

**MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS
163, CARTIER PLACE, HELD ON WEDNESDAY, JANUARY 7, 2009, AT 6:15 PM
IN THE LOBBY, 3131 MAIN STREET, VANCOUVER, BC**

Council in attendance: Ben Heyboer, President
Mike White, Vice-President
Jerry Inkster, Treasurer
Gordon Cowan
Carla Busnardo
Adam Nott

Carey Grandy & J.P. Daem,
Strataco Management Ltd.

CALL TO ORDER:

The meeting was called to order by the Strata Council President, Mr. Ben Heyboer, at 6:25 pm.

MINUTES OF THE MEETING OF DECEMBER 3, 2008:

The minutes of the meeting of December 3, 2008 were adopted as distributed.

BUSINESS ARISING FROM THE MINUTES:

There was no business arising from the minutes.

PRESIDENT'S REPORT:

There was no President's report.

STRATA MANAGER'S REPORT:

1) Finance Report

Financial Statements

Mr. Jerry Inkster, Strata Council Treasurer, advised that he had reviewed the financial statement for the month of November 2008. It was then

MOVED AND SECONDED:

That the financial statement for the month of November 2008 be approved subject to review of the invoices.

MOTION CARRIED UNANIMOUSLY

Receivables Report

The Strata Manager presented the most recent receivables report for Council's information and recommended initiating foreclosure proceedings against strata lot 33, and registering a lien against strata lot 53 if the account is not brought current by January 31, 2009. It was

MOVED AND SECONDED:

To proceed with notice of forceable sale proceedings against strata lot 33, in accordance with the powers and authorities vested in the Strata Corporation by the Strata Property Act, and all costs incurred in the enforcement of the bylaws and collection of the arrears be assessed against the account of said strata lot.

MOTION CARRIED

It was

MOVED AND SECONDED:

That a lien be registered against strata lot 53 if the account is not brought current by January 31, 2009, and all costs incurred in the collection of the outstanding balance be assessed against the account of said strata lot.

MOTION CARRIED UNANIMOUSLY

Snow Removal

The Strata Manager presented for Council's information an invoice from Pro King Maintenance for snow removal services provided thus far.

2009 Budget Draft

The Strata Manager tabled the revised 2009 budget draft which, as per Council's request, contained no increase in strata fees. Council discussed the possibility of upcoming special levies and decided to recommend the budget for presentation at the Annual General Meeting.

2) Staff Report

Site Inspection Reports

The Strata Manager informed Council that the site inspection reports were on file, and that any items noted during the reports which required attention would be dealt with by management.

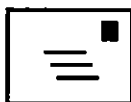
Recycling Pick-up Schedule

The Strata Manager presented the 2009 recycling pick-up calendar from Urban Recycling for Council's information. Council instructed the Strata Manager to ensure that invoices for recycling pick-ups were adjusted to account for missed pick-ups due to poor weather in December and January.

3) Correspondence

The Strata Manager advised that since the last Council meeting correspondence had been sent or received concerning the following: Phase I: uninsured motorcycle (x2); uninsured vehicle (x3); Phase II: welcome letter; request for wall inspection; P1 storage locker break-in; request for access (x 2); concerns with roof leak; unauthorized storage; request for reversal of interest charges; strata lot modification; request for permission to rent; approval to rent subject to Form K; enterphone; damage to overhead gate.

During review of the correspondence, Council queried the Strata Manager regarding implementation of the rental restriction bylaw and possible exemptions from that restriction. The Strata Manager explained certain circumstances in which rental applications must be approved, and where they may be denied.



Council reminds all owners that Strata Corporation policy requires all communication to Council to be sent via the management office. This will ensure that the correspondence can be dealt with officially by the Strata Council at a duly convened meeting. Thank you for your assistance.

4) **Re-Piping**

The Strata Manager reported that quotations for the re-piping project should be provided by February 28, 2009.

5) **Mechanical**

DW Optimum HVAC Services

The Strata Manager presented correspondence approving the replacement of a pump by DW Optimum HVAC Services.

BC Safety Authority

The elevator permits received from BC Safety Authority were provided for Council's information.

6) **Re-Roofing**

The Strata Manager presented for Council's information the specifications for the re-roofing project.

7) **Insurance**

The Strata Manager referred to the insurance quotations received from CMW Insurance Services and Coastal Insurance Services Ltd. for the Strata Corporation, and advised that on the basis of these quotations the insurance policy had been renewed with Coastal Insurance Services Ltd. The Strata Manager briefly reviewed the differences between the CMW Insurance and Coastal Insurance Services proposals, and noted that the Coastal Insurance Services premium was slightly lower than CMW's, but that they also provided some additional benefits, in particular with respect to self-adjusting rights for the Strata Corporation and guaranteed replacement costs. It was then

MOVED AND SECONDED:

That Council concur with staff's recommendation and renew the insurance policy with Coastal Insurance Services Ltd. at a cost of \$21,033.00.

MOTION CARRIED UNANIMOUSLY

Please refer to the insurance certificate attached hereto as well as a highlight of the insurance coverages for your Strata Corporation and retain these documents for future reference. Please note in particular the water loss deductible.

Owners are reminded that the Strata Corporation's insurance policy does not cover personal belongings or improvements which may have been made to the strata lots since originally built. Owners who have made improvements to their strata lots, such as flooring upgrades, appliance upgrades, cabinet upgrades, or the installation of other fixtures or chattels, must ensure that all of these are reported to their homeowner insurers, and that they have coverage to allow for these improvements to be restored in case of a major loss. Owners are also responsible to ensure that they obtain insurance for their personal belongings as well as for personal liability in case of a civil lawsuit against them.

Owners are further reminded to ensure that they query their broker about obtaining coverage to "buy down" the Strata Corporation's insurance deductibles (which can be a significant amount) to the level of their homeowner's insurance deductible. A

number of homeowner insurance policies do not provide this coverage as a matter of course, and this should be specifically requested.

If owners have any questions regarding their insurance requirements or their current homeowner policy, they are urged to take the Strata Corporation's insurance certificate to their personal brokers so that they can discuss coverages to avoid any financial hardship in case of an insurable claim.

The Strata Manager also indicated that the policy allowed management to adjudicate claims up to a certain level, which would help to expedite the work when a claim needed to be processed. Adjusters often take considerable time in making decisions as to proceeding with repair work, frequently leaving the owners with an uncomfortable situation of unresolved repairs. With the cooperation of the insurance company, Strataco is able to expedite the initiation of repairs and thus shorten considerably the time needed for repairs to be undertaken. Claims of a larger nature still require the insurance company's adjusters to attend.

8) Completed Items

The Strata Manager advised that the following had been completed since the last Strata Council meeting: replacement of damaged back lane fire door; P1 and P2 storage locker repairs; repair to overhead door grate damage; repair of back lane lighting; interior repairs at strata lots 8 and 19 (phase I).

9) In Progress

The Strata Manager advised that the following remained in progress: request for additional quotations for window replacement; re-roofing tendering process; re-piping tendering process; repair to garbage room doors.

OTHER BUSINESS:

Parking List

Council member Busnardo expressed her concerns that the parking rental list may be outdated. Council requested that the Strata Manager provide Ms. Busnardo with the most recent copy of the parking assignments for her assessment.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:41 pm, until Wednesday, February 11, 2009, at 6:15 pm in the lobby, 3131 Main Street, Vancouver, BC.

STRATACO MANAGEMENT LTD.

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Burnaby, BC

V5G 3S8

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Real estate regulations require a vendor to provide purchasers with copies of minutes. Please retain these minutes as there will be a charge to the owner for replacement copies.

MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN LMS 163, CARTIER PLACE, HELD ON WEDNESDAY, FEBRUARY 11, 2009, AT 7:00 PM IN MOUNT PLEASANT COMMUNITY CENTRE (PRESCHOOL ROOM), 3161 ONTARIO STREET, VANCOUVER, BC

CALL TO ORDER:

The meeting was called to order by Mr. Ben Heyboer, Strata Council President, at 7:15 pm.

CALLING OF THE ROLL AND CERTIFICATION OF PROXIES:

Mr. Heyboer advised that subsequent to the calling of the roll and certification of proxies it had been determined that there were 24 owners present, 25 represented by proxy, for a total of 49 voting members. A quorum for the meeting consisted of 33 owners. The meeting was therefore competent to proceed with the business at hand.

FILING OF PROOF OF NOTICE OF MEETING:

The President read into the record the Notice of Meeting sent to all registered strata lot owners in accordance with the provisions of the Strata Property Act, stating the date, time, place and purpose of the Annual General Meeting.

MINUTES OF THE MEETING OF OCTOBER 22, 2008:

The minutes of the meeting of October 22, 2008 were adopted as distributed.

BUSINESS ARISING FROM THE MINUTES:

There was no business arising from the minutes.

STRATA COUNCIL REPORT:

Mr. Ben Heyboer, Strata Council President, welcomed the owners at the Annual General Meeting and thanked them for taking the time out of their busy schedule to attend this important gathering. Mr. Heyboer introduced the members of the Strata Council in attendance and the representatives of the management company.

Mr. Heyboer then reported on the major activities of the Strata Council over the past year as follows:

One of the main challenges and focuses of Council throughout the past years has been to maintain our buildings at a satisfactory level, meeting your expectations while keeping the buildings operating expenses low.

The Strata Council continually looks for ways to obtain the best value for our dollar when dealing with various services provided and contractors.

To that end... by far and away the majority of Council's and Strataco's energies this past year were focused on the potential roof replacement and repiping of our building. These expenses dominated many Council meetings and were always in the back of our minds when voting on various spending issues. For example, several smaller "house keeping" issues were voted down as nice to have rather than need to have in light of the upcoming project.

Some examples:

Quotes were obtained and reviewed for the cost of removing and controlling the pigeons in the parking garage. This turned out to be an expensive proposition with no permanent solution to

prevent an immediate reoccurrence. We are still looking into cheaper alternatives and solutions.

Council also considered replacing the planters that were stolen from the front entranceways, but as we could not find a way to secure them decided not to replace them.

As in previous years, building security was and continues to be of utmost importance.

Throughout the year, the Strata Council has continued to make improvements wherever necessary to ensure our building's security. Recently, we also reviewed quotes to fence in or fence off the steps and back door located in the rear lane near the garbage room in an attempt to prevent homeless people from taking up residence in this location or in the carwash space. Unfortunately, the practicality of installing a fence and the cost involved also prohibited us from following through with this project ...at least for the time being.

The Strata Council did, however, move forward with a new enterphone system in Phase II that allows for 778 telephone numbers to be programmed and provide better control as to how people are admitted into the building.

The President asked that all residents remain vigilant in doing what they can to report and reduce crime opportunities. This would include waiting for the parkade gate to close behind you when entering or leaving the parkade and refraining from leaving used items such as furniture or any items of value including pop bottles etc. in the laneway. This only seems to entice and attract outsiders to our building, which may lead to more break-ins into the garbage room and/or the parking garage. Instead we encourage all owners to leave these items at a goodwill outlet where they can be dispersed to individuals in need.

Our combined security efforts do seem to be having an impact as the overall number of break-ins is down considerably over previous years.

Last year the Strata Council also replaced one of the buildings hot water storage tanks and pump. This was considered a routine maintenance expense until the contractor discovered in the course of the job that due to the poor condition of the piping, extensive pipe replacement would be required, as the existing pipe would not withstand the pressure. These types of issues increase our costs greatly.

As your Council...and fellow strata owners you may be assured that the Strata Council has done its very best throughout the year to minimize expenses and be good stewards of the Corporation's money while representing the best interest of ALL the owners, be that residential or commercial.

As you know, the Strata Corporation is facing two major expenditures in the form of a new roof and shortly repiping. Much time was spent obtaining estimates, reading roofing and piping reports trying to ensure the best value for the money was going to be obtained.

While spending large amounts of money on maintenance is never a pleasant or positive experience, it is important the owners protect their investment. It is much better to be proactive on maintenance than reactive when forced to undertake emergency repairs, which always increased the cost of the overall project. If there were to be a silver lining it can be found in the

fact that based on estimates earlier in the year, Council had anticipated an expense at or over \$500,000.00 for the roof alone.

As a result of persistence obtaining quotes as well as the down turn in the economy, the President was happy to report that one of the preferred contractors submitted a quote of \$326,550.00 for the new roof. A significant difference and savings to what we had anticipated.

This is guardedly optimistic that the repiping estimates may be slightly less as well. Council had hoped to be able to address some of the repiping issues and scope of work in tonight's meeting; however, due to time constraints the consultant, Quadra Pacific, informed us that it would not be possible to have the required information available.

Shortly, the owners will be asked to vote on the capital budget as well as the special re-roofing resolution, the Strata Council hopes the owners will support both the resolution and the budget proposed by Council. Council believes the budget will enable repair and maintenance of the Corporation's assets to satisfy the Corporation's responsibility to continue to contribute an adequate sum to the reserves to reduce potential future special levies.

In closing, the President thanked all of the Council members as well as the Strataco team for their efforts and dedication throughout the year and all of you for your support.

It was then

MOVED AND SECONDED:

That the President's report be received.

MOTION CARRIED UNANIMOUSLY

GOVERNANCE:

The President then requested the Strata Manager to conduct that portion of the meeting related to the proposed bylaw amendments.

Bylaw Amendment - Amendment to Move In/Move Outs – ¾ Vote Resolution

Mr. Daem then tabled the proposed resolution to increase the move in and move out fee for sales and rentals at residential strata lots to \$150.00 from the current \$100.00. The Strata Manager indicated that this had previously been discussed and approved by the ownership and that the documentation related to this bylaw amendment had not been submitted to the Land Title Office within the required sixty days, and consequently the owners needed to reconsider the resolution.

A lengthy discussion ensued on the need for such fees and an owner reported that he had been charged the move in fee despite the fact that he had not physically moved but simply had sold the unit and remained within the strata lot as a resident. The President indicated that any owner may appeal to the Strata Council if they feel that the bylaw should be vacated in their particular circumstance, but that the intent of the bylaw was to deal with the vast majority of situations where there is an actual physical move in or out of the strata lot at the time of sale or at the time of a change in tenancy. The Strata Council reminded the owners that the purpose of obtaining this fee was to offset the costs which are incurred by the Strata Corporation when residents who leave the building abandon materials near the garbage room that must be disposed of by the Strata Corporation at the owner's expense.

It was suggested that such move in fees do not apply to sales. Mr. Daem indicated that such an amendment would be contrary to the intent of the proposed bylaw and that the bylaw already existed requiring a \$100.00 move in fee and consequently that such an amendment would require proper notice of motion and would have to be considered at a subsequent General Meeting.

It was then

MOVED AND SECONDED:

That:

WHEREAS A review of the Strata Corporation's bylaws denotes that the move-in/out charge is inadequate with the expenses incurred by the Strata Corporation; and

WHEREAS The Strata Corporation wishes to ensure that all costs related to the move-in/out are recovered from the owner;

BE IT THEREFORE RESOLVED THAT Strata Corporation Bylaw 36 (3) (a) be amended to read as follows:

“(3) Movement in and out of Residential Strata Lots:

- (a) Upon the sale (and conveyance) of any Strata Lot and upon issuing the Form B, or upon any rental or re-rental of any Strata Lot, a fee of \$150.00 MOVE-IN AND OUT CHARGE shall apply to the Purchaser, or upon each change of tenancy of any Strata Lot. This fee is payable to the Strata Corporation prior to the actual moving dates to help offset wear and tear, extra cleanups and garbage pick up required, the increase in electrical and elevator consumption, and inconvenience to other occupants. Upon completion of a sale of a Strata Lot, the agent involved shall remove the advertising sign from the front of the building within seven (7) days.”***

BE IT FURTHER RESOLVED THAT The Strata Council be instructed to register the amended bylaw in the Land Title Office.

Question was called on the motion, and the motion was

CARRIED UNANIMOUSLY

Bylaw Amendment - Indemnity Agreements

The Strata Manager advised that a number of owners had requested permission from the Strata Corporation to modify their flooring to hardwood floor, and one owner had undertaken some extensive ensuite kitchen modifications. In accordance with Strata Corporation bylaws, these owners were required to submit certain documentation to the Strata Corporation, including an Indemnity Agreement which required the owner to take full responsibility for the improvements and was to be registered at the Land Title Office so as to disclose to any prospective purchasers that changes were made to the strata lot and that the owner had assumed responsibility for its maintenance and replacement in accordance with the bylaws and the provisions of the Strata Property Act.

It was then

MOVED AND SECONDED:

That:

WHEREAS the Bylaws of the Strata Corporation provide for the manner and conditions whereby owners may alter common property or the strata lot; and

WHEREAS said bylaws require that the owners accept responsibility for the expenses incurred in the maintenance of the common property and/or the strata lot, in accordance with Section 72 (3) of the Strata Property Act, and bylaw 6 (3) of the Strata Corporation; and

WHEREAS The Owners and Strata Council have executed the Indemnity Agreement related to said alterations;

BE IT THEREFORE RESOLVED THAT The Owners, Strata Plan LMS 163, hereby ratify the approval of said alterations to the strata lot by the owners of strata lots 6, 8, 36 and 82; and

BE IT FURTHER RESOLVED THAT bylaw 6 (3) of the Strata Corporation's bylaws be amended to reflect the execution of an Indemnity Agreement related to modifications to the strata lot as between the owners of strata lots 6, 8, 36 and 82, and the Strata Corporation.

MOTION CARRIED UNANIMOUSLY

FINANCE REPORT:

Mr. Jerry Inkster, Strata Council Treasurer, then tabled the balance sheet to November 30, 2008, the proposed 2009 operating budget including the schedule of strata fees, reserve study analysis and contract summary.

The Treasurer indicated that the Strata Corporation had a fairly reasonable year financially, but that some items of maintenance and repair had been deferred as had been previously reported by the President. Mr. Inkster indicated that through the course of time, the budget is reviewed annually, and some costs increase while others decrease, but overall, the budget had been reasonably stable for the past several years, and it was anticipated that the Strata Corporation would be at break even at the end of the current fiscal year.

He advised that the Strata Council was therefore recommending a budget for 2009 that would maintain the current level of strata fees.

The Treasurer also indicated that the Council was recommending unanimously that the owners retain the additional contribution to reserve as well as the special capital levy as these funds go into the accumulated reserves and help offset future capital expenditures, including the proposed repiping that will be debated at a subsequent Special General Meeting. Mr. Inkster referred the owners to the capital budget for re-roofing advising that some \$65,000.00 of the re-roofing budget was to be transferred from reserves thereby reducing the amount of the special levy.

A number of questions were raised by commercial owners with regards to an outstanding receivable to the commercial section as well as some of the charges in the budget. Mr. Daem advised that the charges are levied in accordance with the bylaws of the Strata Corporation, the

proportioning of expenses as between the residential/commercial that was agreed upon at the outset of the Strata Corporation. The Strata Manager indicated that the monies due to the commercial section related to water charges that were levied many years ago, but that these funds had been retained by the Strata Corporation in light of the absence of any formal commercial executive that would accept the responsibility for these monies and the subsequent redistribution to the commercial owners. Mr. Daem advised that management would have no difficulty recommending to the Strata Council the release of these funds subject to the appropriate release of liability being provided by the commercial executive to the Strata Corporation.

It was then

MOVED AND SECONDED:

That:

WHEREAS The Strata Property Act sets out the required information to be submitted with the proposed budget; and

WHEREAS The Strata Property Act requires the Strata Corporation to report on the contingency reserve funds, operating expenses and unapproved expenses; and

WHEREAS The Strata Property Act establishes the approval process for the various components of the budget for the coming fiscal year;

BE IT THEREFORE RESOLVED THAT:

- ⇒ The Owners, Strata Plan LMS 163, hereby authorize a 2009 reserve contribution in the amount of \$20,000.00. (refer to Section 93 of the Strata Property Act)
- ⇒ The Owners, Strata Plan LMS 163, hereby authorize operating expenses in the amount of \$286,920.75 (exclusive of the reserves and capital expenses). (refer to Section 103 (1) of the Strata Property Act)
- ⇒ The Owners, Strata Plan LMS 163, approve a capital levy in the amount of \$20,000.00 to provide additional reserve funding in accordance with the requirement of the reserve analysis and capital cash flow projection, said levy to be payable by the owners of record as at February 11, 2009, based upon unit entitlement, with payments to be made in twelve (12) equal monthly installments commencing January 1, 2009 (see attached Capital Reserve Contribution Special Levy). (refer to Section 94 (1) of the Strata Property Act)
- ⇒ The Owners, Strata Plan LMS 163, approve a capital levy in the amount of \$25,000.00 to provide additional funding for the replacement of the plumbing system, said levy to be payable by the owners of record as at February 11, 2009, based upon unit entitlement, with payments to be made in twelve (12) equal monthly installments commencing January 1, 2009 (see attached Capital Projects Special Levy). (refer to Section 94 (1) of the Strata Property Act)

MOTION CARRIED (48 in favour, 1 opposed)

The Treasurer then referred the owners to the capital budget for the re-roofing of the buildings as well as the resolutions related to the re-roofing and the borrowing resolution to assist those owners who may not be able to obtain the special levy funds through their own lending institution.

Mr. Inkster indicated that the Strata Council was extremely pleased with the tender results and that it had originally been anticipated that the cost of the roof replacement would be in excess of \$500,000.00, but that the low bid tendered by Harvard Industries was slightly over \$311,000.00.

It was then

MOVED AND SECONDED:

That:

WHEREAS The Owners engaged BC Roof Inspections to prepare the specifications for roof replacement of Phases I and II and obtain tenders; and

WHEREAS Said tenders are summarized in Table I attached hereto; and

WHEREAS Based on these tenders the Strata Council recommends the Strata Corporation enter into a contract with Harvard Industries at a cost of \$311,000.00 + tax; and

WHEREAS The Strata Council further recommends The Owners, Strata Plan LMS 163, approve a roof replacement budget in the amount of \$415,985.00, inclusive of warranty costs, inspections, management and administration, taxes and change orders; and

WHEREAS The Strata Corporation has insufficient funds to proceed with this project based on the proposed roof replacement budget;

BE IT THEREFORE RESOLVED THAT:

- ⇒ The Owners, Strata Plan LMS 163, hereby authorize a roof replacement budget in the amount of \$415,985.00 as attached hereto as Schedule 1;
- ⇒ The Owners, Strata Plan LMS 163, hereby authorize a transfer from reserves in the amount of \$65,985.00 as partial funding of the roof replacement costs;
- ⇒ The Owners, Strata Plan LMS 163, hereby authorize a special levy in the amount of \$350,000.00 to fund the roof replacement, said levy to be payable by the Owners of record as at February 11, 2009, in three (3) equal payments on April 1, May 1 and June 1, 2009;
- ⇒ The Owners, Strata Plan LMS 163, hereby authorize the Strata Council to enter into a contract with Harvard Industries for the re-roofing of the buildings in accordance with the specifications prepared by BC Roof Inspections at a cost of \$311,000.00 + tax.

MOTION CARRIED UNANIMOUSLY

Borrowing Resolution

The Strata Manager indicated that as had been practice in the past, the Strata Corporation would approve a borrowing resolution to enable those owners who were not able to obtain funding through conventional lenders to obtain a loan through the Strata Corporation. Mr. Daem assured the owners that only those owners benefiting from the loan pay for all interest and administrative costs related to the loan and indicated that this should be an avenue of last resort for those owners who simply cannot obtain financing either through their line of credit, personal loans or equity loans.

The Strata Manager also indicated that a recent federal program afforded certain tax credits to eligible owners and that this information would be submitted with the minutes of the Strata Council meeting to enable any owner to benefit from this federal tax program at the time of the filing of their personal tax returns.

An owner queried as to whether there were any charges for those owners making payments in three equal installments. The Strata Manager confirmed that there were no additional charges to the schedule of special levy for those owners who make payments in three equal payments. The Strata Manager advised that a questionnaire, as well as the schedule of payments would be distributed to the owners if the resolution is approved.

It was then

MOVED AND SECONDED:

That:

WHEREAS The Owners, Strata Plan LMS 163, Cartier Place, wish to re-roof the buildings; and

WHEREAS The Owners, Strata Plan LMS 163, Cartier Place, have approved a special levy to fund said re-roofing in the amount set out in the previously adopted ¾ vote resolution; and

WHEREAS For those owners who cannot fund the levy by other means, the loan can be made available to you;

BE IT THEREFORE RESOLVED THAT The Owners, Strata Plan LMS 163, Cartier Place, hereby adopt the Borrowing Resolution to assist those owners requiring this financing; and

BE IT FURTHER RESOLVED THAT The above approval is subject to all costs related to this borrowing (including principal, interest, fees, legal costs and administrative costs) being borne and charged back to those strata lot owners benefiting from the proceeds of the loan, in addition to the amount of the special levy set out in the schedule of special levy.

Borrowing Resolution

WHEREAS:

- A. The Strata Corporation wishes to borrow funds sufficient to finance its obligation under the Strata Property Act of British Columbia (the "Act") for repairs to the common property.

- B. Section 111 (1) of the Act provides that the Strata Corporation may borrow money required by it in the performance of its duties or the exercise of its powers.
- C. The Strata Corporation has a bylaw similar to section 111 (1) of the Act.
- D. The Strata Corporation has arranged financing to be made available to the Strata Corporation to meet its obligations for repair under the Act.
- E. In order to secure the repayment of such financing, the Strata Corporation must grant certain security.

BE IT RESOLVED as $\frac{3}{4}$ Resolutions of the Strata Corporation that:

1. The Strata Corporation do borrow a sum equivalent to the amount of a special levy owed by those owners seeking assistance, but not to exceed \$350,000.00, from a third party lender (the "Loan"), together with interest, all in accordance with the terms and conditions of a commitment letter (as amended, extended, renewed or replaced from time to time the "Commitment") to be issued by the lender to the Strata Corporation.
2. The Owners authorize the execution and delivery of the Commitment Letter by the Strata Corporation to the lender.
3. The Loan be used for the purposes of paying invoices related to the common property of the Strata Corporation.
4. The Strata Corporation pays to the lender a non-refundable commitment fee in accordance with the terms and conditions of the Commitment Letter.
5. The Strata Corporation hereby undertakes to:
 - a) prohibit the Corporation from granting any further lien charge, encumbrance or security interest in or to the assets or personal property of the Corporation, including without limitation a mortgage of unpaid contributions, until the Loan (as defined herein) is repaid in full; and
 - b) require the Corporation to include in each annual budget an amount equal to the total payments of principal and interest due under the Note during the budget period.
6. The Strata Corporation grants to the Lender a promissory note ("Note") in the principal amount of up to \$350,000.00 if the proposed repairs and the funding of legal proceedings are approved, with interest accruing at the rate described in the Commitment Letter.
7. The Strata Corporation grants to the Lender as security for any and all indebtedness now or hereafter owing by the Strata Corporation to the Lender, including without limitation the Note, the following:
 - a) a loan agreement ("LA") charging all right, title and interest of the Strata Corporation in and to Unpaid Contributions, as that term is defined in the LA; and

- b) a general security agreement ("GSA"), which agreement will grant a mortgage, charge and security interest in and to all of the present and after-acquired personal property of the Strata Corporation.
8. The LA, the Note and the GSA (together the "Security") are hereby approved and shall be executed and delivered for and in the name of and on behalf of the Strata Corporation, and that the Corporation seal of the Strata Corporation shall be affixed to the security, and the security shall be executed in the presence of the President and the Vice-President of the Strata Council of the Strata Corporation, the Security to contain such alterations, additions and amendments thereto and deletions therefrom as may be approved by the persons so executing the same, whose signatures thereon shall be conclusive evidence of such approval, and who shall also at any time and from time to time sign, seal and delivery all such instruments and ratify and approve all such acts and deeds as may be required to fulfill any of the obligations of the Strata Corporation under the Security and the Commitment Letter, and when so executed, shall be valid and binding upon the Strata Corporation.
9. The Strata Corporation has established banking facilities satisfactory to the Lender for the purposes of administering the receipt and deposit of all monies received from individual owners on account of payment by such owners to the Strata Corporation of all monthly contributions and special assessments for common expenses.

The strata lots listed on the loan schedule shall be solely responsible for payment of principal, interest and fees related to the ("LA") in accordance with a schedule of assessments effective April 1, 2009 for a period of 60 months.)

MOTION CARRIED UNANIMOUSLY

INSURANCE – POLICY REVIEW AND APPROVAL:

The Strata Manager tabled the insurance certificate for the current year, noting that all coverages remained the same as in the previous year, and that while the premiums had increased slightly (7%), the insurers had made no changes to the insurance deductible portions of the policy in light of the anticipated capital work being done by the owners to replace the roof and replace the piping in Phase II.

The Strata Manager reminded the owners that the Strata Corporation's insurance policy does not cover personal belongings or improvements which may have been made to the strata lots since originally built. Owners who have made improvements to their strata lots, such as flooring upgrades, appliance upgrades, cabinet upgrades, or the installation of other fixtures or chattels, must ensure that all of these are reported to their homeowner insurers, and that they have coverage to allow for these improvements to be restored in case of a major loss. Owners are also responsible to ensure that they obtain insurance for their personal belongings as well as for personal liability in case of a civil lawsuit against them.

The owners were also reminded to ensure that they query their broker about obtaining loss assessment coverage to "buy down" the Strata Corporation's insurance deductibles (which can be a significant amount) to the level of their homeowner's insurance deductible. A number of homeowner insurance policies do not provide this coverage as a matter of course, and this should be specifically requested.

The Strata Manager strongly recommended that if owners have any questions regarding their insurance requirements or their current homeowner policy, they take the Strata Corporation's insurance certificate to their personal brokers so that they can discuss coverages to avoid any financial hardship in case of an insurable claim.

It was then

MOVED AND SECONDED:

That:

WHEREAS the Strata Corporation currently insures considerable assets over which it has an insurable interest but no beneficial ownership; and

WHEREAS the Strata Corporation is required in its mandate to deal with matters affecting not only the common property, common facilities and common assets, but also those fixtures built or installed by the owner/developer as part of the original construction; and

WHEREAS the Strata Council is recommending that the Strata Corporation approve the property insurance policy and related risks in accordance with the Certificate of Insurance attached to the notice of meeting, which sets out the current level of insurance coverage;

BE IT THEREFORE RESOLVED THAT The Owners, Strata Plan LMS 163, hereby approve the insurance policy and the terms as set out in the Insurance Certificate dated December 31, 2008, setting out the coverages for the benefit of The Owners, Strata Plan LMS 163, in accordance with Section 149 of the Strata Property Act and related regulations.

MOTION CARRIED UNANIMOUSLY

ELECTION OF 2009 STRATA COUNCIL:

The Strata Manager advised that the owners were required to elect five (5) residential members and two (2) commercial members to the Strata Council. The Strata Manager indicated that the Strata Council retired at the Annual General Meeting, and while existing members were eligible for re-election if they were nominated and chose to stand, any interested owners were urged to place their name in nomination. The following owners were duly nominated:

Commercial Section

William Ng	3151 Main Street
Billy Yu	3173 Main Street

Residential Section

⇒ Jerry Inkster	109 I
⇒ Ben Heyboer	301 I
⇒ Carla Busnardo	310 II
⇒ Lynn Parkinson	113 II
⇒ Mike White	314 II
⇒ Gord Cowan	311 II
⇒ Adam Nott	108 I

Subsequent to a secret ballot having been taken, the following having polled the highest number of votes from the residential section nominees were declared the residential owners elected to the Strata Council:

⇒ Jerry Inkster	109 I
⇒ Ben Heyboer	301 I
⇒ Carla Busnardo	310 II
⇒ Lynn Parkinson	113 II
⇒ Mike White	314 II

It was

MOVED AND SECONDED:

That the ballots be destroyed.

MOTION CARRIED UNANIMOUSLY

OTHER BUSINESS:

Building Repiping

Mr. Daem indicated that the Strata Council had hoped that they would be able to bring forward the tenders for the repiping of Phase I, but that due to delays, the engineers had not been able to complete the documentation and it was now anticipated that the specifications would be ready by month end, and that a Special General Meeting would be held in mid April so as to review the tenders and to adopt the required resolutions to proceed with the repiping of Phase I.

The Strata Manager briefly reviewed the process noting that Council had approved a vertical repiping system, which would provide for the isolation of components of the plumbing system within a riser and would minimize the intrusion of piping in the strata corporation hallways. The Strata Manager also indicated that the design would attempt to minimize any destructive work within suites and that the engineers would be in attendance at the Special General meeting so as to answer any questions which owners may have with respect to the proposed work. Mr. Daem briefly reviewed the protocol related insuite repiping noting that there is normally a disruption within each strata lot for a period of approximately two to three weeks and it was anticipated that the entire project would take approximately three to four months.

In answer to a question from an owner, the Strata Manager did not anticipated that the work would start prior to the fall of 2009.

In answer to a question from an owner, the President confirmed that it was not the intent of the Strata Council to proceed with the repiping of Phase II at this time, as there had been very few problems reported in this building. The President indicated that it was difficult for the Strata Corporation to anticipate when Phase II might have to be repiped, although it was hoped that this would not be for four to five years.

The Treasurer confirmed that payment of the special levy for repiping would be borne by all owners as would the cost of repiping Phase II at some future date.

ADJOURNMENT:

There being no further business, the meeting adjourned at 9:00 pm.

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**MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS
163, CARTIER PLACE, HELD ON WEDNESDAY, MARCH 11, 2009, AT 6:15 PM IN
THE LOBBY, 3131 MAIN STREET, VANCOUVER, BC**

Council in attendance: Ben Heyboer, President
Mike White, Vice-President
Jerry Inkster, Treasurer
Lin Parkinson
William Ng
Bill Yu

Carey Grandy,
Strataco Management Ltd.

Absent with leave: Carla Busnardo

CALL TO ORDER:

The meeting was called to order by the Strata Manager, Mr. Carey Grandy, at 6:15 pm.

ELECTION OF OFFICERS:

The Strata Council elected the following officers for the upcoming year:

President	Ben Heyboer
Vice-President	Mike White
Treasurer	Jerry Inkster

MINUTES OF THE MEETING OF JANUARY 7, 2009:

A Council member asked why the distributed minutes have the "Draft – For Discussion Only" notation. The Strata Manager advised that the minutes are considered to be in draft form until approved by Council at the next scheduled Council meeting, and that in the interest of keeping the ownership well informed the minutes are distributed prior to their formal approval. If any changes are required to the minutes these are documented in the subsequent set of minutes.

It was then

MOVED AND SECONDED:

That the minutes of the meeting of January 7, 2009 be adopted as distributed.

MOTION CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES:

There was no business arising from the minutes.

PRESIDENT'S REPORT:

The President reported that he had received copies of the documentation confirming the bylaw amendments approved at the Annual General Meeting on February 11, 2009. These forms will be signed by Council and returned to management for registration in the Land Title Office.

STRATA MANAGER'S REPORT:

1) Finance Report

Financial Statements

The Strata Manager tabled for Council's consideration copies of the financial statements for the months of December 2008 and January 2009. The Strata Council Treasurer, Mr. Jerry Inkster, reported that he had reviewed both the financial statements and the invoices for the months in question, and queried the reason for a December 5 invoice from Artisan Plumbing & Heating, noting that a water leak had been phoned in but upon arrival the plumber had not been able to discover any problem. It was requested that the Strata Manager advise the on call Managers at Strataco Management Ltd. to confirm with Council members if possible any common area leaks before dispatching trades at an overtime rate. It was then

MOVED AND SECONDED:

That the financial statements for the months of December 2008 and January 2009 be adopted as presented.

MOTION CARRIED UNANIMOUSLY

Receivables Report

The Strata Manager presented the most recent receivables report for Council's information, noting that 11 strata lots were in arrears but that several strata lots had prepaid the total amounts due for the special and capital levies. It was noted that with respect to strata lot 53, Council approved giving the owner one more month to bring the account current before a lien would be registered. It was also noted that foreclosure action had been initiated against strata lot 33 as per Council's request.

Strata Lot 16

The Strata Manager presented for Council's consideration a request from the owner of strata lot 18 for reimbursement of a plumbing invoice. It was noted that the plumber was called by the unit owner in response to a clogged bathroom drain, and that the plumber had to auger approximately 8' into the common area drain to remove the blockage. It was therefore

MOVED AND SECONDED:

That the Strata Corporation reimburse the owner of strata lot 18 in the amount of \$194.25.

MOTION CARRIED UNANIMOUSLY

Strata Lot 65

The Strata Manager tabled for Council's consideration correspondence with the owner of strata lot 65 regarding a request for the deletion of late fees. It was noted that the owner maintained that she had received verbal confirmation from the former Strata Manager that the late fees would be deleted as the delay in payment was due to an error and was not an intentional avoidance of payment. After reviewing the correspondence and the situation it was

MOVED AND SECONDED:

That the late fees assessed against strata lot 65 be deleted.

MOTION CARRIED

Chargebacks

The Strata Manager presented correspondence sent to two strata lot owners concerning invoice chargebacks.

2) Staff Report

Site Inspection Reports

The Strata Manager informed Council that the site inspection reports were on file, and that any items noted during the reports which required attention would be dealt with by management.

Rental Information Sheet

The Strata Manager tabled for Council's information a copy of the rental information sheet current to January 9, 2009. It was noted that at present 12 strata lots are rented at Cartier Place, and that the rental limit is 10.

Indemnity Agreement Summary

The Strata Manager presented for Council's information the most recent Indemnity Agreement summary updated on February 18, 2009.

Mt. Pleasant Community Centre

The Strata Manager tabled for Council's information correspondence with Mt. Pleasant Community Centre concerning the rental of a room for the Annual General Meeting held in February 2009. The Strata Manager reported that due to the excellent turnout at the AGM the allotted capacity for the room had been exceeded, which had lead to some confusion and difficulties in obtaining adequate seating. Council requested that in future the Strata Manager obtain a larger venue for General Meetings, and suggested the Howard Johnson Hotel at 12th and Kingsway as an alternative location.

Kodiak Signs

The Strata Manager tabled for Council's information a quotation for replacement elevator signs. The quotation was requested to replace the sign that was ripped off the wall of the 3131 Main Street elevator. The Strata Manager noted that the cost for replacing the sign box was approximately \$130.00 excluding installation. It was noted that recently some graffiti has been applied to the sign box in the Phase II elevator. Council noted that they would attempt to remove the ink from the plastic covering, but that failing that it may be necessary to replace the sign box.

Council would like to remind all owners and residents that any graffiti or vandalism such as that done to the elevator sign boxes will eventually cost the Strata Corporation and ultimately the ownership additional money.

BFI Waste Systems

The Strata Manager tabled for Council's information correspondence with BFI Waste Systems requesting their attendance to damage at the garbage room and replacement of the leaking bins. It was noted that the bins had been replaced and the damage in the garbage room attended to.

Window Replacement

The Strata Manager tabled for Council's consideration quotations obtained for the replacement of windows in strata lots 52 and 55. It was noted that quotations had

been received from Markic Development & Restoration and Total Projects, and that a quotation was pending from Archway Construction. The Strata Council reviewed the quotations and discussed the matter in depth before requesting that the Strata Manager obtain clarification on the quotation from Markic Development & Restoration and request additional proposals. The Strata Manager reported that he had sought quotations from an additional three contractors and that several had been unwilling to bid on the work, but indicated that he would endeavour to obtain additional proposals for the next scheduled meeting.

Western Fence & Gate

The Strata Manager tabled for Council's consideration quotations from Western Fence & Gate for the fencing off of the back area of the lane by 15th Avenue. It was noted that this was requested by some commercial owners in order to prevent homeless people from using the area for shelter. Council discussed this matter at length, attempting to determine the best way to deal with this issue. It was noted that in the past they had tried to improve the lighting in the area to act as a deterrent, and that other visual or audio deterrents could become a nuisance to owners and residents. At the conclusion of the discussion it was determined that the Strata Manager would obtain a proposal for the installation of a gate in a slightly different set up than the one presented in the quotation. Council felt that this would adequately deal with the situation as well as maintain the visual appearance of the back lane area.

3) Correspondence

The Strata Manager advised that since the last Council meeting correspondence had been sent or received concerning the following: Phase I: receipt of Indemnity Agreement; correspondence with Quadra Pacific; request for parking stall information (x 2); Phase II: welcome to new tenant; request for parking stall information; notice of change in tenant; request for welcome package; request for rental information; concerns with window cleaning; receipt of Indemnity Agreement; enterphone update; uninsured vehicle; concerns with contractor; Commercial: homeless people at rear entrance; request for approval of usage (x 2); concerns with pigeons, glass and vandalism; request for copies of invoices; concerns with dumpster leaking.



Council reminds all owners that Strata Corporation policy requires all communication to Council to be sent via the management office. This will ensure that the correspondence can be dealt with officially by the Strata Council at a duly convened meeting. Thank you for your assistance.

4) Pigeon Control

The Strata Manager tabled for Council's consideration three proposals for the remediation of pigeons in the underground parking area. An additional proposal was provided by Council member Yu. Council discussed the matter at length, noting that the ideal solution would be to keep the overhead door closed at all times and install netting to prevent bird ingress; however, it was recognized that this would negatively impact the commercial owners and therefore was not a viable option at this time. Council then reviewed the proposal to clean the area and apply a spray that creates an odorous deterrent to pigeons nesting and roosting. Council requested the Strata Manager obtain clarification on whether the removal of pigeon droppings would be immediately required to increase the effectiveness of the deterrent spray. After

service is completed, the Strata Manager is to obtain quotations for the spot cleaning and removal of all pigeon droppings in the underground parking area, for presentation at the next Council meeting. It was then

MOVED AND SECONDED:

That the Strata Council approve the proposal from Pigeon Patrol for pigeon nest removal, including disinfecting of the infected areas and pressure washing of the ramp if necessary, for the cost of \$600.00.

MOTION CARRIED UNANIMOUSLY

5) Mechanical

DW Optimum HVAC Services

The Strata Manager presented copies of the service reports received from DW Optimum HVAC Services in conjunction with their recent maintenance service. It was noted that during the inspection the contractor had located a pump which they felt should be replaced. The Strata Manager reported that he had not yet clarified the specific pump and investigated it himself, but that he would do so prior to the next Council meeting.

Richmond Elevator Maintenance

The Strata Manager tabled correspondence from Richmond Elevator Maintenance advising that they would be increasing their service fees for all customers. The Strata Council noted that on the weekend of February 28/March 1 the elevators had malfunctioned, resulting in an owner in a wheelchair not being able to access his suite. The Strata Manager advised that he was aware of this situation and that the on call Manager had requested that Richmond Elevator attend to the issue, but that they had been extremely slow in response. He noted that this was unacceptable and that the contractor had been informed of the extreme displeasure of the Strata Corporation with the poor response. The Strata Manager noted that a potential cause of the problem is that the Strata Corporation typically does not provide elevator keys to lock off the elevator during moves. Holding open the elevator doors without locking them off can be stressful on the machinery and cause problems. It was recommended that the Strata Manager obtain a proposal for the distribution of elevator keys during moves in or out, with the elevator keys to be returned at the conclusion of the move, and that the issuance and collection of the keys be handled by Strataco Management Ltd. A proposal will be presented at the next Council meeting.

Council member Yu reported that there were some concerns with the operation of the commercial elevator, which frequently stops either below or above the floor by a few inches, and requested the Strata Manager attend to this.

6) Re-Roofing

The Strata Manager presented for Council's review correspondence from BC Roof Inspections regarding the tender summaries and the final contract for the re-roofing project.

The Strata Manager then introduced Mr. Doru Cornescu of Hestia Management, to provide a proposal for project management and some information on the re-roofing process.

Mr. Cornescu introduced himself and informed Council that Hestia Management was an affiliate company of Strataco Management Ltd. Mr. J.P. Daem is a co-owner of both companies. Mr. Cornescu noted that Hestia Management had been providing project management for four years, and that he himself had over 10 years of experience in construction management. Mr. Cornescu advised that Strata Managers no longer become directly involved in capital projects as the amount of work required to do the job properly exceeds their available time; therefore, it is always recommended that the Strata Corporation obtain a project management company to oversee major projects and ensure any concerns are attended to. Mr. Cornescu advised that if selected, Hestia Management would provide daily site inspections, ensuring that the quality of work is acceptable and that the scope of work is being followed, endeavour to keep costs down by only approving add-ons and change orders that are absolutely necessary, and that no contract overages would be approved without Council's authorization. Mr. Cornescu noted that in the past Hestia Management had been extremely successful in this area and that in four years they had overseen building envelope repairs, roof replacements, and re-piping projects (both large and small) and had always seen the projects completed at or under budget. In conclusion, Mr. Cornescu advised Council that it is important to have a representative with the skills and knowledge necessary to ensure that the quality of service and finished product are acceptable to the Strata Corporation.

Mr. Cornescu then left the meeting, with Council thanking him for his presentation.

Council reviewed the proposal from Hestia Management, noting that the fees for service would be 7% of the project budget, or \$21,770.00. Council noted that they felt confident using a project management company affiliated with Strataco Management Ltd., as the company would have a better knowledge and understanding of Cartier Place and its residents. It was also reported that in the past Mr. Cornescu had been involved with capital projects at Cartier Place and that they had been successfully completed. It was then

MOVED AND SECONDED:

That Council retain Hestia Management as project managers for the re-roofing project.

MOTION CARRIED UNANIMOUSLY

7) Re-piping Project

The Strata Manager tabled for Council's information correspondence with Quadra Pacific Consultants regarding the preparation of a scope of work for the re-piping of Phase I, noting that access to several suites had been required by the engineer. The Strata Manager also noted that the engineer assigned to this project had become quite ill and that as a result the project had been delayed, but that the scope of work was nearing completion.

8) Insurance

The Strata Manager tabled for Council's information copies of correspondence from Coastal Insurance Services, advising that a recent assessment of Cartier Place had resulted in an increase in property value of \$1,076,500.00, bringing the total building valuation to \$17,388,600.00. As a result of the increase in value the premium for the Strata Corporation had increased by \$1,133.00.

9) Completed Items

The Strata Manager advised that the following had been completed since the last Strata Council meeting: installation of signage box in 3131 elevator; repair to lock at Phase II P2 door; repair to lock at Phase I P2 door; removal of items dumped in back lane; replaced ballasts throughout buildings; reprogramming of exterior light timer; repair to garbage room door; insuite repairs at strata lot 83.

10) In Progress

The Strata Manager advised that the following remained in progress: annual fire inspection; roof repairs at strata lot 83.

OTHER BUSINESS:

Graffiti Removal

The Strata Council noted that recently they had observed a decrease in the amount of graffiti on the building, and hoped that the Strata Council's commitment to removing this vandalism when discovered had become a deterrent.

Commercial Unit Awnings

Council member Yu requested that the Strata Council consider the installation of mesh covers underneath the commercial unit awnings to keep pigeons out of the area. He noted that these had been installed at 3163 Main Street with some success. The Strata Council asked the Strata Manager to obtain quotations for the next meeting.

Commercial Pedestrian Gate

Council member Yu reported that the commercial gate timer currently locked at 7:00 pm and that many commercial owners felt this was too early. He requested that the Strata Manager have the gate lock off time changed to 8:00 pm. The Strata Council requested that the Strata Manager attend to this.

Missing Tiles on Main Street

Council member Yu brought to the Strata Council's attention the absence of replacement tiles outside of commercial units on Main Street. The Strata Council noted that in the past they had addressed this issue and that it had been difficult to locate tiles to match those already installed. It was their understanding that tiles had been located by a previous Strata Manager but for some reason they had not been installed. It was requested that the Strata Manager contact the prior Strata Manager and have the situation resolved and the tiles replaced.

Pro King Maintenance

The Strata Council requested that the janitorial contractor use a different and more natural smelling cleaner in the lobbies to improve the scent.

Disaster Planning

Council member Parkinson asked whether the Strata Corporation had any disaster plan in place. It was reported that no such plan existed at this time, but that it was an area of interest to the Council. Ms. Parkinson noted that she had lived in other buildings with disaster plans and that such plans had a positive effect on the community as a whole. Council asked that any owners wishing to be involved in the Disaster Planning Committee contact Mr. Carey Grandy of Strataco Management, who will pass their names along to Council member Parkinson. It was noted that this matter would be revisited at the next Strata Council meeting.

Underground Parking Area Break-ins

The Strata Manager reported that between the evening of March 10 and the morning of March 11 there had been a series of cars and lockers broken into in the residential parking area. It appeared as though access had been gained through a weak latch in the 3131 Main Street door, and that the burglars had then taken the elevator to the P2 level, pried open an astragal strip, and gained access to the residential parking area. The Strata Manager reported that as of the time of the meeting the 3131 Main Street door had been temporarily repaired, and that permanent repairs would be made once the replacement parts had been received. He also noted that the damage done to the P2 door had been temporarily repaired but that more significant door repairs may be required and that he was awaiting a report from the locksmith.

The Strata Manager reported that he had received many telephone calls expressing concerns over the security of the building. The Strata Council noted that they too were concerned and were willing to investigate improvements in the building security system. Council member Yu noted that there had also been break-ins during the day in the commercial underground parking area and requested that the Strata Corporation investigate the installation of a sign asking visitors to the commercial units not to leave valuables in their vehicles. The Strata Council requested the Strata Manager obtain a proposal for the supply and installation of such a sign, but noted that it would be difficult to eliminate break-ins in the commercial underground parking area as the door is left open.

ADJOURNMENT:

There being no further business, the meeting adjourned at 9:05 pm, until Wednesday, May 6, 2009, at 6:15 pm in the lobby, 3131 Main Street, Vancouver, BC.

STRATACO MANAGEMENT LTD.

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