

LMS – 3042, THE CORONADO

Minutes of a Council Meeting

HELD: On Wednesday, June 28, 2006 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	Treasurer
Sherrill Ross	201	

REGRETS:

Wendy Dallian	104
Stephen Hatcher	307

GUEST: Eugene Berti 414 Until 6:45 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:

Eugene Berti has volunteered for many years to monitor the parking areas. Eugene attended the meeting to highlight the ongoing problems of residents parking in visitors parking. Council discussed the proposed visitors parking tag with Eugene.

Eugene left the meeting at this time (6:45 p.m.)

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

MINUTES: It was moved, seconded and **carried** to adopt the minutes of the May 24, 2006 council meeting, as circulated.

FINANCIAL REPORT:

1. **Financial Statements:** It was moved, seconded and **carried** to approve the financial statements for May, 2006.

Owners are advised that the strata currently is in a surplus position after then months in this fiscal year and a surplus is anticipated at year end.

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

BUSINESS ARISING:

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1. **Security:** The total amount approved by the owners for security upgrades has not been spent. It has been noted that the three cameras at the enterphones (2 front doors and door on P1 by the garage gate) do not show very much and should be replaced with the newer camera systems. As part of the upgrades already done, extra cable was run into the lobbies to facilitate the installation of new cameras. Alpha Security has quoted \$1,575 to do this work. It was moved, seconded and **carried** to have Alpha proceed with these changes.

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. **Laneway:** Research into the Hydro lines in the laneway has been done by Ian Gatrell who advised that BC Hydro has no plans to relocate the current hydro lines.

4. **Courtyard Gate:** A new lock has been installed on the Courtyard gate. Council agreed that the proposal for a new fence should be done in conjunction with other security concerns, namely the laneway and the ease of access to the Courtyard from the lane.

5. **Exercise Equipment:** The property manager noted that the exercise room has become a dumping ground for owners unwanted exercise equipment. The company engaged to maintain the exercise equipment has advised that some of that equipment is not suitable for the room and is, in fact, dangerous. Therefore any equipment they feel is dangerous is or has been removed.

Council agreed that a committee should be struck to review the current equipment and work with an equipment supplier to determine what other equipment would be suitable for the room. The property manager advised that the equipment suppliers have suggested a couple pieces of equipment and recommended a budget of \$7,500 for the purchase of the equipment. Council agreed this should be presented to the owners at the AGM.

7. **Elevator Flooring:** The property manager advised that the cost of ceramic tile flooring will be in the area of \$1,500 each. Council agreed not to pursue this at this time.

8. **Balcony Work:** Canada Waterproofing has advised that they expect to be on site early in July to complete the balcony project. Notices will be issued before they start work.

9. **Exterior Painting – North Side:** Four quotes have been received thus far with three of them ranging from \$8,500 to \$11,500. The fourth was \$17,500. The property manager has met with all the contractors so the quotes are for the same work. A fifth quote has also been requested from a firm suggested by an owner. Council has agreed a resolution to gain owner approval to paint the North side should be presented at the upcoming Annual General Meeting.

10. **Trees:** The property manager was asked to have the arborist provide information on the root systems for the trees in the courtyards to determine if there is any potential for damage to the membrane underneath.

11. **Visitors Parking Tags:** Council approved the memo to the owners prepared by the property manager to go with the new parking tags. The property manager will arrange with a tow company so that violators can be towed from the building if they do not display the proper tag. Warnings will be issued first.

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12. **Driveway Mirrors:** The property manager confirmed these have been ordered.

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. **Cameras:** An owner wrote noting the security cameras were not working. This was the result of a power outage. When things like this are noted there will be a faster resolution to the problem if the property manager is called or sent an email. The on site strata mailbox is checked approximately every two weeks.

2. **Alteration:** An owner wrote requesting permission to install a closet organizer. The permission of the strata is not required for this.

3. **Hardwood Floors:** Several owners wrote requesting permission for hardwood flooring. These requests are typically approved, however, the owners must commit to installing sound deadening materials underneath their flooring. The bylaws also provide remedies if the installation of the floors results in problems for the neighbouring units.

4. **Garage Gate Security:** An owner wrote suggesting that the strata should consider a bylaw that would have fines of \$100 imposed against owners if they fail to wait for the garage gate to close before leaving the parkade. Council agreed that this should be discussed at the upcoming Annual General Meeting.

5. **Dryer Vent:** An owner wrote advising of a problem with their dryer vent. Hallmark Air Conditioning who services the mechanical equipment has been asked to attend to this.

6. **Noise Complaint:** A letter was received regarding an ongoing noise concern between two units. Council agreed that they would try to facilitate a meeting between the parties to seek a resolution to the problem.

NEW BUSINESS:

1. **AGM Planning:** Council reviewed the draft notice for the AGM and some suggested resolutions. Council agreed that proposals to amend the bylaws should come forward that would reduce the number of rental units permitted down from 16 to 12, would prohibit real estate signs except for one at the front directing potential purchasers to contact their realtor, and changes in the visitors parking bylaws. As well resolutions seeking the approval of the owners to paint the front (North Side) of the buildings will be sought.

2. **Fence Painting:** Ian Gatrell advised that he would be soliciting volunteers to paint the courtyard fences.

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3. **Vandalism:** There has been vandalism done to the first floor ceiling. This will be repaired and an insurance claim filed.

4. **Carpets:** The property manager was asked to have the hallway carpets cleaned.

TERMINATION: There being no further business, the meeting terminated at 7:50 p.m. The next meeting will be held following the AGM.

Respectfully submitted,

Jim Allison,
Property Manager

LMS – 3042, THE CORONADO

Minutes of a Council Meeting

HELD: On Wednesday, May 24, 2006 at 6:30 pm in the Amenity Room at 137/147 E. 1st Street, North Vancouver, BC.

PRESENT:

Trevor Cullen	109	President
Stephen Hatcher	307	Vice President
Ian Gatrell	117	
Wendy Dallian	104	
Kane Clarke	101	Treasurer

REGRETS: Sherrill Ross 201

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.

MINUTES: It was moved, seconded and **carried** to adopt the minutes of the March 15, 2006 council meeting, as circulated.

FINANCIAL REPORT:

1. **Financial Statements:** It was moved, seconded and **carried** to approve the financial statements for January to April, 2006.

Owners are advised that the strata currently is in a surplus position after then months in this fiscal year and a surplus is anticipated at year end.

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

BUSINESS ARISING:

1. **Security:** The property manager will arrange for training on the use of the new digital security recorder for Steve Kerr. The property manager was advised that since the power was turned off recently by BC Hydro for some repair work, the cameras are not showing on the televisions. The property manager advised that no one had contacted him and reported this. The property manager will arrange to have this repaired.

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. **Laneway:** It was agreed that the property manager should contact the City and BC Hydro in an attempt to find out what the long term plans are for the hydro lines in the laneway.

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4. **Courtyard Gate:** The property manager was asked to get a quote for a six foot high wooden gate and fence to replace the current fence leading to the courtyard. Council agreed that the current lock to the courtyard should be changed so that a key is required for both sides of the gate.

The property manager was asked to have the gate on the East side of 147 checked to ensure it is closing properly and is secure.

5. **Exercise Equipment:** The property manager noted that the strata is accepting a potential security liability if they do not have the exercise equipment checked and serviced on a regular basis. West Coast Fitness Fixations has attended to the building and recommend a service agreement with a frequency of visits every three (3) months at the quoted price of \$115.00 per visit. The property manager noted that this price was from last year and may have increased slightly. Council agreed that a service agreement should be signed for the strata.

7. **Elevator Flooring:** The property manager is obtaining quotes for replacing the elevator flooring. This will be discussed at the next general meeting of the owners. Council noted that they are obtaining quotes so that they can continue to develop long term improvement plans. Included in the plans are painting the outside trim.

8. **Balcony Work:** Canada Waterproofing has advised that they expect to be on site around June 15th to complete the balcony project. Notices will be issued before they start work.

9. **Exterior Painting – North Side:** Four quotes have been received thus far with three of them ranging from \$8,500 to \$11,500. The fourth was \$17,500. The property manager has met with all the contractors so the quotes are for the same work. A fifth quote has also been requested from a firm suggested by an owner. Council agreed a resolution to gain owner approval to paint the North side should be presented at the upcoming Annual General Meeting.

10. **Tree Pruning:** The property manager confirmed that BC Plant Health Care have been directed to do the tree pruning they recommended last fall. They are scheduled to be on site shortly.

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. **Noise Complaint:** An owner wrote advising of loud bass music coming from the suite below them at 4:15 a.m. and other similar times. The property manager will write to the offending party asking that they be cognizant of the disturbance caused by them and noting that if further complaints are received, fines will be levied.

2. **Hardwood Flooring:** Several owners wrote requesting permission for hardwood flooring. These requests are typically approved, however, the owners must commit to installing sound deadening materials underneath their flooring. The bylaws also provide remedies if the installation of the floors results in problems for the neighbouring units.

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3. **Oil Mat:** An owner wrote suggesting that the strata should provide the oil abatement mats free to those who need them. Council agreed noting however, that the mats should not be considered a permanent solution to the leaking problem and car owners with fluids leaking are expected to have their car repaired. If anyone has paid for a mat they should contact the property manager for a refund.

If you would like a mat please leave a note in the on site mail box and one will be provided.

The use of cardboard is prohibited by the fire regulations.

4. **Evergreen Tree:** An owner wrote that they have a dead evergreen tree in the courtyard area. The landscapers will be asked to remove it.

5. **Balcony Repairs:** An owner wrote with regards to the balcony repairs. As noted earlier work is scheduled to commence in mid June.

The owner also noted their dryer vent needed cleaning. Steve Kerr will be asked to check it.

6. **Unwarranted complaint:** The new owners of an apartment on the first floor recently had an unsigned note put under their door. The owner provided a copy of the letter which states:

- a) "The bylaws only allow dogs no larger than 50 pounds." That is not true. There is no weight limit on ~~pets~~.
- b) "We have observed you for the last few months, where your dog barks incessantly. " The owners have only been in the suite for a few weeks and they do not have a dog.
- c) "I am only letting you know that we have written to the strata council." No letter has been received.
- d) "It is obvious that you are renters and not owners. We have put up with this for far too long." The suite is occupied by owners.

If residents have concerns with their neighbours they should knock on the door and have a conversation. Unsigned letters with incorrect information do not contribute to developing good will amongst your fellow residents in your community.

7. **Dryer Vent:** An owner on the fourth floor advised of problems with their dryer vent. Steve Kerr will check on this.

8. **Hallway Heat:** Several owners wrote regarding the heat in the hallways. As noted earlier the timers for the fans will be changed. When it is hot out the fans simply blow the hot air from the roof into the building. In warm weather the fans are turned off during the day and only blow at night.

9. **Shrub at Driveway:** An owner wrote asking that the shrub at the driveway from P2 be pruned back to allow better vision. The property manager will ask the landscapers to do this.

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10. Wind Chimes – Christmas Lights: An owner wrote asking that residents be reminded that wind chimes are NOT permitted and that Christmas lights must be removed by January 25th. If you are one of the offenders, please take steps to bring your units into compliance with the bylaws.

11. Neighbouring Development: An owner wrote and asked if the Strata Council was sending representation to view the proposed height changes contemplated by "Pinnacle" on parcels 6, 9, 10, 11 and 12 plus other zoning changes. The property manager noted that it is not the role of council to assume the responsibility to represent the owners in community matters like this. It would be inappropriate for the council to speak or write on such issues unless a general meeting had been called and a vote taken to direct them to do so.

12. Lane Closure: An owner wrote asking why there was no notice given that the lane south of the 100 block East 1st Street was going to be closed. The property manager advised that he had not received any notice of the closure and therefore could not put out a notice.

13. Building Envelope Maintenance Bulletins: Polygon, the developer of the Coronado, wrote providing copies of four recent bulletins issued by the Homeowner Protection Office.

NEW BUSINESS:

1. Rentals: The property manager noted that the number of rental units is now below that permitted by the bylaws. Therefore those on the top of the rental waiting list will be contacted. The process is as follows:

- The person at the top of the list is contacted and asked if they wish to rent their suite. They have thirty (30) days to respond. If they decline, then the next person on the list is contacted and they go to the bottom of the waiting list.
- If the owner decides they wish to rent their unit, they have ninety (90) days in which to rent out the suite. If they do not rent it out in that time, the next person on the list is contacted.
- If you wish to be put on the rental waiting list you must WRITE (email is fine) the property manager.

Council agreed a resolution to reduce the number of rental units should be presented at the upcoming Annual General Meeting.

2. AGM Planning: At the upcoming AGM the owners will be asked to approve the painting of the North side of the buildings and there will be a discussion about the rest of the painting that is required. The owners will also be asked to approve new flooring for the elevators and some bylaw changes.

3. Mirrors: The property manager has been asked to obtain quotes for installing mirrors at the driveway exits into the back lane to enhance safety.

4. Mortgage Centre: The Mortgage Centre has put out a sign and table with information which is against the bylaws. The property manager will follow up on this.

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5. **Parking:** Due to the ongoing violation of the visitor parking rules by residents, council agreed the property manager should obtain one visitors parking passes for each apartment. The property manager was asked to write to an owner who continually parks in visitors parking in contravention of the bylaws.

6. **Real Estate Sign:** Council agreed realtor signs will no longer be permitted. A sign will be mounted that directs those interested to contact a realtor.

7. **Vandalism:** The ceiling on the first floor of 147 has been vandalized. The property manager will arrange to have it repaired and submit an insurance claim for this.

8. **Fence:** With the development on the South side there is a concern that there may be more people trying to climb up into the courtyard. The property manager was asked to obtain a quote for installing a fence.

9. **AGM:** The tentative date for the Annual General Meeting is July 19, 2006.

TERMINATION: There being no further business, the meeting terminated at 7:50 p.m. The date for the next meeting is Wednesday, June 21, 2006.

Respectfully submitted,

Jim Allison,
Property Manager

LMS – 3042, THE CORONADO

Minutes of a Council Meeting

HELD: On Wednesday, March 15, 2006 at 6:30 pm in the Amenity Room at 137/147 E. 1st Street, North Vancouver, BC.

PRESENT:

Trevor Cullen	109	President
Stephen Hatcher	307	Vice President
Sherrill Ross	201	
Ian Gatrell	117	
Wendy Dallian	104	

REGRETS: Kane Clarke 101 Treasurer

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

The meeting was called to order at 6:30 pm.

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

MINUTES: It was moved, seconded and carried to adopt the minutes of the January 18, 2006 council meeting, as circulated.

FINANCIAL REPORT:

1. **Financial Statements:** Council has been provided copies of the January and February, 2006 financial statements. With the absence of the Treasurer it was agreed that the approval of the statements would be deferred until the next council meeting.

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

BUSINESS ARISING:

1. **Security Upgrades:** The security upgrades have now been completed. With the installation of the new cameras the short comings of the pre-existing cameras which are black and white are highlighted. As well, the poor quality of the enterphone cameras becomes clear. The property manager will obtain a quote for changing those cameras with equipment compatible with the system.

The contract with Intercon for patrol services has been terminated.

2. **Fire Sprinklers:** The property manager noted that Grinnell has not yet when the work will be done.

3. **Laneway:** BC Hydro has been contacted requiring the wiring in the laneway and a response is awaited.

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4. **Courtyard Gate:** Council agreed that they would advise the property manager of the type of gates they would like to obtain quotes for in the future.
5. **Sidewalks:** The City of North Vancouver has been advised that the repairs to the sidewalk in front of the building is not acceptable.
6. **Exercise Equipment:** A service company has inspected the exercise equipment and deemed some of the pieces unsafe and not worth fixing. Therefore they have been removed from the room. There are no funds in the current budget to replace any equipment.
7. **Elevator Flooring:** The property manager is obtaining quotes for replacing the elevator flooring. This will be discussed at the next general meeting of the owners. Council noted that they are obtaining quotes so that they can continue to develop long term improvement plans. Included in the plans are painting the outside trim.
8. **Workshop/Freezer Survey:** The results of the survey show that many owners would like to have a workshop developed. A few owners suggested that a guest suite be developed. However, the room is not suitable for such use. 25 owners responded with 21 in favour of a workshop. The room is going to be used during the deck project and after that will be converted to a workshop.

A notice will be issued to schedule a workshop committee meeting in the near future.

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. **Treadmill:** An owner wrote advising the treadmill needs servicing. The property manager will have this done. The owner also asked when the stationary bike will be repaired. The bike was deemed unsafe and has been removed as noted earlier in these minutes.
2. **Parking:** An owner wrote to ask why the strata cannot use the spaces before the garage gate on P1. This space is covered by an easement with the City of North Vancouver signed when the strata was built. The easement provides parking for the commercial businesses on the East side of the building. Residents are not permitted to use that space at any time.
3. **Painting:** An owner queried why council was considering replacing the gate to the courtyard when there are areas of the building that need painting. Council are obtaining quotes for a new courtyard gate to enhance security. This, along with other major projects, will only be undertaken after consultation with the owners. The strata council is obtaining quotes for painting the front of the building.
4. **Swap Area:** Amongst the responses to the workshop/freezer survey was a suggestion the area be used as a swapping area where good used things could be left for a period of time and if anyone wanted what was left, they could take it. Council not that there are sometimes things left in the garbage room for that purpose.

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When there are too many materials, they are then thrown in the garbage. The property manager noted a common problem is people moving leaving their treasures (junk) for others. This results in increased costs to get rid of the materials.

5. **Painting etc.:** An owner wrote to volunteer to assist with painting (touching up walls, etc) and other things around the building including gardening. Council noted that for the most part they are comfortable with contracting for the major projects in the strata. When it will be suitable for the strata to have volunteers assist, notices will be posted.

6. **Repairs:** An owner wrote regarding some repairs that are required. These have been done.

7. **Odour Migration:** An owner wrote regarding a significant problem with odours migrating into their unit on the 4th floor of 137. If any other residents are having similar problems, please contact the property manager.

NEW BUSINESS:

1. **Correspondence:** Council agreed a notice should be posted near the strata mailboxes reminding the residents that correspondence that is put in the strata mailbox and that does not identify the suite the correspondence is from is disposed of and not considered by council.

2. **Rentals:** The property manager noted that the number of rental units is now below that permitted by the bylaws. Therefore those on the top of the rental waiting list will be contacted. The process is as follows:

- The person at the top of the list is contacted and asked if they wish to rent their suite. They have thirty (30) days to respond. If they decline, then the next person on the list is contacted and they go to the bottom of the waiting list.
- If the owner decides they wish to rent their unit, they have ninety (90) days in which to rent out the suite. If they do not rent it out in that time, the next person on the list is contacted.
- If you wish to be put on the rental waiting list you must WRITE (email is fine) the property manager.

3. **Painting:** The property manager solicited a budget quote for washing the front of the building and painting the wood. The budget quote from Remdal is \$11,325.00. Council viewed a site plan and agreed what areas are to be painted. Additional quotes will be obtained. Quotes will be obtained for painting the astragal on the front door or replacing it with stainless steel.

4. **Smoking:** It is noted that someone is smoking in the hallways. This is not permitted and if the offender is identified, the strata council will be obligated to levy fines.

TERMINATION: There being no further business, the meeting terminated at 7:20 p.m. The date for the next meeting is Wednesday, April 19, 2006.



Jim Allison, Property Manager

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Minutes of a Council Meeting

HELD: On Wednesday, January 18, 2006 at 6:30 pm in the Amenity Room at 137/147 E. 1st Street, North Vancouver, BC.

PRESENT:

Trevor Cullen	109	President
Stephen Hatcher	307	Vice President
Sherrill Ross	201	
Ian Gatrell	117	
Kane Clarke	101	Treasurer
Wendy Dallian	104	

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

The meeting was called to order at 6:30 pm.

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

MINUTES: It was moved, seconded and **carried** to adopt the minutes of the December 1, 2005 council meeting, as circulated.

FINANCIAL REPORT:

1. **Financial Statements:** It was moved, seconded and carried to approve the October, November and December, 2005 financial statements.

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

BUSINESS ARISING:

1. **Security Upgrades:** Three quotes for the security upgrades were provided to council at their last meeting. There was some confusion regarding some of the quotes so the property manager was asked to seek clarification. The property manager provided a summary of the quotes showing details of what was the same and what was a variance in the quote.

Following a review of the summary it was moved, seconded and **carried** to approve the quote from Alpha Security which is for 5 cameras, a 16 channel recorder and conduit. The cost will be \$9,930 plus taxes which is within the funds approved by the owners.

2. **Fire Sprinklers:** The property manager noted that Grinnell has advised that the work will probably be done in March or April, depending on when the new sprinkler heads are received.

3. **Laneway:** It was noted a hydro pole was removed and now another line is strung to the pole adjacent to the building. BC Hydro are being contacted to determine if this is a permanent addition.

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4. **Courtyard Gate:** A quote to replace the current fence and gate to the courtyard with a wrought iron gate and fence was received. Falcon Iron Art has quoted \$5,261.10 for this. The property manager will seek quotes for other types of gates and fences.

5. **Sidewalks:** City of North Vancouver has repaired the sidewalk in front of the building. Council agreed the repairs are not suitable and asked the property manager to contact the City.

6. **Block Watch:** No volunteers have come forward to assist with Block Watch in the building.

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. **Exercise Bike:** An owner wrote to advise the ball bearings in the crankcase of the exercise bike have worn out. The property manager will have the bike serviced.

2. **Various:** New owners of a unit wrote with various questions including:

- The remote they were given works sporadically. Arrangements will be made to get them new ones.
- The owners are asking if there are any extra parking spaces to rent. The strata does not have any parking stalls under their control.
- The owners advised that the light in front of the unit across from them may have been damaged by the carpet installers and offered to pay for the repair.
- The owner noted that his company is involved with many strata's and expressed appreciation to the council for their unpaid work load and past efforts.

The property manager will respond to the letter.

3. **Rental Stall:** An owner wrote noting the mortgage company has moved and asked if they could rent their parking stall. As noted above the strata does not have any stalls that they control

4. **Intercon:** Intercon Security has written advising of their new increased rates. The property manager noted that with the installation of the security cameras the contract with Intercon will be terminated.

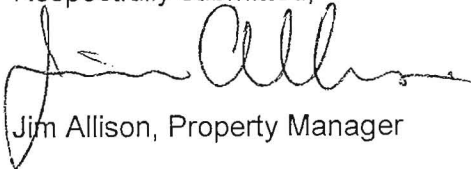
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NEW BUSINESS:

1. **Fitness Equipment:** Council reaffirmed that they would rather pay to repair the equipment on an as need basis than enter into a maintenance agreement at \$115.00 per visit for quarterly service.
2. **Chain:** A heavy interlink chain was found in the stairwell. If you are missing one please call the property manager.
3. **Licensing:** The property manager confirmed that Assertive Property Management is licensed to do strata management as set out in the Real Estate Act. This became a requirement on January 1st of this year.
4. **Elevator Floors:** The property manager was asked to obtain quotes for replacing the elevator flooring with something that does not look as industrial/commercial.
5. **Freezer Room/Workshop:** Council agreed a memo should be circulated to the owners on this.

TERMINATION: There being no further business, the meeting terminated at 7:200 p.m. The date for the next meeting is Wednesday, February 15, 2006.

Respectfully submitted,



Jim Allison, Property Manager