

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

ATTENDANCE

Sharon Turner	#310W	Joyce Connors	#108E
Eric Douglas	#201E		

Regrets

Adam Vasilevich	#310 W		
Gary Thandi	#408E	Katherine Franke	#2158 Cypress

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 November 5, 2007.

FINANCIAL REPORT

Following discussion it was determined that the October statement will be 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).

Budget 2008: The Council and Property Manager reviewed the draft budget and made some minor changes. This budget calls for a small increase in maintenance fees. A copy of the Annual General Meeting Notice will follow under separate cover.

Long Range Plan: Following discussion it was noted to include the painting of all items white or off white under the long range plan. The total cost of the painting is estimated at \$60,000.00 which will be proposed to be taken from the Contingency Reserve Fund.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. **Landscaping Improvements**—Council member Adam Vasilevich provided a report for council to consider in his absence from the meeting. Under consideration was to include soil amendment, planters between the heritage houses, additional courtyard plants, power raking/aeration, additional irrigation for the heritage houses as well as for the sidewalk to the curb for the buildings. These changes were added to the proposed budget to be approved at the Annual General Meeting.
2. **Carpet Cleaning**—It was reported that the common hall carpet cleaning has been completed.
3. **Carpet Replacement 3rd and 4th Floor 1868 Building**—The Property Manager advised that the common hall carpet replacement is complete. Unit 309 has not been completed due to the absence of the owner. The Owner will now be charged for the installation.
4. **2150 Cypress**—The Property Manager reported that the repairs from a pipe leak in the wall behind the fridge is nearing completion.

Please make sure you pick up after your pets. The courtyard grass is now beginning to look much better.

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 them. 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. **1866 Lobby Wall Repairs**—It was noted that the veneer at the bottom of the wall has been damaged. Repairs to follow.

ADJOURNMENT

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

NEXT MEETING – The next meeting to be held will be the Annual General Meeting which is scheduled for Monday January 28, 2008 at 7 pm at the Emily Carr Institute.

These minutes submitted by Lyndon King, Senior Property Manager.

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