

MINUTES OF THE COUNCIL MEETING OF THE OWNERS, STRATA PLAN VR 2691 HELD WEDNESDAY, JULY 20th, 2005 IN SUITE #408, 711 EAST 6th AVENUE, VANCOUVER, BC

The meeting was called to order at 6:35 pm

Council members present:

Damaris Sargent Chris Hawley
Brandy Ward Robert Quayle

Condex Property Management Ltd.

Edward N. Whitlock, Property Manager

1. Council Member Resignation:

Council was advised that the Council Chairman, Mike Cooke, had resigned from the Strata Council. This being the case, Strata Council Vice-Chair, Chris Hawley, will become the Council Chairman.

2. Previous Minutes:

It was duly **MOVED AND SECONDED** to approve the minutes of the previous Council meeting held June 15th, 2005 as circulated. **CARRIED**

3. Caretaker's Report:

Resident Caretaker, Alfonso Tang, provided Council with a report on recent maintenance activities in the complex. Alfonso advised five cars were broken into in the parking lot within the last few weeks. Alfonso also advised the building's power washer was recently stolen from a storage room in the level. The theft was suspicious, in that there was no forced entry into the storage room. Council was advised an aquarium located in a suite on the 3rd floor had again leaked into the suite below. It was noted this was the sixth occurrence of the aquarium leaking. The Property Manager confirmed the aquarium has now been removed from the suite, eliminating any possibility of any future leakage. All repair costs for damage to the suite below will be charged back to the owner of the aquarium. Alfonso noted repairs to the east wall have been initiated. Following discussion and questions Council thanked Alfonso for his report.

4. Financial Statements:

Due to the absence of Council member, David Moss, Council agreed to table discussion on the financial statements to the next scheduled Council meeting.

5. East Wall – Repairs:

The Property Manager reported that repairs to the east wall are now underway. As discussed at the previous Council meeting, proper flashings are being installed underneath the windows on the east side to allow for water escapement. Following installation of the flashing, the entire east wall will be repainted.

6. Underground Garage Ceiling:

The Property manager provided a full report to Council on the condition of the concrete ceiling of the underground garage. It was noted this also is the floor of the upper garage, where the three garbage containers are located. Necessary repairs to the concrete include patching of cracking concrete, applying a skim-coat of concrete bonding agent to the surface of the concrete, followed by the installation of a water-tight resin compound to prevent water penetration through the concrete. Also included would be repairs to the ceiling of the underground garage to correct cracks in the concrete. It was noted the anticipated cost of this project would be in the \$50,000.00-range. The Property Manager advised the job cannot proceed until owners approved the expenditure from the Contingency Reserve Fund. Following lengthy discussion and consideration it was agreed this item be presented to the ownership at the next Annual General Meeting, to be held in the spring of 2006, with a view of undertaking this project in the summer of 2006.

7. 4th Floor Suite – Legal Action:

Further to discussion at the previous Council meeting, Council reviewed the legal advice obtained with regards to action to be taken against an owner on the 4th floor who is causing regular disturbances in the building with respect to his visitors' actions. Following lengthy discussion and consideration Council agreed to implement some of the recommendations of the lawyer from Clarke Wilson.

8. Correspondence:

- a) Correspondence was received from an owner on the 3rd floor expressing concern and complaint regarding excessive noise emanating from the suite above them.

Following discussion and consideration of the circumstances involved, it was duly **MOVED AND SECONDED** to fine the owner of the suite \$50.00 for violation of the Strata Corporation's noise bylaw.
CARRIED

It was also noted Council is considering initiating eviction of the tenant in the suite due to repeated noise disturbances.

- b) Correspondence was received from an owner advising their vehicle was recently broken into while parked in the common area parking lot. The owner noted their remote control, which was left in the vehicle, had been stolen. The owners requested the Strata Corporation supply them with a new remote at no cost. Following discussion Council did not approve the request, and noted the owner should not have left the remote control in the vehicle.
- c) A landscaping report was received by owner, Camilla Berry, outlining numerous issues with regards to landscaping in the complex. Council agreed the building's landscapers, Silva Landscaping, be retained twice monthly for the next two-three months. It was also noted Camilla had decided to resign from the Landscaping Committee.
- d) Council requested a 3'x 4' corkboard be purchased and installed in the lobby area.

9. Other Business:

- a) Discussion was held with regards to real state signs being placed at the front of the building. Recently, a real estate agent had placed a full sized real estate sign in the lawn of the complex. It was note a wooden structure is in place at the front of the building to accommodate the smaller, condominium sized for-sale signs which can be hung from the wooden structure.

Following discussion and consideration it was duly **MOVED AND SECONDED** that a new Rule be implemented that only 24"x 8" real estate signs are permitted to be displayed at the front of the building, and only if they represent an active listing in the building.
CARRIED

There being no further new business the meeting adjourned at 8:00 pm. The next Council meeting is scheduled to be held on **Wednesday, September 7th, 2005 in suite #235 at 6:30 p.m.**

Council also agreed Council meetings be held Wednesday, October 19th, and Wednesday, November 30th, at 6:30 pm.

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