

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

7:00 p.m. – Sunset Waterfront Resort  
Meeting Room – Lobby Level  
1128 Sunset Drive  
Kelowna, BC

**STRATA COUNCIL**  
2015/2016

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

Brian Pedersen  
Alex McClelland  
Ron Moser  
Brenda Dwyer  
Cindy Weiss  
Marc Whittemore  
Mike Kuziw

**STRATA MANAGER**  
Susie Czinger

**BAYWEST CLIENT  
SERVICE CENTRE**  
1-604-591-6060  
[service@baywest.ca](mailto:service@baywest.ca)

**MAILING ADDRESS:  
BAYWEST MANAGEMENT  
13468-77<sup>TH</sup> AVENUE  
SURREY, BC V3W 6Y3**

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

**PRESENT**

88 Strata Lots Represented  
40 In Person  
48 By Proxy  
42 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 7:04 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 88 eligible voters (40 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 (2003) 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 (112) / SECONDED (303) 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 (2003) / SECONDED (112) to approve the Annual General Meeting Minutes of July 23, 2014 as distributed. **CARRIED**

**(8) COUNCIL REPORT**

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

**(9) ANNUAL INSURANCE REPORT**

Attached to these minutes is the updated Insurance policy effective June 30, 2015. The insurance was renewed with BFL Canada at a premium of \$88,576.00. **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 \$62,054.00  
Directors and officers liability at \$2 million

Liability coverage at \$10 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 2015/2016 OPERATING BUDGET**

It was MOVED (305) / SECONDED (112) to adopt the 2015/2016 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 88 in favour, 0 opposed, 0 abstentions.

The motion was

**CARRIED UNANIMOUSLY**

The new budget takes effect July 1, 2015. Please find attached a copy of the approved budget and listing of maintenance fees for each strata lot.

**NO INCREASE IN STRATA FEES.**

**(11) CONSIDERATION OF ¾ VOTE RESOLUTIONS****¾ VOTE "A" – RE-SURFACE DRIVEWAY – CONTINGENCY RESERVE FUND EXPENDITURE**

Be it resolved by a three-quarter (3/4) vote of the Owners of Strata Plan KAS 2849, Sunset Waterfront Resort, that an amount not to exceed \$210,000.00 (Two Hundred and Ten Thousand Dollars) be expended from Contingency Reserve fund for the purpose of carrying out the re-surfacing of the driveway. Upon completion of project any unused funds will be transferred into the Contingency Reserve Fund.

It was moved (2003) and seconded (2001) 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.  
86 In favour, 1 opposed, 1 abstained

**CARRIED**

**(12) ELECTION OF 2015/2016 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	Brenda Dwyer	Alex McClelland
Ron Moser	Cindy Weiss	Marc Whittemore
Hazel Christy	Rick Adrian	Bruce Weinmasters
Mike Kuziw		

Brian Pedersen called to the floor on 3 successive occasions for additional nominations or volunteers. Nominations were declared closed and the following Owners were elected as 2015/2016 Strata Council by secret ballots.

Brian Pedersen	Brenda Dwyer	Alex McClelland
Ron Moser	Cindy Weiss	Marc Whittemore
Mike Kuziw		

Following the Annual General Meeting, the new Strata Council met briefly and established the date of the first Council meeting for August 5, 2015 at 4:00 p.m. in the Sunset boardroom. Election of Council positions will take place at the August 5, 2015 Council Meeting.

**(13) TERMINATION**

There being no further business, the meeting terminated at 8:30 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.**

Sunset Waterfront Resort – Strata Plan KAS 2849  
Annual General Meeting – July 22, 2015  
Council Report by Council President, Brian Pedersen

Welcome everyone;

This meeting concludes another successful 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.

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

Like other years we will continue to keep security in place through September to insure all our new winter residents get off to a good start and know the rules, bylaws and expectations.

As we know this is the third year three of owning our Geo thermal system and again we are very happy with the purchase. The system has operated very efficiently and we have not had any surprise expenditures other than general maintenance.

Again the bottom line is we saved approximately \$10mil by buying the system as opposed to leasing it.

Once again our thoughts are that once this loan is paid off it will coincide with the capital expenses as identified in our Depreciation report allowing us to redirect the surplus funds at that time to deal with those capital expenditures as opposed to strata fee increases now to fund the report.

#### COMPLETED PROJECTS IN THE PAST YEAR

Our primary focus again for this year once to make sure expenses remained under control so we could hold the line on any strata fee increases. Those efforts have paid off and the result our reserve funds are sitting at a close to one million dollars with no fee increases required.

In addition to holding the line on expenses we did manage to complete the following projects within the 2014/2015 budget.

1. Added additional landscaping enhancements such as more lava rock and plants to the plaza level and removed the stumps from the previous year of tree cutting.
2. Completely stripped the pool deck area and re sealed it.
3. We facilitated the Implantation of Pickle ball lines on our tennis courts, hats off to Robin Jarmin for the idea and the painting of the new Pickle ball courts.
4. Replace approximately 12 windows that had thermal breaks. Let us know if you have any windows that have thermal cracks and we will take care of the replacements at no charge to you.
5. Enhanced our security system by adding two new cameras to our parkade areas to enhance the safety of our owners and deter any theft or vandalism.

Sunset Waterfront Resort – Strata Plan KAS 2849  
Annual General Meeting – July 22, 2015  
Council Report by Council President, Brian Pedersen

6. We continued with our repaint program, three hallways were completely repainted as well as the lobby. All other areas were touched up where required. If your hallway area has not a full repaint it will most likely be this winter as we have completed most hallways with in the tower.
7. We purchased an additional hot water heater at a cost of 10,000.00 and put it into storage so once our last remaining older tank goes we will have a replacement without waiting 6 to 8 weeks for a new one to arrive and inconveniencing owners with no hot water.
8. One of council's priorities this year was to try and solve the hot water issues that some residents have been dealing with for some time. We hired an engineer to conduct some trouble shooting and we made some modifications based on his recommendations, in addition we replaced everyone's shower valves on the problem hot water run. We have not received a final billing from the engineer and he remains engaged at this point to make sure the hot water problems are behind us.
9. We signed a contract with TELUS and facilitated the installation of fiber optic lines into the building and to each floor. This will allow owners to now contact TELUS and have them deliver fiber optic services into your unit if you desire. In addition to this service Fortis has also installed new AMI meters to our electrical system.
10. Bike storage continues to be an issue in the building. We are currently in the process of installing bike hangers on the upper wall of the second level parkade ramp. This area will allow for the storing of approximately 60 bikes. The idea is to use this area for the short term guests and to free up the existing bike rooms for full time residents.
11. We are in the process of changing our signature roof top lights to new LED energy efficient lighting. Although there is some upfront costs to do this it will result in energy savings over the next 10 years of approximately 25,000.00 These lights are also inexpensive to replace when the burn out and easier to maintain.

*It is important to note that all these expenses were paid within the 2014/2015 operating budget through various savings and re-allocation of funds on certain line items as well as moving surplus funds from current year surplus to the operating budget. As a result no monies were paid out of the contingency reserve fund for these projects*

Sunset Waterfront Resort – Strata Plan KAS 2849  
Annual General Meeting – July 22, 2015  
Council Report by Council President, Brian Pedersen

PROPOSED PROJECTS FROM LAST YEAR

Our plan as most of you probably know was to undertake some capital improvements at the property.

New lobby doors

Pergola at the pool

Creation of a resident lounge off the lobby

Improvements to the driveway and entrance

As Council started to investigate these projects and the costs along with the feedback from owners we realized that the driveway replacement seemed to be the largest priority and most costly. We felt that this a project that we could fund from the CRF to avoid any increase or special levies and move the other projects into the next operating year which we will discuss further in the agenda.

Our report is rather brief this year but as I mentioned the focus was to keep the spending under control to assure we not have any strata fee increases for the upcoming year.

This summarizes our year and we will now continue with the business at hand as laid out in your agenda.

THANK YOU



### SUMMARY OF COVERAGES

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.	
Project Name:	SUNSET WATERFRONT RESORT	
Property Manager:	Baywest Management Corporation	Policy Period June 30, 2015 to June 30, 2016
Policy Number:	Coverages	Subscribers
BFL04KAS2849	PROPERTY  BLANKET GLASS - Includes Lobby Glass CRIME COMMERCIAL GENERAL LIABILITY CONDOMINIUM DIRECTORS & OFFICERS LIABILITY EQUIPMENT BREAKDOWN POLLUTION LIABILITY VOLUNTEER ACCIDENT LEGAL EXPENSES TERRORISM  PRIVACY BREACH EXPENSE EXCESS EMPLOYEE DISHONESTY	ACE INA Insurance AIG Insurance Company of Canada Allianz Insurance Company Continental Casualty Company (CNA Canada) Zurich Insurance Company Ltd Economical Mutual Insurance Company Economical Mutual Insurance Company Economical Mutual Insurance Company Great American Insurance Group Zurich Insurance Company Ltd Zurich Insurance Company Ltd SSQ Insurance Company Inc. DAS Legal Protection Insurance Company Limited Binding Authority B0713PRPNA1201175 underwritten by certain underwriters at Lloyd's Economical Mutual Insurance Company Trisura Guarantee Insurance Company
Insured Locations:	1128 Sunset Drive, Kelowna, BC V1Y 9W7	
Perils Insured:	All risks as defined subject to \$5,000.00 Deductible Except; \$15,000.00 Deductible Sewer Backup Damage; \$15,000.00 Deductible Water Damage; 5.00% Deductible Earthquake Damage; \$50,000.00 Deductible Flood Damage; \$250.00 Deductible Lock & Key; Stated Amount Co-Insurance, Replacement Cost, 130% Margin Clause; Blanket By-Laws; Data Exclusion; Terrorism Exclusion; Mould Exclusion; Earthquake and Flood limit in the annual aggregate not to exceed 130% of policy limit.	
PROPERTY	\$ 62,054,000 \$ 10,000 \$ 50,000 \$ 1,000,000	All Property Lock & Key. Subject to \$250 deductible. Additional Living Expenses Endorsement - Per Unit Additional Living Expenses Endorsement - Annual Aggregate
CRIME	\$ 30,000 \$ 10,000	Comprehensive Dishonesty, Disappearance and Destruction Broad Form Money and Securities
COMMERCIAL GENERAL LIABILITY	\$ 10,000,000 \$ 10,000,000	Bodily Injury & Property Damage. Subject to \$500 deductible. Non-Owned Automobile. Subject to \$500 deductible.
CONDOMINIUM DIRECTORS & OFFICERS LIABILITY	\$ 2,000,000	Claims Made Form (Including Property Manager).
BLANKET GLASS - Includes Lobby Glass	Blanket	Residential. Subject to \$250 deductible. Commercial. Subject to \$250 deductible. Canopy. Subject to \$1,000 deductible.
EQUIPMENT BREAKDOWN	\$ 62,054,000 \$ 250,000	Per Occurrence Maximum Limit of Loss. Subject to \$1,000 deductible. Extra Expenses - Rents, Indemnity Period (Months): 0
POLLUTION LIABILITY	\$ 1,000,000 \$ 5,000,000	Pollution Liability. Subject to \$10,000 deductible. Aggregate Policy Limit
VOLUNTEER ACCIDENT	\$ 200,000	See Policy Wordings
LEGAL EXPENSES	\$ 300,000 \$ 1,500,000	Per Occurrence Maximum Limit of Loss. Annual Aggregate.
TERRORISM	\$ 350,000 \$ 350,000	Per Occurrence.. Subject to \$2,500 deductible. Aggregate.
PRIVACY BREACH EXPENSE	\$ 50,000 See Policy Wording	Per Incident Miscellaneous Property - Replacement Cost
EXCESS EMPLOYEE DISHONESTY	\$ 750,000	Employee Dishonesty Coverage - Form A
Loss Payable:	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. Pacific Western Bank of Canada but only with respect to the Geothermal System., Suite 2002, 140 Fullarton Street, London, ON N6A 5P2	
This record sheet is intended for reference only. Please refer to your polic(ies) for complete details.		

**Sunset Waterfront Resort (KAS2849)**  
**Approved Budget - July 1, 2015 To June 30 2016**

Account	Account Name	2015-2016 Approved Budget
<b>RECEIPTS / REVENUE</b>		
5027-0000	Boat Berth	22,000.00
5035-0000	Bylaw Penalties	1,000.00
5285-0000	Interest Income	1,000.00
5290-0000	Fobs/Keys/Remotes	2,000.00
5300-0000	Late Payment Interest	0.00
5385-0000	MoveIn/Out Fee	0.00
5410-0000	Other Income	0.00
5425-0000	Parking Income	0.00
5455-0000	Prior Years Surplus	16,441.00
5459-0000	Renovation Charge	0.00
5500-0000	Owners' Contributions	940,073.96
5620-0000	Rental Income	24,300.00
5700-0000	Storage Income	6,000.00
<b>TOTAL RECEIPTS / REVENUE</b>		<b>\$ 1,012,814.96</b>
<b>EXPENSES &amp; RESERVES</b>		
<b>ADMINISTRATIVE EXPENSES</b>		
6004-0000	Statutory Review of Trust Accounts	525.00
6008-0000	Additional Services	800.00
6028-0000	Bank Charges	310.00
6068-0000	Miscellaneous	500.00
6076-0000	Insurance Appraisal	1,000.00
6080-0000	Insurance Premium	88,576.00
6098-0000	Management Fees	29,547.00
6102-0000	Meeting	300.00
6128-0000	Postage/Copies/Office Exp.	3,000.00
6132-0000	Professional Service	3,200.00
6132-0010	Corporate Tax Return	500.00
<b>TOTAL ADMINISTRATIVE EXPENSES</b>		<b>128,258.00</b>
<b>EMPLOYEE EXPENSES</b>		
6202-0000	Benefits Employee / Caretaker	4,200.00
6210-0000	EI/ CPP Employer Share	3,800.00
6232-0000	Wages Asst. Caretaker	2,000.00
6248-0000	Wages Caretaker	80,000.00
6258-0000	Workers' Compensation	1,000.00
<b>TOTAL EMPLOYEE EXPENSES</b>		<b>91,000.00</b>
<b>UTILITIES</b>		
6302-0000	Cablevision / Internet	1,500.00
6304-0000	Cell Phone	1,200.00
6308-0000	Electricity	74,100.00



**Sunset Waterfront Resort (KAS2849)**  
**Approved Budget - July 1, 2015 To June 30 2016**

<b>Account</b>	<b>Account Name</b>	<b>2015-2016 Approved Budget</b>
6316-0000	Gas	83,300.00
6336-0000	Water & Sewer	40,800.00
<b>TOTAL UTILITIES</b>		<b>200,900.00</b>
<b>CONTRACT / BLDG EXPENSES</b>		
7048-0000	Elevator & License	24,000.00
7054-0000	Emergency Generator	3,050.00
7058-0000	Enterphone	4,400.00
7069-0000	Fire Protection	5,100.00
7080-0000	Garbage Collection	27,700.00
7096-0000	Janitorial	54,300.00
7100-0000	Landscaping	4,000.00
<b>TOTAL CONTRACT / BLDG EXPENSES</b>		<b>122,550.00</b>
<b>REPAIRS &amp; MAINTENANCE EXPENSES</b>		
7660-0000	Repairs & Maintenance	60,249.00
7688-0000	HVAC	8,000.00
7692-0000	Improvements	10,000.00
7713-3000	Lagoon Maintenance	27,500.00
7826-0000	Security	24,000.00
7848-0000	Snow Removal	6,000.00
7912-0000	Window Cleaning	16,000.00
<b>TOTAL REPAIRS &amp; MAINTENANCE EXPENSES</b>		<b>151,749.00</b>
<b>RECREATION FACILITIES EXPENSES</b>		
8529-0000	Pool/Spa Maintenance	11,000.00
<b>TOTAL RECREATION FACILITIES EXPENSES</b>		<b>11,000.00</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>705,457.00</b>
<b>CRF &amp; OTHER BUDGETED RESERVE FUNDS</b>		
8920-0000	Contingency Reserve Fund	90,000.00
8936-0000	Geothermal Reserve	217,357.96
<b>TOTAL RESERVE FUNDS</b>		<b>307,357.96</b>
<b>TOTAL EXPENSES &amp; RESERVES</b>		<b>1,012,814.96</b>
<b>SURPLUS / (DEFICIT)</b>		<b>-</b>

**Sunset Waterfront Resort (KAS2849)**  
**Approved Strata Fee Schedule**  
**For the Period July 1, 2015 - June 30, 2016**

<b>Unit#</b>	<b>SL#</b>	<b>U/E</b>	<b>Operating Portion</b>	<b>CRF/Reserves Portion</b>	<b>Strata Fee</b>
101	1	90	\$ 426.74	\$ 45.18	<b>\$ 471.92</b>
102	2	90	\$ 426.74	\$ 45.18	<b>\$ 471.92</b>
103	3	85	\$ 403.04	\$ 42.67	<b>\$ 445.71</b>
104	4	75	\$ 355.62	\$ 37.65	<b>\$ 393.27</b>
112	10	119	\$ 564.25	\$ 59.74	<b>\$ 623.99</b>
113	9	118	\$ 559.51	\$ 59.24	<b>\$ 618.75</b>
114	8	170	\$ 806.07	\$ 85.34	<b>\$ 891.41</b>
115	7	118	\$ 559.51	\$ 59.24	<b>\$ 618.75</b>
116	6	119	\$ 564.25	\$ 59.74	<b>\$ 623.99</b>
117	5	119	\$ 564.25	\$ 59.74	<b>\$ 623.99</b>
211	17	108	\$ 512.09	\$ 54.22	<b>\$ 566.31</b>
212	16	118	\$ 559.51	\$ 59.24	<b>\$ 618.75</b>
213	15	118	\$ 559.51	\$ 59.24	<b>\$ 618.75</b>
214	14	169	\$ 801.33	\$ 84.84	<b>\$ 886.17</b>
215	13	119	\$ 564.25	\$ 59.74	<b>\$ 623.99</b>
216	12	119	\$ 564.25	\$ 59.74	<b>\$ 623.99</b>
217	11	119	\$ 564.25	\$ 59.74	<b>\$ 623.99</b>
302	29	132	\$ 625.89	\$ 66.27	<b>\$ 692.16</b>
303	28	80	\$ 379.33	\$ 40.16	<b>\$ 419.49</b>
304	27	77	\$ 365.11	\$ 38.65	<b>\$ 403.76</b>
305	26	81	\$ 384.07	\$ 40.66	<b>\$ 424.73</b>
306	25	104	\$ 493.13	\$ 52.21	<b>\$ 545.34</b>
307	24	126	\$ 597.44	\$ 63.25	<b>\$ 660.69</b>
312	23	140	\$ 663.83	\$ 70.28	<b>\$ 734.11</b>
313	22	144	\$ 682.79	\$ 72.29	<b>\$ 755.08</b>
314	21	197	\$ 934.09	\$ 98.90	<b>\$ 1,032.99</b>
315	20	142	\$ 673.30	\$ 71.29	<b>\$ 744.59</b>
316	19	143	\$ 678.05	\$ 71.79	<b>\$ 749.84</b>
317	18	143	\$ 678.05	\$ 71.79	<b>\$ 749.84</b>
401	36	126	\$ 597.44	\$ 63.25	<b>\$ 660.69</b>
402	35	104	\$ 493.13	\$ 52.21	<b>\$ 545.34</b>
403	34	80	\$ 379.33	\$ 40.16	<b>\$ 419.49</b>
404	33	77	\$ 365.11	\$ 38.65	<b>\$ 403.76</b>
405	32	81	\$ 384.07	\$ 40.66	<b>\$ 424.73</b>
406	31	104	\$ 493.13	\$ 52.21	<b>\$ 545.34</b>
407	30	126	\$ 597.44	\$ 63.25	<b>\$ 660.69</b>
501	43	126	\$ 597.44	\$ 63.25	<b>\$ 660.69</b>
502	42	104	\$ 493.13	\$ 52.21	<b>\$ 545.34</b>

**Sunset Waterfront Resort (KAS2849)**  
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**For the Period July 1, 2015 - June 30, 2016**

<b>Unit#</b>	<b>SL#</b>	<b>U/E</b>	<b>Operating Portion</b>	<b>CRF/Reserves Portion</b>	<b>Strata Fee</b>
503	41	80	\$ 379.33	\$ 40.16	<b>\$ 419.49</b>
504	40	77	\$ 365.11	\$ 38.65	<b>\$ 403.76</b>
505	39	81	\$ 384.07	\$ 40.66	<b>\$ 424.73</b>
506	38	104	\$ 493.13	\$ 52.21	<b>\$ 545.34</b>
507	37	126	\$ 597.44	\$ 63.25	<b>\$ 660.69</b>
601	50	124	\$ 587.96	\$ 62.25	<b>\$ 650.21</b>
602	49	104	\$ 493.13	\$ 52.21	<b>\$ 545.34</b>
603	48	80	\$ 379.33	\$ 40.16	<b>\$ 419.49</b>
604	47	77	\$ 365.11	\$ 38.65	<b>\$ 403.76</b>
605	46	81	\$ 384.07	\$ 40.66	<b>\$ 424.73</b>
606	45	104	\$ 493.13	\$ 52.21	<b>\$ 545.34</b>
607	44	124	\$ 587.96	\$ 62.25	<b>\$ 650.21</b>
701	57	124	\$ 587.96	\$ 62.25	<b>\$ 650.21</b>
702	56	104	\$ 493.13	\$ 52.21	<b>\$ 545.34</b>
703	55	80	\$ 379.33	\$ 40.16	<b>\$ 419.49</b>
704	54	77	\$ 365.11	\$ 38.65	<b>\$ 403.76</b>
705	53	81	\$ 384.07	\$ 40.66	<b>\$ 424.73</b>
706	52	104	\$ 493.13	\$ 52.21	<b>\$ 545.34</b>
707	51	124	\$ 587.96	\$ 62.25	<b>\$ 650.21</b>
801	64	124	\$ 587.96	\$ 62.25	<b>\$ 650.21</b>
802	63	104	\$ 493.13	\$ 52.21	<b>\$ 545.34</b>
803	62	80	\$ 379.33	\$ 40.16	<b>\$ 419.49</b>
804	61	77	\$ 365.11	\$ 38.65	<b>\$ 403.76</b>
805	60	81	\$ 384.07	\$ 40.66	<b>\$ 424.73</b>
806	59	104	\$ 493.13	\$ 52.21	<b>\$ 545.34</b>
807	58	124	\$ 587.96	\$ 62.25	<b>\$ 650.21</b>
901	71	124	\$ 587.96	\$ 62.25	<b>\$ 650.21</b>
902	70	104	\$ 493.13	\$ 52.21	<b>\$ 545.34</b>
903	69	80	\$ 379.33	\$ 40.16	<b>\$ 419.49</b>
904	68	77	\$ 365.11	\$ 38.65	<b>\$ 403.76</b>
905	67	81	\$ 384.07	\$ 40.66	<b>\$ 424.73</b>
906	66	104	\$ 493.13	\$ 52.21	<b>\$ 545.34</b>
907	65	124	\$ 587.96	\$ 62.25	<b>\$ 650.21</b>
1001	78	124	\$ 587.96	\$ 62.25	<b>\$ 650.21</b>
1002	77	104	\$ 493.13	\$ 52.21	<b>\$ 545.34</b>
1003	76	80	\$ 379.33	\$ 40.16	<b>\$ 419.49</b>
1004	75	77	\$ 365.11	\$ 38.65	<b>\$ 403.76</b>
1005	74	81	\$ 384.07	\$ 40.66	<b>\$ 424.73</b>

**Sunset Waterfront Resort (KAS2849)**  
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**For the Period July 1, 2015 - June 30, 2016**

<b>Unit#</b>	<b>SL#</b>	<b>U/E</b>	<b>Operating Portion</b>	<b>CRF/Reserves Portion</b>	<b>Strata Fee</b>
1006	73	104	\$ 493.13	\$ 52.21	<b>\$ 545.34</b>
1007	72	124	\$ 587.96	\$ 62.25	<b>\$ 650.21</b>
1101	85	124	\$ 587.96	\$ 62.25	<b>\$ 650.21</b>
1102	84	104	\$ 493.13	\$ 52.21	<b>\$ 545.34</b>
1103	83	80	\$ 379.33	\$ 40.16	<b>\$ 419.49</b>
1104	82	77	\$ 365.11	\$ 38.65	<b>\$ 403.76</b>
1105	81	81	\$ 384.07	\$ 40.66	<b>\$ 424.73</b>
1106	80	104	\$ 493.13	\$ 52.21	<b>\$ 545.34</b>
1107	79	124	\$ 587.96	\$ 62.25	<b>\$ 650.21</b>
1201	92	124	\$ 587.96	\$ 62.25	<b>\$ 650.21</b>
1202	91	104	\$ 493.13	\$ 52.21	<b>\$ 545.34</b>
1203	90	80	\$ 379.33	\$ 40.16	<b>\$ 419.49</b>
1204	89	77	\$ 365.11	\$ 38.65	<b>\$ 403.76</b>
1205	88	81	\$ 384.07	\$ 40.66	<b>\$ 424.73</b>
1206	87	104	\$ 493.13	\$ 52.21	<b>\$ 545.34</b>
1207	86	124	\$ 587.96	\$ 62.25	<b>\$ 650.21</b>
1301	99	124	\$ 587.96	\$ 62.25	<b>\$ 650.21</b>
1302	98	104	\$ 493.13	\$ 52.21	<b>\$ 545.34</b>
1303	97	80	\$ 379.33	\$ 40.16	<b>\$ 419.49</b>
1304	96	77	\$ 365.11	\$ 38.65	<b>\$ 403.76</b>
1305	95	81	\$ 384.07	\$ 40.66	<b>\$ 424.73</b>
1306	94	104	\$ 493.13	\$ 52.21	<b>\$ 545.34</b>
1307	93	124	\$ 587.96	\$ 62.25	<b>\$ 650.21</b>
1401	106	124	\$ 587.96	\$ 62.25	<b>\$ 650.21</b>
1402	105	104	\$ 493.13	\$ 52.21	<b>\$ 545.34</b>
1403	104	80	\$ 379.33	\$ 40.16	<b>\$ 419.49</b>
1404	103	77	\$ 365.11	\$ 38.65	<b>\$ 403.76</b>
1405	102	81	\$ 384.07	\$ 40.66	<b>\$ 424.73</b>
1406	101	104	\$ 493.13	\$ 52.21	<b>\$ 545.34</b>
1407	100	124	\$ 587.96	\$ 62.25	<b>\$ 650.21</b>
1501	113	124	\$ 587.96	\$ 62.25	<b>\$ 650.21</b>
1502	112	104	\$ 493.13	\$ 52.21	<b>\$ 545.34</b>
1503	111	80	\$ 379.33	\$ 40.16	<b>\$ 419.49</b>
1504	110	77	\$ 365.11	\$ 38.65	<b>\$ 403.76</b>
1505	109	81	\$ 384.07	\$ 40.66	<b>\$ 424.73</b>
1506	108	104	\$ 493.13	\$ 52.21	<b>\$ 545.34</b>
1507	107	124	\$ 587.96	\$ 62.25	<b>\$ 650.21</b>
1601	117	124	\$ 587.96	\$ 62.25	<b>\$ 650.21</b>

**Sunset Waterfront Resort (KAS2849)**  
**Approved Strata Fee Schedule**  
**For the Period July 1, 2015 - June 30, 2016**

<b>Unit#</b>	<b>SL#</b>	<b>U/E</b>	<b>Operating Portion</b>	<b>CRF/Reserves Portion</b>	<b>Strata Fee</b>
1602	116	177	\$ 839.26	\$ 88.86	<b>\$ 928.12</b>
1603	115	178	\$ 844.00	\$ 89.36	<b>\$ 933.36</b>
1604	114	124	\$ 587.96	\$ 62.25	<b>\$ 650.21</b>
1701	121	124	\$ 587.96	\$ 62.25	<b>\$ 650.21</b>
1702	120	177	\$ 839.26	\$ 88.86	<b>\$ 928.12</b>
1703	119	178	\$ 844.00	\$ 89.36	<b>\$ 933.36</b>
1704	118	124	\$ 587.96	\$ 62.25	<b>\$ 650.21</b>
1801	125	124	\$ 587.96	\$ 62.25	<b>\$ 650.21</b>
1802	124	177	\$ 839.26	\$ 88.86	<b>\$ 928.12</b>
1803	123	178	\$ 844.00	\$ 89.36	<b>\$ 933.36</b>
1804	122	124	\$ 587.96	\$ 62.25	<b>\$ 650.21</b>
1901	126	227	\$ 1,076.34	\$ 113.96	<b>\$ 1,190.30</b>
1902	127	296	\$ 1,403.52	\$ 148.59	<b>\$ 1,552.11</b>
2001	128	359	\$ 1,702.24	\$ 180.22	<b>\$ 1,882.46</b>
2002	130	204	\$ 967.29	\$ 102.41	<b>\$ 1,069.70</b>
2003	129	227	\$ 1,076.34	\$ 113.96	<b>\$ 1,190.30</b>
<b>Monthly Total</b>		<b>14940</b>	<b>\$ 70,839.72</b>	<b>\$ 7,500.00</b>	<b>\$ 78,339.72</b>
			X12	X12	X12
<b>Annual Total</b>			<b>\$ 850,076.64</b>	<b>\$ 90,000.00</b>	<b>\$ 940,076.64</b>