

**MINUTES OF A STRATA COUNCIL MEETING  
1188 HOWE STREET, STRATA PLAN LMS 1468**

**DATE:** Thursday, August 25, 2005

**PLACE:** Meeting Room, 1188 Howe Street, Vancouver, B.C.

---

**PRESENT:** Andrew Adams, President  
Mark Gillespie, Vice President  
Linda Buss, Secretary  
Shawqi Rashed, Treasurer

**REGRETS:** Darrell Verstraete, P.K Chan, Suzanne Allemeier

Also present from Colliers Macaulay Nicolls Inc. was Tyler Johnson, property manager. Colliers Macaulay Nicolls Inc. will be minuted as CMN. The meeting was called to order at 6:34 p.m.

**GUEST**

The owner of #2105 attended the meeting to discuss the conduct of her tenant. The owner requested that the \$200 fine that had been levied against her account be reduced. The owner explained that the lease would be expiring as of the end of October 2005. The council discussed some of the issues concerning this particular tenant and then the owner was excused from the meeting. The council discussed the request, and decided that a reduction of the fine would only be granted in the event that the tenant did not cause any further problems during the next two months. This issue will be revisited in November.

**GUEST**

The resident of #2802 attended the meeting to discuss the possibility of extending the roof top decks and laying large concrete pavers on the roof surface instead of gravel. He suggested that he would be willing to pay a cost difference if the pavers were more expensive. The council discussed this request, and then the resident was excused from the meeting. The council asked CMN to further investigate this item and associated costs with the engineer.

**GUEST**

The owner of #906 attended the meeting to discuss his allegations of discrimination against the council. This owner sent a letter to the council suggesting that he was being discriminated against in the way the flood repairs were being conducted. The council was offended that he would make such an allegation as they did not even know who he was before he wrote this letter. The council explained that there was no discrimination and that all owners who were affected by the flood were treated equally. This owner was then excused from the meeting.

**RESIDENT MANAGER'S REPORT**

The resident manager made a presentation and an extensive written report to the strata council. The council reviewed the report and discussed many items. The resident managers were then excused from the meeting.

**ADOPTION OF MINUTES**

The minutes of August 4, 2005 were reviewed.

**MOVED** and **SECONDED** to approve the council meeting minutes dated August 4, 2005 as distributed.

**MOTION CARRIED UNANIMOUSLY**

**REVIEW OF ADMINISTRATIVE AND FINANCIAL MATTERS**

**Receivables Update**

CMN reported that the special assessments had been levied in advance, and this report was TABLED. CMN advised that legal action had commenced against several owners in order to collect the outstanding fees owed, and some payments have been received as a result of this action. The strata is proceeding with the court ordered sale of any of these units that do not bring their account up to date. All legal fees relating to this action will be charged to the individual suite owners.

### Financial Statements

The treasurer, Shawqi Rashad, reported on the July 2005 financial statements. The treasurer made a report on the current status of accounts, reporting the overall deficit remains mainly unchanged. The treasurer recommended the approval of the July 2005 statements.

**MOVED** and **SECONDED** to approve the July 2005 statements as distributed.

**MOTION CARRIED UNANIMOUSLY**

### Correspondence

Various items of correspondence were received and replied to, and CMN will follow-up as directed by council.

### Building and Grounds Update

- **Roof replacement** – TEK Roofing has started the work right on schedule. RDH Engineering is supervising this work, and will be providing site reports to CMN. CMN requested that these reports also be sent to a member of council, and Andrew Adams volunteered to receive the reports via scanner and email.
- **Water damage from sink pipe** – a resident had been replacing some taps in their 11<sup>th</sup> floor suite, and caused a leak which went all of the way down to the 2<sup>nd</sup> level. CMN contacted the insurance company and a restoration company immediately, and the work is underway. The cost of the deductible will be charged to the suite that caused the leak. There have been problems with the timeliness of the service provided by the restoration company, EasyCare, and CMN will try to get these issues resolved.
- **Elevator breakdowns** – elevator #3 has still not been repaired by Thyssen Elevators. CMN will follow-up on this item and write to their head office in Ontario referencing the poor service that the building has had from Thyssen.
- **Stairwell keys** – as part of the security plan the council wished to lock off the stairwells with exception of the crossover floors; however, as the invoicing issue with Thyssen has not yet been resolved, this item was TABLED.
- **Window removal**– the owner of #1708 requested the council's approval to remove an interior window in her suite.

**MOVED** and **SECONDED** to approve the window removal provided that it is done professionally and to code.

**MOTION CARRIED, 3 IN FAVOUR, 1 ABSTENTION**

### OTHER BUSINESS

- **Fire inspection report**– a large amount of repairs were required to the fire system. CMN authorized the majority of these repairs as required by the fire code. CMN is investigating a few of the items for clarification before authorization is given. Many insuite detectors did not function properly, and while the strata will be paying for the replacements, this amount will be charged back to each individual owner.

### NEXT MEETING DATE

**Council meeting:** September 28, 2005

The meeting adjourned at 8:45 p.m.