

COUNCIL MEETING MINUTES STRATA PLAN VR 1047	WEDNESDAY APRIL 25, 2007 CHELSEA TERRACE
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TIME & LOCATION:
 6:30p.m. Recreation Room
 1040 Pacific Street
 Vancouver, BC V6E 4C1

STRATA COUNCIL
2007

PRESIDENT
 Marcus Von Albrecht

VICE PRESIDENT
 Shelly Smee

TREASURER
 Candice Macalino

SECRETARY
 Krista Magnusson

AT LARGE
 John Waldo
 Ryan Cheys
 Alan Illicic

CARETAKER
 Nick Dotzev
 (604) 841-4560

STRATA MANAGER
 Jack Foo
 Direct: (604) 714-1542
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ACCOUNTANT
 Natasha Pang
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BAYWEST MANAGEMENT
 300 – 1770 BURRARD ST.
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PRESENT:
 Marcus Von Albrecht
 Shelly Smee
 Candice Macalino
 Krista Magnusson
 Ryan Cheys
 Alan Illicic
 John Waldo

Nick Dotzev – Resident Caretaker
 Jack Foo – Baywest Management

(1) CALL TO ORDER

The meeting was called to order at 6:45 p.m. by the President . A quorum was established.

(2) APPROVAL OF COUNCIL MINUTES

It was **MOVED** and **SECONDED** to adopt the minutes of March 26, 2007 Council Meeting as circulated. **CARRIED**

(3) FINANCIAL REPORT

3.1 TREASURER REPORT

Some financial statements are being reviewed at the moment and Council will like to resolve those issues before adopting the Financial Statements at the next meeting. It was **MOVED/SECOND** to table the statements at the next meeting. **CARRIED**

3.2 ACCOUNTS RECEIVABLE

The Strata Manager reported that as of the date of the meeting, the total Accounts Receivable stands at \$23,645.93. The Strata Manager explained that Lien will be placed at the end of the month on those owners who have an outstanding balance of more than 2 months and who failed to respond to a Lien Warning letter issued by Baywest Management Corp.

(4) BUSINESS ARISING FROM PREVIOUS MEETING

4.1 DELINQUENT ACCOUNT

In follow up to Section 4.1 of the previous minutes, the Strata Manager reported that a deceased owner has an outstanding arrears of more than \$12,702.51. and the situation was

compounded by the fact that the next of kin has yet to come forward to claim the unit. Marcus proposed that legal representative be sought to resolve the problem ASAP.

4.2 STACK CLEANING

In follow up to Section 4.2 of the previous minutes, Council has presented a quotation from Benchmark Mechanical Inc to clean the stack which is long overdue.

It was MOVED/SECONDED to accept the quotation as presented and that work be carried out ASAP.

CARRIED

4.3 UNIVERSITY SPRINKLER

In follow up to Section 6.1 of the previous minutes the Strata Manager presented Council with invoice from University Sprinkler requesting for payment for the work currently being carried out.

It was MOVED/SECONDED that an amount equivalent to 70% of the said invoice will be paid and the balance will be released upon satisfactory work being delivered.

4.4 ANNUAL FIRE INSPECTION

In follow up to Section 6.3 of the previous minutes, the Strata Manager informed the Council that Voltec Fire Protection has been engaged to provide this year's annual Fire Inspection, and that a schedule has been fixed on the May 7th 2007. Nick will be distributing to all residents on the said cleaning at least 7 days ahead.

(5) CORRESPONDENCE

Council received a letter from an owner who complained about her neighbour playing loud music with heavy bass on April 19, 2007 at about 9.30 p.m.

Council had a discussion in camera and came to a conclusion that since the music was played before the 11.00 p.m. curfew as stated in Rules and Regulation, there was no noise violation. Council will like to remind all to be considerate when playing music and at the same time, residents should also be tolerant and be expected to have certain level of noise being emanates between floors and walls.

Council received a letter from an owner who wanted his water damaged carpet be replaced with an equivalent material carpet, which was a Scotch-Guarded carpet.

Council reply that the strata insurance is only responsible to replace the original carpet, which was not a Scotch-Guarded, and that the owner will have to pay the difference for the better grade carpet.

Council received a letter from an owner who complained that the unit directly above his has an illegal extension of the patio, and want the Council to investigate the matter.

Council has a discussion in camera and found out that the said allegation was incorrect, as the said unit only installed a mere removable covering protecting the roof from possible damage by repeated movement.

Council has also requested that the covering be removed and that a proper application be submitted to the Council for any alteration of the roof top (common area) as stated in 6.1 of the Bylaw where

"An owner must obtain the written approval of the strata corporation before making an alteration to common property, including limited common property, or common assets".

Council received a letter from an owner who suggested that parking stalls be put up for sale in order to raise the building reserved fund, replacing the need to have Special Levies be raised every year to finance works on the building.

Council wishes to iterate that the parking stalls are not for sales and that they are part of the common asset, and that Special levies are expected as the building aged, as additional fund are needed to cover extra ordinary expenditure that are not covered under the annual strata fees from individual owners.

Council received a letter from an owner seeking permission to renovate his unit. Council approved his application but stressed that the Alteration Agreement and the Assumption of Liability forms must be completed and submit to the Strata Manager before proceeding with the renovation.

(6) NEW BUSINESS

6.1 BALCONY USAGE

Council presented a list of units that has contravened the Bylaw section 3.3.(f) to (q) where it stipulate the usage and the condition of the balcony, patio and the deck. The Strata Manager will send out letter of reminder to all units that have been found violating the said bylaw shortly.

6.3 TABLE TENNIS TABLE

The Building Manager proposed that a new Table tennis table be purchased to replace the old table which was broken.

It was **MOVED/SECONDED** to approve the purchase of a new table tennis table ASAP.
CARRIED

6.2 BUDGET REVIEW

In follow up to Section 6.5.vii) of the minutes of March 26, 2007, the Strata Manager presented a revised Operating Budget for the 2007/08 fiscal year. The new budget indicates an expected operation deficit of about \$11,800 for the fiscal year ending December 2006. The deficit was a result of over expenditure for the past 4 years. Also discussed were the provisions for Special Levies for the following;

- i) Landscape Improvement - Phase II,
- ii) Building Refurbishment – Hallway painting and Carpet replacement

The final draft budget will be presented to the Council by the Strata Manager before presenting to the owners in the SGM package.

(7) NEXT MEETING & TERMINATION

The next meeting is the 2007-2008 SGM which is being scheduled for Monday, June 4th, 2007 at 6:30 p.m.

There being no further business, the meeting was terminated at 9:00 p.m.

Pleas Please keep these minutes with your strata lot records. You will need to provide them to your realtor when you sell your strata lot. There will be a charge for copies.

