not Covered
<b>SECTION II - CRIME</b> Comprehensive Dishonesty, Disappearance and Destruction Broad Form Money and Securities	Nil Nil	\$25,000 \$10,000
<b>SECTION III - COMMERCIAL GENERAL LIABILITY</b> Bodily Injury & Property Damage Non-Owned Automobile Limited Pollution Liability	\$500 \$500 \$10,000	\$10,000,000 \$10,000,000 \$1,000,000
<b>SECTION IV - CONDOMINIUM DIRECTORS &amp; OFFICERS LIABILITY</b> Claims Made Form (Including Property Manager).	Nil	\$2,000,000
<b>SECTION V - BLANKET GLASS - Includes Lobby Glass</b> Residential Commercial Canopy	\$250 \$250 \$1,000	Blanket
<b>SECTION VI - EQUIPMENT BREAKDOWN</b> Per Occurrence Maximum Limit of Loss Time Element Limit: Loss of Profits - Rents, Indemnity Period (Months): N/A Extra Expenses - Rents, Indemnity Period (Months): N/A Direct Damage including Repair or Replacement, 110% Margin Percentage.	\$1,000 N/A \$1,000	\$61,500,000 Not Covered \$250,000
<b>SECTION VII - POLLUTION LIABILITY</b> Pollution Liability Aggregate Policy Limit	\$10,000	\$1,000,000 \$3,000,000
<b>SECTION VIII - VOLUNTEER ACCIDENT</b> Principal Sum.	See Policy Wordings	\$100,000
<b>SECTION IX - LEGAL EXPENSES</b> Per Occurrence Maximum Limit of Loss. Annual Aggregate.	Nil	\$300,000 \$1,500,000
<b>SECTION X - TERRORISM</b> Per Occurrence. Aggregate.	\$2,500	\$250,000 \$250,000
<b>SECTION XI - PRIVACY BREACH EXPENSE</b> Per Incident - Including IDT911 Risk Control Services Miscellaneous Property - Replacement Cost	Nil  See Policy Wording	\$25,000  See Policy Wording
<b>SECTION XII - EXCESS EMPLOYEE DISHONESTY</b> Employee Dishonesty Coverage - Form A Excess of Underlying Limit as shown in Section II Form A	As Per Underlying	\$750,000

Premium	\$79,416.00
Minimum & Retained Premium	\$640.00
<b>TOTAL PREMIUM PAYABLE</b>	<b>\$79,416.00</b>

**SUNSET WATERFRONT RESORT (KAS2849)**  
**Approved Budget - JULY 1, 2014 To JUNE 30, 2015**

Account	Account Name	May 30, 2014 Year To Date Actual	Jun30, 2014 Estimated Year End	2013-2014 Annual Budget	2014-2015 New Budget
<b>RECEIPTS / REVENUE</b>					
5027-0000	Boat Berth	22,000.00	22,000.00	24,000.00	22,000.00
5035-0000	Bylaw Penalties	1,650.00	1,650.00	1,000.00	1,000.00
5100-0000	Common Room Rental	225.00	225.00	0.00	0.00
5285-0000	Interest Income	1,130.39	1,304.82	1,000.00	1,000.00
5290-0000	Fobs/Keys/Remotes	1,821.00	1,993.00	1,000.00	1,000.00
5300-0000	Late Payment Interest	117.28	126.39	0.00	0.00
5385-0000	MoveIn/Out Fee	850.00	850.00	0.00	0.00
5410-0000	Other Income (vending machines)	533.39	533.39	0.00	0.00
5425-0000	Parking Income	150.00	150.00	0.00	0.00
5455-0000	Prior Years Surplus	0.00	0.00	0.00	10,000.00
5500-0000	Owners' Contributions	861,736.92	940,076.64	940,073.96	940,073.96
5620-0000	Rental Income	19,785.00	21,360.00	24,300.00	24,300.00
5700-0000	Storage Income	5,945.00	6,485.00	7,500.00	6,000.00
<b>TOTAL RECEIPTS / REVENUE</b>		<b>\$ 915,943.98</b>	<b>\$ 996,754.24</b>	<b>\$ 998,873.96</b>	<b>\$ 1,005,373.96</b>
<b>EXPENSES &amp; RESERVES</b>					
<b>ADMINISTRATIVE EXPENSES</b>					
6004-0000	Statutory Review of Trust Accounts	420.00	420.00	448.00	420.00
6008-0000	Additional Services	745.50	781.20	500.00	500.00
6028-0000	Bank Charges	270.50	298.50	300.00	300.00
6068-0000	Miscellaneous	519.49	519.49	500.00	500.00
6076-0000	Insurance Appraisal	735.00	735.00	1,000.00	1,000.00
6080-0000	Insurance Premium	70,239.25	76,606.00	77,000.00	79,500.00
6098-0000	Management Fees	25,525.49	27,845.99	28,000.00	28,682.00
6102-0000	Meeting	313.78	313.78	300.00	320.00
6128-0000	Postage/Copies/Office Exp.	2,103.43	2,186.38	2,300.00	2,300.00
6132-0000	Professional Service	3,073.28	3,073.28	2,000.00	3,200.00
6132-0010	Corporate Tax Return	0.00	560.00	560.00	560.00
<b>TOTAL ADMINISTRATIVE EXPENSES</b>		<b>103,945.72</b>	<b>113,339.62</b>	<b>112,908.00</b>	<b>117,282.00</b>
<b>EMPLOYEE EXPENSES</b>					
6202-0000	Benefits Employee / Caretaker	3,848.31	4,198.15	4,200.00	4,200.00
6210-0000	EI/PPP Employer Share	3,250.39	3,729.19	3,600.00	3,800.00
6232-0000	Wages Asst. Caretaker	432.00	432.00	0.00	2,000.00
6248-0000	Wages Caretaker	71,500.00	78,000.00	85,000.00	80,000.00
6258-0000	Workers' Compensation	940.73	940.73	1,000.00	1,000.00
<b>TOTAL EMPLOYEE EXPENSES</b>		<b>79,971.43</b>	<b>87,300.07</b>	<b>93,800.00</b>	<b>91,000.00</b>
<b>UTILITIES</b>					
6302-0000	Cablevision / Internet	1,220.30	1,464.36	2,000.00	2,000.00
6304-0000	Cell Phone	1,100.00	1,200.00	2,000.00	1,200.00
6308-0000	Electricity	66,099.66	72,637.99	80,000.00	77,000.00
6316-0000	Gas	81,446.66	88,000.00	80,000.00	83,000.00
6336-0000	Water & Sewer	31,834.27	41,500.00	40,000.00	40,000.00
<b>TOTAL UTILITIES</b>		<b>181,700.89</b>	<b>204,802.35</b>	<b>204,000.00</b>	<b>203,200.00</b>
<b>CONTRACT / BLDG EXPENSES</b>					
7048-0000	Elevator & License & Phone Lines	22,297.55	24,863.52	22,000.00	24,000.00
7054-0000	Emergency Generator	997.50	997.50	1,300.00	1,300.00
7058-0000	Enterphone	3,647.45	3,994.14	3,300.00	3,300.00
7069-0000	Fire Protection	4,582.19	4,582.19	5,000.00	5,000.00



**SUNSET WATERFRONT RESORT (KAS2849)**  
**Approved Budget - JULY 1, 2014 To JUNE 30, 2015**

Account	Account Name	May 30, 2014 Year To Date Actual	Jun30, 2014 Estimated Year End	2013-2014 Annual Budget	2014-2015 New Budget
7080-0000	Garbage Collection	22,056.91	24,222.89	25,000.00	25,000.00
7096-0000	Janitorial	45,100.00	54,120.00	54,120.00	54,120.00
7100-0000	Landscaping	1,456.57	2,313.66	2,500.00	2,500.00
<b>TOTAL CONTRACT / BLDG EXPENSES</b>		<b>100,138.17</b>	<b>115,093.90</b>	<b>113,220.00</b>	<b>115,220.00</b>
<b>REPAIRS &amp; MAINTENANCE EXPENSES</b>					
7660-0000	Repairs & Maintenance	59,062.87	59,922.03	60,000.00	62,326.00
7688-0000	HVAC	11,472.68	15,891.15	20,000.00	20,000.00
7692-0000	Improvements	16,203.46	16,203.46	10,000.00	10,000.00
7713-3000	Lagoon Maintenance	22,873.06	22,873.06	24,988.00	24,988.00
7826-0000	Security	22,739.10	23,317.91	20,000.00	24,000.00
7848-0000	Snow Removal	4,746.53	4,746.53	6,600.00	6,000.00
7912-0000	Window Cleaning	13,912.50	13,912.50	16,000.00	14,000.00
<b>TOTAL REPAIRS &amp; MAINTENANCE EXPENSES</b>		<b>151,010.20</b>	<b>156,866.64</b>	<b>157,588.00</b>	<b>161,314.00</b>
<b>RECREATION FACILITIES EXPENSES</b>					
8529-0000	Pool/Spa Maintenance	9,121.36	9,252.13	10,000.00	10,000.00
<b>TOTAL RECREATION FACILITIES EXPENSES</b>		<b>9,121.36</b>	<b>9,252.13</b>	<b>10,000.00</b>	<b>10,000.00</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>625,887.77</b>	<b>686,654.71</b>	<b>691,516.00</b>	<b>698,016.00</b>
<b>CRF &amp; OTHER BUDGETED RESERVE FUNDS</b>					
8920-0000	Contingency Reserve Fund	82,500.00	90,000.00	90,000.00	90,000.00
8936-0000	Geothermal Reserve	199,244.76	217,357.96	217,357.96	217,357.96
<b>TOTAL RESERVE FUNDS</b>		<b>281,744.76</b>	<b>307,357.96</b>	<b>307,357.96</b>	<b>307,357.96</b>
<b>TOTAL EXPENSES &amp; RESERVES</b>		<b>907,632.53</b>	<b>994,012.67</b>	<b>998,873.96</b>	<b>1,005,373.96</b>
<b>SURPLUS / (DEFICIT)</b>		<b>8,311.45</b>	<b>2,741.57</b>	<b>-</b>	<b>-</b>

**SUNSET WATERFRONT RESORT (KAS2849)**  
**Approved Strata Fee Schedule**  
**For the Year July 1, 2014 To June 30, 2015**

Unit#	SL#	U/E	Old Strata Fee	Operating Portion	CRF/Reserves Portion	New Strata Fee
101	1	90	\$ 471.92	\$ 317.62	\$ 154.30	\$ 471.92
102	2	90	\$ 471.92	\$ 317.62	\$ 154.30	\$ 471.92
103	3	85	\$ 445.71	\$ 299.99	\$ 145.72	\$ 445.71
104	4	75	\$ 393.27	\$ 264.69	\$ 128.58	\$ 393.27
112	10	119	\$ 623.99	\$ 419.98	\$ 204.01	\$ 623.99
113	9	118	\$ 618.75	\$ 416.45	\$ 202.30	\$ 618.75
114	8	170	\$ 891.41	\$ 599.96	\$ 291.45	\$ 891.41
115	7	118	\$ 618.75	\$ 416.45	\$ 202.30	\$ 618.75
116	6	119	\$ 623.99	\$ 419.98	\$ 204.01	\$ 623.99
117	5	119	\$ 623.99	\$ 419.98	\$ 204.01	\$ 623.99
211	17	108	\$ 566.31	\$ 381.15	\$ 185.16	\$ 566.31
212	16	118	\$ 618.75	\$ 416.45	\$ 202.30	\$ 618.75
213	15	118	\$ 618.75	\$ 416.45	\$ 202.30	\$ 618.75
214	14	169	\$ 886.17	\$ 596.44	\$ 289.73	\$ 886.17
215	13	119	\$ 623.99	\$ 419.98	\$ 204.01	\$ 623.99
216	12	119	\$ 623.99	\$ 419.98	\$ 204.01	\$ 623.99
217	11	119	\$ 623.99	\$ 419.98	\$ 204.01	\$ 623.99
302	29	132	\$ 692.16	\$ 465.86	\$ 226.30	\$ 692.16
303	28	80	\$ 419.49	\$ 282.34	\$ 137.15	\$ 419.49
304	27	77	\$ 403.76	\$ 271.75	\$ 132.01	\$ 403.76
305	26	81	\$ 424.73	\$ 285.86	\$ 138.87	\$ 424.73
306	25	104	\$ 545.34	\$ 367.04	\$ 178.30	\$ 545.34
307	24	126	\$ 660.69	\$ 444.68	\$ 216.01	\$ 660.69
312	23	140	\$ 734.11	\$ 494.09	\$ 240.02	\$ 734.11
313	22	144	\$ 755.08	\$ 508.21	\$ 246.87	\$ 755.08
314	21	197	\$ 1,032.99	\$ 695.25	\$ 337.74	\$ 1,032.99
315	20	142	\$ 744.59	\$ 501.14	\$ 243.45	\$ 744.59
316	19	143	\$ 749.84	\$ 504.68	\$ 245.16	\$ 749.84
317	18	143	\$ 749.84	\$ 504.68	\$ 245.16	\$ 749.84
401	36	126	\$ 660.69	\$ 444.68	\$ 216.01	\$ 660.69
402	35	104	\$ 545.34	\$ 367.04	\$ 178.30	\$ 545.34
403	34	80	\$ 419.49	\$ 282.34	\$ 137.15	\$ 419.49
404	33	77	\$ 403.76	\$ 271.75	\$ 132.01	\$ 403.76
405	32	81	\$ 424.73	\$ 285.86	\$ 138.87	\$ 424.73
406	31	104	\$ 545.34	\$ 367.04	\$ 178.30	\$ 545.34
407	30	126	\$ 660.69	\$ 444.68	\$ 216.01	\$ 660.69
501	43	126	\$ 660.69	\$ 444.68	\$ 216.01	\$ 660.69
502	42	104	\$ 545.34	\$ 367.04	\$ 178.30	\$ 545.34
503	41	80	\$ 419.49	\$ 282.34	\$ 137.15	\$ 419.49
504	40	77	\$ 403.76	\$ 271.75	\$ 132.01	\$ 403.76
505	39	81	\$ 424.73	\$ 285.86	\$ 138.87	\$ 424.73
506	38	104	\$ 545.34	\$ 367.04	\$ 178.30	\$ 545.34
507	37	126	\$ 660.69	\$ 444.68	\$ 216.01	\$ 660.69
601	50	124	\$ 650.21	\$ 437.62	\$ 212.59	\$ 650.21
602	49	104	\$ 545.34	\$ 367.04	\$ 178.30	\$ 545.34

**SUNSET WATERFRONT RESORT (KAS2849)**  
**Approved Strata Fee Schedule**  
**For the Year July 1, 2014 To June 30, 2015**

Unit#	SL#	U/E	Old Strata Fee	Operating Portion	CRF/Reserves Portion	New Strata Fee
603	48	80	\$ 419.49	\$ 282.34	\$ 137.15	\$ 419.49
604	47	77	\$ 403.76	\$ 271.75	\$ 132.01	\$ 403.76
605	46	81	\$ 424.73	\$ 285.86	\$ 138.87	\$ 424.73
606	45	104	\$ 545.34	\$ 367.04	\$ 178.30	\$ 545.34
607	44	124	\$ 650.21	\$ 437.62	\$ 212.59	\$ 650.21
701	57	124	\$ 650.21	\$ 437.62	\$ 212.59	\$ 650.21
702	56	104	\$ 545.34	\$ 367.04	\$ 178.30	\$ 545.34
703	55	80	\$ 419.49	\$ 282.34	\$ 137.15	\$ 419.49
704	54	77	\$ 403.76	\$ 271.75	\$ 132.01	\$ 403.76
705	53	81	\$ 424.73	\$ 285.86	\$ 138.87	\$ 424.73
706	52	104	\$ 545.34	\$ 367.04	\$ 178.30	\$ 545.34
707	51	124	\$ 650.21	\$ 437.62	\$ 212.59	\$ 650.21
801	64	124	\$ 650.21	\$ 437.62	\$ 212.59	\$ 650.21
802	63	104	\$ 545.34	\$ 367.04	\$ 178.30	\$ 545.34
803	62	80	\$ 419.49	\$ 282.34	\$ 137.15	\$ 419.49
804	61	77	\$ 403.76	\$ 271.75	\$ 132.01	\$ 403.76
805	60	81	\$ 424.73	\$ 285.86	\$ 138.87	\$ 424.73
806	59	104	\$ 545.34	\$ 367.04	\$ 178.30	\$ 545.34
807	58	124	\$ 650.21	\$ 437.62	\$ 212.59	\$ 650.21
901	71	124	\$ 650.21	\$ 437.62	\$ 212.59	\$ 650.21
902	70	104	\$ 545.34	\$ 367.04	\$ 178.30	\$ 545.34
903	69	80	\$ 419.49	\$ 282.34	\$ 137.15	\$ 419.49
904	68	77	\$ 403.76	\$ 271.75	\$ 132.01	\$ 403.76
905	67	81	\$ 424.73	\$ 285.86	\$ 138.87	\$ 424.73
906	66	104	\$ 545.34	\$ 367.04	\$ 178.30	\$ 545.34
907	65	124	\$ 650.21	\$ 437.62	\$ 212.59	\$ 650.21
1001	78	124	\$ 650.21	\$ 437.62	\$ 212.59	\$ 650.21
1002	77	104	\$ 545.34	\$ 367.04	\$ 178.30	\$ 545.34
1003	76	80	\$ 419.49	\$ 282.34	\$ 137.15	\$ 419.49
1004	75	77	\$ 403.76	\$ 271.75	\$ 132.01	\$ 403.76
1005	74	81	\$ 424.73	\$ 285.86	\$ 138.87	\$ 424.73
1006	73	104	\$ 545.34	\$ 367.04	\$ 178.30	\$ 545.34
1007	72	124	\$ 650.21	\$ 437.62	\$ 212.59	\$ 650.21
1101	85	124	\$ 650.21	\$ 437.62	\$ 212.59	\$ 650.21
1102	84	104	\$ 545.34	\$ 367.04	\$ 178.30	\$ 545.34
1103	83	80	\$ 419.49	\$ 282.34	\$ 137.15	\$ 419.49
1104	82	77	\$ 403.76	\$ 271.75	\$ 132.01	\$ 403.76
1105	81	81	\$ 424.73	\$ 285.86	\$ 138.87	\$ 424.73
1106	80	104	\$ 545.34	\$ 367.04	\$ 178.30	\$ 545.34
1107	79	124	\$ 650.21	\$ 437.62	\$ 212.59	\$ 650.21
1201	92	124	\$ 650.21	\$ 437.62	\$ 212.59	\$ 650.21
1202	91	104	\$ 545.34	\$ 367.04	\$ 178.30	\$ 545.34
1203	90	80	\$ 419.49	\$ 282.34	\$ 137.15	\$ 419.49
1204	89	77	\$ 403.76	\$ 271.75	\$ 132.01	\$ 403.76
1205	88	81	\$ 424.73	\$ 285.86	\$ 138.87	\$ 424.73

**SUNSET WATERFRONT RESORT (KAS2849)**  
**Approved Strata Fee Schedule**  
**For the Year July 1, 2014 To June 30, 2015**

Unit#	SL#	U/E	Old Strata Fee	Operating Portion	CRF/Reserves Portion	New Strata Fee
1206	87	104	\$ 545.34	\$ 367.04	\$ 178.30	\$ 545.34
1207	86	124	\$ 650.21	\$ 437.62	\$ 212.59	\$ 650.21
1301	99	124	\$ 650.21	\$ 437.62	\$ 212.59	\$ 650.21
1302	98	104	\$ 545.34	\$ 367.04	\$ 178.30	\$ 545.34
1303	97	80	\$ 419.49	\$ 282.34	\$ 137.15	\$ 419.49
1304	96	77	\$ 403.76	\$ 271.75	\$ 132.01	\$ 403.76
1305	95	81	\$ 424.73	\$ 285.86	\$ 138.87	\$ 424.73
1306	94	104	\$ 545.34	\$ 367.04	\$ 178.30	\$ 545.34
1307	93	124	\$ 650.21	\$ 437.62	\$ 212.59	\$ 650.21
1401	106	124	\$ 650.21	\$ 437.62	\$ 212.59	\$ 650.21
1402	105	104	\$ 545.34	\$ 367.04	\$ 178.30	\$ 545.34
1403	104	80	\$ 419.49	\$ 282.34	\$ 137.15	\$ 419.49
1404	103	77	\$ 403.76	\$ 271.75	\$ 132.01	\$ 403.76
1405	102	81	\$ 424.73	\$ 285.86	\$ 138.87	\$ 424.73
1406	101	104	\$ 545.34	\$ 367.04	\$ 178.30	\$ 545.34
1407	100	124	\$ 650.21	\$ 437.62	\$ 212.59	\$ 650.21
1501	113	124	\$ 650.21	\$ 437.62	\$ 212.59	\$ 650.21
1502	112	104	\$ 545.34	\$ 367.04	\$ 178.30	\$ 545.34
1503	111	80	\$ 419.49	\$ 282.34	\$ 137.15	\$ 419.49
1504	110	77	\$ 403.76	\$ 271.75	\$ 132.01	\$ 403.76
1505	109	81	\$ 424.73	\$ 285.86	\$ 138.87	\$ 424.73
1506	108	104	\$ 545.34	\$ 367.04	\$ 178.30	\$ 545.34
1507	107	124	\$ 650.21	\$ 437.62	\$ 212.59	\$ 650.21
1601	117	124	\$ 650.21	\$ 437.62	\$ 212.59	\$ 650.21
1602	116	177	\$ 928.12	\$ 624.67	\$ 303.45	\$ 928.12
1603	115	178	\$ 933.36	\$ 628.20	\$ 305.16	\$ 933.36
1604	114	124	\$ 650.21	\$ 437.62	\$ 212.59	\$ 650.21
1701	121	124	\$ 650.21	\$ 437.62	\$ 212.59	\$ 650.21
1702	120	177	\$ 928.12	\$ 624.67	\$ 303.45	\$ 928.12
1703	119	178	\$ 933.36	\$ 628.20	\$ 305.16	\$ 933.36
1704	118	124	\$ 650.21	\$ 437.62	\$ 212.59	\$ 650.21
1801	125	124	\$ 650.21	\$ 437.62	\$ 212.59	\$ 650.21
1802	124	177	\$ 928.12	\$ 624.67	\$ 303.45	\$ 928.12
1803	123	178	\$ 933.36	\$ 628.20	\$ 305.16	\$ 933.36
1804	122	124	\$ 650.21	\$ 437.62	\$ 212.59	\$ 650.21
1901	126	227	\$ 1,190.30	\$ 801.13	\$ 389.17	\$ 1,190.30
1902	127	296	\$ 1,552.11	\$ 1,044.65	\$ 507.46	\$ 1,552.11
2001	128	359	\$ 1,882.46	\$ 1,266.99	\$ 615.47	\$ 1,882.46
2002	130	204	\$ 1,069.70	\$ 719.96	\$ 349.74	\$ 1,069.70
2003	129	227	\$ 1,190.30	\$ 801.13	\$ 389.17	\$ 1,190.30
<b>Monthly Total</b>		<b>14,940</b>	<b>\$ 78,339.72</b>	<b>\$ 52,726.40</b>	<b>\$ 25,613.32</b>	<b>\$ 78,339.72</b>
			X12	X12	X12	X12
<b>Annual Total</b>			<b>\$ 940,076.64</b>	<b>\$ 632,716.80</b>	<b>\$ 307,359.84</b>	<b>\$ 940,076.64</b>