

MINUTES OF STRATA COUNCIL MEETING
GREENWICH ON 5TH - LMS 4180
1858/1868 W. 5th Ave & 2150 – 2158 Cypress Street, Vancouver, BC
Monday, June 23, 2008

ATTENDANCE

Joyce Connors—Vice President #108E
Eric Douglas—Treasurer #201E
Adam Vasilevich - #310W
Gary Thandi—President #408E
Jim Dobson--#307

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 May 26, 2008.

FINANCIAL REPORT

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

Residents are asked to please turn off the fireplace pilot light.

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 reported that additions and possible repairs to the sprinkler system have not commenced but should happen in the next month.
2. **2150 Cypress**—The Property Manager reported that the floor work in the unit is now complete.
3. **Exterior White Trim Painting**—The Property Manager advised that the paint contractor is now substantially complete and are now working on additional work. Residents will be provided with a notice to report any deficiencies relating to their unit. Please return the notice noting any problems associated with the trim painted on your balcony or surrounding area. Following more discussion it was noted to have the windows cleaned following the deficiencies for painting.
4. **Wood Vanier 1858/1868 Building**—It was reported that the wood vanier and stainless steel corners have now been completed.
5. **Lobby Tile 1858/1868 Building**—The Property Manager reported that both buildings' lobby tiles and elevators have been sealed

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. **Common Hall Painting**—Following discussion it was determined to identify common halls needing painting. It was noted that some hall walls have gouges and marks which require touch up.
3. **Roof Whirly Bird Painting**—It was reported that some roof whirly bird vents are becoming noisy as they begin to age. The Property Manager will have Roofix review the vents to see if lubrication will help to silence the vents.

Correspondence

A letter was received from an Owner regarding a fence request. The Owner will be requested to provide more detail with regard to their request.

ADJOURNMENT

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

NEXT MEETING – The next meeting of Council will be held Monday, July 28, 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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