

MINUTES OF THE COUNCIL MEETING OF THE OWNERS, STRATA PLAN VR 2691 HELD WEDNESDAY, JANUARY 18th, 2006 IN SUITE #410-711 EAST 6th AVENUE, VANCOUVER, BC

The meeting was called to order at 6:35 pm.

Council members present: Chris Hawley, Chair
Brandy Ward
David Moss
Robert Quayle
Damaris Sargent

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, November 30th, 2005 as circulated. **CARRIED**

2. Caretaker's Report:

The resident caretaker, Alfonso, provided Council with a report on recent maintenance activities in the complex. Council was advised a suite on the second floor caused a large mess in the common area hallway. A suite on the second floor experienced a leak from above which was caused by an automatic air vent leaking in the heating line in the suite directly above. A window in the forth floor common area hallway was recently broken. Following discussion the owner who had broken the window was identified and has agreed to pay the repair bill. The fire alarm system in the building was recently serviced. Following discussion, the council thanked Alfonso for his report.

3. Financial Statement:

Council member David Moss, reviewed the October and November, 2005 financial statements. Following discussion and questions it was duly **MOVED AND SECONDED** to approve the statements as presented. **CARRIED**

Council chairman, Chris Hawley, reported that suite 318 has recently been sold through a court order and that the strata corporation will now receive all outstanding maintenance fees and a portion of the legal fees incurred in having the suite sold.

4. Insuite Renovations:

General discussion was held with regards to the suite on the second floor, which recently underwent extensive renovations. As mentioned earlier in the caretaker report the owner undertaking the renovation left a large mess in the common area hallway. Additionally it was noted that up to 18 pot lights were installed in the suite. The council requested that the Property Manager contact the owner to confirm an electrical permit had been obtained for this work. Should the owner not have obtained a permit, the City of Vancouver electrical inspection department will be contacted and asked to inspect the work that was carried out. It was also noted the owner of the suite had cut a hole in the common area ceiling to access a shutoff valve for water supply to the suite. Following lengthy discussion and consideration it was duly **MOVED** and **SECONDED** the owner of the suite be fined \$200.00 for violation of strata corporation bylaws with respect to in suite renovations. **CARRIED**

Correspondence was received from a owner on the second floor requesting council permission to install a laminate floor within their suite. Following discussion council approved the request.

5. Concrete Repairs-Parking Lot:

The Property Manager presented a report to council with regards to the condition of the suspended concrete slab in the parking lot. Visual inspections have revealed that the rebar in the concrete is exposed in a few areas of the underground garage. Two concrete restoration firms have been on site to inspect the slab and recommend the surface of the slab be prepared and repaired with a membrane installed on top of the concrete to prevent any future water penetration into the slab, following this work, repairs would then be carried out on the underside of the slab from the underground garage. To have the necessary work carried out on the top of the slab would cost approximately \$35,000.00. Council agreed this work be initiated this year and that a ¾ vote resolution be placed on the agenda of the upcoming annual general meeting authorizing the work to be done. The budget estimates for repairs to the underside of the suspended slab are approximately \$50,000.00. The Property Manager noted all the repairs do not have to be completed at one time and that the work can be done in sections spread over several years. Council was in agreement to proceed on this basis. It was noted all work to be done on the slab would be paid via the contingency reserve fund and not special assessed.

6. Correspondence:

a) Two letters were received with regards to noise complaints emanating from a suite on the 4th floor. Again, the council noted numerous problems with this suite in the past. Following discussion it was duly **MOVED** and **SECONDED** to fine the owner of the suite \$200.00 for each complaint received for a total of \$400.00 in fines. **CARRIED**

b) Correspondence was received from an owner on the 1st floor requesting an adjustment be made to the northwest entrance door to prevent the door from slamming when being closed. The caretaker will be instructed to adjust the door closure on this door. The owner also expressed concern with regard to a vibration noise heard beneath her floor at certain times throughout the day and evening. Following discussion council noted this noise is normal and is part of the heating system for the building.

7. Other Business:

a) Council agreed to a budget of between \$500.00 and \$700.00 for the purchase and installation of an area carpet for the main lobby floor.

b) A slow leak in a cast iron pipe was reported. Property Manager is to arrange for repairs.

c) Council requested several small storage rooms in the building be emptied of old bicycles, which are being stored in them.

d) Council requested a large stain on the west stairwell be painted over.

There being no further new business the meeting adjourned at 9:10 pm. The next Council meeting is scheduled to be held on Tuesday, February 28th, 2006 in suite #235.

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