

MINUTES OF STRATA COUNCIL MEETING
GREENWICH ON 5TH - LMS 4180
1858/1868 W. 5th Ave & 2150 – 2158 Cypress Street, Vancouver, BC
Monday, December 1, 2008

ATTENDANCE

Gary Thandi—President #408E
Joyce Connors—Vice President #108E
Adam Vasilevich - #310W
Jim Dobson - #307W

REGRETS

Eric Douglas—Treasurer

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 October 20, 2008.

FINANCIAL REPORT

Due to the absence of the Treasurer the September and October 2008 will be reviewed at the next Council meeting. It was noted that there is currently a small operating deficit however it is difficult to say whether there will be a deficit or surplus at the year end.

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 reported that pruning of the shrubs and trees is now complete. The Council will seek residents input for the upcoming 2009 season. It was also noted that weed control for Japanese Knot Weed is being applied to control the weed.
2. **Interior Painting**—This work will be reviewed for the next year.
3. **Cameras**—The Property Manager advised that an additional quote is coming and that the concept will be presented at the upcoming Annual General Meeting. This expense will be taken from the contingency reserve fund.
4. **Repair and Maintenance Log**—The Property Manager he is finalizing the repair and maintenance log. This will be prepared for the new Council of 2009. The Council also reviewed a preventative maintenance work schedule which was provided by New City Contracting. This will be considered at the time of budgeting.
5. **Gutter Cleaning**—The Property Manager reported that the gutter cleaning has been completed. Reminder to Owners to notify Property Management in the event they believe their gutters have not been cleaned.
6. **Plumbing and Mechanical Contract**—The Property Manager and Council reviewed a proposal from Ashton Mechanical for providing the preventative maintenance. Following discussion it was determined to proceed with Ashton Mechanical in 2009.

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.

Minute Distribution—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.

NEW BUSINESS

1. **Preparation for the Annual General Meeting**—The Property Manager and Council reviewed items for the upcoming 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, January 12, 2009, location to be determined.

These minutes submitted by Lyndon King, Senior Property Manager.

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