

MINUTES OF STRATA COUNCIL MEETING
GREENWICH ON 5TH - LMS 4180
1858/1868 W. 5th Ave & 2150 – 2158 Cypress Street, Vancouver, BC
Monday, May 26, 2008

ATTENDANCE

Joyce Connors—Vice President #108E

Eric Douglas—Treasurer #201E

Adam Vasilevich - #310W

Jim Dobson - # 307

REGRETS

Gary Thandi—President #408E

Lyndon King was present representing AWM-Alliance Real Estate Group Ltd (AWM). The meeting was called to order at 6:35 pm

MINUTES OF THE MEETING

Following discussion it was moved, seconded, and carried to approve the previous minutes of April 14, 2008.

FINANCIAL REPORT

Following discussion it was moved, seconded, and carried to approve the financials for March 2008. The April financial was also provided to the Treasurer at the meeting and will be reviewed and approved at the next meeting.

Accounts Receivable – The Property Manager and Council reviewed the accounts receivable where the Property Manager was instructed to affect collection as necessary.

AWM-Alliance conducts collection in accordance with the bylaws each month on all outstanding accounts. Owners, please be advised that your monthly maintenance payments are due and payable on the first of each month. Non-compliance may result in the Strata Council assessing fines, interest charges applied to outstanding balances, removal of access to common facilities, and/or having a legal lien placed on the unit with a collection fee of \$450.00 plus GST charged to the suite. **Owners are encouraged to correspond with Council if they expect delays/experience financial difficulties.**

*****Owners are advised all payments should be made by either post-dated cheques or pre-authorized payment form (EFT).*****

BUSINESS ARISING FROM PREVIOUS MINUTES

1. **Landscaping Improvements**—Council member Adam Vasilevich provided a report to Council. It was that all pruning is now complete. It was also reported that the painters have caused impressions on the grass areas and will be requested to repair where possible.
2. **2150 Cypress**—The Property Manager reported that work has commenced on the flooring damaged in a plumbing leak.
3. **Exterior White Trim Painting**—The Council and Property Manager reviewed quotes for additional work due to some minor rot found on upper floor levels. It was determined to proceed with the work as quoted. It was also noted that that building will also be cleaned during the trim painting. It was noted to check to see if the work to be done includes the whole building.
4. **Wood Vanier 1858/1868 Building**—It was reported that the wood vanier and stainless steel corners will be completed shortly as the contractor has been held up on other jobs.
5. **Lobby Tile 1858/1868 Building**—The Property Manager advised that he will be working with the contractor with regard to scheduling of the tile sealing in both buildings and elevators. It was noted that the sealer takes approximately 10 to 15 minutes to dry before you can walk on it. During that time the elevator will be out of service until the sealer has had an opportunity to dry. Communications to residents will be posted regarding the lobby tile sealing and coordinating with the contractor.
6. **Make Up Air Unit (MUA) 1858 and 1868 Building**—It was reported that the heat exchanger for both buildings will be completed the week of May 26, 2008.

Please make sure you pick up after your pets.

IMPORTANT SECURITY PRECAUTIONS

We request that all Residents take these necessary precautions:

- Never leave your remote control in your vehicle
- Do not leave anything in your vehicle
- Do not leave any items in your parking stall
- Do not allow strangers into the building (behind you or through entry phone)
- Meet delivery personnel at the front door
- Watch garage gate close after driving in/out of parking garage

Condo Reminders

Rentals: In accordance with the legislation and the bylaws, all Owners renting their strata lots are reminded that it is mandatory to have an updated *"Form K", Notice of Tenants Responsibilities*, given to the strata corporation each time a new tenant moves into the strata lot. It is requested at this time that all tenanted strata lots provide an updated *"Form K"*.

AS PER THE BYLAWS, IF AN UPDATED "FORM K" IS NOT FILED WITH AWM A FINE
WILL BE ISSUED TO THE STRATA LOT EACH MONTH OF \$50.00.
TO OBTAIN A "FORM K" PLEASE SEE WEB SITE: WWW.FIC.GOV.BC.CA.

Move In/Out: Please note that seven days notice must be provided **in writing** to AWM-Alliance for all move in/out stating the date, time, and duration of the move, along with a contact phone number to confirm the appointment. Non-compliance may result in fines being assessed by the Council.

Exterior Alteration: All Owners please be advised that any alterations, changes or modifications to the exterior of your suite/building must be presented to and approved in writing by the Strata Council prior to any work beginning. Non-compliance will result in the Owner restoring the exterior to its original condition at their cost.

NEW BUSINESS

1. **Minute Distribution**—Following discussion, it was determined that a notice will be posted after each meeting to advise Residents that a meeting has been held and to go online to read the minutes. Owners are encouraged to access AWM-Alliance's website (www.awmalliance.com, there after click on "Strata Owner's Login") and download the minutes for the Strata Council Meetings by typing: USERNAME: LMS4180 PASSWORD: GREENWICH. If Owners wish to continue having the minutes mailed to them, please inform AWM-Alliance in writing via fax: 604-893-1721 or email to info@awmalliance.com with the subject heading Greenwich on 5th Minutes Request". Please ensure you indicate your unit number in the email.

Correspondence

A letter was received from an Owner regarding landscaping which has been sent to the landscaper to correct where possible.

ADJOURNMENT

There being no further business the meeting was adjourned @ 7:40 pm.

NEXT MEETING – The next meeting of Council will be held Monday, June 23, 2008 at 6:30 pm in unit #108-1858 West 5th Ave., Vancouver, BC.

These minutes submitted by Lyndon King, Senior Property Manager.

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