

STRATA PLAN NWS 3379
11595 FRASER STREET
MAPLE RIDGE BC V2X 0X7

Minutes of the Strata Council Annual General Meeting November 16th, 2005 in the
Lobby of Brickwood Place Meeting called to order at 7:30 pm

The minutes of the last AGM were read and approved. No new business arising from the
previous AGM.

Presidents Report: Dan Brown

Two floors were painted – one more than originally scheduled. The next two floors will
be painted next year.

Brighter hallway lights have been installed.

The carpets have been cleaned.

Underground parking did not get washed. Should be done next year

Fencing repairs has commenced.

Roof skylites have been recaulked

Water tank was replaced.

Unclaimed storage lockers will have locks cut off & contents removed.

Some storage lockers will become available in December.

A bicycle was stolen from the bike rack in the underground.

Painting in the underground parking area is ongoing.

Explanation for the increases of parking, storage, gas, rv storage fees given.

Budget Report: Anthony Foster

All bills are current

No major expenses

Any surpluses in the budget will go directly into the contingency fund.

Lowest strata fees in the Maple Ridge area

New budget approved

Discussion and Suggestions:

The temperature of the hallways was brought up. The fans are switched from either end
of the building every month.

The first floor patios are blacktopped - some, of which are showing cracks. The
president explained that if owners are so inclined, they could reseal their patios & strata
would not be adverse to paying the cost of materials.

It was suggested that a survey be drafted by strata to generate information regarding any perimeter repairs that owners deem to be handled.

Suggestion made that a "Welcome Package" be drafted & handed out to new occupants.

Some people were not happy to see the wallpaper removed in the hallways

In order to allow a visitor into the building dial 6 on your telephone. If you are on the telephone and the door buzzes, dial 9 to allow access.

By-law notices were discussed. Please note that letters of infractions are the duty of strata and at time of purchase, owners agreed to abide by the stated rules and regulations.

Our new manager Charene West was introduced and can be contacted in 201

The Manager will add this title to the front door panel

The Manager will also correct some spellings at the front door panel.

Discussion regarding caulking to some units ensued and should be resolved shortly..

The number of rental units was divulged.

The members of the council stepped down and an election of new council members conducted.

The following were chosen: Dan Brown, Leila Myton, Bob Rae, Linda Wass, David Piekowski, Chris Kearney and Trena Zaser

There was a vote of thanks for the past council

The meeting was adjourned at 8:30m

Reminder:

Xmas upon us – note artificial trees only