

March 14, 2023

The Owners, Strata Plan BCS4118 “Tsawwassen Springs”

**RE: Notice of Special General Meeting  
Monday, April 3, 2023, at 6:00 PM**

Dear Owners,

There will be a Special General Meeting of the Owners of Strata Plan BCS4118, Tsawwassen Springs will be held on Monday, April 3, 2023.

Enclosed with this notice, is the Meeting Agenda, Resolutions, Voting Proxy Form, and supporting documents.

We ask Owners to review the package in detail as this will assist you in making informed decisions.

If you are unable to attend this meeting, please complete the attached Proxy Form and assign it to a representative of your choice, who will be attending the meeting.

We encourage all Owners to be represented at this meeting.

For the meeting to proceed, a quorum of one-third of all Owners entitled to vote is necessary, therefore it is very important for you to either plan to attend in person or fill out the attached proxy form.

If you require further information or assistance regarding the foregoing or attached, please do not hesitate to contact the undersigned.

Lisa Biggin  
Red Door Management Corp.  
Agent for BCS4118



Strata Manager  
Enclosures

## **Notice of Special General Meeting The Owners, Strata Plan BCS4118 Tsawwassen Springs**

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Date: Monday, April 3, 2023  
Time: 6:00 PM    Registration: 5:30 PM  
Place: Tsawwassen Springs Golf Course  
5133 Springs Boulevard, Delta, BC

### **AGENDA**

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- a) Call Meeting to Order
- b) Certification of Voting Ballots & Quorum
- c) File Proof of Notice of Meeting
- d) Approval of the Agenda
- e) Resolutions
  - 1.  $\frac{3}{4}$  Vote Resolution - Special Levy – 5099 Building Maintenance \$578,000.
  - 2. Majority Vote Resolution - Withdraw Funds from Contingency Reserve Fund to finance \$422,000 of the repairs noted in the depreciation report.
- f) Termination of Meeting

# BCS4118 – SGM Overview - Strata Council Report to Owners

The purpose of this report is to provide BCS4118 Owners with a comprehensive overview of the work being proposed and justification for a special levy. We want to assure owners that we are making every effort to maintain our investment and the value of our property in a cost-effective manner.

Like any other real estate, our Strata needs to maintain our property or run the risk of much higher costs later or see a depreciation in property value. In our case, with the Strata now completely built out, we also need to address issues left to us by the developer. The Council believes the most efficient and cost-effective way to deal with the outstanding issues, described below, is through a major special levy. This approach will result in the most financial savings on both our capital projects as well as our operating budget going forward.

Over the past year the Council has tried to identify the major needs, issues and financial risks to the Strata and we are now proposing to deal with all of them in a cost-effective manner, with the goal of reducing single call out maintenance as well as improve control of our operating budgets.

In the process of preparing this special levy proposal, we looked at the alternative of completing some of the items by increasing our operating budget. We concluded that the most cost-effective way was a one-time special levy vs an embedded monthly strata fee increase. Every \$100,000 of additional specific work would increase the operating budget by 5%, over and above any normal operating cost increases.

The proposed special levy is the first major repair and renovation levy for our strata, and many of the items are identified in our Depreciation Report (available on our website [www.bcs4118.com](http://www.bcs4118.com)). It includes a combination of identified items for 2022 and 2023. As shown in the table below, the Depreciation Report also shows that following two “low” years in 2024 and 2025, we will have another, larger, requirement in 2026 when 5055 will also go through a repair and renovation process. A few years later it will be 5011’s turn, then 4977. We mention this because the cyclical nature of maintenance demands will require careful management of our CRF monies.

### ***Depreciation Report estimated financial demands by year.***

Year	Est. \$
2022	\$211,000
2023	\$264,000
2024	\$ 33,000
2025	\$ 28,000
2026	\$681,000
2027	\$ 0
2028	\$ 55,000

It should be noted that the Depreciation Report estimates do not provide comprehensive costs for the specified work. For example, the Depreciation Report estimates do not include allowances for scaffolding, landscape remediation, project management, or inflationary contingency, which, as you will see, are a required, significant cost in the proposed work.

Timing is of major importance. The reason for holding the SGM now is because we need SGM approval to award any contracts for the work, and our goal is to have the building-related work completed by October of this year. Final costs will not be available until quotations for the work have been received. Given the uncertainty of the time and potential inflation, a contingency has been added to the budget.

### **The Special Levy:**

**The Council is proposing projects totaling an estimated \$1,000,000 split between a special levy and funds from the CRF:**

- **\$578,000 special levy, about \$2,000 per average strata lot payable in two ways:**
  - **One-time payment or**
  - **Split over two months (May & June 2023)**
- **\$422,000 from our CRF which holds \$ 852,234 as of February 28, 2023**

### **The Details (Scope of Work):**

We have engaged Aqua-Coast Engineering Ltd. for provision of Building Envelope Consulting Services for General Building Maintenance of 5099 Springs Blvd. They will also oversee all other building-related items included in the special levy. As part of their job, they draft out the scope of work, tender the work, and oversee the work once it is awarded.

Abbreviated scope of work – a more complete scope of work will be posted on [www.bcs4118.com](http://www.bcs4118.com).

#### **1. 5099**

The entire building exterior will be refurbished including replacement of rotten, cracked, warped wood (including the pergola), waterproofing of balconies, leveling of 1<sup>st</sup> floor patios, and painting. This requires extensive scaffolding and access which, in turn necessitates landscape remediation. Roof maintenance for removal of moss as well as repair of minor issues such as flashings, damaged vents, gutters.

#### **2. All 4 Buildings**

The pergolas of all buildings require repair of rotten wood and the addition of sloped, capped horizontal beams. Lights and wiring require upgrading. Parkade vents require covers and balcony glass panels need to be inspected and new gaskets applied. Roof maintenance of all minor issues including moss removal, flashings, damaged vents, diverters on gutters. Gas meter enclosure gates need to be installed where required.

#### **3. Landscaping**

Removal and replacement of around 100 trees over a 2-year period, primarily Quaking Aspen and conifers. Remediation of the area between 5011 and 4977. Soil remediation throughout the property.

#### 4 Contingency

To cover unforeseen issues as well as differences between estimates and quotations.

#### 5. Engineering Fees and Project Management

Professional oversight of the various projects to ensure coordination of trades and minimize scheduling impact on residents.

#### Estimated Costs:

Project Item	Estimated Cost	Funded by CRF Depreciation Report Items - Majority Vote	Funded by Special Levy 3/4 Vote
5099 General Repairs *	\$ 550,000.00	\$ 422,000.00	\$ 128,000.00
Pergolas, 5055, 5011, 4977	\$ 50,000.00		\$ 50,000.00
Exhaust Vents, gas meter gates, balcony glass	\$ 30,000.00		\$ 30,000.00
Roof Maintenance	\$ 40,000.00		\$ 40,000.00
Landscaping	\$ 230,000.00		\$ 230,000.00
Contingency *	\$ 50,000.00		\$ 50,000.00
Project Management *	\$ 50,000.00		\$ 50,000.00
Total Cost of Project	\$ 1,000,000.00	\$ 422,000.00	\$ 578,000.00

\* Costs for depreciation report listed items

\*\* **Cautionary Note:** *The numbers above are our current best estimates*

#### Rationale

##### 5099 Work

5099 is our oldest building and needs maintenance on several fronts to prevent more costly repairs in the future. There is rot, warped, cracked and displaced window and door trims as well as on aesthetic wood blocking around the balconies, all of which needs repair and repainting. This is noted as a major item for attention this year in the Depreciation Report. In addition, the balcony decks need recoating with a new urethane waterproofing membrane, and patio tiles on the ground floor have settled and require leveling. The vegetation around the building, especially a number of trees which now overgrow the site needs attention. Some trees immediately adjacent to the building may necessitate building mitigation. The 5099 work is noted in the Depreciation Report, but the report fails to account or budget for the high costs of scaffolding and man-lifts which will be required for the work and are driving up the costs. Although the Hardie board is not scheduled for repainting for another few years it would be more economical to paint it now than pay for more scaffolding costs in a few years.

### ***Pergolas***

The pergolas in all four buildings need various levels of attention. In all cases it involves disassembling part of the structure in order to remove rot and partially deteriorated wood members. Unfortunately, the primary horizontal beams were not covered with flashing and in order to ensure long term cost effectiveness these beams need to be slightly sloped and proper flashing applied. There are also some electrical issues with the lighting on the beams, notably in regards to improper weather protection, so these issues will require resolution at the same time.

### ***Parkade Exhaust Vents***

The existing design of these vents is one reason for the water in the parkade every time we get a heavy rain. The solution proposed is to properly cover vents where appropriate.

### ***Gas Meter Enclosure***

The gas meter enclosures require proper gates. These are located at the parkade entrances.

### ***Balcony Glass Gaskets***

The issue here is that many of the balcony glass panes were installed using small sections of gasket material and not continuous strips. As a result, wind vibration of the glass panes has resulted in loosening of the gaskets and glass panes falling out. This is a safety risk for the occupants of the balcony as well as anyone below. The solution is to inspect all balconies and install continuous gaskets on all balcony glass panes where required.

### ***Roof Maintenance***

In 2022 the Council commissioned an inspection of the roofs of all four buildings. The report can be viewed at [www.bcs4118.com](http://www.bcs4118.com). The inspection revealed minor issues on all four buildings, and nothing major. The proposed work will fix all the minor roof issues now to ensure the roofs are in good condition. The Depreciation Report schedules roof maintenance in 2033, and the Council intends to have the roofs inspected every 2-3 years as part of our preventative maintenance plan.

### ***Landscaping***

In consultation with Kennedy Landscaping, their arborist, and the City of Delta, the Council has identified a significant number of problem trees which we need to deal with. Specifically, in addition to the aspen with its invasive roots which were identified over a year ago, we have a large number of primarily conifers which were planted on shallow soil and in close proximity to our buildings. These trees, while ideal for decorative planting when the developer wanted to sell condos, are now 25-30 feet high and need to be thinned or removed. The risks to the Strata if this is not done include penetration of the parkade membrane (an automatic multi-million dollar repair job if it happens), increasing weight on the parkade structure, damage to adjacent buildings and patios (which is already occurring), blowing over in high winds due to shallow roots, as well as blocking of views. In addition, there are issues with root damage to sidewalks, and trees on the small berm above are starting to fall over due to inadequate soil and over-growth.

Soil in a number of beds requires remediation, and there is also a significant drainage/irrigation issue between 5011 and 4977 which requires reshaping of beds and re-landscaping to resolve.

Included in the work is remediation of the landscaping around 5099 damaged from the building maintenance repairs.

We are negotiating with the City for approval to undertake the tree replacement. If our negotiations are unsuccessful the cost of this work will increase by 2-3x as the city requires a bond as well as a 2 for 1 replacement which is impossible on our site, or \$1,050 cash per tree not planted. This is envisioned as a two-year project as each tree needs to be identified for City approval along with a replacement tree in an approved location. The trees can then be removed, roots ground, and replacement trees planted. We estimated there are around 100 trees needing attention if we include the aspens, which will need to be completely removed.

A list of more suitable plants and replacement tree species is being prepared.

As part of the removal process there will be extensive remediation of the soil as well as relocation of trees, shrubs and hedges to ensure adequate soil. The majority of our entire strata lot is covered by the parkade membrane and overlain by two feet or less of soil. As noted by previous Councils, the Strata needs to pay more attention to maintaining our soil or risk on-going, higher, landscaping costs. The work proposed is to address this issue for a long-term solution. All of the landscaping work will have a focus for moving towards a lower maintenance, more drought resistant landscape which will decrease irrigation water requirements, and costs, in the years ahead.

### ***Contingency***

Given the uncertainties of our best estimates a small contingency is included in the proposal.

*On behalf of the BCS4118 Strata Council*

## **3/4 Vote Resolution “1”**

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### **SPECIAL LEVY**

#### **Of the Owners, Strata Plan BCS4118 (Section 108, Strata Property Act)**

#### **OVERVIEW**

Council has engaged Aqua-Coast Engineering Ltd. for provision of Building Envelope Consulting Services for General Building Maintenance of 5099 Springs Blvd. They will also oversee all other building-related items included in the special levy, as explained in the attached document.

**WHEREAS** the Owners of Strata Corporation, BCS4118 seek to raise funds complete the general building maintenance of 5099 Springs Blvd and other items as outlined the in the attached document. For convenience the payment may be split into two amounts due May & June 1, 2023.

**BE IT RESOLVED** by 3/4 **VOTE RESOLUTION** of Tsawwassen Springs, BCS4118 approve in accordance with Section 108 of the Strata Property Act to raise \$578,000 for building repairs and maintenance, landscaping project management, and administration costs, by way of Special Levy, calculated on the bases of unit entitlement (see attached special levy schedule) due and payable on the passing of the resolution.

Pursuant to Section 109 of the Act, in the event of a sale of a strata lot, the seller must pay the special levy in full.

End of Resolution

## Majority Vote Resolution “2”

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### WITHDRAW FUNDS FROM THE CONTINGENCY RESERVE FUND OF THE OWNERS, STRATA PLAN BCS4118 (Section 96, Strata Property Act)

**WHEREAS** the Owners of Strata Corporation, BCS4118 seek to raise funds, in accordance with Section 96 of the Strata Property Act, to repair the items listed in the depreciation report, dated April 8, 2021. Please review the attached document.

**BE IT RESOLVED by MAJORITY VOTE RESOLUTION** of Tsawwassen Springs BCS4118. Pursuant to s.96 of the Act, that the strata corporation approve an expenditure of up to \$422,000 from the Contingency Reserve Fund for the purposes of addressing the maintenance items list in the depreciation report dated April 8, 2021.

End of Resolution

**BCS4118 - Tsawwassen Springs  
SPECIAL LEVY  
SGM - April 3, 2023**

<b>Strata Lot</b>	<b>Unit</b>	<b>Unit Entitlement</b>	<b>Proposed Special Levy</b>
<b>5099 Springs</b>			
1	101	79	\$ 1,402.65
2	102	80	\$ 1,420.41
3	103	116	\$ 2,059.59
4	104	142	\$ 2,521.23
5	105	142	\$ 2,521.23
6	106	132	\$ 2,343.68
7	107	102	\$ 1,811.02
8	108	102	\$ 1,811.02
9	109	130	\$ 2,308.16
10	110	142	\$ 2,521.23
11	111	142	\$ 2,521.23
12	112	116	\$ 2,059.59
13	113	80	\$ 1,420.41
14	201	80	\$ 1,420.41
15	202	80	\$ 1,420.41
16	203	116	\$ 2,059.59
17	204	142	\$ 2,521.23
18	205	142	\$ 2,521.23
19	206	140	\$ 2,485.72
20	207	102	\$ 1,811.02
21	208	102	\$ 1,811.02
22	209	138	\$ 2,450.21
23	210	142	\$ 2,521.23
24	211	142	\$ 2,521.23
25	212	115	\$ 2,041.84
26	213	80	\$ 1,420.41
27	214	80	\$ 1,420.41
28	301	80	\$ 1,420.41
29	302	80	\$ 1,420.41
30	303	116	\$ 2,059.59
31	304	142	\$ 2,521.23
32	305	142	\$ 2,521.23
33	306	140	\$ 2,485.72
34	307	102	\$ 1,811.02
35	308	102	\$ 1,811.02
36	309	138	\$ 2,450.21
37	310	142	\$ 2,521.23
38	311	142	\$ 2,521.23
39	312	115	\$ 2,041.84
40	313	80	\$ 1,420.41
41	314	80	\$ 1,420.41
42	401	80	\$ 1,420.41
43	402	80	\$ 1,420.41
44	403	116	\$ 2,059.59

**BCS4118 - Tsawwassen Springs  
SPECIAL LEVY  
SGM - April 3, 2023**

<b>Strata Lot</b>	<b>Unit</b>	<b>Unit Entitlement</b>	<b>Proposed Special Levy</b>
45	404	142	\$ 2,521.23
46	405	142	\$ 2,521.23
47	406	139	\$ 2,467.96
48	407	102	\$ 1,811.02
49	408	102	\$ 1,811.02
50	409	138	\$ 2,450.21
51	410	142	\$ 2,521.23
52	411	142	\$ 2,521.23
53	412	115	\$ 2,041.84
54	413	80	\$ 1,420.41
55	414	79	\$ 1,402.65

**BCS4118 - Tsawwassen Springs  
SPECIAL LEVY  
SGM - April 3, 2023**

<b>Strata Lot</b>	<b>Unit</b>	<b>Unit Entitlement</b>	<b>Proposed Special Levy</b>
<b>5055 Springs</b>			
56	102	83	\$ 1,473.67
57	103	85	\$ 1,509.18
58	104	104	\$ 1,846.53
59	405	150	\$ 2,663.27
60	106	134	\$ 2,379.19
61	108	191	\$ 3,391.23
62	109	110	\$ 1,953.06
63	110	117	\$ 2,077.35
64	111	97	\$ 1,722.25
65	112	149	\$ 2,645.51
66	113	105	\$ 1,864.29
67	114	85	\$ 1,509.18
68	115	83	\$ 1,473.67
69	116	69	\$ 1,225.10
70	201	70	\$ 1,242.86
71	202	83	\$ 1,473.67
72	203	85	\$ 1,509.18
73	204	115	\$ 2,041.84
74	205	149	\$ 2,645.51
75	206	97	\$ 1,722.25
76	207	228	\$ 4,048.17
77	210	227	\$ 4,030.41
78	211	97	\$ 1,722.25
79	212	150	\$ 2,663.27
80	213	117	\$ 2,077.35
81	214	86	\$ 1,526.94
82	215	83	\$ 1,473.67
83	216	69	\$ 1,225.10
84	301	70	\$ 1,242.86
85	302	83	\$ 1,473.67
86	303	85	\$ 1,509.18
87	304	116	\$ 2,059.59
88	305	149	\$ 2,645.51
89	306	134	\$ 2,379.19
90	308	190	\$ 3,373.47
91	309	109	\$ 1,935.31
92	310	117	\$ 2,077.35
93	311	97	\$ 1,722.25
94	312	148	\$ 2,627.76
95	313	115	\$ 2,041.84
96	314	84	\$ 1,491.43
97	315	83	\$ 1,473.67
98	316	68	\$ 1,207.35
99	401	153	\$ 2,716.53

**BCS4118 - Tsawwassen Springs  
SPECIAL LEVY  
SGM - April 3, 2023**

<b>Strata Lot</b>	<b>Unit</b>	<b>Unit Entitlement</b>	<b>Proposed Special Levy</b>
100	403	85	\$ 1,509.18
101	404	115	\$ 2,041.84
102	405	149	\$ 2,645.51
103	406	134	\$ 2,379.19
104	408	189	\$ 3,355.72
105	409	110	\$ 1,953.06
106	410	117	\$ 2,077.35
107	411	97	\$ 1,722.25
108	412	149	\$ 2,645.51
109	413	114	\$ 2,024.08
110	414	85	\$ 1,509.18
111	415	151	\$ 2,681.02
112	501	154	\$ 2,734.29
113	503	85	\$ 1,509.18
114	504	116	\$ 2,059.59
115	505	149	\$ 2,645.51
116	506	134	\$ 2,379.19
117	508	188	\$ 3,337.96
118	509	109	\$ 1,935.31
119	510	117	\$ 2,077.35
120	511	97	\$ 1,722.25
121	512	149	\$ 2,645.51
122	513	115	\$ 2,041.84
123	514	86	\$ 1,526.94
124	515	153	\$ 2,716.53
125	601	153	\$ 2,716.53
126	603	85	\$ 1,509.18
127	604	244	\$ 4,332.25
128	606	97	\$ 1,722.25
129	607	117	\$ 2,077.35
130	608	110	\$ 1,953.06
131	609	110	\$ 1,953.06
132	610	117	\$ 2,077.35
133	611	97	\$ 1,722.25
134	612	243	\$ 4,314.49
135	614	84	\$ 1,491.43
136	615	151	\$ 2,681.02

**BCS4118 - Tsawwassen Springs  
SPECIAL LEVY  
SGM - April 3, 2023**

<b>Strata Lot</b>	<b>Unit</b>	<b>Unit Entitlement</b>	<b>Proposed Special Levy</b>
<b>5011 Springs</b>			
137	101	57	\$ 1,012.04
138	102	57	\$ 1,012.04
139	103	118	\$ 2,095.10
140	104	150	\$ 2,663.27
141	105	150	\$ 2,663.27
142	106	121	\$ 2,148.37
143	107	50	\$ 887.76
144	108	148	\$ 2,627.76
145	109	126	\$ 2,237.14
146	110	92	\$ 1,633.47
147	111	92	\$ 1,633.47
148	112	150	\$ 2,663.27
149	113	150	\$ 2,663.27
150	114	94	\$ 1,668.98
151	115	94	\$ 1,668.98
152	201	57	\$ 1,012.04
153	202	57	\$ 1,012.04
154	203	119	\$ 2,112.86
155	204	150	\$ 2,663.27
156	205	150	\$ 2,663.27
157	206	122	\$ 2,166.12
158	207	51	\$ 905.51
159	208	148	\$ 2,627.76
160	209	126	\$ 2,237.14
161	210	92	\$ 1,633.47
162	211	92	\$ 1,633.47
163	212	149	\$ 2,645.51
164	213	150	\$ 2,663.27
165	214	93	\$ 1,651.23
166	215	94	\$ 1,668.98
167	216	57	\$ 1,012.04
168	301	57	\$ 1,012.04
169	302	57	\$ 1,012.04
170	303	118	\$ 2,095.10
171	304	150	\$ 2,663.27
172	305	150	\$ 2,663.27
173	306	122	\$ 2,166.12
174	307	51	\$ 905.51
175	308	148	\$ 2,627.76
176	309	126	\$ 2,237.14
177	310	93	\$ 1,651.23
178	311	92	\$ 1,633.47
179	312	150	\$ 2,663.27
180	313	150	\$ 2,663.27

**BCS4118 - Tsawwassen Springs  
SPECIAL LEVY  
SGM - April 3, 2023**

<b>Strata Lot</b>	<b>Unit</b>	<b>Unit Entitlement</b>	<b>Proposed Special Levy</b>
181	314	93	\$ 1,651.23
182	315	94	\$ 1,668.98
183	316	57	\$ 1,012.04
184	401	57	\$ 1,012.04
185	402	57	\$ 1,012.04
186	403	118	\$ 2,095.10
187	404	150	\$ 2,663.27
188	405	150	\$ 2,663.27
189	406	122	\$ 2,166.12
190	407	51	\$ 905.51
191	408	148	\$ 2,627.76
192	409	126	\$ 2,237.14
193	410	92	\$ 1,633.47
194	411	93	\$ 1,651.23
195	412	150	\$ 2,663.27
196	413	150	\$ 2,663.27
197	414	93	\$ 1,651.23
198	415	94	\$ 1,668.98
199	416	57	\$ 1,012.04
200	501	114	\$ 2,024.08
201	503	118	\$ 2,095.10
202	505	241	\$ 4,278.98
203	506	122	\$ 2,166.12
204	507	51	\$ 905.51
205	508	148	\$ 2,627.76
206	509	127	\$ 2,254.90
207	510	92	\$ 1,633.47
208	511	92	\$ 1,633.47
209	512	150	\$ 2,663.27
210	513	150	\$ 2,663.27
211	514	93	\$ 1,651.23
212	515	94	\$ 1,668.98
213	516	57	\$ 1,012.04
214	601	114	\$ 2,024.08
215	603	118	\$ 2,095.10
216	605	269	\$ 4,776.13
217	606	122	\$ 2,166.12
218	607	51	\$ 905.51
219	608	150	\$ 2,663.27
220	609	126	\$ 2,237.14
221	610	92	\$ 1,633.47
222	611	93	\$ 1,651.23
223	612	268	\$ 4,758.37
224	614	94	\$ 1,668.98
225	615	95	\$ 1,686.74
226	616	57	\$ 1,012.04

**BCS4118 - Tsawwassen Springs  
SPECIAL LEVY  
SGM - April 3, 2023**

Strata Lot	Unit	Unit Entitlement	Proposed Special Levy
<b>4977 Springs</b>			
227	101	92	\$ 1,633.47
228	102	93	\$ 1,651.23
229	103	57	\$ 1,012.04
230	104	148	\$ 2,627.76
231	105	148	\$ 2,627.76
232	106	57	\$ 1,012.04
233	107	93	\$ 1,651.23
234	108	124	\$ 2,201.63
235	109	123	\$ 2,183.88
236	110	93	\$ 1,651.23
237	111	57	\$ 1,012.04
238	112	149	\$ 2,645.51
239	113	148	\$ 2,627.76
240	114	57	\$ 1,012.04
241	115	93	\$ 1,651.23
242	201	91	\$ 1,615.72
243	202	93	\$ 1,651.23
244	203	57	\$ 1,012.04
245	204	148	\$ 2,627.76
246	205	148	\$ 2,627.76
247	206	57	\$ 1,012.04
248	207	93	\$ 1,651.23
249	208	123	\$ 2,183.88
250	209	123	\$ 2,183.88
251	210	93	\$ 1,651.23
252	211	57	\$ 1,012.04
253	212	148	\$ 2,627.76
254	213	148	\$ 2,627.76
255	214	57	\$ 1,012.04
256	215	93	\$ 1,651.23
257	216	92	\$ 1,633.47
258	301	92	\$ 1,633.47
259	302	93	\$ 1,651.23
260	303	57	\$ 1,012.04
261	304	148	\$ 2,627.76
262	305	148	\$ 2,627.76
263	306	57	\$ 1,012.04
264	307	93	\$ 1,651.23
265	308	123	\$ 2,183.88
266	309	123	\$ 2,183.88
267	310	93	\$ 1,651.23
268	311	57	\$ 1,012.04
269	312	148	\$ 2,627.76
270	313	148	\$ 2,627.76

**BCS4118 - Tsawwassen Springs  
SPECIAL LEVY  
SGM - April 3, 2023**

<b>Strata Lot</b>	<b>Unit</b>	<b>Unit Entitlement</b>	<b>Proposed Special Levy</b>
271	314	57	\$ 1,012.04
272	315	93	\$ 1,651.23
273	316	93	\$ 1,651.23
274	401	92	\$ 1,633.47
275	402	93	\$ 1,651.23
276	403	58	\$ 1,029.80
277	404	149	\$ 2,645.51
278	405	148	\$ 2,627.76
279	406	57	\$ 1,012.04
280	407	93	\$ 1,651.23
281	408	124	\$ 2,201.63
282	409	123	\$ 2,183.88
283	410	93	\$ 1,651.23
284	411	57	\$ 1,012.04
285	412	149	\$ 2,645.51
286	413	148	\$ 2,627.76
287	414	57	\$ 1,012.04
288	415	94	\$ 1,668.98
289	416	93	\$ 1,651.23
		<b>32554</b>	<b>\$ 578,000.00</b>

**BCS4118 - Tsawwassen Springs  
SPECIAL LEVY  
SGM - April 3, 2023**

Strata Lot	Unit	Unit Entitlement	Proposed Special Levy
<b>4977 Springs</b>			
227	101	92	\$ 1,633.47
228	102	93	\$ 1,651.23
229	103	57	\$ 1,012.04
230	104	148	\$ 2,627.76
231	105	148	\$ 2,627.76
232	106	57	\$ 1,012.04
233	107	93	\$ 1,651.23
234	108	124	\$ 2,201.63
235	109	123	\$ 2,183.88
236	110	93	\$ 1,651.23
237	111	57	\$ 1,012.04
238	112	149	\$ 2,645.51
239	113	148	\$ 2,627.76
240	114	57	\$ 1,012.04
241	115	93	\$ 1,651.23
242	201	91	\$ 1,615.72
243	202	93	\$ 1,651.23
244	203	57	\$ 1,012.04
245	204	148	\$ 2,627.76
246	205	148	\$ 2,627.76
247	206	57	\$ 1,012.04
248	207	93	\$ 1,651.23
249	208	123	\$ 2,183.88
250	209	123	\$ 2,183.88
251	210	93	\$ 1,651.23
252	211	57	\$ 1,012.04
253	212	148	\$ 2,627.76
254	213	148	\$ 2,627.76
255	214	57	\$ 1,012.04
256	215	93	\$ 1,651.23
257	216	92	\$ 1,633.47
258	301	92	\$ 1,633.47
259	302	93	\$ 1,651.23
260	303	57	\$ 1,012.04
261	304	148	\$ 2,627.76
262	305	148	\$ 2,627.76
263	306	57	\$ 1,012.04
264	307	93	\$ 1,651.23
265	308	123	\$ 2,183.88
266	309	123	\$ 2,183.88
267	310	93	\$ 1,651.23
268	311	57	\$ 1,012.04
269	312	148	\$ 2,627.76
270	313	148	\$ 2,627.76

**BCS4118 - Tsawwassen Springs  
SPECIAL LEVY  
SGM - April 3, 2023**

<b>Strata Lot</b>	<b>Unit</b>	<b>Unit Entitlement</b>	<b>Proposed Special Levy</b>
271	314	57	\$ 1,012.04
272	315	93	\$ 1,651.23
273	316	93	\$ 1,651.23
274	401	92	\$ 1,633.47
275	402	93	\$ 1,651.23
276	403	58	\$ 1,029.80
277	404	149	\$ 2,645.51
278	405	148	\$ 2,627.76
279	406	57	\$ 1,012.04
280	407	93	\$ 1,651.23
281	408	124	\$ 2,201.63
282	409	123	\$ 2,183.88
283	410	93	\$ 1,651.23
284	411	57	\$ 1,012.04
285	412	149	\$ 2,645.51
286	413	148	\$ 2,627.76
287	414	57	\$ 1,012.04
288	415	94	\$ 1,668.98
289	416	93	\$ 1,651.23
		<b>32554</b>	<b>\$ 578,000.00</b>



Red Door Management Corp.  
204 - 6935 120<sup>th</sup> Street  
Delta, BC V4E 2A8  
reddoorpm.ca | 778-827-0377

## PROXY FORM

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I/We \_\_\_\_\_  
[name(s)], the owner(s)/ tenant(s)/ mortgagee of

Strata Lot \_\_\_\_\_ of Owners Strata Plan BCS4118

Address \_\_\_\_\_

hereby appoint \_\_\_\_\_

and failing him/her \_\_\_\_\_

to be my/our proxy to vote at their discretion, unless indicated below, for me/us on my/our behalf at the Special General Meeting of the **Owners Strata Plan BCS4118 "Tsawwassen Springs"** to be held on **April 3, 2023 at 6:00 p.m.**, or at any adjournment thereof. Should any amendment(s) to a Resolution indicated below be put forth at the meeting noted above, the appointed proxy holder may vote at their discretion.

\_\_\_\_\_  
OWNER'S SIGNATURE