

Realtors Minutes File for Strata Plan LMS-3042

(January 1, 2007 to December 31, 2007)

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LMS – 3042, THE CORONADO

Minutes of a Council Meeting

HELD: On Monday, April 30, 2007 at 6:30 pm in the Amenity Room at 137/147 E. 1st Street, North Vancouver, BC.

PRESENT:

Trevor Cullen	109	President
Ian Gatrell	117	
Kane Clarke	101	
John Anastacio	106	
Wendy Dallian	104	
Stephen Hatcher	307	

ABSENT: Birgit Woolmer 207

PROPERTY MANAGER: Jim Allison, Assertive Property Management & Real Estate Services Inc.

The meeting was called to order at 6:35 pm.

APPROVAL OF AGENDA: The agenda drafted by the Property Manager was approved for this meeting.

FINANCIAL REPORT:

1. **Financial Statements:** Council has been provided copies of the financial statements up to and including March 2007. Kane Clarke noted that he could not find the December, 2007 financial information. The property manager will provide Kane with a new copy. Kane noted that all appeared in order with the statements.

Any owner wishing to receive a copy of the statements should contact the management company.

BUSINESS ARISING:

1. **Security:** The video recorder has now been serviced under warranty and put into a properly secured and vented cabinet. The property manager was told that a camera at the entrance was not working properly. A camera on P1 (one of the old ones) was stolen recently. A new one has been ordered to replace it.

2. **Fire Sprinklers:** Simplex Grinnell has advised that they are still waiting for the supply of the fire sprinkler heads before they can arrange for their replacement.

3. **Exercise Equipment:** A meeting of those interested in improvements to the exercise room will be scheduled for immediately after the next Council meeting.

Several owners have written regarding the exercise room times. The new exercise room committee will be asked to provide recommendations to Council on this.

4. **Exterior Painting:** Hyland Painting will be undertaking the painting of the North Side of the building shortly, as soon as the weather permits.

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4. **Exterior Painting:** Hyland Painting will be undertaking the painting of the North Side of the building shortly, as soon as the weather permits.

Council will present a resolution seeking owner approval to wash the siding and paint the wood trim on the balance of the building at the upcoming Annual General Meeting.

5. **Visitors Parking:** An unlicensed scooter has been parking in the visitors parking area on P2. Unlicensed vehicles are not permitted. Owners are not permitted to park in visitors parking. The scooter will be towed.

6. **Driveway Mirrors:** The driveway mirrors have been adjusted and made more secure.

7. **Workshop:** Council has been provided copies of the reports from the workshop committee. Council has agreed that the keys to the room will be issued by the committee.

The committee has requested that a first aid kit be provided. Council agreed and confirmed the committee should purchase a suitable kit and send the invoice to the property manager for reimbursement.

Arrangements are being made to have the mechanical equipment (fan) in the room serviced.

8. **Real Estate Sign:** A "universal" real estate sign is now on site to be used when there is a listing. Individual real estate signs are not permitted.

9. **Fire Test:** The annual fire test has been completed and numerous deficiencies noted. Quotes will be obtained for addressing the deficiencies.

CORRESPONDENCE:

Owners are encouraged to write to the Strata Council on any strata matters. Letters should be sent to the Property Manager at Assertive Property Management & Real Estate Services Inc. so that they can be included on the agenda for the next council meeting. Please note that while the names and addresses of those writing is not disclosed in the minutes the correspondence may not be confidential, except as set out in the Strata Property Act and the Personal Privacy Information Act.

1. **Amenity Room:** An owner wrote regarding the amenity room and a challenge when some neighbours wanted to use the room when they had booked it for an event.

When the room is booked for an event, the owners reserving the room have the exclusive use of the space until it closes. This allows them time to properly clean up after themselves. The volunteer who monitors the amenity room bookings has noted that if people are coming down after the event and leaving a mess, how does one know who is responsible for the mess.

There are ongoing challenges with the abuse of the room. Council agreed that if possible, security cameras may be installed to help monitor and address the problems.

2. **Pest Control/Garage Gate:** An owner wrote requesting the pest control company attend to their unit

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The owner also suggested a bylaw be put in place where a fine would be imposed for those who fail to wait for the garage gate to close when exiting or entering the garage. Council agreed to put this on the agenda for the AGM.

3. **Hardwood Floor:** An owner wrote updating Council on their attempts to resolve an ongoing noise dispute resulting from the hardwood flooring installed in the unit above by the previous owner.

The owner will write to the owner advising that the problem be addressed or they would have to remove the flooring, as set out in the strata bylaws.

4. **Repairs:** An owner wrote requesting repairs be done to her unit as a result of a drain being blocked. This resulted from materials from the construction site blowing onto the Coronado. A contractor has been engaged to do the repairs.

5. **Amenity Room:** An owner wrote suggesting that when there is a party in the amenity room, the unit number renting the room and their phone number be posted so that any concerns can be addressed immediately.

NEW BUSINESS:

1. **Amenity Room:** It has been suggested that the carpets in the amenity room be cleaned, the tiles in the washrooms be scrubbed and the room needs painting. Council agreed and this will be arranged.

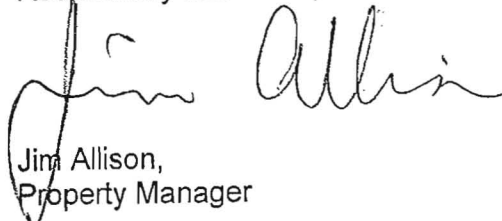
2. **Hot Water Tank:** The hot water storage tank in 147 has failed. It will be replaced under warranty by Keith Plumbing.

3. **Gutter Cleaning:** The gutters in the Courtyard have been cleaned. The gutters on the outside of the building will be done soon.

4. **Rentals:** The property manager advised he would be contacting those owners on the waiting list to see if they wished to rent out their units, as the number of rental units is below the limit.

TERMINATION: There being no further business, the meeting terminated at 8:20 p.m.

Respectfully submitted,



Jim Allison,
Property Manager

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Minutes of a Council Meeting

HELD: On Wednesday, June 13, 2007 at 6:30 pm in the Amenity Room at 137/147 E. 1st Street, North Vancouver, BC.

PRESENT:	Trevor Cullen	109	President
	Ian Gatrell	117	
	Kane Clarke	101	
	John Anastacio	106	
	Wendy Dallian	104	
	Stephen Hatcher	307	
	Birgit Woolmer	207	

PROPERTY MANAGER: Jim Allison, Assertive Property Management & Real Estate Services Inc.

The meeting was called to order at 6:35 pm.

APPROVAL OF AGENDA: The agenda drafted by the Property Manager was approved for this meeting.

FINANCIAL REPORT:

1. **Financial Statements:** Council has been provided copies of the financial statements up to and including May 2007. It was moved, seconded and **carried** to approve the March, April and May 2007 financial statements.

Any owner wishing to receive a copy of the statements should contact the management company.

BUSINESS ARISING:

1. **Security:** The front door camera to 137 is not working. The property manager will arrange for its repair. The front door camera to 137 is not working. The property manager will arrange for its repair.

2. **Fire Sprinklers:** Simplex Grinnell has advised that they are still waiting for the supply of the fire sprinkler heads before they can arrange for their replacement.

3. **Exterior Painting:** The exterior painting project has been completed. Council expressed satisfaction with the work done. A resolution will be presented at the AGM seeking approval to paint the balance of the buildings with the funds to come from the Contingency Reserve Fund. The contractors will be asked about painting the railings as part of the project.

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4. **Visitors Parking:** The property manager will contact a security company who specialize in monitoring parking garages to see if they can assist in addressing the ongoing parking concerns in the visitors parking. An owner has volunteered to assist but the Council would prefer to have a "independent third party" do this task.

5. **Workshop:** The property manager advised that the fan in the workshop has been serviced. At their last meeting Council agreed to pay for the cost of a suitable first aid kit for the workshop and agreed that the committee should purchase the kit or advise what kit they would like. To date no request for reimbursement or direction to the property manager as to what type of kit should be purchased has been made.

6. **Fire Test:** The property manager provided a summary of quotes for attending to the deficiencies in the annual fire inspection. Following discussion it was moved, seconded and **carried** to engage Elite Fire Protection as they had the lowest quote. Notices will be issued when the testing is scheduled.

CORRESPONDENCE:

Owners are encouraged to write to the Strata Council on any strata matters. Letters should be sent to the Property Manager at Assertive Property Management & Real Estate Services Inc. so that they can be included on the agenda for the next council meeting. Please note that while the names and addresses of those writing is not disclosed in the minutes the correspondence may not be confidential, except as set out in the Strata Property Act and the Personal Privacy Information Act.

1. **Hardwood Flooring:** An owner wrote requesting permission to install hardwood flooring confirming that they were aware of the need to address any noise concerns resulting from the installation. Permission was granted.

2. **Repairs:** An owner wrote noting that some areas were in need of painting and other attention. These are being prioritized and each year some work is done on the hallways. The owner noted that their door has been chipped. Council noted that the doors were painted two years ago and any damage to the doors was probably done by the previous owner.

The owner commented that the inside of the hallways looks little rundown and shabby. Council agreed that there is work to be done but has to do so within the budget approved by the owners.

3. **Noise:** An owner wrote about noise coming from a neighbouring unit causing a disturbance. The property manager has written to the owners.

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NEW BUSINESS:

1. **AGM:** Council reviewed the draft budget prepared by the property manager noting that there is no increase in strata fees in the proposed budget.

Council would like to replace the carpet in the first floor of 147, re-spackle the ceiling of the first floor in 147 that has been damaged by vandalism, paint the amenity room and other improvements. This will be discussed at the AGM.

2. **Rentals:** If any owner on the waiting list for rentals would like to rent out their suite, they are asked to contact the Property Manager.

3. **Resignation:** Steve Hatcher has sold his unit and therefore is leaving Council. Council thanked Steve for his volunteer efforts over the past years and wished him good luck in his new home.

TERMINATION: There being no further business, the meeting terminated at 8:20 p.m.

Respectfully submitted,

Jim Allison,
Property Manager

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MINUTES OF AN ANNUAL GENERAL MEETING

HELD: On Wednesday, July 25, 2007 at 6:30 p.m. in the amenity room of the building.

PRESENT: 23 eligible voters in person or by proxy as per the registration sheet

Jim Allison, Assertive Property Management & Real Estate Services Inc.

CALL TO ORDER:

The meeting was called to order at 6:30 p.m. by Jim Allison who advised he would be facilitating the meeting. Council Member Ian Gatrell will be the Chairperson for the meeting.

PROOF OF NOTICE OF MEETING:

The Property Manager advised that the notice for the meeting was issued in compliance with the Strata Property Act.

APPROVAL OF AGENDA:

It was moved, seconded and **carried** to accept the agenda in the Notice of Meeting as the agenda for this meeting with New Business items added as indicated by the owners prior to the meeting being called to order.

MINUTES:

It was moved, seconded and **carried** to adopt the minutes of the July 28, 2006 Annual General Meeting.

REPORTS:

There were no reports.

APPROVAL OF RULES ADOPTED BY COUNCIL:

No new rules were adopted since the last Annual General Meeting.

REPORT ON STRATA INSURANCE:

The Property Manager provided an overview of the coverage provided by the strata insurance.

APPROVAL OF BUDGET FOR THE YEAR: (July 1, 2007 to June 30, 2008.)

The property manager reviewed the proposed budget in detail with the owners present. It was moved, seconded and **carried** to approve the budget in the amount of \$210,447.

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If you are on the PAC automatic payment program you do not need to do anything as the withdrawals will continue at the same rate. Please note there is no increase in strata fees. If you pay by cheque, please issue post dated cheques up to and including June 1, 2006 for your monthly strata fees. Please note the strata bylaws as follows:

- 2.4 *An owner must provide the strata corporation or its agent with twelve (12) consecutive, monthly post-dated cheques for strata fees for the fiscal year of the strata corporation, dated as of the first day of each month or, if applicable, written authorization for monthly automatic debit from the owner's bank account.*
- 2.5 *Failure by an owner to submit twelve (12) monthly, post-dated strata fee cheques or written authorization for automatic debit in accordance with bylaw 2.4 is a contravention of bylaw 2.4 and the strata corporation will levy a fine of \$25.00 for each contravention. Each dishonoured cheque or dishonoured automatic debit will be subject to penalties set*

CONSIDERATION OF RESOLUTIONS REQUIRING APPROVAL BY A ¾ VOTE:

Resolution Number 1

Resolution Number 1 as follows was brought forward for approval at this time.

"Be it resolved by a resolution approved by a ¾ vote of the Owners, Strata Plan LMS-3042 that the owners approve the expenditure of up to \$55,000 for the washing of both buildings and the required caulking and the painting of the wood surfaces of both buildings, except those areas that were washed and painted in May and June, 2007, with the expenditure to be taken from the Contingency Reserve Fund."

It was moved and seconded to approve Resolution Number 1 as presented.

Following discussion, the vote on the resolution was called and with 23 in favour, 0 opposed the resolution was declared **carried** as it received more than ¾ of the votes cast, in favour.

Resolution Number 2

Resolution Number 2 as follows was brought forward for approval at this time.

"Be it resolved by a resolution approved by a ¾ vote of the Owners, Strata Plan LMS-3042 that the owners approve the expenditure of up to \$15,000 for the replacement of the carpet on the first floor of 147, the re-spackling of the ceiling on the first floor of 147, the painting of the amenity room and other such improvements in the appearance of the interior of the building that the Strata Council authorizes, up to the limit of \$15,000, such expenditure to be taken from the Contingency Reserve Fund."

It was moved and seconded to approve Resolution Number 2 as presented.

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Following discussion the vote on the resolution was called and with 23 in favour, 0 opposed the resolution was declared **carried** as it received more than ¾ of the votes cast in favour.

ELECTION OF THE STRATA COUNCIL:

Pursuant to the by-laws, the term of office of the current members of council ends at the conclusion of this meeting. Thanks were expressed to the outgoing members of council for their efforts this past year.

The following owners agreed to allow their name to stand for election to council for the next year:

Kane Clark	101 – 137	Ian Gatrell	117 – 147
Wendy Dallian	104 – 137	John Anastacio	106 - 137
Jamie Laturnus	215 – 147	Allan Jollymore	219 – 147
Patrick Fok	315 - 147		

It was moved, seconded and **carried** to elect those nominated by acclamation.

NEW BUSINESS

1. **Tree Trimming:** An owner asked if trees in the Courtyard could be pruned. Council will review this at their first meeting.
2. **Bike Storage:** It was noted that there appear to be some abandoned bicycles in the bicycle storage area. A notice will be issued asking people to tag their bikes identifying their unit number. Any bikes not tagged will be removed.
3. **Garage Washing:** It was agreed that the garage needs washing. This will be done after the laneway is paved.
4. **Building Security:** It was suggested that it may be time to re-key the building.
5. **Workshop:** An owner queried if the workshop is being well utilized noting the demand for more bicycle storage space.
6. **Landscaping:** The landscaping in the front of the building is not doing well. Council was asked to look into what can be done to that area.
7. **Window Washing:** An owner asked if there were plans to wash the windows. The property manager noted that with the painting project being planned the building will be washed then so after the painting project would be a better time to do this work.

ADJOURNMENT:

There being no further business, this meeting was adjourned at 7:40 p.m.

Jim Allison, Property Manager

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Minutes of a Council Meeting

HELD: On Wednesday, September 19, 2007 at 6:30 pm in the Amenity Room at 137/147 E. 1st Street, North Vancouver, BC.

PRESENT:	Ian Gatrell	117	
	Wendy Dallian	104	
	Jamie Laturnus	215	
	Patrick Fox	315	
	Allan Jollymore	219	
	John Anastacio	106	(From 7:00 p.m. onward)

REGRETS:	Kane Clarke	101
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PROPERTY MANAGER: Jim Allison, Assertive Property Management & Real Estate Services Inc.

The meeting was called to order at 6:35 pm.

ELECTION OF OFFICERS: As this was the first meeting following the Annual General Meeting the bylaw require the Officers of the strata to be elected. Following discussion Ian Gatrell was acclaimed as President, Allan Jollymore was acclaimed as Vice President and Kane Clarke was acclaimed as Treasurer.

MEETING DATES: Council agreed that they would meet on the third Wednesday of every month at 6:30 p.m.

APPROVAL OF AGENDA: The agenda drafted by the Property Manager was approved for this meeting.

FINANCIAL REPORT:

1. **Financial Statements:** Council has been provided copies of the financial statements up to and including August, 2007. With the absence of the Treasurer approval of the statements was deferred to the next meeting.

Any owner wishing to receive a copy of the statements should contact the management company.

2. **Strata Fees:** Council reviewed the list of owners in arrears of their strata fees. Fines are being levied when payments are not received on time.

The bylaws require owners to either be on the PAC automatic payment program or provide post dated cheques to the fiscal year end.

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The property manager will write to those not on the PAC program and who have not provided post dated cheques and remind them of the bylaw. Failure to comply with the bylaw can result in fines of up to \$200 being levied.

BUSINESS ARISING:

1. **Security:** The camera at the front of 147 was stolen and has now been replaced. Other alterations have also been made. The camera at the entrance to the P1 parking level will be refocused to show the entry to the door.
2. **Fire Sprinklers:** Simplex Grinnell has advised that they are still waiting for the supply of the fire sprinkler heads before they can arrange for their replacement.
3. **Exterior Painting:** The exterior and caulking of the building has been deferred to next Spring due to the weather.
4. **Visitors Parking:** Volunteers are needed to assist with patrolling the parking garage to help with identifying those violating the bylaws. The property manager was asked to follow up with the person parking in the handicapped parking stall in the visitors parking area.
5. **Workshop:** The property manager was asked to meet with the head of the workshop committee to discuss access for owners, the storage of tools in the room and the storage of materials in the room that are not for use in the building. Council would like to see expanded access to the room for all residents.
6. **Fire Test:** Notices were issued to those who were not home for the initial inspection. The results of the second inspection have not been received.

CORRESPONDENCE:

Owners are encouraged to write to the Strata Council on any strata matters. Letters should be sent to the Property Manager at Assertive Property Management & Real Estate Services Inc. so that they can be included on the agenda for the next council meeting. Please note that while the names and addresses of those writing is not disclosed in the minutes the correspondence may not be confidential, except as set out in the Strata Property Act and the Personal Privacy Information Act.

1. **Long Term Visit:** An owner wrote advising that family members would be staying with her during the month of September and October and was seeking permission for extended use of the visitors parking. Permission was granted.
2. **Evergreen Trees:** An owner wrote advising they had cut down a dead cedar tree and the stump needed removal. The landscape contractor has been asked to deal with this. The owner also noted that their smoke alarm needed to be replaced. The fire service company was advised of this.

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3. **Home Business:** An owner wrote asking permission for a home based business. The property manager has confirmed with the owner that there would be no traffic to the apartment. Council approved the request.

4. **Interior Damage:** An owner wrote regarding some damage inside their suite to be repaired. The damage was caused by a flashing that blew off. The flashing has been repaired. A contractor has been engaged to make the repairs to the suite.

5. **Car Painting:** A letter was received regarding tow young men spray painting a vehicle in the P2 parking area. This is not permitted and if the vehicle or the address of those doing the painting is identified, the property manager will follow up.

NEW BUSINESS:

1. **Bike Room:** Council agreed to view the bike rooms after the meeting to determine if more room can be made by adding hangers or other changes.

2. **Driveway Mirror:** The driveway mirror has been vandalized. Accurate Glass will be replacing it.

3. **Milk Crates:** An area at the entrance to P1 at the laneway is being used to store milk crates. This is strata property. The property manager will attempt to have the crates relocated.

4. **Parkade Washing:** The garage requires washing but this is being held off until the lane is paved.

5. **Bumper:** A piece of wood will be installed along the back of the wall where the garbage bins are put for pick up. The bumpers will protect the building from further damage from the bins.

TERMINATION: There being no further business, the meeting terminated at 7:45 p.m. Following the meeting Council toured the security room, workshop, bike rooms and mechanical rooms.

The next meeting will be on Wednesday, October 17, 2007.

Respectfully submitted,

Jim Allison,
Property Manager

LMS – 3042, THE CORONADO

Minutes of a Council Meeting

HELD: On Wednesday, October 17, 2007 at 6:30 pm in the Amenity Room at 137/147 E. 1st Street, North Vancouver, BC.

PRESENT:	Ian Gatrell	117	President
	Jamie Laturmus	215	
	Patrick Fok	315	
	Allan Jollymore	219	
	John Anastacio	106	
REGRETS:	Kane Clarke	101	
	Wendy Dallian	104	
GUEST:	Rudy Sedlak	217 (until 7:00 p.m.)	

PROPERTY MANAGER: Jim Allison, Assertive Property Management & Real Estate Services Inc.

The meeting was called to order at 6:35 pm.

GUEST PRESENTATION: Rudy Sedlak attended the meeting to update Council with respect to the workshop committee. Amongst the matters discussed was how residents can gain access to the workshop, liability issues, and potential usage conflicts.

Following discussion Rudy left the meeting at this time (7:00 p.m.)

APPROVAL OF AGENDA: The agenda drafted by the Property Manager was approved for this meeting.

FINANCIAL REPORT:

1. **Financial Statements:** Council has been provided copies of the financial statements up to and including September, 2007. With the absence of the Treasurer approval of the statements was deferred to the next meeting.

Any owner wishing to receive a copy of the statements should contact the management company.

BUSINESS ARISING:

1. **Security:** Repairs to the current security camera set up have been ordered. It was agreed a camera on P1 should be moved to show not only the entrance to the garage but also the door to the workshop and electrical room.

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2. **Fire Sprinklers:** Simplex Grinnell has advised that they are still waiting for the supply of the fire sprinkler heads before they can arrange for their replacement.
3. **Visitors Parking:** One person has volunteered to assist with patrolling the parking garage to help with identifying those violating the bylaws. At least one more volunteer is required.
4. **Workshop:** Council discussed the information received from Rudy Sedlak. Following discussion Council agreed some significant changes in the way the workshop operates must be made. Council want to improve access, remove any power tools that anyone can use in the room for safety reasons, have a log book for signing in when using the space and other changes. The property manager will consult with Rudy and the committee regarding the changes Council would like to make.
5. **Driveway Mirror:** The property manager will contact Accurate Glass regarding the replacement of the driveway mirror.
6. **Bumper:** Team Garbage has installed a new bumper on the wall of the building in the lane to prevent further damage from when the garbage bins are moved into the laneway.
7. **Gate:** The gate into the courtyard has been re-secured.
8. **Garage Washing:** Once the laneway is paved, the garage will be washed.

CORRESPONDENCE:

Owners are encouraged to write to the Strata Council on any strata matters. Letters should be sent to the Property Manager at Assertive Property Management & Real Estate Services Inc. so that they can be included on the agenda for the next council meeting. Please note that while the names and addresses of those writing is not disclosed in the minutes the correspondence may not be confidential, except as set out in the Strata Property Act and the Personal Privacy Information Act.

1. **Long Term Visit:** An owner wrote advising that family members would be staying with her during the month of September and October and was seeking permission for extended use of the visitors parking. Permission was granted.
2. **Evergreen Trees:** An owner wrote advising they had cut down a dead cedar tree and the stump needed removal. The landscape contractor has been asked to deal with this. The owner also noted that their smoke alarm needed to be replaced. The fire service company was advised of this.
3. **Home Business:** An owner wrote asking permission for a home based business. The property manager has confirmed with the owner that there would be no traffic to the apartment. Council approved the request.

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4. **Interior Damage:** An owner wrote regarding some damage inside their suite to be repaired. The damage was caused by a flashing that blew off. The flashing has been repaired. A contractor has been engaged to make the repairs to the suite.

5. **Car Painting:** A letter was received regarding tow young men spray painting a vehicle in the P2 parking area. This is not permitted and if the vehicle or the address of those doing the painting is identified, the property manager will follow up.

NEW BUSINESS:

1. **Carpets:** The property manager will arrange for the repair to the ceiling of 147, 1st floor and the replacement of the carpet in the same hallway as approved at the AGM.

2. **Exercise Room:** Notices will be posted inviting those interested to a meeting on the exercise room to help make plans for what new equipment should be provided in the future and what replacement equipment is needed.

3. **Dryer Vent Cleaning:** The property manager was asked to obtain quotes for having the dryer vents cleaned.

4. **Car Wash:** Council discussed the fact that the car wash does not have a nozzle or brush. Council agreed that owners should be providing their own.

5. **Insurance:** The property manager updated Council with respect to some recent insurance matters resolved in Court.

The suite owner is also responsible for any costs incurred by the strata up to the strata insurance deductible of \$2,500 for damage caused by anything in their suite leaking and for the insurance deductible which is currently \$2,500 for water damage if the damage done to the property insured by the strata exceeds that amount. The owner may also be charged by the unit owners affected the cost of damage done to their possessions, betterments (hardwood floors for example) or insurance deductibles. Owners are encouraged to check their insurance policies and ensure they have sufficient coverage for resultant damage and insurance deductibles. The property manager will provide more information on the strata insurance coverage at a future General Meeting. If you have any questions on this please contact the property manager.

TERMINATION: There being no further business, the meeting terminated at 7:45 p.m. The next meeting will be on Wednesday, November 21, 2007 at 6:30 p.m.

Jim Allison,
Property Manager
Direct Line: (604) 253-5224
Email: jim@assertivepm.com