

MINUTES OF STRATA COUNCIL MEETING
GREENWICH ON 5TH - LMS 4180
1858/1868 W. 5th Ave & 2150 – 2158 Cypress Street, Vancouver, BC
Monday, April 14, 2008

ATTENDANCE

Gary Thandi—President #408E

Joyce Connors—Vice President #108E

Eric Douglas—Treasurer #201E

Adam Vasilevich - #310W

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 March 10, 2008

FINANCIAL REPORT

Following discussion it was moved, seconded and carried to approve the financials for February 2008.

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 that the pavers installation work has been completed that

connects the sidewalk to the road curb. It was also noted that shrubs have been heavily pruned in the back courtyard area and that the irrigation system will be started shortly. Residents are also advised that any patio stones placed in garden areas must be flush with the dirt in the garden. Residents are also advised the gardeners perform their maintenance on Wednesday's therefore please ensure that you grass area is clear of dog feces and that gates are open. If the area is not clear the grass will not be cut.

2. **2150 Cypress**—The Property Manager and Council reviewed additional quotes and approved the quote received from BC Hardwood.
3. **Exterior White Trim Painting**—The Council and Property Manager reviewed quotes to paint the exterior trim. Following further review of quotes the Council approved New City Contracting to perform the wood trim paint work. Power washing of the building will begin on Wednesday, April 30, 2008. Notice will be issued to units as they progress. We ask that you please cooperate and move items on your balcony/patios so that the painters can complete the project. Residents can expect some damage to landscaping during the project.
4. **Wood Vanier 1858/1868 Building**—It was reported that a contractor has been found to repair damaged Vanier in the lobby. The contractor will also install stainless steel strips to the corners of the wood lobby doorways to prevent damage. The door in the 1868 building at the bottom of the stairs will be adjusted as it is dragging.
5. **Lobby Tile 1858/1868 Building**—The Council approved the sealing of the tile in the lobby and the elevator. Please note that during the work the elevator may be locked off while the sealer sets.
6. **Make Up Air Unit (MUA) 1858 and 1868 Building**—It was reported that the heat exchanger for both buildings have developed leaks and require replacement. This work was approved as the units provide heat to the common hallways during the winter.
7. **Common Area Power Washing**—The Council requested to have New City Contracting perform this work during the painting project.
8. **Garage Gate/Fob System**—It was reported that the garage gate has been repaired which was creating additional problems with the fob system.

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.

Correspondence

A letter was received from an Owner regarding fence repairs of a heritage home. The rotten wood will be replaced however the strata will not provide payment to extend the fence.

A letter was received from an Owner regarding the installation of a skylight. It was noted that the unit already has a skylight. This installation will allow the new skylight to open and provide ventilation for the upper floor unit. This work was approved. Following the

completion of the work the Owner must provide a letter of confirmation that the work has been completed as approved and date completed. .

ADJOURNMENT

There being no further business the meeting was adjourned @ 8:15 pm.

NEXT MEETING – The next meeting of Council will be held Monday, May 26, 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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