

MINUTES OF THE COUNCIL MEETING OF THE OWNERS, STRATA PLAN VR 2691 HELD WEDNESDAY, MAY 7th, 2003 IN SUITE #418-711 EAST 6th AVENUE, VANCOUVER, BC.

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

Council members present: Mike Cooke
Dave Smith
Brenda Wheatley
Regina Van Berckel
Greg Mellis

Condex Property Management Ltd. Edward N. Whitlock, Property Manager

1. Previous Minutes:

It was duly **MOVED AND SECONDED** to approve the minutes of the previous Council meeting held March 5th, 2003 as circulated. **CARRIED**

2. Caretaker Report:

The resident caretaker, Alfonso Tang, provided Council with an update on recent maintenance activities in the complex. It was reported the garage door had undergone repairs recently. A window in the lobby area was broken in the past month due to vandalism. All residents are requested to keep a watchful eye with regards to security issues. Tradesmen were on site in the last few weeks installing insulation on heating pipes located in the crawlspace beneath the building. It was noted the insulation will significantly help with conservation of natural gas. Alfonso reported there were move-ins to a suite on the 4th floor and two suites on the 3rd floor. Following discussion and questions Council thanked Alfonso for his report.

3. Council Positions:

Council members were nominated to the following positions:

President	Mike Cooke
Vice-President	Brenda Wheatley
Finance	David Smith
Landscaping	Regina Van Berckel

4. Financial Statement:

Council member, David Smith, provided a review for Council of the March, 2003 financial statement. All expense categories were reviewed. Council also reviewed the outstanding maintenance for various owners.

Following discussion it was duly **MOVED AND SECONDED** to approve the March statement as presented. **CARRIED**

5. Landscaping:

Discussion was held with regards to landscaping improvements for the complex. It was noted the building's landscaper, Silva Landscaping, will be starting up very shortly for their once-a-month visit to the complex. Council requested the caretaker undertake a daily litter check of all landscaped areas as well as have the two water ponds cleaned.

Council asks that any resident interesting in volunteering in helping with landscaping improvements is to contact Council member, Regina Van Berckel at #604-879-3264. Thank you for your cooperation.

6. Correspondence:

- a) Correspondence was received from an owner asking that Council investigate a potential problem of building settlement on the east side of the building. The Property Manager is to investigate this request.

7. Other Business:

- a) Following discussion it was agreed Council President, Mike Cooke, be in charge of obtaining building master keys from former Council members.
- b) Council requested the laundry rooms in the building be painted and that the building's painter, Lorenzo, undertake touchups in various locations throughout the complex.
- c) Council requested a letter be forwarded to a resident on the 4th floor asking they not take their bike through the hallways and stairwells, as the bicycle tire is marking the walls.
- d) Council requested an orange towel be removed from a window in a suite on the 2nd floor.

There being no further new business, the meeting adjourned at 8:30 pm. The next Council meeting is scheduled to be held on *Wednesday, June 4th, 2003 at 6:30 pm in suite #418.*

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