

**MINUTES OF THE COUNCIL MEETING OF THE OWNERS, STRATA PLAN VR 2691 HELD WEDNESDAY, MARCH 9<sup>th</sup>, 2005 IN SUITE #418-711 EAST 6<sup>th</sup> AVENUE, VANCOUVER, BC**

The meeting was called to order at 6:30 pm

Council members present:

Mike Cooke, Chair    Damaris Sargent  
David Smith            Camilla Berry  
Chris Hawley

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 February 8<sup>th</sup>, 2005 as circulated. **CARRIED**

**2. Caretaker Report:**

The resident caretaker, Alfonso, provided Council with an updated maintenance report of activities at the complex. Council was advised the west side front entrance door was recently repaired. Alfonso noted a dishwasher in a suite caused a leak into the suite below wherein Alfonso entered the owners suite and shut off the water supply to the dishwasher. It was noted the police were summoned to the building twice during the month of February regarding a disturbance in a suite on the fourth floor. Alfonso noted the new laundry room for the basement level is currently being renovated and will be available for use within the next few weeks. All residents are advised the resident caretakers hours of work are Monday through Friday, 8:00 AM to 4:00 PM. Please do not contact the caretaker outside of these hours unless there is an emergency within your suite or the building. Thank you for your cooperation.

**3. Financial Statement:**

Council member, David Smith, reviewed the January, 2005 financial statement. Following discussion and questions it was duly **MOVED AND SECONDED** to approve the statement as presented.

**CARRIED**

**4. Proposed Budget 2005/2006:**

Council was presented with a proposed operating budget for the 2005/2006 fiscal year. It was noted the proposed budget reflected no change in owner's monthly maintenance payments. Following a complete review of all expense categories Council agreed to present the proposed budget to the ownership at the forthcoming Annual General Meeting.

**5. Annual General Meeting:**

Council agreed the Annual General Meeting be held on Monday, April 18<sup>th</sup> at 7:30 PM in the Mount Pleasant Neighborhood House.

Council agreed a ¾ vote resolution be placed on the agenda calling for post approval of the expenditure of \$23,000 for emergency restorative work on the east side retaining wall. Council also agreed discussion be held with regards to landscaping issues for the complex including tree and shrub removal.

## 6. Laundry Equipment:

The Property Manager reported brand new laundry equipment will be delivered to the building within the next few weeks in accordance with the renegotiated contract with Coinomatic. Residents are also advised a laundry room will shortly be available for use in the basement level.

## 7. Correspondence:

- a) Correspondence was received from a resident on the fourth floor expressing concern of lack of heat within the suite. The owner also expressed concern regarding standing water on the roof surface. Council noted the roof had ponded prior to re-roofing and that the installation of tapered insulation during the re-roofing process would have been prohibitively expensive.
- b) Correspondence was received from an owner on the second floor highlighting several maintenance items in the building. Firstly was violation of the Strata Corporations moving in By-law with respect to a suite on the second floor. Council noted this particular owner had violated the moving in By-law with regards to the renting of their suite on three separate occasions. Following discussion it was duly **MOVED AND SECONDED** to fine the owner of the suite in question \$50 for violation of the move in By-law.

### **CARRIED**

The owner requested Council consideration for installing carpet runners in the lobby to reduce noise when residents walk on the tile floor as well as to collect dirt. Following discussion, Council agreed to install the carpeting. It was noted a few cars in the parking lot are not road worthy in compliance with Strata Corporation By-laws. Council requested a letter be forwarded to the owners of vehicles advising the cars must be made road worthy to remain parked in the parking lot. Complaints were expressed with regard to noise disturbances emanating from a suite on the fourth floor. Council noted numerous problems with this particular suite in the past number of months. Following further lengthy discussion and consideration it was duly **MOVED AND SECONDED** to fine the owner of the suite a total of \$100 for two violations of the Strata Corporations Noise By-Law.

### **CARRIED**

The owner also suggested the lines in the parking lot be repainted in the spring. This maintenance item will be coordinated with the resident caretaker.

- c) Correspondence was received from an owner from the fourth floor, along with a petition, requesting the trees on the north side of the property be pruned to improve owner's views. Following discussion Council agreed this item would not be considered until the major pruning and tree removal work has been completed at the front and west side of the building.

## 8. Other Business:

- a) Council member, Damaris Sargent, presented a proposal to rejuvenate the planters at the entranceways around the building. Following discussion and consideration Council approved the plan and Council member Camilla Berry will implement it.

There being no further new business the meeting adjourned at 8:15 pm.

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