

MINUTES OF STRATA COUNCIL MEETING
GREENWICH ON 5TH - LMS 4180
1858/1868 W. 5th Ave & 2150 – 2158 Cypress Street, Vancouver, BC
Monday, March 10, 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 December 3, 2007

FINANCIAL REPORT

Following discussion it was moved, seconded and carried to approve the financials for October, November and December 2007 as well as the January 2008 as presented.

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 noted to have a notice drafted regarding residents picking up after their pets. It was noted the committee is working on Spring planting.
2. **Patio Pavers**—It was noted that an Owner in the building has made arrangements to have the patio stones installed for the 1868 Building to match the 1858 Building. The patio stones will extend from the sidewalk to the road curb.
3. **2150 Cypress**—The Property Manager reviewed a quote received for the replacement of the hardwood floor which was damaged during a plumbing break. It was noted to obtain an additional quote for comparison.
4. **Exterior White Trim Painting**—The Council and Property Manager reviewed quotes to paint the exterior white trim. It was noted that there is an additional quote to come for comparison. Property Manager to provide for the next meeting.

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.
2. **1868 Veneer Lobby Wall Repairs**—It was noted that the veneer at the bottom of the wall has been damaged. Repairs to follow.
3. **Lobby Tile**—The Property Manager was requested to obtain a quote to polish the lobby tile in both buildings.

Correspondence

A letter was received from an Owner regarding joining Council. It was noted that joining at this time is not permitted however the Owner may put their name forward at the next Annual General Meeting.

ADJOURNMENT

There being no further business the meeting was adjourned @ 7:50 pm.

NEXT MEETING – The next meeting of Council will be held Monday, April 14, 2008 at 6:30 pm in unit #108-1858 West 5th Ave., Vancouver, BC.

These minutes submitted by Lyndon King, Senior Property Manager.

AWM-Alliance Real Estate Group Ltd.

#540-220 Cambie St., Vancouver, BC, V6B 2M9

Direct Line: 604-639-2166

Emergency/General Inquiries: 604-685-3227

Email: lyndon@awmalliance.com