

MINUTES OF STRATA COUNCIL MEETING
GREENWICH ON 5TH - LMS 4180
1858/1868 W. 5th Ave & 2150 – 2158 Cypress Street, Vancouver, BC
Monday, September 22, 2008

ATTENDANCE

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

Regrets

Eric Douglas—Treasurer #201E

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 August 11, 2008.

FINANCIAL REPORT

Due to the absence of the Treasurer the July and August financial will be approved at the next council 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 reported that pruning of the shrubs and trees has started for the Fall season. Extra costs were noted for knotweed control at the southwest corner of the property. New irrigation and planting of the planters between the Heritage Houses is complete. The Council and Property Manager discussed a unit on the ground floor in the 1858 building. It was noted that the Owner will be sending in correspondence in relation to this issue.
2. **Interior Painting**—The Council will review this topic later in the year as the lack of funds in the budget might not allow the work to take place.
3. **Roof Top Whirly Bird Vents**—Following more discussion it was determined that a Council Member will have a look at the roof vents to see if lubrication is an option to help to silence the noise emanating from some of the vents.
4. **Cameras**—The Property Manager and Council reviewed quotes received to replace the camera system. A new modulator has been installed. To view the cameras if you do not have a digital box is channel 116 and it is channel 399 if you have a digital box. The Council will be presenting a proposal at the upcoming Annual General Meeting.
5. **Repair and Maintenance Log**—The Property Manager provided a draft repair and maintenance log which documents work to be performed on a regular basis over the course of the year. This document will continue to be added to over time.

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. **Insurance Renewal**—The Property Manager provided the renewal documents for the complex.
3. **Gutter Cleaning**—The Property Manager provided a quote to clean the gutters which will take place in the month of November.
4. **Ground Floor Gate Locks**—Following discussion it was determined to obtain a quote for the installation of locks for ground floor units with gates accessing W. 5th Avenue.

Correspondence

A letter was received from an Owner regarding locks for front gates. This was discussed in item #4 under new business.

ADJOURNMENT

There being no further business the meeting was adjourned @ 7:45 pm.

NEXT MEETING – The next meeting of Council will be held Monday, October 20, 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