

**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN LMS 4555
QUAYWEST RESORT RESIDENCES**

Held on Thursday, December 6th, 2007
Within the Boardroom
1033 & 1067 Marinaside Crescent, Vancouver, B.C.

COUNCIL IN ATTENDANCE:	John Arthur Frances Yeung John Bjorknas Jason Stefanko	President
PROPERTY MANAGER:	Roger Brandon	Crosby Property Management Ltd.

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

APPROVAL OF COUNCIL MEETING MINUTES

It was noted the minutes of October 25th, 2007 under New Business - Boathouse Mews Lighting – that the building referred to as the Aquarius should have been Marinaside Resort. It was moved/seconded to adopt the Minutes of the Council Meeting held October 25th, 2007 with the amendment as noted. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Finance Officer and Council reviewed the October and November 2007 financial statements. It was noted that the building was under budget at this time. It was moved/seconded to approve the October and November 2007 financial statements. CARRIED.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

There is no litigation to report at this time. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

Water Supply Line Replacement

The Property Manager mentioned that this project had been successfully completed with only a few suites remaining to be done. Those owners who were entitled to a refund of their levy where they had already replaced the water lines in their units with steel braided lines would be reimbursed as per the Resolution passed by the owners.

Sprinkler Heads

The Property Manager reported that over 77 owners have signed up to have their in-suite sprinkler heads covered (at no cost) in their suites – to be done. Owners can specify which sprinkler heads they wanted covered. All the sign up information is at the Concierge desk. This work has commenced to install 1200 sprinkler head covers over the next several weeks.

Non-Insurable Water Damage (Claims)

The Property Manager provided the Council with a series of letters (and legal opinions) dealing with water loss situations where it is below the \$50,000.00 water damage deductible for the Strata Corporation policy which the Council agreed would be sent to owners effected in such circumstances to advise them of their responsibilities with respect to the repair of their units.

Elevator Floors

The Property Manager reported that the existing composite flooring in the elevators, which had deteriorated, was scheduled to be replaced with new granite in the next two weeks.

Electrical Vault Cleaning

The Property Manager mentioned that BC Hydro still has not set a date for the electrical vault cleaning (which would necessitate having all the electrical power in the building shut down for one evening). Owners will be notified of the cleaning once BC Hydro confirms a date.

Inner Courtyard

The Property Manager reported that the paving stones had been installed around the children's playground area (to make it wheelchair accessible).

Speed Bump

The Property Manager reported that new lower profile speed bumps had been installed.

Common Area Painting Project

The Property Manager reported that this project is still in progress.

Air Conditioners

The Strata Council noted that (some) owners were interested in being able to install air conditioning for their suites. This, in general, is not permitted due to the problems related to building envelope concerns, appearance, noise, and condensation issues – in accordance with the bylaws of the Strata Corporation. The Council has determined however, they will investigate what units are on the market that may be suitable for the owners to consider using, however, due to the bylaws of the Strata Corporation, and the fact this may change the appearance of the building (if air conditioners were allowed to be installed on the exterior of the building) that this was a matter that would have to be discussed, and decided upon, at the next Annual General Meeting by the owners.

Air Conditioner - Fine

The Council noted that a townhouse owner who had been requested to remove their unauthorized air conditioner on a number of occasions had not done so and it was moved/seconded that a further fine be levied against their strata lot for contravention of the bylaws of the Strata Corporation. CARRIED.

Envelope Remedial Caulking

The Property Manager reported that the company (In-Line Projects) which was scheduled to do some remedial caulking these past few months was unable to obtain a swing stage, which are in extreme short supply in the Lower Mainland at this time due to all the new construction going on. It was noted that this work would have to be postponed till next year and be combined with the next fiscal period's budget (minimum \$35,000.00) allotment for caulking. In order to ensure the preventative maintenance caulking was completed next year, it was determined that Alumni Painting & Restoration would also be retained to work with In-Line Projects (both of whom have worked on the building previously) to complete the work.

Boathouse Mews Lighting

The Property Manager provided a quote for different types of lighting that could be installed on the Boathouse Mews walkway (common area of QuayWest) to improve the lighting in that area. The Council will review the options and look at this project for the next fiscal period.

Concord Room

The Property Manager reported that Concord Pacific had not come to a final decision with respect to the use of their storage room – as to whether they were going to build storage lockers that could be sold to owners or not; or the room leased to the Strata Corporation. It was noted that they had indicated they would get back to the Council as soon as possible on the matter.

Gym Equipment

The Property Manager provided the Council with a number of quotes for elliptical trainers and treadmills which they will review for a final selection of a new elliptical trainer and treadmill.

Amenity – Changing Rooms

The Property Manager provided a quote to refit all the men's and women's shower stalls with vinyl inserts. This matter was tabled for further discussion.

Salt Water Pool Conversion

The Strata Council reviewed a proposal to change the manner in which chlorine is distributed into the pool water from the present liquid chlorine dispenser to a salt water system. The Property Manager verified with the mechanical maintenance people that the pool equipment could handle the changeover (and it would be much better on the equipment and for the overall air quality) if the council and owners decided they wanted to proceed with this option. This will be brought before the owners at the next AGM.

CORRESPONDENCE

The Strata Council reviewed various noise complaints, and issued fines (where applicable) to owners in regards to various concerns; and reviewed correspondence which had been received from and sent to residents. The Property Manager was asked to respond to any additional correspondence as required.

In-Suite Caulking Memo

At the request of the Strata Council, when the contractor was in each suite doing the water line installation, the caulking of each bathtub/shower area had been evaluated and it was found that a great many suites inspected required some remedial caulking to be done in the shower and/or bathtub areas in order to maintain the waterproofing in these areas. Owners were advised by a separate cover letter if their suite required some re-caulking. This "evaluation" does not exclude owners from any liability for water damage arising from compromised caulking in their strata lots.

Strata Web Site

This service is now available: **For Access Go To: www.quayweststrata.com**
Enter: **owner** for the log on; and **4555** for the password.

NEW BUSINESS

Concierge Desk Storage Area

The Property Manager was asked to look at the building plans and see if an extra storage space could be incorporated into the south wall area.

Crosby Management Contract/Agency Agreement

The Council noted that it had received a revised Agency Agreement from Crosby Property Management Ltd. to replace the old Management Contract with the Strata Corporation. The Property Manager explained all management contracts for strata corporations had to meet the new regulation requirements set down by the Real Estate Council in the *Real Estate Services Act* by December 31, 2007. The Council returned the signed agreement back to the Property Manager.

Toilet Valves

The Property Manager mentioned it had come to his attention that the toilet valves (water control smart valve) being 6 years old are known in the industry as having a very high degree of failure rates and it was recommended that owners replace them to avoid any water loss. The Council agreed and the Property Manager was asked to send out a letter in the new year advising owners to replace the valves.

There being no further business the meeting was adjourned at 8:00 p.m. The next meeting will be held on Thursday, January 24th, 2008.

Roger Brandon, Senior Property Manager
CROSBY PROPERTY MANAGEMENT LTD.

**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN LMS 4555
QUAYWEST RESORT RESIDENCES**

Held on Thursday, October 25th, 2007
Within the Boardroom
1033 & 1067 Marinaside Crescent, Vancouver, B.C.

COUNCIL IN ATTENDANCE:	John Arthur Ed Young Don Currie Frances Yeung John Bjorknas Vince Schiralli	President Finance Officer
PROPERTY MANAGER:	Roger Brandon	Crosby Property Management Ltd.

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

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to ratify and approve the Minutes of the Council Meeting held September 13th, 2007. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Finance Officer reviewed the September 2007 financial statements. It was noted that the building was basically on budget at this time. It was moved/seconded to approve the September 2007 financial statements. CARRIED.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

There is no litigation to report at this time. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

Water Supply Line Replacement

The Property Manager mentioned that this project had basically been successfully completed with only 9 suites remaining to be done.

In addition, when the contractor was in the suite, the caulking of each bathtub/shower area had been evaluated and it was found that about 80% of the suites inspected thus far, would need some remedial caulking to be done in the shower and bathtub areas in order to maintain the waterproofing in these areas. Owners will be advised by separate cover letter in the near future if their bathroom(s) require caulking refurbishment to avoid any water seepage into suites below and the name of an independent contractor will be provided who will do it for a flat fee if the owners wish to utilize this service. This "evaluation" does not exclude owners from any liability for water damage arising from compromised caulking in their strata lots.

Sprinkler Heads

The Property Manager reported that approximately 40 owners have signed up to have their in-suite sprinkler heads covered (at no cost) in their suites – to be done. Owners can specify which sprinkler heads they wanted covered. All the sign up information is at the Concierge desk. This work is scheduled to commence next week.

Non-Insurable Water Damage (Claims)

The Property Manager reported that Crosby Property Management Ltd. was working with Clark Wilson (lawyers) on a series of letters which are being finalized to deal with water loss situations where it is below the \$50,000.00 water damage deductible for the Strata Corporation policy. It is expected the letters will be completed by the end of the month.

Elevator Floors

The Strata Council noting that existing composite flooring in the elevators was deteriorating, it was moved/seconded to replace the elevator flooring with new granite at a cost of \$7925.00 plus GST. CARRIED. The work is scheduled to start in two weeks.

Electrical Vault Cleaning

The Property Manager mentioned that BC Hydro still has not set a date for the electrical vault cleaning (which would necessitate having all the electrical power in the building shut down for one evening). Owners will be notified of the cleaning once BC Hydro confirms a date.

Inner Courtyard

The Property Manager reported that the paving stones around the children's playground area (to make it wheelchair accessible) would be installed in the near future (depending on the weather). The Property Manager reported that two quotes were obtained to get the work completed (at basically the same price) and the job went to the lowest bidder.

Speed Bump

The Council reviewed the existing speed bumps and noted that they were disintegrating and quite high. It was moved/seconded to replace them with 18 lower profile ones at the quoted cost of \$4578.00 plus GST, and the Property Manager to arrange installation of two additional speed bumps at each end of the ramp leading from P-2 to P-3. CARRIED.

Common Area Painting Project

The Strata Council viewed various colour options with respect to the repainting of the common area hallways and decided on one (unanimously) which would lighten up the hallways and improve overall lighting. The Property Manager reported that the painting would commence the week following and continue over the winter months.

Air Conditioners

The Strata Council noted that (some) owners were interested in being able to install air conditioning for their suites. This, in general, is not permitted due to the problems related to building envelope concerns, appearance, noise, and condensation issues – in accordance with the bylaws of the Strata Corporation. The Council has determined however, they will investigate what units are on the market that may be suitable for the owners to consider using, however, due to the bylaws of the Strata Corporation, and the fact this may change the appearance of the building (if air conditioners were allowed to be installed on the exterior of the building) that this was a matter that would have to be discussed, and decided upon, at the next Annual General Meeting by the owners.

Air Conditioner - Fine

The Council noted that a townhouse owner who had been requested to remove their unauthorized air conditioner on a number of occasions had not done so and it was moved/seconded that a further fine be levied against their strata lot for contravention of the bylaws of the Strata Corporation. CARRIED.

Envelope Remedial Caulking

The Property Manager reported that the company (In-Line Projects) which was scheduled to do some remedial caulking these past few months was unable to obtain a swing stage which are in extreme short supply in the Lower Mainland at this time due to all the new construction going on. It was noted that this work would have to be postponed till next year and be combined with the next fiscal period's budget allotment for caulking. In order to ensure the preventative maintenance caulking was completed next year, it was determined that Alumni Painting & Restoration would also be retained to work with In-Line Projects (both of whom have worked on the building previously) to complete the work.

Boathouse Mews Lighting

The Property Manager was asked to see what type of lighting could be installed on the Boathouse Mews walkway (common area of Quay West) to improve the lighting in that area. The Property Manager will see if a proposal(s) can be obtained from the electricians as to what options are available that would work and not negatively affect the townhouse residents or residents from the Aquarius building across the common way.

Concord Room

The Property Manager reported that Concord Pacific had not come to a final decision with respect to the use of their storage room – as to whether they were going to build storage lockers that could be sold to owners or not; or the room leased to the Strata Corporation. It was noted that they had indicated they would get back to the Council as soon as possible on the matter.

CORRESPONDENCE

The Strata Council reviewed various noise complaints, and issued fines (where applicable) to owners in regards to various concerns; and reviewed correspondence which had been received from and sent to residents. The Property Manager was asked to respond to any additional correspondence as required.

Throwing Things From Balcony - Bylaw Contravention – Fine

The Council authorized fines in the amount of \$400.00 be levied against an owner's strata lot for two separate incidents where the owner's tenants threw items out over the balcony onto the units below in contravention of the notices sent to residents regarding matters of this nature and in contravention of the bylaws of the Strata Corporation.

Strata Web Site

This service is now available: **For Access Go To: www.quayweststrata.com**
Enter: **owner** for the log on; and **4555** for the password.

NEW BUSINESS

Gym Equipment

The Council mentioned that if the treadmills and elliptical trainers broke down again (significantly) that they wanted them replaced with new commercial grade equipment.

HVAC Air Pressure

The Property Manager was asked to have the HVAC air pressure checked in the hallways on two floors which seemed inordinately high.

Amenity – Changing Rooms

The Property Manager was asked to obtain quotes to refit all the men's and women's shower stalls with vinyl inserts.

Townhouse - Exterior Gate

A townhouse owner requested permission to install a gate at the top of their steps adjacent the fencing in front of his townhouse which was approved by council on a conditional basis that if it had to be removed for any reason thereafter, that the owner would be responsible for same at their cost.

Light Motion Detectors

The Strata Council reviewed a proposal to install infrared sensors in the locker rooms which would automatically turn on lights when somebody entered the storage area and turn off the lights when they exited. It was moved/seconded to install the sensors at an approximate cost of \$80.00 each. CARRIED.

Minutes of the Council Meeting
The Owners Strata Plan LMS 4555
Held on Thursday, October 25, 2007

Salt Water Pool Conversion

The Strata Council reviewed a proposal to change the manner in which chlorine is distributed into the pool water from the present liquid chlorine dispenser to a salt water system. The Property Manager will check with the Building Manager (who brought the proposal forward) to verify with the mechanical maintenance people that the pool equipment could handle the changeover if the council and owners decided they wanted to proceed with this option.

There being no further business the meeting was adjourned at 8:00 p.m. The next meeting will be held on Thursday, December 6th, 2007.

Roger Brandon, Senior Property Manager
CROSBY PROPERTY MANAGEMENT LTD.

**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN LMS 4555
QUAYWEST RESORT RESIDENCES**

Held on Thursday, September 13th, 2007
Within the Boardroom
1033 & 1067 Marinaside Crescent, Vancouver, B.C.

COUNCIL IN ATTENDANCE:	John Arthur	President
	Ed Young	Finance Officer
	Don Currie	
	Frances Yeung	
	John Bjorknas	
	Vince Schiralli	
PROPERTY MANAGER:	Roger Brandon	Crosby Property Management Ltd.

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

COUNCIL ADMINISTRATION

In order to maintain the appropriate level of members within the Council to facilitate the administration of the Strata Corporation's affairs, it was moved/seconded to accept the de facto resignation of Leslie Glasgow from Council who will be replaced by Vince Schiralli. CARRIED.

The Strata Council would like to thank Leslie Glasgow for her contribution to the Council, and QuayWest Resort Residences, during the past 2 years.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to ratify and approve the Minutes of the Council Meeting held August 16th, 2007. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Finance Officer reviewed the July and August 2007 financial statements. It was noted that the building was basically on budget at this time. It was moved/seconded to approve the July and August 2007 financial statements. CARRIED.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

There is no litigation to report at this time. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

Water Supply Line Replacement

The Property Manager mentioned that this work was in progress, being done in sections and was 2/3rds complete. Residents will be notified by separate notice when access to their suites will be required. The Property Manager reported that the stickers would be provided to owners with a diagram indicating where the main water shut off valves were for that particular unit. The Property Manager reported that although a number of owners had upgraded their water lines previously, with braided lines, the upgrades were done with polypropylene braided lines which was an inferior water line which did not meet the specifications of the project (and for insurance reasons) and as such, those lines had to be replaced as well. The Property Manager mentioned that the contractor had found that there were a significant number of suites where the old plastic water lines were found to be not connected properly (loose connections) which had been corrected when the new lines were installed.

In addition, when the contractor is in the suite, the caulking of each bathtub/shower area was being evaluated and it was found that about 80% of the suites inspected thus far would need some remedial re-grouting or caulking in order to maintain the waterproofing in these areas. Owners will be advised by separate cover letter in the near future if their bathroom(s) require refurbishment to avoid any water seepage into suites below. This "evaluation" does not exclude owners from any liability for water damage arising from compromised caulking in their strata lots.

Sprinkler Heads

The Property Manager reported that approximately 40 owner have signed up to have their in-suite sprinkler heads covered (at no cost) in their suites – to be done. Owners can specify which sprinkler heads they wanted covered. All the sign up information is at the Concierge desk and a notice will be posted to advise owners of the project.

Non-Insurable Water Damage (Claims)

The Property Manager reported that Crosby Property Management Ltd. was working with Clark Wilson (lawyers) on the series of letters which are being finalized to advise owners that they and not the Strata Corporation, or management company, are responsible to cover the cost of repairs to their suites and arrange for repairs to be done in the event their suite is affected by water damage arising from another strata lot (not common property) and is below the \$50,000.00 water damage deductible for the Strata Corporation policy. The Strata Corporation will coordinate and pay for all in-suite repairs if the loss is the result of common area property (building envelope, common area pipes, etc.). It is expected the letters will be completed by the end of the month.

Elevator Floors/Cameras

The Property Manager mentioned that the elevator company indicated they would have to be the ones to install the cameras and they could not start on this until later in the fall at the earliest. This project was tabled for further consideration. The Property Manager would be meeting with a tiling contractor to get a bid to re-tile the elevator floors with a more aesthetic finish.

Electrical Vault Cleaning

The Property Manager mentioned that the electrical vaults would have to be cleaned in the fall which would necessitate having all the electrical power in the building shut down for a period of one evening. Owners will be notified of the cleaning once BC Hydro sets a date for the cleaning.

Inner Courtyard

The Property Manager was asked to fill in between the paving stones around the children's playground area to make it wheelchair accessible. The Property Manager mentioned he was meeting with two contractors next week to obtain quotes to get the work completed.

Air Conditioner

The Property Manager was asked to inform one of the townhouse owners that they would be fined if they did not remove their window mounted air conditioner which was put up in contravention of the bylaws of the Strata Corporation (which was not approved by Council) from their window – and that no exception could be made with respect to this matter other than the owner installing an air condenser unit in the parkade (for townhouse units only) or installing a completely self sufficient in-suite one.

The Strata Council noted that (some) owners were interested in being able to install air conditioning for their suites. This, in general, is not permitted due to the problems related to building envelope concerns, appearance, noise, and condensation issues – in accordance with the bylaws of the Strata Corporation. The Council has determined however, they will investigate what units are on the market that may be suitable for the owners to consider using, however, due to the bylaws of the Strata Corporation, and the fact this may change the appearance of the building (if air conditioners were allowed to be installed on the exterior of the building) that this was a matter that would have to be discussed, and decided upon, at the next Annual General Meeting by the owners.

Speed Bump

The Council will review the existing speed bumps to see if additional ones should be installed or others removed; or the existing ones lowered. This was tabled for further review.

CORRESPONDENCE

The Strata Council reviewed various noise complaints, and issued fines (where applicable) to owners in regards to these concerns; and reviewed correspondence which had been received from and sent to residents. The Property Manager was asked to respond to any additional correspondence as required.

An Owner requested permission to install an elevator in their penthouse unit to their roof deck above. It was moved/seconded to refuse the application and not give authorization for the installation due to a number of concerns regarding building envelope and roofing warranties in addition to concerns about tying into the building's electrical system, etc. CARRIED.

Two townhouses owners along Marinaside Crescent requested additional cedar hedging to be planted in front of their units.

Minutes of the Council Meeting
The Owners Strata Plan LMS 4555
Held on Thursday, September 13, 2007

The Strata Council noted that these townhouse owners had already benefited from a previous garden makeover in their section – and that the only reason cedars were planted in front of one of the units on the end was that this owner did not have the garden makeover – that the plants the developer had planted there were totally unsuitable and had to be removed and cedars were installed to fill in the garden area. It was moved/seconded to turn down the request to install additional cedars as requested. CARRIED.

Strata Web Site

This service is now available: **For Access Go To: www.quayweststrata.com**
Enter: **owner** for the log on; and **4555** for the password.

NEW BUSINESS

Common Area Painting Project

The Property Manager reported that he would start organizing this project to commence in late October or November where the strata could get the benefit of the lower pricing being charged by the contractors in the winter months.

Building Administration

The Property Manager to request the Resident Manager remove all articles stored outside lockers in the locker rooms as per the posted signage. The Property Manager to ensure the window cleaners were cleaning the exterior balcony glass under the handrails.

Concord Room

The Property Manager was asked to check with Concord as to what their final decision was in respect to the use of their storage room – as to whether they were going to build storage lockers that could be sold to owners or not.

Taxus Hedging

The Property Manager mentioned he was making arrangements to have the dead Taxus hedging replaced with new plants.

There being no further business the meeting was adjourned at 7:55 p.m. The next meeting will be held on Thursday, October 25th, 2007.

Roger Brandon, Senior Property Manager
CROSBY PROPERTY MANAGEMENT LTD.

**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN LMS 4555
QUAYWEST RESORT RESIDENCES**

Held on Thursday, August 16, 2007
Within the Boardroom
1033 & 1067 Marinaside Crescent, Vancouver, B.C.

COUNCIL IN ATTENDANCE:	Ed Young Don Currie John Bjorknas	Finance Officer
PROPERTY MANAGER:	Roger Brandon	Crosby Property Management Ltd.

The meeting was called to order at 6:30 p.m. There being no quorum, all decisions made at this Council meeting will be ratified at the next scheduled Council meeting.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held June 21, 2007. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Finance Officer reviewed the June and July 2007 financial statements. The Property Manager was asked to respond back to the Finance Officer in regards to a few inquiries, noted as follows:

- verify when painting levy is due. [September 1, 2007];
- determine why the administration category is over year to date budget;
- determine what the \$2,366.00 charge was to the CRF building repair category;
- determine that the monies due from an owner are related to overdue fees rather than an insurance non-deductible repair bill;

It was moved/seconded to approve the June 2007 financial statements. CARRIED.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

There is no litigation to report at this time. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

Steam Supply

The Property Manager reported that Latham's had verified that having removed the steam regulators on the lower floors raising the pressure for the upper zone risers would not pose any problems because the system was rated to handle the higher pressure.

Water Supply Line Replacement

The Property Manager mentioned that this work was in progress, being done in sections. Residents will be notified by separate notice when access to their suites will be required. The Property Manager reported that the stickers would be provided to owners with a diagram indicating where the main water shut off valves were for that particular unit. The project would take approximately 2/3 months to complete. In addition, when the contractor is in the suite, the caulking of each bathtub/shower area will be evaluated (as best possible) in case the owner needs to be advised, it requires refurbishment to avoid any water seepage into suites below. This "evaluation" does not exclude owners from any liability for water damage arising from compromised caulking in their strata lots.

Sprinkler Heads

The Property Manager reported that arrangements would be made with owners who wanted them installed (at no cost) in their suites – to be done. Owners can specify which sprinkler heads they wanted covered. All the sign up information is at the Concierge desk.

Non Insurable Water Damage (Claims)

The Property Manager reported that Crosby Property Management Ltd. (on behalf of other Strata Corporations also) was working with Clark Wilson (lawyers) on the series of letters which are being finalized to advise owners that they and not the Strata Corporation, or management company, are responsible to cover the cost of repairs to their suites and arrange for repairs to be done in the event their suite is affected by water damage arising from another strata lot (not common property) and is below the \$50,000.00 water damage deductible for the Strata Corporation policy. The Strata Corporation will coordinate and pay for all in – suite repairs if the loss is the result of common area property (building envelope, common area pipes, etc.).

Elevator Floors/Cameras

The Property Manager mentioned that the elevator company indicated they would have to be the ones to install the cameras and they could not start on this until the fall. The Property Manager forwarded the Strata Council a bid for additional monitoring equipment from Klassen Technologies which would be required to be installed if security wanted to record the camera action at the front desk in these areas. The Property Manager could not locate any tiling contractors at this time to work on the elevator floors.

Electrical Vault Cleaning

The Property Manager mentioned that the electrical vaults would have to be cleaned in the fall which would necessitate having all the electrical power in the building shut down for a period of one evening. Owners will be notified of the cleaning once BC Hydro sets a date for the cleaning.

Barbeque Get Together

Don Currie reported that the QuayWest barbeque held on July 22, 2007 was a success with over 150 residents attending. A thank you to all who attended the gala held in the courtyard and lounge areas.

CORRESPONDENCE

The Strata Council reviewed various noise complaints, and issued fines (where applicable) to owners in regards to these concerns; and reviewed correspondence which had been received from and sent to residents. The Property Manager was asked to respond to any additional correspondence as required.

Strata Web Site

This service is now available: **For Access Go To: www.quayweststrata.com**
Enter: **owner** for the log on; and **4555** for the password.

NEW BUSINESS

Building Administration

The Council mentioned the moving elevator in 1067 tower had the stainless panel pulled coming apart inside which needed to be fixed.

The Council requested that the owner of a van and another vehicle parked end to end in the same stall in the P-1 level by the 1033 entrance be advised that only one vehicle per stall is allowed in that parking area. Another vehicle stall on the north side of P-1 where owner has goods stored in the stall to be contacted to advise they have to remove them.

Inner Courtyard

The Property Manager was asked to fill in between the paving stones around the children's playground area to make it wheelchair accessible.

Air Conditioner

The Property Manager was asked to inform one of the townhouse owners that they would have to remove an air conditioner which was put up in contravention of the bylaws of the Strata Corporation (which was not approved by Council) from their window – and that no exception could be made with respect to this matter other than the owner installing an air condenser unit in the parkade (for townhouse units only) or installing a completely self sufficient in-suite one.

Speed Bump

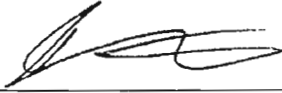
The Council looked at a speed bump sample which was lower in profile than the existing ones. This was tabled for further review.

Insurance Renewal - Deductible

The Property Manager provided the Strata Council with a copy of the new renewed insurance for the building which indicated that the water damage deductible would remain at \$50,000.00 for the forthcoming year.

Minutes of the Council Meeting
The Owners Strata Plan LMS 4555
Held on Thursday, August 16, 2007

There being no further business the meeting was adjourned at 7:30 p.m. The next meeting will be held on Thursday, September 13th, 2007.



Roger Brandon, Senior Property Manager
CROSBY PROPERTY MANAGEMENT LTD.

**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN 4555
QUAYWEST RESORT RESIDENCES**

Held on Thursday, June 21st, 2007
Within the Boardroom
1033 & 1067 Marinaside Crescent, Vancouver, B.C.

COUNCIL IN ATTENDANCE:	John Arthur Jason Stefanko Don Currie John Bjorknas	President Vice-President
PROPERTY MANAGER:	Roger Brandon	Crosby Property Management Ltd.

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

APPROVAL OF COUNCIL MEETING MINUTES

It was noted in the Minutes of the Strata Corporation dated Thursday, May 24th, 2007 under Guest Business that the water damage deductible for the Strata Corporation listed as being \$25,000.00 should have read: **\$50,000.00**.

It was moved/seconded to approve the Minutes of the Council Meeting held May 24th, 2007 with the amendment for the water deductible being \$50,000.00 (as noted above). CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Property Manager gave the Auditors Report to council. Owners can pickup copies of the Audit Report from the Concierge desk after July 5th. The Property Manager was asked to verify the expenses charged to the Janitorial account.

It was moved/seconded to approve the May 2007 financial statements. CARRIED.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

There is no litigation to report at this time. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

Steam Supply

The Property Manager reported that Latham's removed the steam regulators on the lower floors raising the pressure for the upper zone risers which hopefully would solve the problem of low pressure delivery to the upper mechanical room, which was creating some delivery problems (due to low pressure) to the upper floors affecting hot water delivery to some suites. This will be monitored by the mechanical maintenance company to see if it solves the problem.

Water Supply Line Replacement

The Property Manager mentioned this is being scheduled to be done in sections starting mid-July as the contractors were available to do the work at that time. Residents will be notified by separate notice when access to their suites will be required. The Property Manager reported that the stickers which could be placed in suites indicating where the main water shut off valves were for that particular unit had been received and would be placed in suites when the water lines were replaced. It was noted that the project would take approximately 2/3 months to complete. In addition, when the contractor is in the suite the caulking of each bathtub/shower area will be evaluated (as best possible) in case the owner needs to be advised, it requires refurbishment to avoid any water seepage into suites below. This "evaluation" does not exclude owners from any liability for water damage arising from compromised caulking in their strata lots.

Sprinkler Heads

The Property Manager reported that the sprinkler head covers had come in. A notice will be sent to owners advising to sign up for them to be installed at the Concierge desk, and once done, arrangements would be made with owners who wanted them installed (at no cost) in their suites – to be done. Owners can specify which sprinkler heads they wanted covered.

Non Insurable Water Damage (Claims)

The Strata Corporation's lawyer forwarded a draft series of letters which are being finalized to forward to owners advising owners that they and not the Strata Corporation, or management company, are responsible to cover the cost of repairs to their suites and arrange for repairs to be done in the event their suite is affected by water damage arising from another strata lot (not common property) and is below the \$50,000.00 water damage deductible for the Strata Corporation policy. The Strata Corporation will coordinate and pay for all in-suite repairs if the loss is the result of common area property (building envelope, common area pipes, etc.).

Elevator Floors

The Property Manager mentioned he was waiting for one of the contractors to return from holidays to quote on having the elevator floors retiled.

Elevator Cameras

The Property Manager reported he had given the work order to have security cameras installed in the elevators. It will be confirmed that this can be done without rebalancing the cabs otherwise it will be completed with the re-tiling of the elevators to avoid duplicating rebalancing costs.

CORRESPONDENCE

The Strata Council reviewed various noise complaints, and issued fines (where applicable) to owners in regards to these concerns; and reviewed correspondence which had been received from and sent to residents. The Property Manager was asked to respond to any additional correspondence as required.

Summer Time Barbecue



WHEN: Wednesday, July 18th – 6:30 pm. to 8:00 pm.
WHERE: Inner Courtyard Garden Area (located on 2nd floor).
WHO: Open to all residents of QuayWest Resort Residences.

* A further notice will be sent to residents/owners advising them of the particulars.

RESIDENTS – UNUSED BICYCLES

There appears to be many derelict and abandoned bicycles in the storage area. An audit of the bikes will be done at a later date to clean these out however, if you do not want your bike, please give it to the building manager for disposal - don't leave it in the bicycle area. Thank you.

Strata Web Site

This service is now available: **For Access Go To:** www.quayweststrata.com
Enter: **owner** for the log on; and **4555** for the password.

NEW BUSINESS

City Street Light

The City of Vancouver was contacted to redirect the street light away from the 1067 tower which was shining into residents' strata lots. The adjustment has been completed.

Electrical Vault Cleaning

The Property Manager mentioned that the electrical vaults would have to be cleaned in the fall which would necessitate having all the electrical power in the building shut down for a period of time one evening. Owners will be notified of the cleaning once BC Hydro sets a date for the cleaning.

Air Conditioner

The Property Manager was asked to inform one of the townhouse owners that they would have to remove an air conditioner which was put up in contravention of the bylaws of the Strata Corporation (which was not approved by council) from their window.

There being no further business the meeting was adjourned at 7:50 pm. The next meeting will be held on Thursday, August 16th, 2007.

Roger Brandon, Senior Property Manager
CROSBY PROPERTY MANAGEMENT LTD.

**MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN 4555
QUAYWEST RESORT RESIDENCES**

Held on Thursday, May 24th, 2007
Within the Boardroom
1033 & 1067 Marinaside Crescent, Vancouver, B.C.

COUNCIL IN ATTENDANCE:	John Arthur	President
	Jason Stefanko	Vice-President
	Ed Young	Finance Officer
	Don Currie	
	John Bjorknas	
GUEST:	Pat Williams	Clark Wilson Law Corporation
PROPERTY MANAGER:	Roger Brandon	Crosby Property Management Ltd.

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

ELECTION OF COUNCIL OFFICERS

It was moved/seconded to nominate **John Arthur** for the position of **President**. CARRIED.
It was moved/seconded to nominate **Jason Stefanko** for the position of **Vice-President**. CARRIED.
It was moved/seconded to nominate **Ed Young** for the position of **Finance Officer**. CARRIED.

GUEST BUSINESS

The Strata Corporation's lawyer, Pat Williams of Clark Wilson advised the Strata Council of a recent Small Claims court decision which verified that owners and not the Strata Corporation were responsible for the costs of emergency restoration and repair of their suites when the total losses were below the deductible of the Strata Corporation's insurance policy (for water damage/fire, etc.) – and the loss was not caused by common property factors such as the building envelope leaking or common area piping failure causing water damage. In the case of QuayWest it was noted that the current water damage deductible is \$25,000.00. It was highly recommended that owners ensure they have their own adequate private insurance coverage to ensure they have the proper coverage for such incidents should they arise. Mr. Williams also mentioned that it was not the responsibility of the Strata Corporation or the management company to coordinate repairs for owner's suites if it was not the fault of the Strata Corporation in the event of a loss – that owners have to handle this themselves directly or through their own insurers. Mr. Williams explained these types of losses (under the deductibles) were non-insurable losses and as such, the Strata Property Act insurance requirements do not come into effect. Once a loss is over the insurance deductible limit of a Strata Corporation, then it (including payment of the deductible) becomes the responsibility of the Strata Corporation as noted in the Strata Property Act including the requirement to do the repairs for owners as coordinated by the Strata Corporation's insurance adjuster. As noted in the Strata Corporation's bylaws, the Strata Corporation does have the right to seek reimbursement for damages from an Owner if there was negligence involved causing a loss.

Mr. Williams was asked to draft up letters (which would be reviewed by Council first) which would address various loss situations which in turn could be forwarded to owners providing them with information which would assist them in the event of a strata non-insurable claim loss. The Strata Council thanked Mr. Williams for his input on the matter who then left the meeting.

The Property Manager mentioned he would be attending an insurance symposium in the very near future where various types of loss scenarios were to be discussed with insurance lawyers, adjusters, and insurance brokers – and would inform the Council of the outcome of the meeting.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held February 22, 2007 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Property Manager reported that the auditor had completed the audit and the Audit Report would be forwarded to the owners once received from the auditors.

It was moved/seconded to approve the February through April 2007 financial statements. CARRIED.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

There is no litigation to report at this time. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

Steam Supply

The Property Manager reported that work was still being done on the steam delivery system to improve the lack of sufficient steam pressure during cold weather to the building which was creating some delivery problems to the upper floors. The Property Manager reported that the steam consultant, Kevin Woolley had been contacted to see if he was able to provide some assistance in regards to this matter.

Air Intake Grills

The Property Manager reported that the additional air intake grills had been installed under the existing ones to prevent leaves and debris from damaging air moving equipment.

Parkade Pressure Washing

The Strata Council noted that this project had been completed.

Walkway/Grounds Pressure Washing

The Property Manager reported that this project had been completed. A moss reducing solution had been used to retard the return of moss in the future from returning.

Water Supply Line Replacement

The Property Manager mentioned this would be scheduled to be done in sections as the contractors were available to do the work. Residents will be notified by separate notice when access to their suites will be required. The Strata Council asked the Property Manager to order stickers which could be placed in suites indicating where the main water shut off valves were for that particular unit – and to place them in units when the water lines were replaced.

Sprinkler Heads

The Property Manager reported that the sprinkler head covers were on back order and once available, arrangements would be made with owners who wanted them installed (at no cost) in their suites – to be done.

City of Vancouver – Bicycle Storage

The Property Manager reported that the supplies for the Strata Corporation had been removed from the bicycle storage room as requested by the City of Vancouver Building Inspector – and that he was still waiting to hear back from Concord Pacific in regards to their final word as to whether or not they would allow the Strata Corporation to utilize space in their storage area for supplies/and/or installation of lockers which could be rented out to residents.

CORRESPONDENCE

The Strata Council reviewed various noise complaints, and issued fines (where applicable) to owners in regards to these concerns; and reviewed correspondence which had been received from and sent to residents. The Property Manager was asked to respond to any additional correspondence as required.

Summer Time Barbecue



WHEN: Wednesday, July 18th – 6:30 pm. to 8:00 pm.
WHERE: Inner Courtyard Garden Area (located on 2nd floor).
WHO: Open to all residents of QuayWest Resort Residences.

* A further notice will be sent to residents/owners advising them of the particulars.

RESIDENTS – UNUSED BICYCLES

THERE APPEARS TO BE MANY DERILECT AND ABANDONED BICYCLES IN THE STORAGE AREA. AN AUDIT OF THE BIKES WILL BE DONE AT A LATER DATE TO CLEAN THESE OUT HOWEVER, IF YOU DO NOT WANT YOUR BIKE, PLEASE GIVE IT TO THE BUILDING MANAGER FOR DISPOSAL - DON'T LEAVE IT IN THE BICYCLE AREA. THANK YOU.

Strata Web Site

This service is now available: **For Access Go To: www.quayweststrata.com**
Enter: **owner** for the log on; and **4555** for the password.

NEW BUSINESS

Elevator Floors

The Property Manager was asked to obtain quotes to have the elevator floors retiled.

Elevator Cameras

The Property Manager was asked to make arrangements to have security cameras installed in the elevators as previously discussed.

There being no further business the meeting was adjourned at 8:50 pm. The next meeting will be held on Thursday, June 21, 2007.

Roger Brandon, Senior Property Manager
CROSBY PROPERTY MANAGEMENT LTD.