



WILD ROSE BAY

STRATA PLAN KAS 1797

ANNUAL GENERAL MEETING MINUTES

SUNDAY, AUGUST 3rd, 2025 – 9:00 AM at

Eagle Bay Community Hall.

MANAGEMENT PRESENT:

Abi Chauhan, Strata Manager
Pacific Quorum (Okanagan) Properties Inc.
achauhan@pacificquorum.com / Direct Line 778-362-2724

1. CALL TO ORDER

a. Certify Proxies

The Property Manager certified that the 106 eligible strata lots were represented by **59 owners, 47 in person and 12 by proxy**. All proxies were examined by the Strata Manager and found to be in order.

b. Notice of Quorum

A quorum was present and this meeting deemed legal to proceed. The meeting was called to order at 9:00 AM.

c. Election of Person to Chair the Meeting

The Bylaws required that a chairperson must be elected from among those persons present at the meeting if neither the President nor Vice President chaired the meeting.

It was:

MOVED by SL 30 and **SECONDED** by SL 106

That Abi Chauhan of Pacific Quorum – Okanagan Properties Inc. shall, be elected to chair the meeting.

CARRIED

d. Filing Proof of Notice - Dated July 14th, 2025

The Annual General Meeting notice was distributed to all owners on July 14th, 2025, as outlined by the Strata Property Act and was duly noted in the records of the Strata Corporation.

2. ADOPTION OF AGENDA

It was:

MOVED by SL 36 and **SECONDED** by SL 68

To approve the agenda as presented.

CARRIED

3. ADOPTION OF PREVIOUS GENERAL MEETING MINUTES

It was:

MOVED by SL 42 and **SECONDED** by SL 64

To adopt the minutes of the August 4th, 2024, Annual General Meeting.

CARRIED

WWW.PACIFICQUORUM.COM

KELOWNA (REGIONAL OFFICE)
1979 Bredin Road
Kelowna, BC V1Y 8T2
Phone: 250-868-3383
kelowna@pacificquorum.com

PENTICTON
1521 Main Street
Penticton, BC V2A 5G7
Phone: 250-492-7300
penticton@pacificquorum.com

SALMON ARM
360 Ross Street NE / PO Box 732
Salmon Arm, BC V1E 4N8
Phone: 250-832-0169
salmonarm@pacificquorum.com

KAMLOOPS
207-242 Victoria Street
Kamloops, BC V2C 2A2
Phone: 778-362-3621
kamloops@pacificquorum.com

4. **INSURANCE OVERVIEW**

The Property Manager provided an overview of the Corporation's insurance coverage explaining areas covered, limits of coverage, and deductibles. All owners were provided a copy of the current insurance certificate with the notice of this AGM. We recommend you take a copy of these insurance documents to your insurance broker, at the time the Strata Corporation's policy is renewed, to ensure no gaps in coverage.

INSURANCE NOTICE

DEDUCTIBLE CHARGE-BACK:

Please note that subject to your bylaws owners may be responsible for the Strata Corporation's insurance deductible in the event of a claim which emanates from within an owner's unit. Owners should ensure that coverage for such deductible charge backs are added to their individual homeowner's insurance.

The All Risk coverage deductible is \$10,000.00, the current water escape/sewer back-up deductible is \$25,000.00, and the flood deductible is \$50,000.00.

(Please refer to the insurance cover note to review additional important deductible information).

OWNER IMPROVEMENTS / BETTERMENTS:

Please note that any in-unit upgrades and/or betterments completed by the current or any prior owner will not be covered under the Strata Corporation's insurance policy. Owners must ensure that any upgrades and/or betterments are covered under their personal homeowner insurance policy.

5. **MAJORITY VOTE RESOLUTION #1– APPROVAL OF 2025/2026 PROPOSED OPERATING BUDGET**

BE IT RESOLVED BY MAJORITY VOTE:

That the Owners, Strata Plan KAS 1797, Wild Rose Bay, approve the proposed 2025/2026 Operating Budget with 6% strata fees increase.

It was:

MOVED by SL 49 and **SECONDED** by SL 106

Following discussion with the owners, council decided to allocate \$4,000.00 to the fire committee in the proposed budget. A motion was moved and seconded to amend the budget to include this allocation and to approve the budget with 6% strata increase.

CARRIED UNANIMOUSLY

A. STRATA FEE PAYMENT – BY PAD SYSTEM

(Pre-authorized Withdrawal from your Bank Account)

If you are already on the PAD System, **YOU DO NOT HAVE TO DO ANYTHING** - your strata fees will continue to be withdrawn automatically. On October 1st, 2025, we will withdraw your October strata fees along with the shortfall amount for July, August and September.

B. STRATA FEE PAYMENT – BY POST DATED CHEQUES

Please forward post-dated cheques to our office, dated for the first day of each successive month starting October 1, 2025. The amount of your new strata fee is found in the attached schedule.

Also, please forward one **(1)** cheque for the three months shortfall amount. Your cheques should be made payable to '**Strata Plan KAS 1797**' and mailed to our office at #207 – 242 Victoria Street, Kamloops, BC V2C 2A2. **Please ensure that your suite number is clearly marked somewhere on your cheques.**

6. MAJORITY VOTE RESOLUTION #2 – CRF EXPENSE – UP TO \$5,250.00 – DEPRECIATION REPORT

BE IT RESOLVED BY MAJORITY VOTE:

That The Owners, Strata Plan KAS 1797 (Wild Rose Bay), approve the withdrawal of up to \$5,250.00 from the Contingency Reserve Fund, for the purpose of updating the depreciation report.

It was:

MOVED by SL 42 and **SECONDED** by SL 81

To approve Special Resolution #2 as presented.

CARRIED UNANIMOUSLY

7. 3/4 VOTE RESOLUTION #3 – CRF EXPENSE – UP TO \$25,000.00 – SEWER RESEALING DUE TO WATER INGRESS

Preamble: Water ingress has been identified entering the sewer system, requiring remedial sealing work to prevent further issues. Ingress of water into sewer requires resealing.

BE IT RESOLVED by ¾ VOTE:

That The Owners, Strata Plan KAS 1797 (Wild Rose Bay), approve the withdrawal of up to \$25,000.00, from the Contingency Reserve Fund, to carry out the necessary work to seal water ingress into the sewer system.

It was:

MOVED by SL 38 and **SECONDED** by SL 31

To approve Special Resolution #3 as presented.

CARRIED UNANIMOUSLY

8. 3/4 VOTE RESOLUTION #4 – CRF EXPENSE – UP TO \$15,000.00 – WATER RESERVOIR CLEANING & INSTRUMENTATION REPAIRS

Preamble: The water reservoir cleaning was recommended for completion by June 2024, and is now approximately five years overdue. In addition, repairs to the reservoir's instrumentation have been recommended for completion by June 2025.

BE IT RESOLVED by ¾ VOTE:

That The Owners, Strata Plan KAS 1797 (Wild Rose Bay), approve the withdrawal of up to \$15,000.00, from the Contingency Reserve Fund, to complete the cleaning of the water reservoir and carry out the required instrumentation repairs.

It was:

MOVED by SL 36 and **SECONDED** by SL 31

To approve Special Resolution #4 as presented.

CARRIED UNANIMOUSLY

9. 3/4 VOTE RESOLUTION #5 – CRF EXPENSE – \$15,000.00 – FRESH WATER PRV REPLACEMENT AND WATER MITIGATION

Preamble: This project is part of the 2025 maintenance plan and should be completed no later than next year. Replacing the Pressure Reducing Valve (PRV) is essential, as excessive system pressure can lead to mechanical failures.

BE IT RESOLVED by ¾ VOTE:

That The Owners, Strata Plan KAS 1797 (Wild Rose Bay), approve the withdrawal of up to \$15,000.00, from the Contingency Reserve Fund, to carry out the replacement of the freshwater PRV and associated water mitigation work.

It was:

MOVED by SL 30 and **SECONDED** by SL 31

To approve Special Resolution #5 as presented.

CARRIED UNANIMOUSLY

10. ELECTION OF 2025/2026 STRATA COUNCIL

At this time, the floor was opened for nominations to the 2025/2026 Strata Council with the following outcome:

- Donna Greenway SL 78
- Carolyn Harrison SL 81
- Sue Guenette SL 42
- Jolene Mancini SL 60
- Andrea Bee SL 79
- Jenelle Lockerbie SL 105
- Stewart Smith SL 80

It was:

MOVED by SL 15 and **SECONDED** by SL 99

To approve the above nominees for the 2025-26 Strata Council.

CARRIED

11. TERMINATION OF MEETING

The meeting was terminated at 10:45 AM

Submitted by:

Pacific Quorum (Okanagan) Properties Inc.

Abi Chauhan, Strata Property Manager

#207 – 242 Victoria Street

Kamloops, BC V2C 2A2

Tel: (778) 362-3621 / Fax: (250) 861-4586

Direct: 778-362-2724

Email: achauhan@pacificquorum.com

Website: www.pacificquorum.com

24 Hour Maintenance Emergency: 1-877-797-0010

Please Note: The Real Estate Regulations may require a vendor provide purchasers with copies of the strata corporation minutes. Please retain these minutes for your records. Replacement copies will be subject to a cost per page and can be received upon advance order from Pacific Quorum (Okanagan) Properties Inc.

A short council meeting was held directly after the Annual General Meeting for the election of officers and designation of signing authority.

Representing the Strata Corporation:

Present:

Carolyn Harrison	SL 81
Jolene Mancini	SL 60
Sue Guenette	SL 42
Jenelle Lockerbie	SL 105

Representing Pacific Quorum (Okanagan) Properties Inc.:

Abi Chauhan, Strata Manager

Regrets:

Donna Greenway	SL 78
Andrea Bee	SL 79
Stewart Smith	SL 80

1. CALL TO ORDER

The meeting was called to order at 10:50 AM

2. NEW BUSINESS

a. Election of Officers

It was: **MOVED and SECONDED**

That the following shall be elected as officers for the Strata Council:

Donna Greenway	SL 78	President
Carolyn Harrison	SL 81	Vice President
Sue Guenette	SL 42	Treasurer
Jolene Mancini	SL 60	Secretary

CARRIED

b. Signing Authority for Pacific Quorum (Okanagan) Properties Inc. Trust Accounts

It was: **MOVED and SECONDED**

That Pacific Quorum Properties – Okanagan shall have a signing authority on the Operating and Contingency Reserve Fund accounts held in trust with Pacifici Quorum Properties – Okanagan.

All cheques from the trust account would require two signatures.

CARRIED

c. Election of Privacy Officer - The Personal Information Protection Act required that every corporation appoint a Privacy Officer to respond to complaints or requests for personal information under said Act.

It was: **MOVED and SECONDED**

That Sue Guenette shall be elected as the Privacy Officer for the Strata Corporation.

CARRIED

d. **Boat Slip Assignments – Exclusive Use Agreements** – In accordance with Section 76 of the BC Strata Property Act:

It was: **MOVED and SECONDED**

That all current boat slips assignments shall be approved for a 12-month term.

CARRIED

e. **COMMITTEE**

Caretaker Liaison:	Sue Guenette, SL 42
Building Liaison:	Ryan Harriosn, SL 81
Water/Sewer:	Ron Namchuk, SL 106
Marina:	John Lakeman, SL 37
Landscaping/Snow:	Donna Greenway, SL 78
Roads & Ditches:	Donna Greenway, SL 78

3. NEXT MEETING

The next meeting was scheduled to be held TBD

4. TERMINATION

The meeting was terminated at 11:10 AM

Submitted by:

Pacific Quorum (Okanagan) Properties Inc.

Abi Chauhan, Strata Property Manager

#207 – 242 Victoria Street

Kamloops, BC V2C 2A2

Tel: (778) 362-3621 / Fax: (250) 861-4586

Direct: 778-362-2724

Email: achauhan@pacificquorum.com

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Hi Wild Rose Bay owners

Council would like to inform all, that the Interior Health Authority (IHA) requested that WRB provide a plan to achieve drinking water quality guidelines as mandated by the requirements of the [*Drinking Water Protection Act*](#) and [*Drinking Water Protection Regulation*](#). These requirements include treating the water, if necessary, and ensuring water quality through monitoring. WRB was asked to provide this plan in 2015 and have since been contacted again by IHA with a greater urgency. It must be noted that IHA is not yet mandated to enforce the recommendations of the [*Drinking Water Protection Act*](#) and [*Drinking Water Protection Regulation*](#) in relation to upgrades but it is inevitable that one day the higher standards will be required. Unfortunately we are classified as a private water system and do not have access to municipal, provincial or federal dollars the same way as towns, Native settlements, or cities do.

WRB's water system is classified, as a small water system in BC. For all water systems, drinking water officers are mandated to apply and enforce the *Drinking Water Protection Act* and *Drinking Water Protection Regulation*. They monitor the operations of drinking water systems and act on any notices of threats to drinking water quality. Drinking water officers are responsible for issuing operating permits and will work with water suppliers to help them achieve compliance with the legislation and the conditions on their permits.

As a result, True Engineering was engaged by WRB to provide a preliminary report, draft design recommendations and high-level cost estimate to fully meet the requirements of BC's Surface Water Drinking Quality Guidelines. We have one item in the form of a noncompliance which was once again brought to our attention in the True Engineering report.

“The following is an excerpt from the True Engineering Report.”

Intake upgrades are considered because the existing intake is not compliant with the Design Guidelines for Drinking Water Systems in British Columbia. This non-compliance results from the intake location for the following reasons.

- 1. The intake is located below the marina which is a contamination concern.***
- 2. Water depth above the intake structure is less than 3 m below the low lake level (approximately 344.63 m.ASL).***
- 3. The location is not at optimal depth for water quality.***

4. Water quality could be impacted by run-off and or shoreline disturbances.

In addition to this, there are no provisions for addressing the presence of zebra mussels or other molluscs. This has been noted as a potential concern given that these invasive mussels have not yet been found in the Shuswap. It is recommended that prevention measures be installed during the intake upgrades because it will be more cost effective than retrofitting.

Many WRB members may remember that the intake line was in the works of being moved but some of the money was re-allocated to the RBC replacement project and it took precedence at the time due to many factors.

The True Engineering report also provides high level design and costing to further treat the inlet water supply at WRB including filtration and a UV system. This multi-barrier approach in conjunction with our current chlorination and water sample monitoring complies with the regulations for drinking water in BC. Unfortunately, this comes at a high cost, >1.75 million dollars. (*cost per house hold 1.75M/106= 16-20K excluding ongoing yearly maintenance estimated at 20-50K*) WRB will likely have to consider a multi-phased approach to attaining compliance beginning with modifications to the inlet as soon as possible. We could also achieve compliance in short order by mandating every lot in the WRB strata to install a Point of Entry (POE) Filtration and UV system. Examples of filtration and UV can be found here, Filter [Whole House Systems - Protect Your Home's Water Supply – Express Water](#), UV - [hqua-tws-12 – HQUA Tech](#).

Some residents already have this system installed and it is not too expensive to purchase and maintain. Estimated Amazon cost for the filter system is \$1200 and \$300 respectively for the UV treatment excluding installation costs. For maintenance if one was to change the filters and UV bulb themselves, it is estimated at \$200 per year. These POE systems, along with the current chlorination and water quality monitoring at the inlet, would get us immediately to a state of compliance with respect to a multi-barrier approach to water quality. To accomplish this, WRB might need to consider wording of a legally drawn up Water Connection Agreement (with each household) that places the onus on the owner to install and maintain their water system. Each owner also would need to send in a letter of compliance yearly to our strata manager, for tracking purposes. WRB monitoring would still include boil water orders and other risk management as a result of the on-going inlet water monitoring. Water connections to each lot would be classified as chlorinated lake water - not potable water.

The above scenario has not yet been brought forward to IHA as a go-forward plan for WRB and it is possible that IHA may require additional steps to be taken over the next few years.

In Conclusion we at WRB must have a plan in place to become compliant and execute upgrades in a reasonable amount of time (A plan in place by end of 2025). Please be ready to discuss this at the upcoming AGM and provide direction to council. This will take money and will require member **volunteer support** to keep our costs down.



"WILD ROSE BAY"

The Owners, Strata Plan KAS 1797

APPROVED Operating Budget from July 1, 2025 to June 30, 2026

	2024/2025 BUDGET	2024/2025 ACTUAL	2025/2026 APPROVED	6.00% Variance
REVENUE				
STRATA FEES	306,424.80	306,424.80	324,817.92	18,393.12
OTHER REVENUE				
Fines/Liens	-	8.25	-	-
Key Revenue	-	-	-	-
Interest	6,400.20	1,572.57	1,993.20	(4,407.00)
Trsf from Operating Surplus	-	6,345.17	-	-
Surplus Transfer for Dock Maintenance	-	1,146.20	-	-
Total Other Revenue	6,400.20	9,072.19	1,993.20	(4,407.00)
TOTAL REVENUE	312,825.00	315,496.99	326,811.12	13,986.12
EXPENSES				
Deficit Carry Forward				
Prior Year Deficit Trsf	-	-	-	-
Repairs & Maintenance				
Dock Maintenance	11,600.00	8,297.75	9,750.00	(1,850.00)
Grounds - Upgrades / Repairs	2,000.00	3,856.22	4,000.00	2,000.00
Grounds - Contract	-	15,093.42	-	-
Grounds & Landscaping	20,000.00	5,400.26	20,000.00	-
Fire Committee	2,500.00	4,217.86	4,000.00	1,500.00
Resident Manager	20,000.00	26,353.99	20,000.00	-
Caretaker - Residential	-	7,296.84	-	-
Snow Removal	7,500.00	3,554.25	5,000.00	(2,500.00)
Fire Systems/Testing	-	161.18	-	-
Roadways	1,200.00	-	1,200.00	-
Total Repairs & Maintenance	64,800.00	74,231.77	63,950.00	(850.00)
Utilities				
Garbage	7,500.00	7,868.86	8,500.00	1,000.00
Sewer	4,000.00	17,144.14	8,000.00	4,000.00
Sewer & Water	75,000.00	79,115.63	80,000.00	5,000.00
Electricity	5,500.00	6,293.61	5,000.00	(500.00)
Internet/Website Services	600.00	2,116.95	600.00	-
Total Utilities	92,600.00	112,539.19	102,100.00	9,500.00
Administration				
Postage & Copies	500.00	122.49	300.00	(200.00)
Professional Services	1,600.00	11,126.83	1,200.00	(400.00)
Administration/Meetings	350.00	135.00	700.00	350.00
Bank Charges	1,500.00	173.62	1,500.00	-

Licenses & Permits	1,000.00	1,027.00		1,000.00	-
Insurance	39,850.00	43,683.54		46,000.00	6,150.00
Property Tax	25.00	(10.59)		25.00	-
Management Services	24,200.00	23,136.12		23,136.12	(1,063.88)
Dock Lease Renewal	3,400.00	3,395.21		3,400.00	-
Miscellaneous Expenses	1,000.00	15.26		1,500.00	500.00
Total Administration	73,425.00	82,804.48		78,761.12	5,336.12
Expense Sub-Total	230,825.00	269,575.44		244,811.12	13,986.12
Contingency Trsf	82,000.00	82,000.00		82,000.00	-
Total Expenses	312,825.00	351,575.44		326,811.12	13,986.12
NET SURPLUS/(DEFICIT)	0.00	(36,078.45)		0.00	0.00

* expression of percentage is for information purposes only and has no legal effect.

"WILD ROSE BAY"
The Owners, Strata Plan KAS 1797
APPROVED Schedule of Unit Entitlements and Strata Fees
July 1, 2025 to June 30, 2026

Strata Lot	Unit Entitlement	%* of Total Unit Entitlement	Contingency Component	Operating Component	2024/2025 Strata Fee	2025/2026 Strata Fee	6.00% Change
1	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
2	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
3	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
4	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
5	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
6	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
7	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
8	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
9	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
10	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
11	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
12	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
13	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
14	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
15	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
16	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
17	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
18	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
19	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
20	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
21	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
22	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
23	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
24	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
25	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
26	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
27	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
28	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
29	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
30	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
31	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
32	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
33	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
34	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
35	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
36	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
37	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
38	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
39	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
40	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
41	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
42	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
43	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
44	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
45	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46

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The Owners, Strata Plan KAS 1797
APPROVED Schedule of Unit Entitlements and Strata Fees
July 1, 2025 to June 30, 2026

Strata Lot	Unit Entitlement	%* of Total Unit Entitlement	Contingency Component	Operating Component	2024/2025 Strata Fee	2025/2026 Strata Fee	6.00% Change
48	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
49	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
50	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
51	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
52	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
53	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
54	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
55	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
56	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
57	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
58	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
59	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
60	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
61	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
62	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
63	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
64	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
65	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
66	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
67	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
68	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
69	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
70	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
71	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
72	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
73	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
74	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
75	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
76	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
77	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
78	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
79	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
80	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
81	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
82	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
83	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
84	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
85	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
86	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
87	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
88	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
89	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
90	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
91	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
92	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46

"WILD ROSE BAY"
The Owners, Strata Plan KAS 1797
APPROVED Schedule of Unit Entitlements and Strata Fees
July 1, 2025 to June 30, 2026

Strata Lot	Unit Entitlement	%* of Total Unit Entitlement	Contingency Component	Operating Component	2024/2025 Strata Fee	2025/2026 Strata Fee	6.00% Change
93	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
94	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
95	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
96	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
97	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
98	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
99	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
100	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
101	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
102	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
103	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
104	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
105	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
106	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
107	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
108	1	0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46
106	106	99.999976%	\$6,833.82	\$20,234.34	\$25,535.40	\$27,068.16	\$1,532.76
Average:		0.943396%	\$64.47	\$190.89	\$240.90	\$255.36	\$14.46

* expression of percentage is for information purposes only and has no legal effect.

"WILD ROSE BAY"
The Owners, Strata Plan KAS 1797
APPROVED Schedule of Unit Entitlements and Strata Fees
July 1, 2025 to June 30, 2026

Strata Lot	2024/2025 Strata Fee	2025/2026 Strata Fee	6.00%* Change	Jul - Sep Retro Total	Total [†] Fee Payment for Oct 1, 2025 ONLY
1	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
2	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
3	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
4	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
5	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
6	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
7	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
8	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
9	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
10	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
11	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
12	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
13	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
14	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
15	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
16	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
17	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
18	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
19	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
20	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
21	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
22	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
23	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
24	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
25	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
26	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
27	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
28	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
29	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
30	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
31	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
32	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
33	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
34	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
35	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
36	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
37	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
38	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
39	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
40	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
41	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
42	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
43	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74

"WILD ROSE BAY"
The Owners, Strata Plan KAS 1797
APPROVED Schedule of Unit Entitlements and Strata Fees
July 1, 2025 to June 30, 2026

Strata Lot	2024/2025 Strata Fee	2025/2026 Strata Fee	6.00%* Change	Jul - Sep Retro Total	Total [†] Fee Payment for Oct 1, 2025 ONLY
44	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
45	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
48	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
49	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
50	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
51	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
52	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
53	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
54	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
55	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
56	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
57	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
58	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
59	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
60	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
61	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
62	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
63	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
64	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
65	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
66	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
67	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
68	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
69	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
70	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
71	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
72	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
73	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
74	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
75	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
76	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
77	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
78	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
79	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
80	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
81	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
82	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
83	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
84	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
85	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
86	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
87	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
88	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74

"WILD ROSE BAY"
The Owners, Strata Plan KAS 1797
APPROVED Schedule of Unit Entitlements and Strata Fees
July 1, 2025 to June 30, 2026

Strata Lot	2024/2025 Strata Fee	2025/2026 Strata Fee	6.00%* Change	Jul - Sep Retro Total	Total ^t Fee Payment for Oct 1, 2025 ONLY
89	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
90	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
91	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
92	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
93	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
94	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
95	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
96	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
97	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
98	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
99	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
100	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
101	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
102	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
103	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
104	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
105	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
106	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
107	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
108	\$240.90	\$255.36	\$14.46	\$43.38	\$298.74
106	\$25,535.40	\$27,068.16	\$1,532.76	\$4,598.28	\$31,666.44
Average:	\$240.90	\$255.36	\$0.05	\$43.38	\$298.74

* expression of percentage is for information purposes only and has no legal effect.

^t total includes tax, if applicable.