MINUTES OF COUNCIL MEETING
STRATA CORPORATION VR 1025

Held:	Monday December 17th, 2007 at 7:00 p.m. at the Kimount Boys & Girls Club, 395 E. 6th Avenue, Vancouver, BC		
Present:	Art Mackenzie	President	#212
	Wade Allen	Vice President	#103
	Christina Chociolko	Treasurer	#407
	Shirley Loxterkamp		#221
	Madeleine Rapagna		#215
	Jason Earwaker		#405
Agent:	Debra Moschenross	Bayside Property Services Ltd.	

CALL TO ORDER

Art MacKenzie, Council President, called the meeting to order at 7:03 p.m.

PREVIOUS MINUTES

It was moved, seconded (MacKenzie/Chociolko) and carried to approve the Minutes of the October 30th, 2007 Council meeting as distributed by Bayside.

BUSINESS ARISING FROM MINUTES

1. Structural Repairs Outstanding: Belfor Restoration has had a slight delay in commencing with the repairs to the first unit as the Owners were unable to be out of the unit on time. The repairs have now been rescheduled for January 14th, 2008. The remaining units have had ample notification and Belfor will continue to communicate with the Owners to ensure the units are vacated in a timely manner. The Owner of Unit #402 reported to Council that the floor in her unit was sagging and the doors and windows were out of alignment. Ennova Engineering and Belfor attended to inspect the Unit in mid-December. Ennova reported that the Unit did not have structural problems and the issues reported by the Owner were confirmed. Ennova felt that the issues were likely caused by the Unit located below which has significant structural problems and required shoring. This has likely caused the above noted problems in Unit #402. Council discussed Ennova's report and have approved repairs to Unit #402 including levelling the floor and having the windows and doors aligned. This work will take place once the structural repairs are completed by Belfor.

2. Stairwell Carpet: The repairs to the stairwell carpet on the first floor remain pending. Wade Allen will be completing the repairs in the next couple of weeks.

3. Bed Bugs Reported: Pest Free has continued to treat bedbugs as reported by Owners and the problem now seems to be under control. **Owners are asked to notify Bayside immediately if you are experiencing any problems or have sightings of bed bugs.**

4. Carpet Replacement: Council has received the quote from Nu Floors for common area carpet replacement and will be addressing the re-carpeting at the upcoming Annual General Meeting in order to get feedback from the Owners on this potential project.

5. Annual Fire Inspection: Fire Pro completed the inspection of the missed suites on November 13, 2007.

6. Front Mat Replacement: Council directed Bayside to follow up with TLC regarding replacement of the front door mat and request that they replace it as soon as possible. TLC had to special order the mat and it is now in place.

7. Parkade Moisture: Council discussed the problem area in the northeast corner of the parkade where some ongoing leaking has occurred. Council directed Bayside to have this investigated further. Mastercraft Roofing and Waterproofing has been contacted and is scheduled to attend in January 2008.

FINANCIAL REPORTS

1. Financial Reports: It was moved, seconded (Allen/Chociolko) and carried to approve the October and November 2007 financial reports as prepared by Bayside's Accounting Department.

2. Accounts Receivable: Council reviewed the accounts receivable report and agreed to proceed with legal action against one Owner who has had a lien filed against the unit.

NEW BUSINESS

1. Parking Stall Storage: Owners are reminded that **nothing is permitted to be stored in the underground parkade parking stalls**. Council requests that all storage be removed immediately. Council will be doing a walk about to identify the stalls that are not in compliance, and letters will be sent to the Owners. If necessary bylaw infraction fines will follow.

2. Window Seals: Accurate Glass attended a number of units for which Owners had requested repairs to window seals and the repairs have now been completed.

3. Unit #401: The Owner reported a small leak. TLC was contacted to check the drains above this unit, which were found to be clear. The Owner of the unit was instructed to notify Bayside if the leak reappears.

4. Lobby Flood: Owners reported to Bayside that a fairly large amount of water had flooded the lobby area, the hallway, and just inside the entrance of Unit #110. Council investigated and it is unclear as to where the water originated. At the time Council attended the water had dissipated, leaving the lobby, hallway and entrance to Unit #110 wet. After eliminating the possibility of a plumbing problem it was

determined that due to the large amount of snow that had melted in a very short time combined with the heavy rain, the water likely travelled under the exterior door and into the lobby area. Pro Carpet was contacted to bring fans in to the affected area to dry it out.

5. Southwest and Northwest Doors: An Owner requested that the Strata install exterior locks to these stairwell doors to allow access to the building from the outside. The Owner has a small child and getting the stroller up the stairs is difficult. Council is taking this request under consideration.

6. Recycling Problems: Council asked Bayside to investigate why IPI, which is contracted by the City of Vancouver to pick up the recycling bins, has consistently missed pickups. Bayside reported that there are a number of Vancouver buildings with IPI that are experiencing the same problems. Bayside has put in a number of complaints with the City of Vancouver about the unsatisfactory service.

There being no further business to discuss, the meeting was terminated at 8:38 p.m. on a motion by Art MacKenzie.

The next meeting is tentatively scheduled for Monday January 28th, 2008 at 7:00 p.m. in Unit #221.

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**Recent recommendations to the Real Estate Regulations require a vendor to provide purchasers with copies of minutes. Please retain these minutes provided to you, at no cost, as replacement minutes will be subject to payment of a fee.

Weekend / Holiday / Evening Service Call Instructions

Should you encounter a situation requiring emergency attention, please contact Bayside's office at 604-432-7774 and advise the operator of the situation giving as many details as possible. Ensure that you state it is an emergency and leave your name and telephone number. Your call will be returned promptly by the on-call Property Manager so please keep your telephone line free so that the emergency may be addressed. Your cooperation in this regard is appreciated.