

MINUTES OF COUNCIL MEETING

STRATA PLAN LMS-1491

HELD: On Wednesday, April 26, 2006 at 6:30 p.m. in the Common Area Office, 1500 Pendrell Street, Vancouver, B.C.

PRESENT:

Jeff Kingsley	(President)	#421
Janet Brien	(Vice President)	#318
Sherry Caves	(Treasurer)	#415 (6:40 p.m.)
Larry Bauer	(Secretary & Landscaping)	#407
Frank Froebel	(Security)	#111
Marc Antonich	(Building Maintenance)	#422
Martin Brook	(Landscaping)	#424

STRATA AGENTS: Jarvie Way, Vancouver Condominium Services Ltd.
Bunny Porteous, Vancouver Condominium Services Ltd.

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

Council was introduced to Bunny Porteous, who will be taking over the portfolio from Jarvie Way effective May 1st.

CARETAKER'S REPORT

Council reviewed the caretaker's report prepared by Dave Patterson. Highlights from the caretaker's report include the following items:

1. Kone Elevator was on site to replace three switches on the circuit board.
2. Koala-T Mechanical was on site to auger four stacks of drainage and sewer pipes. Stack numbers being 404, 405, 406, 407 and 408.
3. Kone Elevator was called to attend on Saturday, April 18th as both elevator cars were down. Unfortunately, only one car remains in operation at this time as there is a concern that, if the elevator is brought back to operation, it could stop working at anytime; therefore, resulting in a possibility of someone being trapped. These problems are apparently a result of an electrical problem within the building's main electrical system.
4. Viking Fire attended as the fire panel was malfunctioning. It was discovered that the breaker for the panel had been tripped.

MINUTES

It was moved, seconded and carried to adopt the minutes of March 23, 2006 council meeting, as circulated.

FINANCIAL REPORT

1. **Monthly Statement:** It was moved, seconded and carried to adopt the March, 2006 financial statement, as presented. Any owner wishing a copy of the strata corporation's financial statements may 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 7th month ending March 31, 2006 in the appropriate funds are as follows:
 - Total Cash Balance \$447,945 (including CRF Balance)
 - CRF Balance \$114,901 (Contingency Reserve Fund)
3. **Arrears:** There are a few owners still in arrears for strata fees and they are also not up to date with their levy payments. The strata council had previously warned these owners that fines would be levied if their accounts remain unpaid. Council instructed the agent to proceed with the fines.
4. **Invoices:** The following invoices were approved for payment:
 - Western International Development Contracting, progress draw 3 for the bearing wall project in the amount of \$14,445 including GST (net of 10% holdback).

The following invoices were reviewed and not approved by the strata council:

- Cambridge Plumbing Systems for extra work completed on the repiping project at a cost of \$32,896 including GST. It was discovered that a few items on the invoice should be charged directly to the owner; therefore, the strata agent is to ask Cambridge Plumbing to resubmit an invoice to the strata council and remove the applicable charges for the owner's improvements.

ACTION: Agent

- Western International Development Contracting for additional repairs and to Bearing Wall Project Phase 1 in the amount of \$2,920.27 including GST. As there is some discrepancy about some items on the invoice, the strata council directed the agent to follow up with Western International Development asking them to clarify a few items and resubmit a revised invoice.

ACTION: Agent

- Waibel Enterprises Ltd. for Professional Services rendered for the bearing wall project phase 1 in the amount of \$1,957 including GST. As this invoice was just received at the time of the meeting, the strata council tabled this to the next meeting.

BUSINESS ARISING

1. Bearing Wall Phase I: The bearing wall project is ongoing even though it was to be completed at the end of April. The project has been delayed as there have been a few additional repairs that were required.

Unit #111 is ready although the owner is attending to their own renovations at the same time which is a result of a delay in the project; therefore, unit #111 will be responsible for all extra costs incurred after Monday, May 2nd. Unit #112 is ready to move back in and will be moving back in on Monday, May 2nd. Unit #113 has been delayed as there is additional work required. The strata corporation now plans to have the owner move back in on Saturday, May 6th. Mr. Frank Froebel will be making the arrangements for moving the owners back.

The strata council directed the agent to follow up with Superglass to inquire if a sliding door can be delivered faster than Western International Development.

ACTION: Western International / Agent / Mr. Frank Froebel

2. Repiping: The strata council is still awaiting confirmation from Quadra Pacific Consultants that the few minor deficiencies have been indeed completed.

ACTION: Quadra Pacific Consultants

3. Elevator: Council reviewed a proposal from Trotter & Morton to perform an infrared scan of the electrical system at a cost of \$1,758 plus GST. They have suggested the elevator problems are related to the electrical system. Trotter & Morton recommends the best course of action would be the infrared scan and this will enable them to assess the problem. It was moved, seconded and carried to proceed with the proposal from Trotter & Morton as soon as possible.

ACTION: Agent

4. Carpets: The strata council reviewed three quotes to replace the carpets in the common hallway, lobby and stairwells:

• Robertson Flooring	\$36,750 plus GST
• ISO Carpet	\$42,289 plus GST
• Lonsdale Flooring	\$45,634 plus GST

The carpet contractors have advised that the way the previous carpet had been laid, it would be very labour intensive to remove the old carpet; therefore, they will not provide a quote on the work and suggested that a general labourer be contracted. Jeff Kingsley advised that he will contact a general labourer to obtain a quote.

The strata council will be calling a Special General Meeting in the near future to present a $\frac{3}{4}$ vote resolution to approve an expenditure from the Operating Fund and Contingency Reserve Fund to pay for the carpet replacement. As well, once the proposal for the elevator repair is reviewed, a resolution will also be presented to repair the elevator.

ACTION: Jeff Kingsley / Agent

5. Mailbox: This item was tabled.

CORRESPONDENCE

Owners are invited to write council via the management company regarding any strata corporation 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 or privileged, and is subject to any other overriding and applicable law.

1. Various Issues: The owner of unit #507 wrote council regarding:
- (i) Concerns about the tree directly out back behind a door which must be nearly 50 feet high which may be sitting on shallow earth on top of a lower level parkade. The owner is worried that the roof system may possibly damage the membrane.
 - (ii) The water pooling in various areas on the lawns are appearing to be from an overflow through a cold joint.
 - (iii) A comprehensive plan for redecorating should be developed.
 - (iv) Thanks to the council for all their hard work this year and in the past years.

The strata council directed the agent to thank the owner for their letter. They will take their concerns under advisement.

ACTION: Agent

2. Enterphone: The owner of unit #409 wrote council reporting that they noticed a few problems with the enterphone and asked that it be investigated. The strata council directed the agent to contact Viscount Services to repair the enterphone problems.

ACTION: Agent

3. Awning: The owner of unit #416 wrote council asking for permission to install an awning. The strata council directed the agent to advise the owner they have approval to install the awning in the unit provided it is identical to either the one installed at #420 or #403.

ACTION: Agent

4. Awning: The owner of unit #422 wrote council asking for permission to install an awning. The strata council directed the agent to advise the owner that they have approval to install the awning in the unit provided it is identical to either the one installed at #420 or #403.

ACTION: Agent

5. Awning: The owner of unit #305 wrote council asking for permission to install an awning. The strata council directed the agent to advise the owner they have approval to install the awning in the unit provided it is identical to either the one installed at #420 or #403.

ACTION: Agent

6. Noisy Dog: An owner wrote council advising of a noisy dog that is disturbing them in the neighbouring unit and asked that council send a reminder to the owner of the noise bylaw. The strata council directed the agent to send the alleged dog owner a letter advising that a complaint has been received as a result of their dog barking.

ACTION: Agent

7. Noisy Dog: Another owner wrote council advising of a noisy dog that is disturbing them in the neighbouring unit (same unit as the previous complaint) and asked that council send a reminder to the owner of the noise bylaw. The strata council directed the agent to send the alleged owner a letter advising that a complaint has been received as a result of their dog barking.

ACTION: Agent

8. Water Damage: The owner of unit #322 submitted an invoice from their insurance company in the amount of \$200 to repair the floor in their unit as a result of a water leak within the wall. The strata council directed the agent to follow up accordingly, although the floor is an upgrade and it is not the responsibility of the strata corporation to repair. The strata corporation is responsible to pay for repair and/or replacement of the original flooring. As the amount of \$200 is minimal and likely the same or even less of an amount than what the original floor would have cost to repair. It was moved, seconded and carried to approve a \$200 refund to this owner.

ACTION: Agent

9. Total Gym: The owner of unit #220 wrote council advising that they would be willing to donate their total gym to strata corporation. The strata council directed the agent to thank the owner for their offer but, due to liability issues, they cannot accept.

ACTION: Agent

10. Failed Seals: The owner of unit #506 wrote council advising they appear to have failed window seals on their skylight and living room window. The strata council directed the agent to advise the owner that Superglass will be contacted to investigate the matter further.

ACTION: Agent

11. Bathroom Renovations: The owner of unit #217 wrote council asking permission to have Mr. Waibel perform an x-ray of the bathroom floor to map out a location to install a stand-up shower in the powder room. The strata council directed the agent to advise the owner that they can proceed with hiring Mr. Waibel to perform an x-ray as required. If they wish to proceed with any renovations there must be a detailed report from Mr. Waibel.

ACTION: Agent

12. Sloping of Floor: The owner of unit #410 wrote council advising that they are still waiting for a response from council and action in regard to their floor sloping. The strata council is awaiting the completion of the Phase I project, a report will then be provided from Mr. Martin Waibel. Once a report is received from Mr. Waibel, the strata council will then advise the owner accordingly.

ACTION: Agent

NEW BUSINESS

1. Parking Locker Info Update: The strata council would like to thank the residents who have returned the parking locker update information form, although they have only had response from about 50% of the residents. The strata council would like to ask those residents who have yet to complete and return forms to please do so and return it by Monday, May 15, 2006 to the common room office if residents fail to do this after this date, the strata council will begin knocking on owners' doors asking them to complete the form.

ACTION: Residents

There being no further business, the meeting was adjourned at 8:30 p.m. The next meeting will be held on Tuesday, May 23, 2006 at 6:30 p.m. in the Amenities Room at 1500 Pendrell Street, Vancouver, B.C.

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