



101 – 4126 Norland Avenue, Burnaby, BC, V5G 3S8
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Email: managers@stratacomgmt.com

January 8, 2021

Re: 2021 Insurance Policy

Dear Owners:

Attached please find documentation from BFL Canada to confirm the placement of your Strata Corporation's insurance policy with BFL effective January 1, 2021.

We remind all owners that it is their responsibility to have and maintain adequate home owner insurance policies to provide insurance coverage for their personal belongings, betterments, and improvements, loss of use coverage, liability insurance, etc.

We also remind owners that their home owner insurance policies should provide protection in the event that an insurable loss occurs either from their strata lot or from elsewhere that results in damage to their strata lot that falls below the deductible of the Strata Corporation's insurance policy.

Should an insurable loss occur that results in a claim against the Strata Corporation's insurance policy, that originates from within a strata lot, or as a result of the actions of an owner, resident, or guest of a strata lot, depending upon the bylaws of the Strata, the cost of the insurance deductible to be paid by the Strata Corporation may be charged back to the source strata lot. Therefore, it is important to have home insurance policy coverage to indemnify in whole or in part for the charging back of a deductible by the Strata Corporation to a strata lot.

If you are an investor owner, you should make arrangements to have loss of rental income coverage.

We recommend having your home insurance provider review the attached documentation to best ensure that you have obtained the best coverage to meet all of your needs.

Sincerely yours,

STRATACO MANAGEMENT LTD.

A handwritten signature in black ink, appearing to read "Allan Grandy", written over a circular stamp or seal.

Allan Grandy,
President

/cc

attachment

