

**MINUTES OF STRATA COUNCIL MEETING**  
**GREENWICH ON 5TH - LMS 4180**  
**1858/1868 W. 5<sup>th</sup> Ave & 2150 – 2158 Cypress Street, Vancouver, BC**  
**Monday, August 11, 2008**

**ATTENDANCE**

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

Regrests

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 June 23, 2008.

**FINANCIAL REPORT**

Following discussion it was moved, seconded, and carried to approve the financials for May and June 2008. The July financial was also provided and will be reviewed and 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).\*\*\***

## **BUSINESS ARISING FROM PREVIOUS MINUTES**

1. **Landscaping Improvements**—Council member Adam Vasilevich reported that the quotes are being looked into for the pruning of plants in the complex. This work will be done in the fall months.
2. **Exterior White Trim Painting**—The Property Manager advised that the work is now complete. The contractor does have some left over areas to be addressed. Contractor to complete shortly.
3. **Interior Painting**—The Property Manager and Council reviewed the quote to paint the interior. It was noted that in many cases the notion of touch up would be difficult as the areas are large and it is difficult to know where to start and stop and that areas painted will look much different from other areas and will not have the results the Council is wishing to achieve. The Council will review this topic later in the year as funds in the budget might not allow the work to take place. The Property Manager will provide access to a Council Member who will provide some touch up work as this person is skilled in this type of work and has volunteered his time.
4. **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.

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](http://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](http://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](mailto:info@awmalliance.com) with the subject heading Greenwich on 5<sup>th</sup> Minutes Request". Please ensure you indicate your unit number in the email.
2. **Camera System**—The Property Manager and Council reviewed a quote to replace the camera system. It has been noted that the new digital cable boxes used in some households have made viewing the cameras on their televisions not possible as the current camera system is analog and not digital. Additional quotes will be obtained and this issue brought forward at the Annual General Meeting. Therefore for the time being some households will not have access to the camera in common areas.
3. **Parkade Clean Outs**—Following discussion it was determined to proceed and obtain a quote from the buildings mechanical contractor to clean out the sanitary plumbing lines in the parkade.
4. **Maintenance Log**—The Property Manager was requested to draft a maintenance log. This log will be more detailed than the current Long Range Plan.

## **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 @ 7:30 pm.

**NEXT MEETING** – The next meeting of Council will be held Monday, September 22, 2008 at 6:30 pm in unit #108-1858 West 5<sup>th</sup> Ave., Vancouver, BC.

These minutes submitted by Lyndon King, Senior Property Manager.

**AWM-Alliance Real Estate Group Ltd.**

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