

MINUTES OF THE COUNCIL MEETING OF THE OWNERS, STRATA PLAN VR 2691 HELD WEDNESDAY, NOVEMBER 30th, 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
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 October 19th, 2005 as circulated. **CARRIED**

2. Caretaker Report:

Resident caretaker, Alfonso Tang, provided a report to Council on recent maintenance activities in the complex. Council was advised an outside security light was recently repaired. The new vacuum cleaner ordered by the Property Manager has been delivered and is now in use in the building. Council was advised the hot water boiler is currently leaking and the building's plumber, Ray Davis, is preparing a report for the Property Manager with regards to the boiler's repair or replacement. Council was advised an owner on the 2nd floor is currently undertaking renovations within their suite wherein the contractor is creating a large mess in the common area hallway. Council agreed a letter be forwarded to the offending owner. Following discussion and questions Council thanked Alfonso for his report.

3. Financial Statements:

Due to Council member, David Moss's absence, Council tabled discussion on the financial statements to the next meeting.

The Property Manager reported to the Strata Council the legal firm of Clark Wilson has now obtained a judgment and order for sale for a suite on the 3rd floor for non-payment of maintenance fees. The Strata Corporation is now in a position to sell the suite. Following discussion it was agreed a real estate agent be retained and the suite be placed on the market immediately.

4. Domestic Hot Water Boiler:

The Property Manager reported to the Council that the domestic hot water boiler has developed a leak in the heating coil which cannot be repaired. The plumber advises that should the leak "rupture" the boiler would have to be shut down and the building would be without hot water until a new boiler could be installed. As boilers are not regularly stocked in-house by wholesalers and have to be shipped from back east, it was the plumber's recommendation that the building proceed with the installation of a new boiler immediately, before the leak enlarges or ruptures. It was noted that the cost to install a new boiler would be approximately \$10,000.00. Following lengthy discussion and consideration Council agreed that the replacement of the boiler would be the best course of action and authorized the project to proceed immediately.

5. Parking Lot – Asphalt Repairs:

The Property Manager presented to Council a quotation for repairs to the asphalt surface of the parking lot. Two quotes were presented, one to correct a "dip" in the driveway as you enter the parking lot for

\$690.00, and a resurfacing of 900 sq ft at the east end of the parking lot for \$1,690.00. All Council members agreed the repairs are necessary, however, agreed to wait until springtime to do the repairs.

6. Garbage Container Relocation:

Further to discussions held at the previous Council meeting regarding the relocation of the garbage containers, Council agreed to table this item until confirmation can be made of assignment of certain parking spaces in the area.

There being no further new business the meeting adjourned at 7:40 pm. The next Council meeting is scheduled to be held on Wednesday, January 18th, 2006 at 6:30 pm in suite 410.

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