

**For Internal Circulation Only**  
**Minutes of Strata Council Meeting (2010-2)**

<b>Date:</b> April 29 <sup>th</sup> , 2010	<b>Time:</b> 7:00 pm
<b>Location:</b> #302 – 688 East 16th Avenue, Vancouver, BC	
<b>Present:</b> Rick McLarty, Brendan Gallagher, Glen Neville, Michelle Weins, Carmen Seigers, and Greg Colguhoun	
<b>Regard:</b> None	
<b>TML:</b> Gilbert Lam (Property Manager) & David Marr (Operations Supervisor)	
<b>Guests:</b> Residents of #306 and #107	

**Please note that the following issues were approved and/or agreed upon unanimously by the strata council unless otherwise specified.**

- A. The meeting was called to order at 7:02 pm
- B. The agenda was approved with the following additions:
  - F3. - Fire Doors
- C. The Minutes of Strata Council Meeting held on February 4, 2010 were approved with the following amendment.
  - D2. Noise complaint: it should be read as "Noise has been generating around 4:00 am that disturbs neighbors."

**D. Query & Correspondence:**

<b>Item</b>	<b>Issue</b>	<b>Council Decision/Action/Result</b>
1. #106	Landscaping	<ul style="list-style-type: none"><li>➤ Michelle and Carla presented landscaping proposals to Council.</li><li>➤ Council approved the budget up to \$1,000 for the landscaping project, organized by Michelle.</li><li>➤ Michelle to arrange the landscaper to remove a cedar outside of #106</li><li>➤ Greg to investigate the lawn sprinkler issue</li></ul>
2. #105	Landscaping & Exchange of parking stall	<ul style="list-style-type: none"><li>➤ Landscaping: refer to D1.</li><li>➤ Parking stalls were designated to strata lots by the developer. The owner should make private arrangement with other owners.</li><li>➤ Council decided to leave the parking stalls assignments as is.</li></ul>
3. #305	Fishing boat	The owner cancelled the request.
4. #401	Application for installing a skylight screen	<ul style="list-style-type: none"><li>➤ Council approved the application.</li><li>➤ The owner is required to sign a waiver of liability.</li></ul>

# Vintage Eastside

The Owners, Strata Plan LMS 3866

5. #405	Window blinds issue	<ul style="list-style-type: none"><li>➤ TML to send a letter to the owner re: uniform appearance</li><li>➤ This issue has been deferred until next meeting.</li></ul>
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## E. Unfinished Business

Item	Issue	Council Decision/Action/Result
1. #306	Dog barking update	<ul style="list-style-type: none"><li>➤ The owners of #306 were present at the meeting and updated Council what they have been done.</li><li>➤ The situation will be continuously monitored.</li></ul>
2. #206	Legal update	TML to reply the lawyer of #206

## F. New Business

Item	Issue	Council Decision/Action/Result
1.	Fire Prevention	Council awarded the contract to MR Fire Protection for the annual fire test.
2.	Power washing	Scheduled on May 5, 2010
3.	Fire Door	TML to arrange the fire doors to be repaired.

## G. Financial

Item	Issue	Council Decision/Action/Result
1.	Financial Report	<ul style="list-style-type: none"><li>➤ TML presented the financial statements and accounts receivable to Council. Council reviewed and approved them.</li><li>➤ Please refer to the "Financial Statements Summary Report" for detail.</li></ul>
2.	Infraction and late fines	Late fines will be posted to the delinquent owners.

F. There is no further business the meeting was terminated at 8:04 pm.

Next Meeting: to be determined

Prepared by TML Management Group Ltd.  
Managing Agent for the Owners, Strata Plan LMS 3866  
E. & O. E.

**These minutes are in draft form until ratified at the next council meeting.**

### ATTENTION

Please keep these minutes as permanent legal record of your Corporation. Replacement of either minutes or bylaws will be at the owner's expense and not that of the Strata Corporation.

## 24-Hour Emergency Services (604-296-9299)

Please deactivate **Anonymous Call Blocking** feature; otherwise, TML is unable to return the calls.

**TML will not take action on any emergency if we cannot communicate with the caller. After you have placed an emergency call, please keep the phone line clear.**

The 24-hour emergency services are for emergencies only. It is not for “personal emergencies”. Personal emergencies include loss of building or suite access devices (i.e. keys, fobs, and remotes), getting access to relatives’ apartments, enquiry of account balances, parking in wrong parking stall, neighbors having a loud party, neighbors’ security alarm going off, and similar situations. We are unable to provide assistance on calls such as “I saw a strange person enter the garage.” Suspicious activities, loud parties should be reported to the police. Break and enter and/or vandalism to your automobiles should be reported to the police department.

**Please feel free to report floods, broken water lines, fires, fire alarms, stuck elevators, garage gates not working, and other similar building/property issues requiring immediate attention.**

The 24-hour answering service is not available for general inquiries concerning accounts, council policies, and similar matters, which are regular administration items.

Unnecessary emergency calls will cause additional costs to the Strata Corporation which may cause the increase of strata fees.

**TML Management Group Ltd.**

# FINANCIAL STATEMENT SUMMARY REPORT

## Strata Plan LMS3866 (Vintage)

For the period ending

March 31, 2010

Fiscal Year: Sep 1 - Aug 31

<b>Operating Fund</b>	<u>\$ 8,821.99</u>
<b>Contingency Reserve</b>	<u>\$ 42,103.02</u>
<b>Accounts Receivable</b>	<u>\$ (624.02)</u>
<b>Accounts Payable</b>	<u>\$ 1,956.02</u>
<b>Shortfall for the year</b>	<u>\$ -</u>

This information has been generated from computerized records and to the best of the agent's knowledge is complete and up to date. However, the agent assumes no responsibility should any information be inaccurate or misleading as a result of negligence or otherwise.

#213 - 2680 Shell Road, Richmond, B. C. V6X 4C9  
Telephone : 604-207-9001 Facsimile : 604-248-1688

**For Internal Circulation Only**  
**Minutes of Strata Council Meeting (2010-1)**

<b>Date:</b> February 4, 2010	<b>Time:</b> 7:00 pm
<b>Location:</b> #302 – 688 East 16 <sup>th</sup> Avenue, Vancouver, BC	
<b>Present:</b> Brendan Gallagher, Glen Neville, Michelle Weins, Carmen Seigers, Greg Colguhoun	
<b>Regard:</b> Rick McLarty, Sabrol Nisha	
<b>Agent:</b> Gilbert Lam (Property Manager) & Stanley Cheung (Assistant)	
<b>Guest:</b> None	

## **Important Notice & Information**

- **Parking stall is only for licensed/insured vehicle. Storage in parking stall is prohibited. Please remove items from your parking stall.**

**Please note that the following issues were approved and/or agreed upon unanimously by the strata council unless otherwise specified.**

- A. The meeting was called to order at 7:05 pm.
- B. The agenda was approved with the following additions.
  - D2 - #309 Noise complaint
  - F6 - Garage gate maintenance
  - F7 - Roof clean up
  - F8 - Council member resignation
- C. The Minutes of Strata Council Meeting held on December 3, 2009 were approved as circulated.

### D. Query & Correspondence

Item	Issue	Council Decision/Action/Result
1. #405	Response to excessive noise complaint	➤ The situation is improved. ➤ Monitoring
2. #309	Noise complaint	➤ Noise has been generating around 5:00 pm that disturbs neighbors. ➤ At least 3 owners addressed their concerns. ➤ Parents or guardians have obligations governing their children. ➤ TML to send a warning letter to the strata lot owner.

### E. Unfinished Business

# Vintage Eastside

The Owners, Strata Plan LMS 3866

Item	Issue	Council Decision/Action/Result
1. #306	Dog barking update	The situation is improved.
2.	Fence metal door in alley quote update	<ul style="list-style-type: none"><li>➤ TML presented a quote to Council.</li><li>➤ Council understood that the door is on-going problem due to weather changes.</li><li>➤ Because the door is fine at the moment, Council decided to hold off and to monitor the situation.</li></ul>

## F. New Business

Item	Issue	Council Decision/Action/Result
1.	New Notice board	<ul style="list-style-type: none"><li>➤ Council thought that a new notice board is not necessary at the moment.</li><li>➤ TML to mount the old notice board at another location</li></ul>
2. #401	Water damage on ceiling	<ul style="list-style-type: none"><li>➤ It has been repaired. There is no more leak.</li><li>➤ The owner to monitor</li></ul>
3.	Storage on parking stalls	Parking stall is only for licensed/insured vehicle. Storage in parking stall is prohibited. Please remove items from your parking stall.
4.	Mat for ground floor of the elevator area	<ul style="list-style-type: none"><li>➤ TML to check the price</li><li>➤ Council will make a decision through emails.</li></ul>
5.	Capacity Limits of Recycling Program	TML to check whether the City will charge extra for an additional paper product recycling bin.
6.	Garage gate maintenance	<ul style="list-style-type: none"><li>➤ Michelle addressed that the garage gate had some problems.</li><li>➤ TML and Council would check it out after the meeting.</li></ul>
7.	Roof clean up	TML to place order to the janitor to proceed in April 2010.
8.	Council member resignation	Sabrol Nisha resigned from Council.

## F. Financial

Item	Issue	Council Decision/Action/Result
1.	Financial Report	<ul style="list-style-type: none"><li>➤ TML presented the financial statements to Council and Council approved them.</li><li>➤ Refer to the Financial Statements Summary Report.</li></ul>
2.	Infraction fines and late fines	Late fine will be levied to the delinquent owners.

G. There is no further business the meeting was terminated at 8:30 pm. =

Next Meeting: to be determined

**Prepared by TML Management Group Ltd.**  
**Managing Agent for the Owners, Strata Plan LMS 3866**  
**E. & O. E.**

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**TML Management Group Ltd.**

# FINANCIAL STATEMENT SUMMARY REPORT

## Strata Plan LMS3866 (Vintage)

For the period ending

December 31, 2009

Fiscal Year: Sep 1 - Aug 31

Operating Fund	<u>\$ 8,803.52</u>
Contingency Reserve	<u>\$ 38,524.82</u>
Accounts Receivable	<u>\$ (617.95)</u>
Accounts Payable	<u>\$ 6,926.47</u>
Shortfall for the year	<u>\$ -</u>

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