STRATA PLAN LMS2151 COTTONWOOD GROVE
Special General Meeting Minutes
Held on Tuesday, September 11, 2007 at 7:00 p.m.
at 5577 Smith Avenue, Burnaby, B.C. V5H 2K7

COUNCIL MEMBERS PRESENT:	Kevan Whitackre	President
	Diane Lyle	Vice President
	Janine Ryan	Secretary
	Lynne Siebert	Treasurer
	Nori Morita	Council Member
	Mark Chin	Council Member
	Mary Androsiuk	
MANAGEMENT:	Mikhail Ratchkovski, Property Manager	
	Dan Bourke, Property Manager	
	PACIFIC QUORUM PROPERTIES INC.	

1. **CALL TO ORDER**
The meeting was called to order at 7:05 p.m. by Mikhail Ratchkovski of Pacific Quorum Properties.

2. **CALLING THE ROLL, CERTIFYING PROXIES, ISSUING VOTING CARDS.**
Mikhail Ratchkovski confirmed that 32 of the 37 owners eligible to vote at the meeting were present, 30 in person and 2 by proxy, meeting the 33% requirement of the Strata Property Act; and that voting cards had been issued representing the 32 owners.

3. **PROOF OF NOTICE**
Mikhail Rachkovski confirmed that notice had been issued to all owners as per the Strata Property Act.

4. **APPROVAL OF THE APRIL 3, 2007 ANNUAL GENERAL MEETING MINUTES**
It was:
MOVED AND SECONDED (Lyle/Ryan)
To approve the Annual General Meeting Minutes of April 3, 2007.
CARRIED

5. **OPENING REMARKS**
Mikhail Ratchkovski explained the process that had been undertaken to present this Special Resolution to the Owners at this meeting. An ongoing concern over the condition of the balconies prompted Council to obtain an independent consultants report to state the condition of the balconies and an estimated cost of repairs. While the proposed special resolution provided a payment schedule that began on October 1, 2007 an amendment to the resolution could be considered.
Discussion followed the opening remarks to answer specific concerns of the owners.

6. **SPECIAL RESOLUTION BALCONY REPAIRS**
IT WAS MOVED & SECONDED (Lyle/Ryan)
BE IT RESOLVED THAT THE OWNERS Strata Plan LMS2151 approve the expenditure of $365,000.00 (Three Hundred and Sixty Five Thousand Dollars) for the purpose of funding necessary balcony repairs as per RDH recommendations.
The above noted funds shall be derived by way of special assessment levied on all LMS 2151 strata lots based on unit entitlement.
The above noted levy shall be due and payable to LMS2151 in seven equal payments due October 1, 2007, November 1, 2007, December 1, 2007, January 1, 2008, February 1, 2008, March 1 2008, and April 1, 2008.
DISCUSSION
Owners discussed various aspects of the resolution at length including the payment schedule.

IT WAS MOVED & SECONDED (Androsiuk/Smillie)
To amend the Special Resolution to change the payment schedule as stated to 12 equal payments begining on January 1, 2008 and ending on December 1, 2008.
DISCUSSION
Changes to the Special Resolution were discussed and how it may possibly delay the start of the repairs and that owners would have the option of making a prepayment in the full amount, if they wished.
AMMENDMENT CARRIED 21 in Favour, 8 Opposed, and 3 Abstentions.
DISCUSSION
The amended resolution was discussed which confirmed the amount of the Special Resolution and the new payment schedule.
AMMENDED MOTION CARRIED 23 in Favour, 8 Opposed, and 1 Abstention.

7. **ADJOURNMENT**

There being no further business the meeting was adjourned at 8:20 p.m.
The next meeting of the Strata Council will be Monday, November 12, 2007.

Attention:
Please keep these minutes as a permanent record of your strata corporation business.

Submitted by:
PACIFIC QUORUM PROPERTIES INC.
#430 - West 73rd Avenue
Vancouver, BC V6P 6G5
Telephone: (604) 685-3828 / Fax: (604) 685-3845
E-mail: dan.pacificquorum@telus.net

COTTONWOOD GROVE – STRATA PLAN LMS 2151
MINUTES OF THE STRATA COUNCIL MEETING

HELD: On Tuesday, July 10, 2007 at 7:00 pm in Unit #301

COUNCIL PRESENT:	Lita Smilie Diane Lyle Mary Androsiuk Nori Morita Mark Chin
Regrets:	Kevan Whitackre Janine Ryan
MANAGEMENT PRESENT:	Mikhail Ratchkovski, Property Manager **PACIFIC QUORUM PROPERTIES INC.**

1) CALL TO ORDER

The meeting was called to order at 7:10 pm

2) APPROVAL OF PREVIOUS MINUTES

It was:
MOVED/SECONDED (Lyle/Morita)
To adopt the minutes of Strata Council Meeting of February 6, 2007, with the following amendments: Finance (b), registered lien on unit 511 change to unit 211.
CARRIED

3) BUSINESS ARISING

a) **Elevator**
There was discussion regarding the elevator, noting that it has been repaired by Tyssen-Krupp at no expense to the strata, as the expenses were covered by contractual obligations carried by the contractor.

It was noted that had there been no contract in place such repairs would have cost the strata approximately $8,000.00.

b) **Electrical Repairs**
Discussion centered around electrical repairs to the property, noting that plastic enclosure for the electrical sign located outside of the building has been vandalized and also needs to be replaced. *Powerhouse Electric,* who repaired the sign advised that they will be able to replace the part.

Nori Morita will contact the *Powerhouse Electric* directly and arrange for the replacement of the vandalized sign.

c) **Parkade Drain Hydro-flush**

There was discussion regarding completed parkade drain hydro flushing, noting that the tape from video inspection of the drain has not been submitted to the strata yet. The Property Manager was directed to contact Lathams who performed the hydro flushing of the drains to provide the copy of the video tape.

d) **106 – Exterior Drain**

There was discussion regarding exterior drain of unit 106, noting that the drain has never been connected to the main drainage system for the building. Lathams inspected the problem and advised that they will be able to arrange for necessary repairs and connect the drainage as long as the excavation and access to pipes is arranged.

Quotation from landscape contractor has been obtained in this regard, advising that they will be able to excavate the pipe at a cost of $680.00.

After discussion,
it was:
MOVED/SECONDED (Morita/Androsiuk)
To proceed with the excavation of the pipe as per the above noted quotation of $680.00 submitted by LARGE Contracting, the current landscaping contractor.
CARRIED

Upon completion of the excavation the Property Manager is to contact Lathams Plumbing to arrange for the connection of the drain from 106 to the building drainage system.

Mary Androsiuk will provide access for this project.

e) **Balcony Repairs**

There was discussion regarding restoration of the existing balconies, noting that there are 28 balconies in total and two of these balconies have been already repaired.

Council reviewed the budget reconsideration from Steelhead Construction, advising on anticipated expenses which would amount to approximately $11,000.00 per one balcony for future repairs. Additional expenses will include engineering costs by RDH Engineering.

It was noted that an approximate amount of $320,000.00 will be required to commence necessary balcony repairs as per engineers recommendations submitted in 2005.

After extensive discussion,
it was:
MOVED/SECONDED (Morita/Smillie)
To call Special General Meeting to raise $320,000.00 for the balcony repairs. This levy will be payable in 7 installments due October 1, November 1, December 1, 2007, and January 1, February 1, March 1, and April 1, 2008. This meeting is scheduled for September 11, 2007.
CARRIED

Notices regarding this meeting will be mailed separately.

It was also noted that the amount of this has yet to be finalized as the budgetary figures from RDH have not been received yet, however the Notice of SGM will have these figures included and the schedule will be presented to all owners.

4) FINANCE

a) Approval of Financial Statements

April and May 2007 financial statements were discussed.
it was:
MOVED/SECONDED (Siebert/Morita)
To adopt the above noted financial statements as presented.
CARRIED

b) Arrears

There was discussion regarding arrears, noting the outstanding amounts.

5) NEW BUSINESS/CORRESPONDENCE

a) 105 - Repairs

There was discussion regarding completion of repairs in unit 105, noting that minor repairs are still pending completion by Easy Care Restoration.

Additionally, the Property Manager was directed to contact Lathams and request repairs to the exterior hose bib for this unit.

b) Front Entrance Flowers

Council discussed addition of flowers at the building front entrance, noting that some of the aging flowers require replacement. Mary, Diane and Janine will purchase and plant new flowers in the near future.

NOTICE
Volunteers are needed for watering of the freshly planted flowers. Interested owners please contact Diane from 301 by leaving a note under her door or via email: dianelyle@shaw.ca

c) 211 – Laundry on Balcony

There was discussion regarding residents of unit 211 who dry their laundry on the balcony, noting that this is in contravention to the strata bylaws. Additionally, it was noted that there are yellow drapes and a cardboard in this unit's window.

The Property Manager was directed to write a letter to the owner of this unit and request these items to be brought to compliance with the strata bylaws.

d) Visitors Parking Sign

There was discussion regarding posting a sign advising visitors that a permit is required when parking in the visitor parking stalls. Nori Morita is going to look into obtaining a sign to be posted on the property. This matter will be further discussed at future meeting.

GARAGE FOBS
Are available from Nori at a cost of $40.00 each.

SMOKE DETECTORS
Are available from Nori at a cost of $20.00 each.

Nori is in 302 and notice may be left under his door or an email sent to:
noripaulmorita@hotmail.com

6) ADJOURNMENT

There being no further business this meeting was adjourned at 8:55 p.m.

THE NEXT MEETING OF THE STRATA CORPORATION
IS THE SPECIAL GENERAL MEETING
SCHEDULED FOR TUESDAY SEPTEMBER 11, 2007.

NOTICE TO FOLLOW

Submitted by:
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COTTONWOOD GROVE – STRATA PLAN LMS 2151
MINUTES OF THE STRATA COUNCIL MEETING

HELD: On Tuesday, May 8, 2007 at 7:00 pm in Unit #103

COUNCIL PRESENT:	Diane Lyle Mary Androsiuk Janine Ryan Nori Morita Lynne Siebert
Regrets:	Kevan Whitacre Mark Chin
MANAGEMENT PRESENT:	Mikhail Ratchkovski, Property Manager **PACIFIC QUORUM PROPERTIES INC.**

1) CALL TO ORDER

The meeting was called to order at 7:05 pm

2) APPROVAL OF PREVIOUS MINUTES

Amendments:
The meeting was held in unit 301 not in 310
It was:
MOVED/SECONDED (Morita/Androsiuk)
To adopt the minutes of Strata Council Meeting of February 6, 2007 as amended.
CARRIED

3) APPOINTMENT OF COUNCIL OFFICERS

Following Council positions were established:

President	Kevan Whitackre
Vice President	Diane Lyle
Treasurer	Lynn Siebert
Secretary	Janine Ryan

4) BUSINESS ARISING

a) **Dryer Vent Cleaning**
There was discussion regarding completion of dryer vent cleaning by Dickens Chimney as per their quote of $298.92.

b) **Elevator Maintenance**
Discussion centered around graffiti and scratching of the interior of the elevator door. It was noted that the door has been painted and the scratches are starting to show again.

The owners are reminded to stay vigilant and report anyone who damages strata property.

c) **Electrical Repairs**
There was discussion regarding electrical repairs by Power House Electric, noting that two exterior lights were relocated from 25' to 15' above the ground in order to make future light bulb maintenance easier noting that it will no longer require a tall ladder and therefore is much more economical as it can be done in-house.

Additionally, Council discussed repairs to the building identification sign, noting that Power House Electric was asked to quote on repairs to the foundation and required electrical work for this sign. The Property Manager was directed to follow up on this information.

5) FINANCE

a) **Approval of Financial Statements**
January, February and March 2007 financial statements were discussed.
it was:
MOVED/SECONDED (Lyle/Morita)
To adopt the above noted financial statements as presented
CARRIED

b) **Arrears**
There was discussion regarding arrears, noting that the owner of unit 511 appears to be delinquent in his payments. The Property Manager was directed to send a letter and request this owner to bring his account current. In case of non-compliance a lien will be registered.

6) NEW BUSINESS/CORRESPONDENCE

a) **Garage Door Operator Replacement**
There was discussion regarding the replacement of the operating mechanism on west side interior garage gate. Noting the emergency nature of these repairs completed by Overhead Door,
it was:
MOVED/SECONDED (Lyle/Androsiuk)
To expense $2,150.00 +GST from the Contingency Reserve Fund for the purpose of these repairs.
CARRIED

b) **105 / 106 Drain Back Up – Emergency Repairs**
Council discussed expenditures related to emergency repairs at unit 105 / 106 related to drain back up. It was noted that $2,173.00 have been allocated towards the pluming repairs $1,205.00 and $718.00 towards the emergency clean up, and $556.00 have been spent for drywall repairs.

NOTICE
Owners are reminded not to dispose of cooking grease into the plumbing system (all sinks and toilets), as it tends to build up within the drains resulting in clogging and costly repairs.

c) Drain Hydro-Flushing

With the extensive repairs related to drain back ups, Council decided to proceed with clearing the drain clean-outs in the underground parkade. Two quotes from Lathams have been reviewed in this regard:

#1 $1,700.00 to hydro flush the underground parkade clean outs, or
#2 $2,400.00 to hydro flush plus camera inspection of the drains, followed by a report.

After extensive discussion,
it was:
MOVED/SECONDED (Morita/Ryan)
To proceed with option #2 to hydro flush all parkade drain clean outs including camera inspection to determine overall condition of the plumbing. Funds for this project are to be expensed from R&M account.
CARRIED

The Property Manager was directed to arrange for this project to commence.

d) Visitors Parking

Council discussed visitors parking, noting that all owners have been issued parking passes.

VISITORS PARKING
Effective June 1, 2007
vehicles not displaying visitors permits will be towed away at owners expense.

e) Balcony Repairs

There was discussion regarding preliminary budget for balcony upgrades, noting that Steelhead Contracting and RDH Engineering have been requested to submit quotations in this regard. Council will further review the proposed budget after these quotes are received.

f) Graffiti Rule

Council discussed graffiti problem around the property and proposed the following rule in this regard:

Anyone found to be defacing the property will be assessed a $50.00 fine plus the cost of repairs.
it was:
MOVED/SECONDED (Ryan/ Morita)
To implement the above noted rule.
CARRIED

g) Exterior Hose Bibs

Council discussed the problem related to exterior hose bibs at units 103 and 105, noting that all ground floor units experiencing any problems should be inspected by plumbing contractor in this regard. The Property Manager was directed to arrange for this inspection by Lathams Plumbing.

NOTICE
Everyone with exterior hose bib please visually inspect the valve and piping and immediately report to Pacific Quorum of any problems

The Property Manager was directed to research with Lathams if it is possible to install one common hose bib for the watering of the flower beds.

h) **Dogs at Large Around the Property**
Discussion centered around unit 211 and 304, noting that these owners let their dogs out on the property without the leash, therefore breaching the strata bylaws. The Property Manager was directed to issue appropriate correspondence advising of Strata Bylaws and potential fines.

i) **Noise in Common Areas**
Council discussed problem with noise in common areas, noting a complaint that the residents of unit 207 are in a habit of having loud conversations past 11:00 p.m.

Please be reminded to respect other residents. Bylaw fines will be issued to residents in violation of the strata noise bylaws.

j) **Construction on Sundays**
There was discussion regarding unit 206. It was noted that unit was involved in an renovation construction project over the weekend, and some construction work was done on Sunday. It was noted that as per Strata Bylaws carrying such projects on Sundays is prohibited.

Please be reminded that as per strata bylaws any construction/renovations are limited to Monday-Saturday only. Non compliance with this bylaw will result in fines being assessed against violating owners' strata accounts.

7) ADJOURNMENT

There being no further business this meeting was adjourned at 9:15 p.m.

THE NEXT MEETING OF THE STRATA CORPORATION IS SCHEDULED FOR TUESDAY JULY 10, 2007 AT 7.00 PM IN UNIT 301 PLEASE KEEP THESE MINUTES ON FILE AS A LEGAL RECORD OF YOUR STRATA CORPORATION'S BUSINESS

Submitted by:
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STRATA PLAN LMS 2151 - *COTTONWOOD GROVE*
Minutes of the ANNUAL GENERAL MEETING
held on Tuesday, April 3, 2007 at 7:00 P.M. in the lobby

Council Members Present:	Kevin Whitacre Mary Androsiuk Diane Lyle Nori Morita Janine Ryan
Management Present:	Mikhail Ratchkovski, Property Manager **PACIFIC QUORUM PROPERTIES INC.**

1. **CALL TO ORDER:**
The meeting was called to order at 7:05.M.

2. **QUORUM:**
The Property Manager certified that of the 39 eligible strata lots, were represented by 17 owners, all in person, therefore a quorum was present and the meeting was legal to proceed.

3. **OPENING REMARKS:**
The Property Manager gave a short overview of the meeting's agenda and thanked the Owners for attending and Council members for dedicated work during this past year. Additionally all present owners were issued one parking permit per unit noting that all absent owners will have these permits mailed along with the minutes of the Annual General Meeting. The owners were reminded to display such permits on visitor's vehicles parked in visitor parking stalls noting that vehicles in violation will be towed away at owner's expense.

4. **ADOPTION OF PREVIOUS GENERAL MEETING MINUTES:**
It was:
MOVED/SECONDED (Lyle/Price)
To approve the minutes of the April 25, 2006 Annual General Meeting as presented.
CARRIED

5. **INSURANCE OVERVIEW:**
The Property Manager provided an overview of the insurance presently in place for the Corporation. Limits, deductibles, and areas of coverage were all explained and questions fielded.
All owners received a copy of the insurance cover note within their copy of the annual general meeting notice.

NOTICE

Please be aware that owners can be charged back the cost of an insurance deductible levied on the strata insurance policy, when a claim emanates from within an owner's unit.

Protection against such charged back deductibles is available on some Homeowner insurance policies.
Owners are encouraged to explore this added protection, as well as coverage for in-suite upgrades, which are not covered by the Strata insurance, Regardless of where a claim emanates.

6. CONSIDERATION OF THE 2007/08/2007 OPERATING BUDGET

The Property Manager presented the budget with explanations on a line by line basis, noting that the budget contained no increase to strata fee rates.

It was:
MOVED/SECONDED (Pendelton/Ryan)
To adopt the proposed 2007/08 Operating Budget as presented.
CARRIED

7. 3/4 VOTE RESOLUTION #1 (Levy Budget Deficit)

The resolution was read noting that it called to approve the expenditure of $13,135.00 (Thirteen Thousand, One Hundred Thirty Five Dollars) for the purpose of funding levy budget deficit related to the *08 balconies and roof repairs.

The above noted funds shall be derived by way of special assessment levied on all LMS 2151 strata lots based on unit entitlement.

The above noted levy shall be due and payable to LMS2151 in two equal payments due **May 1, 2007 and June 1, 2007.** (see schedule attached.)

After discussion,
It was:
MOVED/SECONDED (Price/Siebert)
To adopt **the Resolution #1,** as presented.
CARRIED

NOTICE

With the passing of the above noted resolution
the special assessment is due in two payments due
May 1, 2007 and June 1, 2007
(see attached schedule).

This payment must be paid by cheque payable to LMS2151
and forwarded to Pacific Quorum.

Payments will not be automatically withdrawn from your bank account.
Questions in this regard should be directed to Pacific Quorum accounting department
Ph: 604-685-3828, or via email: accounting.pacificquorum@telus.net

8. **3/4 VOTE RESOLUTION #2** (Bylaw Addition)
The resolution was read noting that it called approve adding the following bylaw to LMS 2151 Bylaws:

Owners or occupant shall not install on the building exterior of any strata lot, limited common property or surface, television antenna, satellite receiving dish or any similar installation.

It was:
MOVED/SECONDED (Lyle/Smillie)
To adopt **the Resolution #2,** as presented.
CARRIED

8. **NEW BUSINESS**

There was discussion regarding drainage.

NOTICE TO OWNERS
Please do not flush grease down any drains as it results in more blockage and expensive plumbing repairs.

A motion was made from the floor to include the following into the next Council meeting agenda for further discussion:
- Exterior moss clean up

Another motion was made recommending turning off gas pilots for the summer months.

Owners were requested to contact Finn's Gas Fireplace to arrange for clean up and inspection of gas fireplaces. It was recommended by technicians that the fire places should be inspected every two years.

Finn's Gas Fireplace – 604-916-3773

9. **ELECTION OF 2007/08 LMS 2151 STRATA COUNCIL**

At this time the floor was opened to volunteers/nominations to the LMS 2151 Strata Council with the following outcome:

- Kevin Whitacre	212
- Mary Androsiuk	105
- Diane Lyle	301
- Nori Morita	302
- Janine Ryan	103
- Mark Chin	305
- Lynne Siebert	110

It was:
MOVED/SECONDED (Pendelton/Ryan)
To close the floor for further nominations.
CARRIED

The above noted individuals were noted as elected by acclamation.

10. ADJOURNMENT

There being no further business the meeting adjourned at 8:25 P.M.

THE NEXT MEETING OF THE STRATA CORPORATION IS SCHEDULED FOR TUESDAY, MAY 8, 2007, AT 7.00 PM IN UNIT 10???

ATTENTION:
PLEASE KEEP THESE MINUTES ON FILE AS A LEGAL RECORD OF YOUR STRATA CORPORATION'S BUSINESS

Submitted by:
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COTTONWOOD GROVE – STRATA PLAN LMS 2151
MINUTES OF THE STRATA COUNCIL MEETING

HELD: On Wednesday, February 6, 2007 at 7:00 pm in Unit #310

COUNCIL PRESENT:	Diane Lyle Mary Androsiuk Janine Ryan Nori Morita Kevan Whitacre
Regrets:	Lita Smillie
MANAGEMENT PRESENT:	Mikhail Ratchkovski, Property Manager **PACIFIC QUORUM PROPERTIES INC.**

1) **CALL TO ORDER**

The meeting was called to order at 7:10 pm

2) **APPROVAL OF PREVIOUS MINUTES**

It was:
MOVED/SECONDED (Lyle/Androsiuk)
To adopt the minutes of Strata Council Meeting of December 12, 20066 as circulated
CARRIED

3) **BUSINESS ARISING**

a) **Dryer Vent Cleaning**
Council discussed dryer vent cleaning noting that the project has been scheduled to commence on Sunday, 4 April 2007. The Property Manager will prepare and forward a notice to the Council Members for posting on the property advising participating owners.

b) **Elevator Graffiti**
Discussion centered regarding of the elevator door with a graffiti resistant material after review of price quotes it was noted that it would be cost prohibitive to proceed with the replacement at this time in the budget. The Council decided that the interior of the elevator door will be painted.

NOTICE TO OWNERS

Due to the Council Minutes distribution available mainly to the owners of the property, the Owners are reminded to speak with their tenants and parents are reminded to speak with their adolescents regarding the graffiti matter. Please note that dealing with graffiti will cost additional funds to the strata and in turn may lead to higher strata fees. Additionally it will lead to the downtime of the elevator due to painting maintenance.

c) **Fire Inspection**
Council discussed notification of owners regarding scheduling of yearly mandatory Fire Inspections. It was noted that as a common practice and to safe funds related to postage and photocopying the notices were posted in advance on the property advising all owners and residents of upcoming inspections. Owners residing outside of the premises are requested to update their records and advise the office of Pacific Quorum if they would like the notices mailed to them advising on the inspection date.

4) FINANCE

a) **Approval of Financial Statements**
Financial statements were tabled in the absence of the treasurer.

b) **Draft Budget**
The Property Manager presented a draft budget for the next fiscal year, after discussion and minor amendments
it was:
MOVED/SECONDED (Lyle/Ryan)
to present the Budget for adoption by Owners at the Annual General Meeting
CARRIED

c) **Levy Budget Deficit**
Discussion centered regarding funding related to the *08 balconies and roof repairs projects noting a deficit of $13,135.05 related to summary of all additional costs.
it was:
MOVED/SECONDED (Lyle/Ryan)
to propose at the Annual General Meeting a ¾ resolution to fund the levy deficit by way of special assessment of $13,135.00 levied on all units due May 1, 2007
CARRIED

d) **Invoice Latham's Plumbing Drainage**
Council reviewed an invoice from Latham's Plumbing for the emergency repairs related to blocked drainage near units 102 and 103, it was noted that blockage was caused by overgrown roots, and that Latham's augured the drains and inspection of the drains with specialized video equipment afterward did not reveal any major problems, after discussion
it was:
MOVED/SECONDED (Androsiuk/Whitackre)
to expense $3,312.00 from the Repairs and Maintenance account and pay the invoice from Latham's
CARRIED

e) **Invoice Easy Care Restoration Emergency 102-103**
Council reviewed an invoice in the amount of $1,600.00 from Easy Care Restoration for the repairs and emergency services related to drain backup at units 102 and 103, after discussion noting minor deficiencies
it was:
MOVED/SECONDED (Ryan/Androsiuk)
to expense $1,300.00 as a partial payment and retain $300.00 until completion of

minor deficiencies
CARRIED

5) NEW BUSINESS/CORRESPONDENCE

a) Insurance

Council was informed that yearly insurance with Coastal Insurance Services has been renewed noting limits of liability of $5,069,000 as per information provided by the appraiser, it was also noted that total amount of the yearly premium in the amount of $9,107.00 has been paid.

b) Satellite Dishes Bylaw

Discussion centered regarding bylaw amendments and Council decided to present a new bylaw prohibiting Satellite Dishes at the property for adoption by Owners at the upcoming Annual General Meeting.

c) Parking Visitor Spots

Discussion centered regarding visitor parking spots noting that currently vehicles left for prolonged periods of time in those spots and the spots are not available to the visitors. After extensive discussion Council decided to issue Visitor Parking Permits and distribute the permits to all owners (one per unit) at the Annual General Meeting, owners not attending the AGM will have the permits mailed to them.

d) Perimeter Security Lights

Council discussed perimeter security lights noting that one of the flood lights is located in the area of the building that is very difficult to reach without a very tall ladder. The Property Manager will arrange for an electrician to inspect the light and request the light to be moved to a better suited location. Council Whitackre will meet with the electrician and oversee the required changes.

6) ADJOURNMENT

There being no further business this meeting was adjourned at 9:40 p.m.

THE NEXT MEETING OF THE STRATA CORPORATION
IS AN ANNUAL GENERAL MEETING
SCHEDULED FOR TUESDAY APRIL 3, 2007 AT 7.00 PM IN THE LOBBY
PLEASE KEEP THESE MINUTES ON FILE AS A LEGAL RECORD
OF YOUR STRATA CORPORATION'S BUSINESS

Submitted by:
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