

MINUTES OF ANNUAL GENERAL MEETING
STRATA PLAN LMS-1491
PENDRELL MEWS

HELD: On Wednesday, October 24, 2007 at 7:00 p.m. at the Coast Plaza Hotel,
1753 Comox Street, Vancouver, B.C.

PRESENT: 71 owners in person or proxy, as per the registration sheet.

STRATA AGENT: Bunny Porteous, Vancouver Condominium Services Ltd.

QUORUM REPORT

There being a quorum present, the meeting was called to order at 7:05 p.m. by Bunny Porteous. Introductions were made and the meeting commenced.

ELECTION OF CHAIR

It was moved, seconded and carried to elect Mr. Jeff Kingsley as Chairperson for the meeting.

PROOF OF NOTICE

It was moved, seconded and carried to accept the notice dated October 3, 2007 as proper Notice of Meeting.

APPROVAL OF AGENDA

It was moved, seconded and carried to accept the agenda distributed with the Notice of Meeting.

MINUTES

It was moved, seconded and carried to adopt the minutes of the October 18, 2006 Annual General Meeting. There was no business arising.

It was moved, seconded and carried to adopt the minutes of the April 26, 2007 Special General Meeting. There was no business arising.

UNFINISHED BUSINESS

There was no unfinished business.

PRESIDENT'S REPORT

The council president, Mr. Jeff Kingsley, welcomed the owners and thanked the council for all their work this year. Mr. Kingsley thanked the caretaker, Mr. Dave Patterson for all his hard work and dedication in ensuring that the building is well maintained.

Mr. Kingsley introduced Ms. Roxanne Smallwood, owner of unit #208, to review the owners' info meeting held on Saturday, October 20, 2007 to discuss the two options to be presented to owners for the $\frac{3}{4}$ vote resolution to replace the perimeter parkade membrane at a total cost of \$1,200,000. As the engineer and council have recommended completing phase 2 of the load bearing wall project in units #105, #106, #107, #108, #109 and #110 at the same time as completing the perimeter membrane replacement project, it was noted that option 2 was not feasible.

Ms. Smallwood presented several recommended amendments for the owners' payment schedule to fund option #1 of the perimeter membrane project in the amount of \$1,200,000. Mr. Kingsley thanked Ms. Smallwood for her report and noted discussion would continue with the presentation of the $\frac{3}{4}$ vote resolution for the perimeter membrane replacement project.

INSURANCE REPORT

The insurance policy for Strata Corporation LMS-1491, as attached to the AGM notice, was reviewed by the owners and approved.

All owners and residents are reminded that the strata corporation's insurance policy does not provide coverage for individual contents, betterments or improvements (i.e. storage locker contents, clothing, furniture, decorating, upgrading of carpets, flooring, etc.). Owners and residents must carry their own "Owner Package" insurance for this coverage, including any improvements. You should contact your home insurance company to determine if you have this coverage or not.

2007/2008 BUDGET (YEAR END AUGUST 31ST)

The agent reviewed the financial highlights of the fiscal year ending August 31, 2007. The 2006/2007 budget was presented to the owners for a detailed review and analysis.

Following discussion, it was moved, seconded and carried to adopt the budget for the fiscal year 2006/2008 in the total amount of \$383,600 (65 in favour, 4 opposed, 2 abstentions).

OWNERS PLEASE NOTE: THERE WILL BE AN INCREASE IN STRATA FEES. PLEASE ISSUE 12 NEW POST-DATED CHEQUES MADE PAYABLE TO "STRATA PLAN LMS-1491". PLEASE SEE THE ATTACHED STRATA FEE PAYMENT SCHEDULE FOR DETAILS.

IF YOU ARE ON THE PAC AUTOMATIC PAYMENT PROGRAM, YOU NEED DO NOTHING AS YOUR PAYMENTS WILL CONTINUE AUTOMATICALLY FOR THE 2007/2008 FISCAL YEAR. THEREFORE, IT WILL BE NECESSARY FOR YOU TO SEND "CATCH-UP" CHEQUES MADE PAYABLE TO "STRATA PLAN LMS-1491" FOR THE MONTHS OF SEPTEMBER, OCTOBER & NOVEMBER. PLEASE REFER TO THE CATCH-UP FEE SCHEDULE FOR DETAILS.

A SPECIAL LEVY WAS PASSED. SEE ATTACHED LEVY SCHEDULE. THE FIRST PAYMENT IS DUE ON JANUARY 1, 2008. THIS LEVY WILL NOT BE ADDED TO THE PAC PRE-AUTHORIZED CHEQUING PLAN. PLEASE ISSUE POST-DATED CHEQUES MADE PAYABLE TO "STRATA PLAN LMS-1491".

MAJORITY VOTE RESOLUTION USE OF OPERATING SURPLUS

WHEREAS Section 105(1) of the Strata Property Act requires that, unless otherwise approved by a $\frac{3}{4}$ vote resolution of the owners, if there is an operating fund surplus at the fiscal year-end of the strata corporation it must (a) be transferred to the contingency reserve fund; or (b) carried forward as part of the operating fund, as a surplus; or (c) used to reduce the total contribution to the next fiscal year's operating fund;

AND WHEREAS it has been determined that the strata corporation will have an operating fund surplus in the 2006/2007 fiscal year, and the strata council is of the opinion that the best use for that surplus is to carry forward as part of the operating fund;

BE IT RESOLVED by a majority vote resolution of The Owners, Strata Plan LMS-1491 that the operating fund surplus in the amount of \$9,530 be carried forward as part of the operating fund.

It was moved, seconded and **carried** to adopt the Majority Vote Resolution unanimously.

* * *

3/4 VOTE RESOLUTIONS

The following $\frac{3}{4}$ vote resolution was presented to the owners for their consideration:

$\frac{3}{4}$ VOTE RESOLUTION #1 CARPET REPLACEMENT FUND CLOSURE

WHEREAS the Strata Corporation (LMS-1491) has surplus funds of \$3,265.49 in the Carpet Replacement Fund;

BE IT RESOLVED to transfer a sum of \$3,265.49 from the Carpet Replacement Fund to the Contingency Reserve Fund.

It was moved, seconded and **carried** unanimously to adopt $\frac{3}{4}$ Vote Resolution #1, Carpet Replacement Fund Closure as presented.

* * *

The following $\frac{3}{4}$ vote resolution was presented to the owners for their consideration:

$\frac{3}{4}$ VOTE RESOLUTION #2 INTERIOR PAINTING FUND DEFICIT

WHEREAS the Strata Corporation (LMS-1491) has a deficit of \$3,993.38 in the Interior Painting Fund;

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan LMS-1491 to transfer a sum of \$3,993.38 from the Operating Fund to the Interior Painting Fund.

It was moved, seconded and **carried** unanimously to adopt $\frac{3}{4}$ Vote Resolution #2, Interior Painting Fund Deficit as presented.

* * *

The following $\frac{3}{4}$ vote resolution was presented to the owners for their consideration:

$\frac{3}{4}$ VOTE RESOLUTION #3 PARKADE MEMBRANE REPLACEMENT (OPTION 1)

WHEREAS The Owners, Strata Plan LMS-1491, wish to replace the membrane system on the parkade slab surface around the perimeter of 1500 Pendrell Street;

BE IT RESOLVED by a $\frac{3}{4}$ vote resolution of The Owners, Strata Plan LMS-1491, that a sum of money not exceeding \$1,200,000 be raised and spent for the purpose of the replacement of the

membrane system on the parkade slab surface, such expenditure to be charged as a special levy upon the owners in proportion to the unit entitlement of their respective strata lots.

Subject to Sections 108(5) and (6) of the Strata Property Act (see attached), in the event that the actual cost of the proposed project is less than the special levy amount, the remaining funds shall be transferred to the Contingency Reserve Fund. Interest earned on funds raised pursuant to this resolution will be allocated to the special levy fund.

This special levy of \$1,200,000 shall be assessed on October 24, 2007, and shall become due and payable in full immediately on the passing of this resolution by the owners on title as at the end of that day and any owner who sells, conveys or transfers his/her title, or remortgages, before payment of this special levy is made in full, shall then pay the full amount outstanding.

As a matter of financial convenience only, the owners may pay this special levy over a period of six (6) months, such payments to be made in six (6) equal amounts on the first of each month, commencing on January 1, 2008 and ending on June 1, 2007. Notwithstanding the foregoing, this special levy is not considered as an "installment" levy as contemplated by Section 108(3)(e) of the Strata Property Act, and Section 109 of the Strata Property Act therefore does not apply.

Any owner who fails to make any payment(s) in accordance with this resolution shall be assessed a fine of \$100.00 on each such late payment. The strata corporation may further add interest charges on overdue payments at the rate of 10% per annum compounded annually.

Sections 116, 117 and 118 of the Strata Property Act (see attached) shall be applicable where an owner fails to make the required payment as authorized by the passing of this $\frac{3}{4}$ vote.

The owners reviewed the resolution and expressed concerns with the six month payment schedule. Mr. Kingsley reported that the engineer is hoping to begin the project in May which entails 70% of the funds being in place to begin the project.

The following motion to amend the payment schedule for the project was presented by Ms. R. Smallwood as follows:

- \$840,000 in payments to be paid over a period of five (5) months commencing on January 1, 2007 and ending on May 1, 2008.
- The balance of \$360,000 to be paid by owners in five (5) equal payments commencing on June 1, 2008 and ending on October 1, 2008.

The motion was moved, seconded and **carried**. After further discussion, the owners voted on the amended resolution as presented.

It was moved, seconded and **carried** by more than 75% of the vote to adopt $\frac{3}{4}$ Vote Resolution #3, Parkade Membrane Replacement as amended (65 in favour, 5 opposed, 1 abstention).

As $\frac{3}{4}$ Vote Resolution #3, Parkade Replacement Membrane Option #1 was approved by the ownership, $\frac{3}{4}$ Vote Resolution #4, Parkade Replacement Membrane Option #2 was not presented.

* * *

NEW BUSINESS

The council was requested to discuss the following at the next council meeting:

1. Playground: Upgrading the children's playground area at the exterior of the building.
2. Workshop: Upgrade the workshop for owners' use.
3. Common Area Upgrades: Council member Sherry Caves thanked the following owners for all their help to upgrade the common area office into a library/sitting/recreation room for owners to enjoy:

- | | | |
|-------------------------|----------------------|--------------------------|
| • Ms. Sarah Porterfield | • Ms. Nadeen Brown | • Mr. Darryl Caves |
| • Mr. Derek Moersch | • Mr. Brent Sawlor | • Ms. Christine Fretwell |
| • Mr. Vaugh Manley | • Ms. Cathy Kingsley | • Ms. Janet Brien |

ELECTION OF STRATA COUNCIL

The members of council for 2006/2007 automatically retired from their positions, pursuant to the *Strata Property Act*. The owners expressed their appreciation for a job well done by their outgoing council.

The following owners were nominated for council for 2006/2007:

Jeff Kingsley	Unit #421 E
Frank Froebel	Unit #111 E
Christine Fretwell	Unit #213 E
Jordan MacKenzie	Unit #108 E
Mark Antonich	Unit #422 E
Martin Brook	Unit #424 E
Sarah Porterfield	Unit #305 E
Sherry Caves	Unit #415 E
Robert Morgan	Unit #407
Roxanna Smallwood	Unit #208
Janet Brien	Unit #318

There being no further nominations, it was moved, seconded and carried to cease nominations. The owners nominated were declared elected by acclamation.

A secret ballot vote was taken and those owners with an E beside their unit number were elected to strata council.

There being no further business, the meeting was adjourned at 9:35 p.m. The next council meeting will be held on Monday, November 26, 2007 at 6:30 p.m. in the Common Area Office.

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BP/ae

WHAT YOU NEED TO KNOW ABOUT AN EARTHQUAKE

1. You are on your own. Do not count on your strata council or management company for assistance.
2. There is not a supply of food, water, blankets or other survival provisions stored anywhere on the property. You are on your own.
3. If there is natural gas service to your strata corporation there is no plan for shutting off the gas supply.
4. There are no arrangements for alternate living quarters if you are unable to return to your strata lot. You are on your own.
5. Depending on the severity of the earthquake, you may not be able to telephone/email the management company for assistance.
6. The contents of your strata lot, your automobile(s) and other personal property are not insured by the strata corporation. If you have made improvements to your strata lot, such improvements or betterments are not insured by the strata corporation either.
7. The strata corporation is insured for earthquake damage; HOWEVER, there is a deductible which means that there is no coverage for damages within that deductible. Generally the deductible is 10% of the value of the strata corporation although in some instances (ie. Richmond) the deductible could be 15% or 20% of the value of the property. In most cases this will amount to millions of dollars. Your strata corporation does not have reserve funds available to meet such a huge deductible. Repairs will have to be funded by one or more special levies. These could be substantial.
8. There is NO government plan or fund to assist either you or your strata corporation. You are on your own.

While it would be nice to hear that there are plans and that there is a safety net, your strata council and VCS bring you the above information in an effort to alert you to the reality of an earthquake scenario. Accordingly, you need to develop your own personal plans for survival. Like many people, you will not be adequately prepared and that is "human nature". Please remember, however, that "You are on your own" is the only rule that counts.

For further information, visit the following websites:

Ministry of Energy & Mines (Gov. of BC)

<http://www.em.gov.bc.ca/Mining/Geolsurv/Surficial/quake/>

Ministry of Public Safety & Solicitor General

http://www.pep.bc.ca/hazard_preparedness/earthquake_preparedness.html

City of Vancouver Emergency Preparedness

<http://www.city.vancouver.bc.ca/corpsvcs/emerg/prepyourself/earthquaketips.htm>

Neighbourhood Emergency Preparedness Program

<http://www.city.vancouver.bc.ca/corpsvcs/emerg/nepp/NEPPworkshops.htm>

MINUTES OF COUNCIL MEETING

STRATA PLAN LMS-1491

PENDRELL MEWS

HELD: On Monday, November 26, 2007 at 6:30 p.m. in the Common Area Office of 1500 Pendrell Street, Vancouver, B.C.

PRESENT:

Jeff Kingsley	Unit #421
Frank Froebel	Unit #111
Christine Fretwell	Unit #213
Jordan MacKenzie	Unit #108
Mark Antonich	Unit #422
Martin Brook	Unit #424
Sherry Caves	Unit #415

REGRETS: Sarah Porterfield Unit #305

GUESTS: Mr. Ed Thiessen – RDH Engineering

STRATA AGENT: Bunny Porteous, Vancouver Condominium Services Ltd.

The meeting was called to order at 6:30 p.m.

GUEST BUSINESS

Mr. Ed Thiessen from RDH Engineering was invited to attend the council meeting to review the quote in the amount of \$100,000 to complete the consulting services for the building perimeter membrane replacement and the interior sill replacement project in units 105, 106, 107, 108, 109 and 110. The proposed work is divided into three phases: pre-construction, construction and post-construction. The summary of engineering fees are as follows:

• Pre-construction, Investigation, construction document, administration fee	\$ 46,000
• Construction, administration fee and field review (8 months)	\$ 52,000
• Post-construction administration	\$ 2,000
• Total	<u>\$100,000</u>

Mr. Thiessen indicated further investigation is required at specific areas of the perimeter of the building and the interiors of units 105, 106, 107, 108, 109 and 110 to review the deteriorated stud wall framing.

Following completion of the investigations, technical specifications and drawings will be prepared to be reviewed by council before tendering to qualified contractors. Mr. Thiessen recommended tendering the project as one contract with two areas of proposed work:

- i) Exterior membrane work
- ii) Interior sill replacement repair

The exterior work is estimated to be completed within eight months; interior unit repairs are estimated to be completed within a 1 – 2 month time frame per unit. Further information will be available upon completion of the additional investigation and tendering process.

Following further discussion, council thanked Mr. Thiessen and he departed at 7:10 p.m.

ELECTION OF OFFICERS

The following officers were elected:

- | | | |
|------------------------------|----------------------|-----------|
| • President | - Jeff Kingsley | Unit #421 |
| • Vice President/Landscaping | - Martin Brook | Unit #424 |
| • Treasurer | - Christine Fretwell | Unit #213 |
| • Project Liaison | - Frank Froebel | Unit #111 |
| • Member at Large | - Jordan MacKenzie | Unit #108 |
| • Mechanical Liaison | - Mark Antonich | Unit #422 |
| • Member at Large | - Sarah Porterfield | Unit #305 |
| • Secretary | - Sherry Coves | Unit #415 |

CARETAKER'S REPORT

The council reviewed the Caretaker's Report prepared by Dave Patterson. Highlights of the report include the following:

- October 9th Broken drain pipe beside 313 door was repaired.
- October 18th Overhead door on site to replace support cables on both sides of the second level parkade gate.
- October 19th Overhead door on site to replace the main circuit door on operator.
- November 10th Partial heating boiler shutdown as a result of an igniter malfunction.
- November 14th PML on site to replace hot surface igniter to a heating boiler.
- November 16th IBM on site to complete the gutter cleaning. Action Glass contacted to replace the broken window on the second level parkade lobby door.
- November 21st PML on site to replace the blower for the domestic hot water tank.

The Caretaker submitted a list of remotes issued to the residents of 1500 Pendrell Street.

Residents are reminded to contact the Caretaker immediately with lost or stolen remotes/keys to deter from security breaches.

MINUTES

It was moved, seconded and carried to adopt the minutes of the September 19, 2007 council meeting, as circulated.

FINANCIAL REPORT

1. **Monthly Statement:** It was moved, seconded and carried to accept September and October, 2007 financial statements, as presented. Any owner wishing a copy of the strata corporation's financial statements should contact Vancouver Condominium Services Ltd. during regular business hours, 9:00 a.m. to 4:30 p.m., Monday to Friday.
2. The current balances for the 2nd month as at October 31, 2007 in the appropriate funds are as follows:
 - Total Cash Balance \$600,120.83 (including CRF Balance)
 - CRF Balance \$ 63,530.17 (Contingency Reserve Fund)
3. **Arrears:** Letters have been sent to nine owners with outstanding levy/strata fee payments requesting payment within 14 days. A demand letter requesting payment within 21 days was submitted to one owner with eight months of outstanding payments for the Load Bearing Wall Project. Should payment not be received, a lien will be filed against the owner's strata lot at a cost of \$350 to be charged against the owner's account, thus preventing conveyance of any strata lot.

\$50 strata fee fines and \$100 late levy fines will be charged on all owners' accounts on a monthly basis until payment has been received in full.

IMPORTANT

A special levy was passed for the Building Perimeter Membrane Replacement at the Annual General Meeting on October 14, 2007. Payment is due on January 1, 2008 and as this levy will not be added to PAC pre-authorized chequing plan, owners are required to submit cheques as per the levy schedule attached to the AGM minutes. Any owner who fails to make payments in accordance to the resolution shall be assessed a fine of \$100 by each such late payment. The strata corporation may further add interest charges on overdue payments at the rate of 10% per annum compounded annually.

4. Audit: The council approved the audit for the fiscal year ending August 31, 2007 to be finalized.

BUSINESS ARISING

1. Perimeter Membrane Project: See Guest Business for details.
2. Sill Replacement - Units 105 to Unit 110: RDH Engineering will be on site the week of January 14th to complete investigations in units 105, 106, 107, 108, 109 and 110. Memos will be submitted to owners with the confirmed dates for the investigation. Access to units will be required, and if you are unavailable, please leave a key with the Caretaker. Owners of units not accessed will be charged for any delay incurred for additional visits by the engineer to complete the investigation.
3. Landscaping: A quote was received and approved in the amount of \$13,610 for the landscaping maintenance contract of 1500 Pendrell Street for the 2007/2008 fiscal year. Mr. Martin Brooks will review the scope of work with the landscaping contractor to coordinate with the Exterior Membrane Project.
4. Deficiency Surveys: The council reviewed the deficiency surveys completed and submitted by the owners on October 10, 2007 as follows:
 - i) Window Concerns: Action Glass will be on site December 6th starting at 9:00 a.m. to assess the concerns and submit a quote for the window repairs in units 104, 107, 207, 113, 424, 420, 216, 505, 211, 403, 408, 419, 504, 310, 415 and 313. Repairs will be completed on a priority basis, as per available funding. Owners are reminded that screen doors are an owner responsibility and are not a strata issue. Access will be required during scheduled dates. Units not accessed to review the window deficiencies will be deferred for review in the next fiscal year commencing September 1, 2008.
 - ii) Drywall/Paint Deficiencies: Residents in units 214, 424, 420, 413, 505, 226, 307, 403, 405, 311 and 313 will be contacted in the first week of December by council member, Mr. Martin Brook to review owners' deficiencies. Please ensure your unit is available for inspection on the scheduled date or your repairs will be deferred until the next fiscal year.

Residents are reminded that the strata corporation is not responsible for drywall cracks due to the settlement of the building.
 - iii) Balcony Repairs: Council member, Mark Antonich will be contacting the residents the first week of December in the following units to review their balcony concerns: Units 409, 424 305, 505, 301, 307, 314, 408, 504, 317 and 217. Owners whose units are not available during the scheduled date will be deferred until the next fiscal year.

5. Boiler/PML: Mr. Jeff Kingsley and Mr. Mark Antonich met with a representative from PML Contractors and Laars, (suppliers of the boilers) to review the concerns with the igniters for the boiler system. It was recommended a maintenance log be established for each boiler for the technicians to monitor the volt meter readings, OHMs and for parts checked/replaced during their visits. The representative from Laars reported the boilers are in good shape and does not foresee any extra expenses within the fiscal year. The representative noted the igniters for the boilers have a life span of 12 – 16 months. Mr. Kingsley and Mr. Antonich will source a supplier to purchase igniters at a bulk rate to maintain on premises as a cost-saving factor for the strata.
6. Common Room Application & Rules: See attached application and Rules for the Common Room. Residents are requested to contact the Caretaker to reserve the room and submit application and fees.
7. Fireplace/Chimney: Dicken's chimney service was on site, October 22nd to inspect the 20 fireplaces and completed the cleaning in the following eight units: 301, 304, 311, 312, 413, 415, 422 and 424.

CORRESPONDENCE

Owners are invited to write council via the management company regarding any strata matters. Owners are advised that, pursuant to the Strata Property Act, correspondence which is addressed to the strata corporation must be made available to any other owner interested in such correspondence, and to certain other persons in specified circumstances. What this means is that any correspondence which is sent to the strata council in confidence might not be protected and privileged, subject to any other overriding and applicable law.

1. Dog Urine/Second Floor: An owner submitted a letter with concerns of a strong pungent urine smell close to the elevators on the second floor. Accidents do occur, but residents are required to clean up after their pets (urine or poop) immediately. Noted owners in violation will be assessed a pet bylaw violation fine in the amount of \$100 charged to their account.
2. Painting/Unit: A letter was received from an owner expressing concern that her unit was painted the wrong colour during the re-plumbing project. The agent was directed to inform the owner the contract with Cambridge Plumbing has long expired and Cambridge Plumbing will not be responsible for any further deficiencies.
3. Minutes/E-mail: An owner has requested the minutes be sent by e-mail. The Strata Property Act requires all owners receive the minutes and AGM/SGM notices. E-mail does not guarantee owners will receive the minutes or notices as residents change addresses and not all owners have computers.

4. #203 – Rentals: The council approved the owner of unit #203 to rent their unit for February – March, 2008. The Form K must be submitted within two weeks of the signed rental agreement.
5. Rentals: Letters were received from the owners of units 326 and 404 requesting council's approval to rent their units. The agent will review the rental list to determine if the maximum rental allowance of 15 units has been reached before approval can be granted.

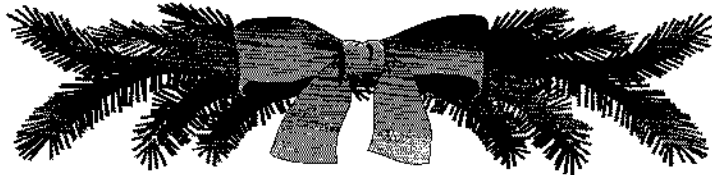
NEW BUSINESS

1. Gas Leaks/Odour: Residents are required to contact Terasen Gas at 1800-663-9911 with any concerns of gas leaks or odours within their unit or on common property. Residents will be required to respond to several questions from Terasen Gas as to location, type of smell, strength of smell etc.
2. Workshop: Several council members have volunteered to clean up the workshop room (beside the parkade gate) for owners' use. Rules for the workshop will be established and the lock will be changed for residents to access the room with the common area key. Notices will be posted with further information.
3. Playground: Several council members have volunteered to disassemble the playground area at the exterior of the building which could pose a safety hazard to children.
4. Overhead Door: Council approved the semi-annual maintenance contract for the parkade door in the amount of \$376 plus GST.
5. Dog Poop: It has been noted that residents are allowing their dogs to defecate on the common grounds at the exterior of the building which is in violation of the strata bylaws. Not only is this a bylaw violation, but also creates a health hazard and an unsightly mess.
6. Hallway Drywall Damage: Residents are requested to be careful when manoeuvring furniture and transporting supplies to and from units during renovations to not damage the common area walls. Should you accidentally scratch, dent or damage the drywall paint, please submit a note under the Caretaker's door so the damage can be repaired to maintain the aesthetics to the building.
7. Hardwood Floors: Noise complaints have been received recently regarding owners with hardwood floors. Residents are reminded of the following:
 - To absorb noise, the maximum available sound-proofing must be installed between the hardwood and the underlying structure
 - Area rugs are to be laid in high traffic areas
 - Shoes should not be worn inside the unit when walking on the hardwood floor

Residents are to be cognizant that any noise complaints received by the strata council from other residents, particularly those immediately below your unit will have to be treated as possible violations of the strata corporation's bylaws.

8. A holiday party for all residents in the building is being organized and will be held in the Common Room. Notices will be posted with further information.

There being no further business, the meeting was adjourned at 8:30 p.m. The next meeting will be held on Wednesday, January 23, 2008 at 6:30 p.m.



The council wishes all residents a happy holiday season.

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BP/ae

PLANE HITS CONDO BUILDING

Recently there was a very tragic accident in Richmond, as you likely know, where a plane flew into a condominium complex. This building is managed by VCS and some important lessons and advice are offered to you as a consequence. Because of the incident, a number of residents were not permitted to occupy their units for several months, and some of them called VCS to ask that arrangements be made to "put them up in hotels". Unfortunately, strata corporation insurance policies do not include this sort of benefit or coverage. We urge all owners and residents, therefore, to ensure that they make arrangements for their own coverage. Planes do not fly into buildings very often but there are other emergencies that occur routinely such as fires and floods that may prevent you from living in your unit. Please note carefully: The strata corporation insurance policy does not provide coverage benefits for hotel accommodations. You should contact your own insurance agent for a policy that provides such coverage as well as compensation for loss or damage to your personal property and to any improvements (i.e. hardwood floors) that you have made to your strata lot. You may wish to consider using the strata corporation's insurance agent for your personal coverage.

Also note: in this incident a number of residents refused to vacate their apartments despite an emergency evacuation order issued by the police and fire departments. As a consequence, the fire department broke down the doors to the apartments and literally carried out these occupants. If you should be faced with a similar emergency situation where you live, we urge you to vacate when ordered. It is much better to do it voluntarily than be literally carried out.

Strata Plan LMS-1491

**NO QUORUM FOR COUNCIL MEETING
SCHEDULED FOR:**

WEDNESDAY, DECEMBER 19, 2007

THERE ARE NO MINUTES