

MINUTES OF THE COUNCIL MEETING OF THE OWNERS, STRATA PLAN VR 2691 HELD WEDNESDAY, JUNE 15th, 2005 IN SUITE #418-711 EAST 6th AVENUE, VANCOUVER, BC

The meeting was called to order at 6:35 pm

Council members present:

Mike Cooke
Damaris Sargent
Brandy Ward
Chris Hawley
David Moss
Robert Quayle

Condex Property Management Ltd.

Edward N. Whitlock, Property Manager

1. Owner Presentation:

Council received a report from owner Camilla Berry with regards to landscaping in the complex. Camilla advised work is continuing with the beautification of the Picasso. Numerous rhododendron plants have been planted in the front of the building and she requested the installation of a 4 x 4 wooden border around the trees and smaller shrubs. Camilla also wished to thank resident Dan Mannix for his efforts in constructing a beautiful feature garden located directly outside the front door area. Camilla also requested Council consider retaining the landscapers to come on site twice a month as opposed the current once per month. Following discussion and questions Council thanked Camilla for her report.

2. Owner Presentation:

Owner, Fang Loh, presented his concern to Council with regards to a particular suite on the fourth floor. Mr. Loh, a real estate agent, noted he had listed a suite on the fourth floor and had the sale collapse due to concerns of the prospective purchaser with regards to noise emanating from a suite on the fourth floor. Mr. Loh on behalf of the owner of the suite with who he has the listing requested immediate action to correct the complaints of excessive noise. The Council responded they have undertaken numerous corrective measures in the past six months with regards to this particular suite. Mr. Loh requested Council consider retaining a lawyer to provide a opinion as to how best to handle the situation. Following discussion and questions Council thanked Mr. Loh for his presentation.

3. Previous Minutes:

It was duly **MOVED AND SECONDED** to approve the minutes of the previous Council meeting held May 4th, 2005 as circulated. **CARRIED**

4. Caretaker's Report:

Resident Caretaker, Alfonso Tang, reported to Council on recent maintenance activities in the complex. Alfonso noted a new pump was purchased for the west pond as the old pump had failed. A window in the stairwell at the back of the building was recently broken and subsequently repaired. Alfonso advised he repaired the center rear exit door as someone had placed a block of wood between the door and the jamb causing the hinges to come out. Alfonso also repaired a burn mark on the second floor laundry room. Council was advised an aquarium located in a suite on the third floor once again had leaked into the suite below. It was noted that this was the fifth time the large aquarium had lost its water flooding the suite below. Council discussed this issue at length and came to the decision the aquarium in the suite must be removed by June 30th or a lawyer will be retained by the Strata Corporation to take the owner to court to receive a judgment that the aquarium be removed due to the number of incidents of leakage.

Concerns were expressed with regards to a door on the second floor stairwell which is in very poor condition. Alfonso noted he is unable to repair the door. Following discussion Council agreed the door be replaced with a metal fire door. Following discussion and questions Council thanked Alfonso for his report.

5. Financial Statements:

Council member, David Moss, provide Council with a review of the February through May, 2005 financial statements. Following discussion and questions it was duly **MOVED AND SECONDED** to approve the statements as presented **CARRIED**

Following a review the accounts receivable listing for all owners Council requested a letter be forwarded to two owners advising that should their account not be brought up-to-date by June 30th it would be handed over the legal firm of Clark Wilson for collection.

6. East Wall – Repair Quote:

The Property Manager presented a quotation to the Strata Council for repairs to the east wall of the building to correct water seepage at the base of the windows of the wall. The work would entail removing a five-inch strip of stucco below the windows of the east wall and installing a proper drip flash followed by reinstallation of stucco. It was noted the entire wall would be painted following the repair work. The quote was in the amount of \$5,685.00.

Following lengthy discussion and consideration Council agreed to proceed with the repair work.

7. Underground Garage Ceiling:

The Property Manager reported to the Council that two different trades would be required to properly repair the concrete ceiling. One firm would be used to repair the cracks and exposed rebar in the ceiling from the underground garage and another firm would be retained to apply a special top coat to the parking lot surface above. Quotations for this repair work will be obtained during the next month for presentation at the next scheduled Council meeting.

8. Correspondence:

- a) Three letters of complaint were received with regards to a suite located on the fourth floor. It was noted this particular suite was the same one being referred to by Mr. Fang Loh earlier in the meeting. Following extensive discussion Council agreed a legal opinion be obtained for the best course of action to be undertaken to correct the situation of continual noise disturbances from this suite.

It was also duly MOVED AND SECONDED to fine the owner of this suite \$100.00 for a loud noise disturbance which occurred on June 7 th . CARRIED
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9. New Business:

- a) General discussion was held with regards to the cleanliness of the building. Council noted the resident caretaker, Alfonso Tang, undertakes numerous maintenance activities in the building which take away from the necessary time to clean the building. Council was in agreement that maintenance items such as shrub pruning and lock and door repairs be left to trades people and that Alfonso focus more closely on the actual cleaning of the building. A committee was formed to review Alfonso's contract in this regard and have a meeting with Alfonso to discuss these concerns.

- b) Council noted a suite on the fourth floor on the west side of the building has a large amount of garbage and debris being stored on their balcony.

Following discussion it was duly **MOVED AND SECONDED** to fine the owners of the suite \$50.00 for violation of the Strata Corporations By-law with respect to storage on balconies. **CARRIED**

- c) Council requested painting touch ups be undertaken throughout the common area hallways and stairwells.
- d) Council member, Damaris Sargent, requested advance notice of any resident/owner wanting to attend a Council meeting to make a presentation on a particular subject.

There being no further new business the meeting adjourned at 9:00 pm. The next Council meeting is scheduled to be held on **Wednesday, July 20th, 2005 in suite #408 at 6:30 p.m.**

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