

MINUTES OF THE COUNCIL MEETING OF THE OWNERS, STRATA PLAN VR 2691 HELD WEDNESDAY, OCTOBER 19th, 2005 IN SUITE #235-711 EAST 6th AVENUE, VANCOUVER, BC

The meeting was called to order at 6:35 pm

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

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 September 7th, 2005 as circulated. **CARRIED**

2. Caretaker Report:

Resident caretaker, Alfonso Tang, provided a report to Council on recent maintenance activities in the building. It was noted the hot water boiler had a flare-out wherein the plumber was called to undertake repairs. Alfonso noted this boiler had not been serviced recently and following discussion Council agreed regular servicing be undertaken. Two balcony surfaces on the 3rd floor are currently being rebuilt. It was suggested that the two balconies underneath the ones currently being resurfaced also be resurfaced as the scaffolding is already in place. Following discussion Council agreed the two balconies underneath, which are in poor condition, be resurfaced as well. Following discussion and questions Council thanked Alfonso for his report.

3. Financial Statements:

Council member, David Moss, provided a review of the August & September, 2005 financial statements. Following discussion and questions it was duly **MOVED AND SECONDED** to approve the statements as presented. **CARRIED**

4. Correspondence:

- a) Correspondence was received from an owner on 4th floor requesting a move in charge be waived due to the fact that they would be renting their suite furnished. Following discussion and review of Strata Corporation bylaws Council concluded they could not waive the move in charge as the bylaws do not differentiate between unfurnished or furnished suites with regards to move in charges.
- b) Two letters were received from an owner expressing concern and complaint regarding excessive noise emanating from a suite on the 4th floor.

Noting numerous complaints had been received previously regarding this particular suite, it was duly **MOVED AND SECONDED** to fine the owner \$200.00 for violation of the Strata Corporation's noise restriction bylaw. **CARRIED**

Council noted the particular suite on the 4th floor has recently installed a hot tub on their balcony. Following discussion and consideration Council agreed the building is not constructed to hold the weight of a hot tub and requested a letter be forwarded to the owner advising the hot tub must be removed immediately.

- c) Council requested a letter be forwarded to an owner on the 4th floor requesting that they not throw their garbage from the roof level down to the ground.

5. Elevator Upgrade:

General discussion was held with regards to the condition of the interior of the elevator cab. Council felt it was in need of a cosmetic upgrade. Following discussion it was agreed the Property manager would inspect the cab and undertake minor improvements such as painting and/or installation of new lighting.

6. Garbage Container Location:

Discussion was held with regards to relocating the Strata Corporation's garbage containers. It was noted the current location requires the garbage truck to drive over the roof of the underground garage on a twice-weekly basis. Noting that the concrete surface is in poor condition, Council felt it best if the garbage trucks could remain off of the roof. Council member, Robert Quayle, suggested the bins be located in the first parking stall to the left of the entranceway into the parkade. At this location, the garbage truck would not enter into the complex at all and would simply roll the bins to the entrance gate area and deposit the garbage into the truck. Council was very interested in pursuing this suggestion and it was agreed all Council members would review this area and discuss it further at the next scheduled Council meeting.

7. New Business:

- a) Council requested a quotation be received to have asphalt repairs undertaken in the parking area between the asphalt surface of the parkade and the concrete surface of the roof of the garage.
- b) Council requested a determination be made as to whether telephone numbers with the prefix "778" can work in the enterphone system at the front of the building.
- c) Council requested a void in the floor of the 4th floor hallway be repaired.
- d) Council was advised that the vacuum cleaner used by the caretaker is in poor condition and in need of replacement. Following discussion Council agreed a new vacuum be purchased for a cost of approximately \$500.00-\$600.00.
- e) Council requested a letter be forwarded to an owner requesting the tires on their car be reinflated.
- f) Council requested a fire door on the 2nd floor be replaced due to its poor condition.

There being no further new business the meeting adjourned at 8:15 pm. The next Council meeting is scheduled to be held on Wednesday, November 30th, 2005 in suite 311 at 6:30 pm.

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Please Read....

Residents are reminded pet dogs must be on a leash and under their control at all times while on common property. Thank you for your cooperation.