

MINUTES OF THE COUNCIL MEETING OF THE OWNERS, STRATA PLAN VR 2691 HELD WEDNESDAY, NOVEMBER 5th, 2003 IN SUITE #418-711 EAST 6th AVENUE, VANCOUVER, BC

The meeting was called to order at 6:35 pm

Council members present: Mike Cooke, President
David Smith
Robert McCandless
Regina Van Berckel
Camilla Berry
Brenda Wheatley

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 October 1st, 2003 as circulated. **CARRIED**

2. Caretaker's Report:

Resident caretaker, Alfonso Tang, provided Council with a report on recent maintenance activities. Alfonso advised numerous roof repairs had been undertaken during the past month. It was noted only temporary repairs are being performed, as the entire roof structure is scheduled to be replaced in the spring. Further to discussions at the previous Council meeting, it was noted nine new door closures were installed on fire doors throughout the building. Council agreed the door closers be replaced as they wear out. Council was advised of a loud and boisterous party in a suite on the 2nd floor wherein a partygoer climbed up to the balcony on the outside of the building to the fourth floor. It was noted the person appeared to be under the influence of drugs. Council requested a letter be forwarded to the owner of the suite advising this behavior is completely unacceptable and fines will be levied for further violations. Heating repairs were undertaken to a suite on the 2nd floor. Council was advised the east entrance door window was smashed and subsequently repaired. Additionally, a car was vandalized in the lower-level parking garage. Following discussion and questions Council thanked Alfonso for his report.

3. Financial Statement:

Council reviewed the September, 2003 financial statement. Following further discussion it was duly **MOVED AND SECONDED** to approve the statements as presented. **CARRIED**

Council reviewed all arrears for owners noting action is being taken with regards to several owners who are substantially in arrears.

4. Correspondence:

- a) Correspondence was received from a former owner on the 4th floor expressing "Thanks & Gratitude" to former Council member and owner, Brandy Ward. It was noted Brandy had found the owner's wedding ring, which she had lost, and it was returned to her.
- b) Correspondence was received from an owner on the 3rd floor expressing concern and complaint regarding excessive noise emanating from a suite on the 4th floor. Following discussion and a review of the complaints involved, Council requested a letter be sent to the owner of the suite on the 4th floor with a copy to the tenant occupying the suite.

c) Council requested a letter be sent to the tenants occupying a suite on the 4th floor advising their bike is not permitted to be stored on their balcony, and that tire marks being left on the wall of the stairwell must cease immediately.

5. Development Reroofing:

General discussion was held with regards to the upcoming reroofing project for the complex. Noting numerous leaks have been developing during the past year, Council is most anxious to get the job underway. The Property Manager suggested the job be put to tender in January, with reroofing to proceed in early spring. Council was in agreement with this line of action.

6. Other Business:

a) Council requested a fire door on the 2nd floor be serviced, as it is not closing properly.

b) General discussion was held with regards to security for the complex. All residents are encouraged to call 911 if you witness any illegal activities in or about the building, or suspicious individuals are attempting to gain access to the building.

c) Council requested a hole in the stairwell wall be repaired.

d) Residents are reminded no storage is permitted in the bicycle storage room located on the 1st floor.

e) Council member, Camilla Berry, is now the Garden/Landscaper representative on the Strata Council.

There being no further new business the meeting adjourned at 8:45 pm.

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Please Read...

Please do not place any large garbage items, such as old furniture, outside the garbage bins. Residents must make their own arrangements for the disposal of such large items.

Residents are reminded bicycles are not permitted to be stored on your balcony area. They must be stored in the bicycle room located on the 1st floor.

Thank you for your cooperation