

**MINUTES OF THE COUNCIL MEETING OF THE OWNERS, STRATA PLAN VR 2691 HELD WEDNESDAY, JANUARY 12<sup>th</sup>, 2005 IN SUITE #418-711 EAST 6<sup>th</sup> AVENUE, VANCOUVER, BC**

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

Council members present:

Mike Cooke, Chair  
David Smith  
Chris Hawley  
Camilla Berry  
Damaris Sargent  
Brenda Wheatley  
Robert McCandless

Condex Property Management Ltd.

Edward N. Whitlock, Property Manager

**1. Previous Minutes:**

Council tabled the adoption of the previous minutes to the next scheduled Council meeting.

**2. Caretaker's Report:**

The resident caretaker, Alfonso, provided Council with a report on recent maintenance activities in the complex. Alfonso advised the outside drains along the east side of the building and the sump collection drains in the parking lot have been cleaned. The building's carpenters have constructed a new storage room for strata use in the east end of the locker room. Painting touchups have now been completed on all common area doors and walls in the building. Alfonso reported numerous thefts of mail from the building. It was noted it appeared a screwdriver had been used to pry open the banks of mailboxes to gain access to the mail. Alfonso further advised he met with a representative of Canada Post, who recommended a security plate be attached to the mailboxes to prevent this type of theft. Council was advised two men were found sleeping in the common area hallway of the building in recent weeks. Alfonso advised it appeared the men were under the influence of drugs. The police were called and escorted the men out of the building. The two men advised the police they were associates of a resident on the 4<sup>th</sup> floor. A laundry room in the building experienced a flood when a resident washed a pillow and comforter in a washing machine. It was noted the machines are not designed to wash pillows or comforters, as they plug the washing machine, causing flooding. All residents are advised to have these items drycleaned. Following discussion Council thanked Alfonso for his report.

**3. Financial Statement:**

Council member, David Smith, reviewed the November, 2004 financial statement. Following discussion and questions it was duly **MOVED AND SECONDED** to approve the October statement as presented.

**CARRIED**

Council reviewed all outstanding maintenance arrears of various owners.

**4. Landscaping:**

Further to discussions at the previous Council meeting the Property Manager presented a report to Council prepared by BC Plant Health Care regarding the large round evergreen trees at the front and sides of the building. The arborist has confirmed the trees are at the end of their useful life and should be removed and replaced. The cost for the removal of the trees is approximately \$3,000.00 and the cost for the installation of new shrubbery and trees is approximately \$1,600.00. Council discussed the report at length. The Strata Council concluded the trees are in need of removal, as maintenance costs for them

would be exorbitant. Following further discussion Council agreed this item be placed on the agenda for the general meeting, recommending owners approve removal of the trees and the installation of new trees.

**5. East Wall:**

The Property Manager reported all work on the east retaining wall has now been completed. Discussion was then held on repairs to the east stucco wall of the building. It was noted this item has been discussed in previous years and the Strata Corporation is now in a position to proceed with repairs. The Property Manager is to obtain additional quotes for repair to the stucco around the windows and possible window replacement, on the east side wall only. It was noted owners approved the funding of this job with the excess moneys left over from the building reroofing.

**6. Correspondence:**

- a) Numerous letters of complaint were received with regards to the actions of a resident on the 4<sup>th</sup> floor of the building. A total of five letters were received. The complaints deal with excessively loud banging noises, yelling and screaming. The noises occur at all times of the day and night. It was also reported numerous individuals who appear to be regular drug users are seen coming and leaving from the suite in question. As noted earlier in these minutes, two individual men were found sleeping in common area hallways and a laundry room, who said they were employees of the resident in the 4<sup>th</sup> floor suite. Additionally, it was noted the police have been called onsite approximately five times in recent weeks, dealing with suspected drug activity and noise disturbances. It was noted the resident of the suite in question is an owner.

Lengthy discussion was held with regards to the situation with this owner and the disturbing events taking place in the building. Council agreed the current situation cannot continue and that drastic and aggressive measures need to be taken immediately for the safety and peaceful living of residents around this suite, and in the entire building.

It was duly <b>MOVED AND SECONDED</b> the owner in question be fined \$50.00 for violation of the Strata Corporation's noise bylaw. <b>CARRIED</b>
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Council also agreed the community police office be contacted to address this issue as well as the Strata Corporation retaining a lawyer to pursue the removal of this owner from the building via the courts, by way of an injunction. Council was in the unanimous agreement that the Strata Corporation would do everything within its power to have this resident removed from the complex.

- b) Correspondence was received from an owner on the 4<sup>th</sup> floor requesting permission to install a French door in place of their sliding glass door. Following discussion Council did not approve the request and noted the owner may replace his sliding door with a new sliding glass door with a white trim.

**7. Other Business:**

- a) Council again discussed the issue of theft from the mailboxes in the lobby area. Council discussed the idea of installing an additional surveillance camera in the lobby, trained solely on the mailboxes. Additionally, Council agreed to proceed with the installation of security bars over the mailboxes to prevent thieves from prying open the boxes.
- b) Discussion was held with regards to the rekeying of the entire building. It was noted the building has not been rekeyed for a number of years and following discussion it was agreed a quotation be obtained in this regard.

- c) Following discussion it was agreed new linoleum be placed in the 2<sup>nd</sup> floor laundry room floor due to a burn mark on the floor.
- d) Council member, Damaris Sargent, presented to Council a government report on soundproofing of floors in multi-unit residential buildings. Following discussion Council agreed to review the report and discuss it at the next scheduled Council meeting.
- e) Discussion was held on the possibility of installing an additional washer and dryer in a room in the basement level. It was noted this room is currently used by the caretaker for storage purposes. The Property Manager is to obtain costs in this regard.

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 8<sup>th</sup>, 2005 at 6:30 pm.

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