

MINUTES OF THE COUNCIL MEETING OF THE OWNERS, STRATA PLAN VR 2691 HELD TUESDAY, JUNE 15th, 2004 IN SUITE #418-711 EAST 6th AVENUE, VANCOUVER, BC

The meeting was called to order at 7:00 pm

Council members present:

Mike Cooke
David Smith
Chris Hawley
Camilla Berry
Damaris Sargent
Robert McCandless

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 May 5th, 2004 as circulated. **CARRIED**

2. Caretaker's Report:

Resident caretaker, Alfonso Tang, provided Council with a report on recent maintenance activities in the complex. Alfonso advised he undertook a major repair to the automatic garage door operator motor. The door is now working properly. Some owners in the building have recently undertaken renovations within their suite, leaving a mess in the common area hallways. All residents are advised the common area hallways must be vacuumed and cleaned following any renovation work within your suite. Alfonso noted the west side entrance door was recently vandalized by an attempted break-in. Alfonso removed and realigned the security plate on the door. Council was advised all rooftop fan units have now been rewired and are operating properly. Council was advised there has been a recent break-in to the mailboxes in the lobby. It was noted one bank of mailboxes were accessed. The police and Canada Post recommend residents not have anything of importance or value mailed to their suites. Following discussion and questions Council thanked Alfonso for his report.

3. Financial Statements:

Council member, David Smith, reviewed the April & May, 2004 financial statements. Following discussion and questions it was duly **MOVED AND SECONDED** to approve the statements as presented **CARRIED**

Council reviewed all outstanding arrears for various owners in the complex. It was noted legal action will be commenced against three owners who are substantially in arrears.

4. Reroofing Report:

The Property Manager, Ed Whitlock, provided Council with an update report on the reroofing of the complex. It was noted the roof has now been substantially completed with the overall job proceeding exceptionally well. It was noted no major problems were encountered during the reroofing and that the installation of the new wood decks proceeded smoothly. Following discussion Council agreed the job went exceptionally well and was very pleased. It was noted the entire job will come in approximately \$30,000.00 under budget, which owners have previously agreed be spent for repairs on the east wall.

5. Correspondence:

- a) Correspondence was received from an owner expressing concern regarding the storage of bicycles in the bicycle room. The owner noted the current storage system consisting of a straight bar does not work well and may be causing some residents not to secure their bikes in the bike room. The owner suggested steel triangles be welded onto the existing bars for a cost of approximately \$500.00. A suggestion was also put forward that new "Cora" bike racks be purchased and installed in the bike room. It was noted the Cora bike racks are very heavy duty and one six-foot rack can accommodate up to 14 bicycles.

Following further lengthy discussion and consideration it was duly **MOVED AND SECONDED** that two six-foot Cora bike racks be purchased and installed in the bicycle storage room for a cost of not to exceed \$1,500.00.
CARRIED

- b) Correspondence was received from an owner on the 2nd floor expressing concern regarding the "For Sale" sign at the entranceway to the building. It was noted there are currently six "For Sale" signs displayed on the common "For Sale" sign structure. The owner believes having a large number of "For Sale" signs would indicate some type of problem with the building due to a large number of listings. The majority of Council members did not share this view and agreed the existing sign structure remain as it is. However, it was agreed Council member, Chris Hawley, would monitor the signs to ensure that those real estate agents who have posted a sign have a current listing in the building.

6. New Business:

- a) Council requested the sliding glass door located on the common area hallway of the 4th floor be permanently locked, now that the reroofing job is completed.
- b) Discussion was held with regards to the need to purchase a power washer for the complex. Council agreed it would make a very useful addition to the building's equipment, for use by the resident caretaker.

Following further discussion it was duly **MOVED AND SECONDED** to purchase a 6½ horsepower power washer for a cost not to exceed \$1,000.00.

CARRIED

- c) A suggestion was put forward that the inaccessible windows of the building be cleaned. Following discussion Council noted this has never been done in the past and it was agreed to table this item.
- d) Council requested the bike rack at the front entranceway to the building be secured to the ground.
- e) Residents are requested not to wash their vehicles at the front of the building, but rather in the parking lot at the rear. Thank you for your cooperation.
- f) Council noted some residents have left personal belongings in common areas of the complex. These areas would include the aiseways of the locker room and in parking spaces. Noting this is in contravention of the Strata Corporation Bylaws, it was agreed that any item left in a common area of the complex will be thrown out without notice.
- g) Lengthy discussion was held with regards to mail theft in the building. The Property Manager noted that Canada Post and the police both recommend that owners not have anything of importance mailed to themselves. Council Chair, Mike Cooke, said he would investigate the matter further.

There being no further new business the meeting adjourned at 8:35 pm. The next Council meeting is scheduled to be held on **Wednesday, July 28th, 2004 at 6:30 pm.**

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Please Read...

Residents are reminded no storage of any kind is permitted on your balcony or patio area, with the exception of patio furniture and potted plants. Thank you for your cooperation.

ATTENTION: Please keep these minutes on file as a permanent record of your Strata Corporation's business. Replacement of either minutes or bylaws will be at the owner's expense and not the Strata Corporation's.