

**MINUTES OF THE COUNCIL MEETING OF THE OWNERS, STRATA PLAN VR 2691 HELD WEDNESDAY, SEPTEMBER 7<sup>th</sup>, 2005 IN SUITE #235, 711 EAST 6<sup>th</sup> AVENUE, VANCOUVER, BC**

The meeting was called to order at 6:35 pm

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

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 July 20<sup>th</sup>, 2005 as circulated. **CARRIED**

**2. Caretaker Report:**

Resident Caretaker, Alfonso Tang, provided Council on recent maintenance activities in the building. Alfonso reported he undertook repairs to the west side exit door lock. Alfonso also effected repairs to the garage gate opener. Council was advised a resident who undertook renovations within their suite left a large mess in the common area hallway. Owners are reminded any mess in the common area hallway following a renovation must be cleaned immediately. Additionally, any construction debris from a renovation must be disposed of by the owner with a private garbage hauler and not deposited in the Strata Corporation's garbage bins. Thank you for your cooperation. An exterior light in the parking lot area was repaired. Following discussion and questions Council thanked Alfonso for his report.

**3. Financial Statements:**

Council reviewed the June & July, 2005 financial statements. Following discussion and questions it was duly **MOVED AND SECONDED** to approve the statements as presented. **CARRIED**

**4. Landscaping:**

General discussion was held with regards to landscaping in the complex. Council agreed Silva Landscaping be retained twice per month for September and October only. Council noted many of the newly installed plants in the common area gardens have died during the hot summer weather due to lack of watering. It is noted there is an insufficient number of outside water taps for watering. Council agreed a water tap must be installed at the east side of the complex. Discussion was held with regards to Council's previous decision to install a 4x4 wood border around numerous shrubs planted in the common area gardens. Following discussion and in view of costs involved, Council agreed to cancel the installation of the 4x4 wood borders.

**5. Correspondence:**

- a) Correspondence was received from an owner on the 1<sup>st</sup> floor requesting Council permission to replace their window and sliding door. Following discussion and consideration Council approved the request.
- b) Correspondence was received from an owner on the 2<sup>nd</sup> floor expressing concern regarding an interaction they had with a Council member with regards to the pruning of a tree directly outside of their suite. Council noted the owner had undertaken pruning of the tree on his own, without Council approval.

Council noted no owner may undertake pruning to any tree or shrub in the complex without permission of the Strata Council.

c) Correspondence was received from an owner on the 4<sup>th</sup> floor requesting permission to remove a wall within their suite in conjunction with a major renovation. Council approved the request on the condition the owner obtain a City of Vancouver building permit before the renovation is commenced.

**6. Caretaking:**

General discussion was held with regards to caretaking in the building. Council was in agreement more emphasis should be placed on the actual cleaning of the building, as opposed to the caretaker undertaking various repairs to door locks, garage gates, etc. Council was also in agreement that no increase in the caretaker's salary be considered at this time, and that the Property Manager speak to the caretaker with regards to the cleaning concerns raised by Council.

**7. New Business:**

a) Council requested the entrance mats at the three entranceways be secured.

b) Council requested the bicycle room be cleaned up.

c) Council requested a van being stored in the parking lot have the tires re-inflated.

There being no further new business the meeting adjourned at 8:30 pm. The next Council meeting is scheduled to be held on Wednesday, October 19<sup>th</sup>, 2005 at 6:30 pm.

**Condex Property Management Ltd.**  
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**Please Read....**

If you are undertaking renovations within your suite, all debris from the renovation must be disposed of by a private garbage hauler, and not deposited into the Strata Corporation's garbage bin. Additionally, if you are disposing of any furniture, please make similar arrangements for its removal and disposal. Thank you for your cooperation.