

Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

**FOR INFORMATION ONLY
NOT FOR USE AT LAND TITLES**

The Owners, **Strata Plan VIS1024** certify that the Information contained in this certificate with respect to **Strata Lot 24** is correct as of the date of this certificate.

[Attach a separate sheet if the space on this form is insufficient].

(a) Monthly strata fees payable by the owner of the strata lot described above \$ 309.15

(b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid into court, or to the strata corporation in trust under section 114 of the *Strata Property Act*).
\$ 0.00

(c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property or the common assets?

no yes [attach copy of all agreements]

(d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved.
\$ 0.00

The payment is to be made by: _____

(e) Any amount by which the expenses of the strata corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year .
\$ Unknown

(f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund. (Please see attached resolution(s) if applicable)
\$ 31,423.00

(g) Are there any amendments to the bylaws that are not yet filed in the land title office?
 no yes [attach copy of all amendments]

(h) Are there any resolutions passed by a ¾ vote or unanimous vote that are required to be filed in the land title office but that have not yet been filed in the land title office?
 no yes [attach copy of all resolutions]

(h.1) Are there any winding-up resolutions that have been passed?
 no yes [attach copy of all resolutions]

(i) Has notice been given for any resolutions, requiring a ¾ vote, 80% vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?
 no yes [attach copy of all notices]

(j) Is the strata corporation party to any court proceeding, arbitration, or tribunal proceeding, and/or are there any judgments or orders against the strata corporation?
 no yes [attach details]

(k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets?
 no yes [attach copies of all notices or work orders]

(l) Number of strata lots in the strata plan that are rented _____ 20

(m) Are there any parking stall(s) allocated to the strata lot?

no yes

(i) if no, complete the following by checking the correct box

- No parking stall is available
 No parking stall is allocated to the strata lot but parking stall(s) within common property might be available

(ii) if yes, complete the following by checking the correct box(es) and indicating the parking stall(s) to which the checked box(es) apply.

- Parking stall(s) number(s) _____ is/are part of the strata lot
 Parking stall(s) number(s) _____ is/are separate strata lot(s) or parts of a strata lot _____ (strata lot number(s), if known, for each parking stall that is a separate strata lot or part of a separate strata lot)
 Parking stall(s) number(s) _____ is/are limited common property
 Parking stall(s) number(s) 4 & 56 is/are common property

(iii) For each parking stall allocated to the strata lot that is common property, check the correct box and complete the required information.

- Parking stall(s) number(s) 4 is/are allocated with strata council approval*
 Parking stall(s) number(s) 56 is/are allocated with strata council approval and rented at \$ 15.00 per month*
 Parking stall(s) number(s) _____ may have been allocated by owner developer assignment

Details:

Any and all common property parking stalls do not travel with the sale of the strata lot and are subject to change past the date of this certificate.

*Note: The allocation of a parking stall that is common property may be limited as short term exclusive use subject to section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.

(n) Are there any storage locker(s) allocated to the strata lot?

no yes

(i) if no, complete the following by checking the correct box

- No storage locker is available
 No storage locker is allocated to the strata lot but storage locker(s) within common property might be available

(ii) if yes, complete the following by checking the correct box(es) and indicating the storage locker(s) to which the checked box(es) apply.

- Storage locker(s) number(s) _____ is/are part of the strata lot
 Storage locker(s) number(s) _____ is/are separate strata lot(s) or part(s) of a separate strata lot _____ (strata lot number(s), if known, for each locker that is a separate strata lot or part of a separate strata lot)
 Storage locker(s) number(s) _____ is/are limited common property
 Storage locker(s) number(s) L is/are common property

(iii) For each storage locker allocated to the strata lot that is common property, check the correct box and complete the required information.

- Storage locker(s) number(s) L is/are allocated with strata council approval*
 Storage locker(s) number(s) _____ is/are allocated with strata council approval and rented at \$ _____ per month*
 Storage locker(s) number(s) _____ may have been allocated by owner developer assignment

Details:

Any and all common property lockers do not travel with the sale of the strata lot and are subject to change past the date of this certificate.

*Note: The allocation of a storage locker that is common property may be limited as short term exclusive use subject to section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.

(o) Insurance Broker: Megson Fitzpatrick


Phone Number: 250-595-5212

Required Attachments

In addition to attachments mentioned above, section 59 (4) of the *Strata Property Act* requires that copies of the following must be attached to this Information Certificate:

- The rules of the corporation;
- The current budget of the strata corporation;
- The owner developer's Rental Disclosure Statement under section 139, if any; and
- The most recent depreciation report, if any, obtained by the strata corporation under section 94

Date: July 10, 2019



Signature of Strata Manager, if authorized by strata corporation

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DISCLAIMER: Cornerstone Properties Ltd. has obtained information regarding parking and lockers from external sources and does not guarantee accurate information past date of certificate.

THE BEACHCOMBER, STRATA PLAN VIS1024
HOUSE RULES
Ratified December 3, 2016

1. **Breezeway**

- a. Without limiting the strata corporation's bylaws regarding the use of property, an owner, tenant, occupant or visitor must ensure that they are as quiet as possible when using the breezeway as any noise generated in the breezeway echoes into the adjoining strata lots.

**BEACHCOMBER ESTATES
STRATA VIS1024
Approved Budget
January 1, 2019 to December 31, 2019**

	12 Month Actual 2018		Approved Budget 2018		Approved Budget 2019	
INCOME:						
4010 Assessments	\$161,520.84	A	\$162,065.00		\$167,040.00	1
4020 Parking	\$1,850.00	B	\$1,500.00		\$1,850.00	2
4030 Misc. Income	\$625.00		\$0.00		\$0.00	
40350 Key sale income	\$25.00		\$0.00		\$0.00	
4040 Unearned Revenue	\$708.85		\$0.00		\$0.00	
4050 Laundry Income	\$1,523.31	C	\$0.00		\$1,500.00	3
4080 Interest on Operating	\$403.16		\$0.00		\$400.00	4
TOTAL:	\$166,656.16		\$163,565.00		\$170,790.00	
EXPENSES:						
5005 Admin. Expenses	\$1,732.73	D	\$900.00		\$1,750.00	5
5010 Accounting	\$1,077.35	E	\$1,000.00		\$1,100.00	6
5011 Legal	\$584.41	F	\$0.00		\$600.00	7
5015 Office Supplies	\$2,169.15		\$3,000.00		\$2,200.00	8
5020 Permits	\$216.98	G	\$120.00		\$220.00	9
5040 Caretaker	\$4,625.00		\$18,000.00		\$4,700.00	10
5080 Management Fees	\$17,400.00		\$17,400.00		\$17,400.00	
5210 Bank Charges	\$83.60		\$170.00		\$90.00	11
5310 Insurance	\$12,961.00		\$13,500.00		\$13,500.00	
5315 Insurance Deductible	\$5,000.00		\$5,000.00		\$5,000.00	
5640 Consultants	\$210.00	H	\$0.00		\$210.00	12
6030 Payment from CRF	-\$27,091.40	I	\$0.00		-\$42,000.00	13
6045 Janitorial	\$3,922.13		\$4,410.00		\$3,900.00	14
6060 Contingency	\$19,999.92		\$20,000.00		\$20,000.00	
6110 Garbage Removal	\$5,480.52		\$5,750.00		\$5,500.00	15
6120 Hydro	\$4,256.04		\$4,750.00		\$4,300.00	16
6125 Sewage Treatment Plant	\$27,387.46		\$28,000.00		\$27,400.00	17
6130 Water	\$10,143.54	J	\$10,000.00		\$10,150.00	18
6135 Gardening/contract	\$9,738.20	K	\$9,000.00		\$9,750.00	19
6140 Gardening Other	\$3,182.69	L	\$2,000.00		\$3,200.00	20
6160 Repairs & Maintenance	\$33,061.70	M	\$5,065.00		\$33,970.00	21
6400 Roof maintenance	\$0.00		\$3,000.00		\$2,000.00	22
6530 Engineer fees	\$236.25	N	\$0.00		\$250.00	23
6625 Special Projects	\$37,049.12	O	\$8,000.00		\$42,000.00	24
6634 Pest Control	\$1,899.48		\$2,000.00		\$1,900.00	25
6650 Laundry rentals	\$41.52	P	\$0.00		\$50.00	26
6670 Fire and Safety	\$1,632.93		\$2,500.00		\$1,650.00	27
TOTAL:	\$177,000.32		\$163,565.00		\$170,790.00	28
Deficit	-\$10,344.16	Q				

Opening balance, Operating Fund January 1, 2019	\$27,413.50
Estimated closing balance, Operating Fund December 31, 2019	\$27,413.50

Opening balance, Contingency Fund January 1, 2019	\$123,774.54
Estimated closing balance, Contingency Fund December 31, 2019	\$101,774.54

**BEACHCOMBER ESTATES
STRATA VIS1024
Approved Budget
January 1, 2019 to December 31, 2019**

Notes for Previous Budget 2018

- A. Assessments: Reduction due to arrears
- B. Parking: Increase due to additional secondary parking
- C. Laundry: Income over costs of new Laundry equipment
- D. Administration: Increase due to SGM expenses and additional approved administration by council members
- E. Accounting: Increase due to preparation of the new annual Tax return
- F. Legal: Increase due to preparation of motions for fascia + pillar repairs for the SGM.
- G. Permits: Represents rate increase for septic effluent permit.
- H. Consultants: Increase due to appraisal update
- I. Payment from CRF: Represents funds approved for the emergency septic field upgrade
- J. Water: Difference due to rate increase.
- K. Gardening Contract: Increase due to rate change and addition of taxes.
- L. Gardening Other: Includes mulch, compost, seed + fertilizer for septic field repairs, watering and irrigation.
- M. Repairs & Maintenance: Includes dryer vent cleaning, window & door repairs, supplies, california drain servicing, lighting repairs and water leaks .
- N. Engineer Fees: Part of RDH budget development for window project
- O. Special Projects: Represents Septic field emergency upgrade, balance of the RDH budget development project, balcony fascia repairs for estimate development for north building
- P. Laundry rentals: Represents periodic revenue short fall for rental income.
- Q. Deficit covered from operating surplus.

Notes for Proposed Budget 2019

- 1. Assessments: Increased by 3% or average \$8.63 per month
- 2. Parking: Based on actual increased by \$350
- 3. Laundry Income: Based on actual increased by \$1,500
- 4. Interest: Based on actual increased by \$400.
- 5. Administration: Based on actual increased by \$850
- 6. Accounting /Legal -Based on actual increased by \$100
- 7. Legal: Based on actual increased by \$600
- 8. Office Supplies - Based on actual decreased by \$800
- 9. Permits: Based on actual increased by \$100
- 10. Caretaker - Based on actual reduced by \$13,300
- 11. Bank Charges : Based on actual reduced by \$80
- 12. Consultants: based on actual increased by \$210
- 13. Payments from CRF: Represents motions approved at the SGM for pillar & fascia repairs
- 14. Janitorial: Based on actual reduced by \$510
- 15. Garbage - Based on actual reduced by \$250
- 16. Hydro - Based on actual reduced by \$450
- 17. Sewage Plant: Based on actual reduced by \$600
- 18. Water: Based on actual increased by \$150
- 19. Gardening Contract: Based on actual increased by \$750
- 20. Gardening Other - Based on actual increased by \$1,200
- 21. Repairs/Maintenance: Based on actual increased by \$28,905
- 22. Roof Maintenance -Based on actual reduced by \$1,000
- 23. Engineering Fees: Based on actual increase by \$250
- 24. Special Projects - Represents approved pillar and fascia repair projects
- 25. Pest Control: Based on actual reduced by \$100
- 26. Laundry Rentals: Based on actual increased by \$50
- 27. Fire/Safety: Based on actual reduced by \$850
- 28. Total Expense: Increase of 4.3 %

Balance Sheet - Cash Basis**4870 - Strata Plan VIS1024 - Beachcomber Estates**

As of: Jun 30, 2019

Account #	Description	Net
ASSETS		
1110-4870	Operating Account	\$19,847.67
1125-4870	Reserves Account	\$85,390.32
1142-4870	Special Assessment Account #3	\$56,211.76
TOTAL ASSETS:		\$161,449.75
EQUITY - SURPLUS/RESERVES		
3310-4870	Operating Surplus/Deficit	\$48,645.93
3410-4870	Opening Balance Cash	\$27,413.50
3510-4870	Contingency Fund	\$81,423.00
3531-4870	Project #1	\$387.50
3705-4870	CRF Interest	\$3,579.82
TOTAL EQUITY - SURPLUS/RESERVES:		\$161,449.75
		\$161,449.75

COPY

**¾ VOTE RESOLUTION OF
THE OWNERS, STRATA PLAN VIS 1024
AUTHORIZATION TO APPROVE SIGNIFICANT CHANGE IN THE USE AND/OR APPEARANCE OF COMMON
PROPERTY AND SPECIAL LEVY AND
TO EXPEND MONIES FROM THE CONTINGENCY RESERVE FUND
FOR WINDOW AND PATIO DOOR REPLACEMENT
(Sections 71, 96 and 108 of the *Strata Property Act*)**

WHEREAS:

- A. The Owners, Strata Plan VIS 1024 (the "**Strata Corporation**") requires funds in order to pay for the costs associated with replacing all of the windows and patio doors in all of the two buildings (the "**Window and Door Work**");
- B. The change from brown aluminum frames to white vinyl frames is a significant change in the use and/or appearance of common property, in accordance with section 71 of the *Strata Property Act* (the "**Act**");
- C. The Window and Door Work is anticipated to cost up to \$220,000.00, which cost is comprised of the following amounts:
 - (a) new windows and patio doors \$198,000.00; and
 - (b) contingency \$22,000.00; and
- D. The Strata Corporation would like to pay for the Window and Door Work by way of a special levy and an expenditure from the contingency reserve fund;

BE IT RESOLVED by a ¾ vote of the Strata Corporation that

- (a) pursuant to section 71 of the Act, the significant change in the use and/or appearance of the common property consisting of the change of the windows and patio doors from brown aluminum frames to white vinyl frames be approved;
- (b) pursuant to section 96 of the Act, the Strata Corporation is authorized to expend from the contingency reserve fund an amount not to exceed \$50,000.00 for the purpose of paying the first \$50,000.00 of the anticipated cost of the Window and Door Work.
- (c) pursuant to section 108 of the Act:
 - (i) the Strata Corporation is authorized to impose a levy on the strata lots comprising the Strata Corporation in proportion to unit entitlement of each strata lot and in amounts shown opposite each strata lot in **Schedule A** (attached hereto and forming part of this resolution), the aggregate sum of \$220,000.00 (the "**Window and Door Work Levy**") for the purpose of paying the balance \$170,000.00 of the anticipated cost of the Window and Door Work;

- (ii) each strata lot's share of the Window and Door Work Levy is payable immediately but for the convenience only of owners payments may be made in accordance with the attached Schedule A. However, in the event of a sale of a strata lot before a for convenience payment date, the registered owner as of the date of the passage of this resolution is responsible for the payment of the said levy ; and
- (iii) in the event that an owner fails to pay their strata lot's share of the Window and Door Work Levy on or by a for convenience payment date, the owner must pay interest on any such arrears, commencing on the date after the for convenience payment date until the date of payment at a rate of 10% per annum, compounded annually; and

END OF RESOLUTION

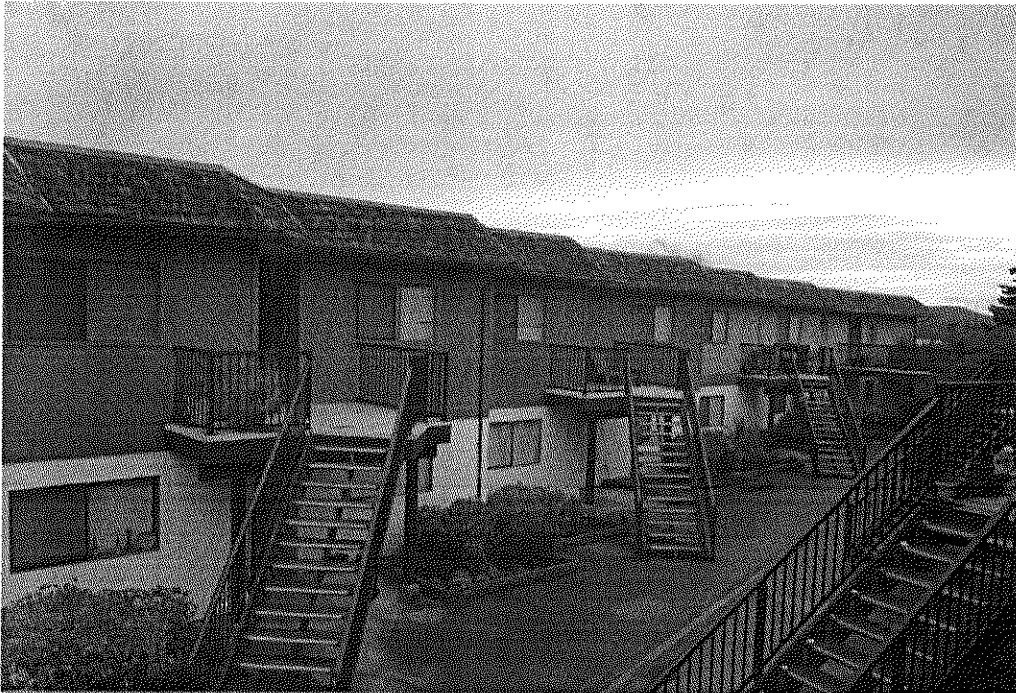
Note: In the event that an owner fails to pay the special levy by the due date(s), the Strata Council may proceed to take any available steps to collect the arrears, including the filing of a lien against the property and commencing proceedings in BC Supreme Court to sell the strata lot under sections 116 and 117 of the *Strata Property Act*.

Beachcomber Estates (4870)
 Strata Plan VIS1024
 Proposed Special Assessments
 "Window and Door Work Levy"
 March 30, 2019

SCHEDULE "A"

COPY

Lot #	Unit#	Unit Entitlement	Proposed Special Assessment "Window and Door Work Levy" Total \$170,000.00
1	101	83	\$4,234.69
2	102	60	\$3,061.22
3	105	87	\$4,438.78
4	106	60	\$3,061.22
5	107	59	\$3,010.20
6	108	60	\$3,061.22
7	109	59	\$3,010.20
8	110	74	\$3,775.51
9	111	73	\$3,724.49
10	112	74	\$3,775.51
11	113	74	\$3,775.51
12	114	84	\$4,285.71
27	115	83	\$4,234.69
28	116	60	\$3,061.22
29	119	87	\$4,438.78
30	120	60	\$3,061.22
31	121	59	\$3,010.20
32	122	74	\$3,775.51
33	123	73	\$3,724.49
34	124	74	\$3,775.51
35	125	74	\$3,775.51
36	126	84	\$4,285.71
13	201	83	\$4,234.69
14	202	60	\$3,061.22
15	203	59	\$3,010.20
16	204	60	\$3,061.22
17	205	59	\$3,010.20
18	206	60	\$3,061.22
19	207	59	\$3,010.20
20	208	60	\$3,061.22
21	209	59	\$3,010.20
22	210	74	\$3,775.51
23	211	73	\$3,724.49
24	212	74	\$3,775.51
25	213	74	\$3,775.51
26	214	84	\$4,285.71
37	215	83	\$4,234.69
38	216	60	\$3,061.22
39	217	59	\$3,010.20
40	218	60	\$3,061.22
41	219	59	\$3,010.20
42	220	60	\$3,061.22
43	221	59	\$3,010.20
44	222	74	\$3,775.51
45	223	73	\$3,724.49
46	224	74	\$3,775.51
47	225	74	\$3,775.51
48	226	84	\$4,285.71
		3332	\$170,000.00



To: The Owners, Strata Plan VIS1024
c/o Mr. John Meikle
Cornerstone Properties Ltd.
301- 1001 Cloverdale Avenue
Victoria BC V8X 4C9

Site Visit Conducted: December 11, 2013
Submitted: December 01, 2014 by
RDH Building Engineering Ltd.
3795 Carey Road, #500
Victoria BC V8Z 6T8