MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN LMS 2446
SPACE

Held on Thursday, January 4, 2007 at 6:30 pm
Within the Meeting Room

COUNCIL IN ATTENDANCE:	Barry Promislow	President
	Peter White	Treasurer
	Chris Schachtay	Vice-President
	Mike McHolm	
	Valerie Richmond	
	Patricia Ray	
PROPERTY MANAGER:	Fernanda Mendo	Crosby Property Management Ltd

The meeting was called to order at 6:45 pm.

CARETAKER REPORT

The Caretaker reported on the following matters:

1. An incident took place on Sunday, December 17, 2006 where a strong toxic odour could be smelled in the stairwells. It appears that someone was either painting or using a very strong chemical possibly in the stairwell. Upon investigation no one was found but the odour lingered for quite some time. ***Please note that spray painting is not allowed anywhere on the common areas of the building. Fines will be applied to the owners/residents responsible for this type of action.***

2. A request was made to have rules for the workshop, BBQ and for the Gym when completed. The Strata Council will review these rules at the next meeting.

3. It was noted that someone stole the light fixture above the notice board in the lobby.

4. The new cover for the elevator reader has again been vandalized.

The following items have been completed:

1. The card reader on the bike ramp has been repaired.
2. The exterior windows of the building and the interior lobby windows have been cleaned.
3. The intercom at the front of the building has been repaired.
4. The new steel doors have been painted and installed on the Seymour street side.

Jayde was thanked for his efforts and left the meeting.

APPROVAL OF THE MINUTES

There being no errors or omissions, the Minutes of November 22, 2006 were approved as distributed.

It was moved/seconded to approve the Minutes of November 12, 2006. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Treasurer, Mr. Peter White introduced the financial statements for September and October 2006 advising that all accounts were in order and recommended acceptance.

It was moved/seconded to accept the September and October 2006 financial statements as recommended. CARRIED.

1. **Arrears Review** - An updated status of the arrears report was presented to Council.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

The Council President Mr. Barry Promislow reported on the litigation regarding strata accounts in arrears and what procedures are being taken to collect the arrears owing to the Strata Corporation.

BUSINESS ARISING FROM PREVIOUS MINUTES AND ANNUAL GENERAL MEETING

1. **Directives to Review** – The Council then reviewed a list of directives from the previous meeting concluding that several items will remain outstanding as they require follow up with trades.

2. **Mail Boxes** – A quotation from Lockrite is expected shortly to replace all of the mailboxes.

3. **Repairs** – Council was advised that David Reich will be away on holidays for a month and the following repairs will be completed upon his return:

   a) drywall repairs on the 2nd, 3rd and 16th floors, and repairs to the stucco on the outside of the building above the barriers.

   b) Speed bumps on the underground parking – to remove and install with compound the 8 anchors for each speed bump.

4. **Storage Lockers** – Mike McHolm presented a quotation from Advantage Bike Racks and Lockers to install additional storage lockers. The quote includes a fence and 40 locker spaces. He is currently in the process of obtaining the proper City Permits. The estimated project cost is $21,505.00.

5. **Elevator Cab Upgrades** – Patrician Ray informed that the materials for the elevator panels have arrived and we can expect to proceed with the installation within a week.

6. **Elevator** – The Strata Council was advised that no one has responded from Thyssen in regards to the cover for the elevator controls.

7. **Mechanical** - Latham's recent reports suggested that following:

   a) One of the fuses has blown in the domestic cold water booster pump panel. The cost to replace the fuses if $595.00 plus GST.
   b) Replace vibration couplings on the recirculation pump in the ceiling above the 6th floor. Replacement is recommended to avoid the possibility of water leakage. These couplings were originally installed because of a noise problem occurring only on the 6th floor.
   c) The thermostat serving the exhaust fan for the elevator room is operating poorly (intermittently turning off) and should be replaced.
   d) The two shaft bearings located in the exhaust fan on the P1 level are noisy and need to be replaced. The cost to replace is $1,095.00 plus GST.
   e) The relocation of an existing hose bib from the bike storage room to another post in the parkade. The cost $720.00 plus GST. The quoted price includes fibreglass insulation on the new piping.
   f) To replace a ten foot section of cast iron piping located in the ceiling space of the P2 parkade. A lot of concrete was found inside the piping from the original construction of the building. The cost $630.00 plus GST.

   The council has recommended we proceed with the above necessary repairs.

8. **Building Envelope Maintenance** – Peter White is finalizing all of the details with RDH. At this time an overview and scope of work and fees was presented to Council.

9. **Gym** – Chris Schachtay reported on the progress of the gym, the air conditioning has been installed, the painting is being done and the floor will be installed once the painting has been completed. Advance Connexions needs some time to proceed with the security installation.

CORRESPONDENCE

Council then reviewed the items of correspondence received from or sent to the date of the meeting and the Property Manager was directed to issue responses.

NEW BUSINESS

1. During a recent preventive maintenance Latham's noticed that the exhaust piping above the motor of the generator is leaking and should be repaired. Council has requested a quotation for this repair.

2. An owner reported still having problems with the dryer duct in his suite, the dryer takes too long to dry the clothes. The building's handyman will be asked to investigate if there is a plug somewhere along the pipe.

3. A decision was made to install an additional concrete barrier alongside the buildings wall.

4. It was brought to Council's attention that some of the owners on the back were wondering if their doors will also be replaced.

5. Residents at the back of the building have reported some concerns regarding the fence and security on the back side.

6. The bus stop has been moved back causing some major issues with people lingering in front of the building.

7. It was suggested that during the next fire and safety inspection that Jayde should check the following items: plumbing connection valves and caulking around the bathtub areas.

8. The cleaner, Julio recently inquired about the pot lights on the floor that some still had the cardboard around. Jayde will be asked to investigate.

There being no further business, the meeting was adjourned at 9:00 pm. The next meeting is scheduled for February 13, 2007.

Fernanda Mendo, Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office (604) 683-8900 (24 Hours)
www.crosbypm.com

Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act; will be assessed for replacement copies.

MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN LMS 2446
SPACE

Held on Wednesday, February 21, 2007 at 6:30 pm
Within the Meeting Room

COUNCIL IN ATTENDANCE:	Barry Promislow	President
	Peter White	Treasurer
	Chris Schachtay	Vice-President
	Mike McHolm	
	Valerie Richmond	
	Patricia Ray	
PROPERTY MANAGER:	Karen Verbeek	Crosby Property Management Ltd.

The meeting was called to order at 6:45 p.m.

GUEST/CARETAKER BUSINESS

1. Noise Complaints

Several noise complaints have been received from occupants in the building regarding loud music playing at all hours of the night. Owners are reminded of bylaw 4. Use of property.

Reminder to Owners

4. Use of property

4.1 A resident or visitor must not use a strata lot, the common property or common assets in a way that:

- ***(a) causes a nuisance or hazard to another person,***
- ***(b) causes unreasonable noise,***
- ***(c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,***
- ***(d) is illegal, or***
- ***(e) is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan.***

2. Breach of Security

It has been reported on a number of occasions occupants have allowed strangers into the building. People visiting the building must be buzzed in by the occupant. Due to this re-occurring situation, Council is considering restricting floor and stair access.

3. Reminder to Owners
It is imperative to building security for all occupants to ensure that no one follows them into the building, or the underground parkade.

4. Landscaping
It has been noted that aphids are infesting the trees now that spring is upon us. Council is looking into the various options available to deal with this issue.

5. Guests
An owner requested that Council consider arranging a meeting to discuss and inform occupants of the Space building of earthquake emergency measures. Council is considering this request.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held January 4, 2007 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to approve the January 2007 financial statements. CARRIED.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. Bridge Electric
Council reviewed the Bridge Electric invoice and requested that the Property Manger obtain clarification regarding the light fixtures that were installed. The Property Manger will obtain the make, model and manufacturer of these light fixtures so Council may further investigate to ensure fair pricing is requested.

2. Unit Entitlement for Remodeled Units
A lengthy discussion took place regarding increasing the unit of entitlement (strata fee's) for those owners wishing to increase their living space. Council will further investigate the cost associated with changing the unit of entitlement through the Land Titles Office. This matter will be forthcoming at the next Annual General Meeting.

3. Mail Boxes
Council discussed and reviewed the quotation and drawings from Lockrite for the installation of the new mail boxes. This work will commence in 8-10 weeks.

4. Generator
Council discussed the recommendations from Latham's regarding the emergency generator. It was noticed that the exhaust piping above the motor of the generator is leaking and should be repaired. The Property Manager is to obtain a quotation for this repair for Council to review.

5. Correspondence
Council then reviewed the items of correspondence received from or sent to the date of the meeting and the Property Manager was directed to issue responses.

Reminder to Owners

Owners are reminded that when entering into a tenancy agreement it is the owner's responsibility to notify the tenant of all current bylaws and rules, particularly the pet and noise bylaws. This is imperative to avoid misunderstandings in the future.

NEW BUSINESS

1. Camera Installation
Advance Connections Inc. has been contracted to install cameras in the gym facility.
The scope of work to be completed is as follows:

A) Move existing card reader from exit door to the entry door of the work out room.
Run new cable, program and test.
The cost associated with this is as follows:
Materials only $200.00 Labour (installation pricing) $65.00/hour (Approximately 16 hours).

B) Supply and install 2 color cameras in work out room.
The cost associated with this is as follows:
Materials only $1,250.00 Labour (installation pricing $65.00/hour (Approximately 8 hours).

C) Supply and install door strike on work out room entry door.
The cost associated with this is as follows:
Materials and Labour $500.00

2. Caretaker Salary Increase
Council reviewed the current caretaker contract and agreed to a 4% increase effective March 1st, 2007. M/S Carried.

3. Resident Manger Cell Phone
Council has monitored the cell phone usage and it has been noted that it is over budget. Council requested that the Property Manger look into a more cost effective plan.

4. Shut Off Valve and Thermostat Replacement

There have been reports of problems with thermostats and water shut off valves in Space and other buildings. A defective thermostat may not turn the baseboard radiator on or off, control the heat, it could be hot or have a burning smell. The shut off valves are located under the kitchen sink, bathroom vanity and toilet tank by the dishwasher and behind the clothes washer. Faulty shut off valves will not turn off the water or may leak from the valve stem. Owners are responsible for repair of thermostats and shut off valves, but the Strata will be willing to assist owners in arranging for repairs. There will be a sign up sheet posted on the bulletin board. Council felt it may be more cost effective for owners wanting to upgrade these items if it was ordered and installed in a bulk quantity.

5. Timer

A timer will be installed on the mail boxes to restrict access, as a measure to reduce mail theft. The cost associated with this installation is approximately $240.00.

6. Gym

The gym is nearing completion.

Council discussed the installation of a water fountain versus water cooler. The Property Manager is to obtain quotations for this work.

Council discussed the signage to be installed in the gym. The Property Manager is to obtain pricing for this.

The rules regarding gym use will be forthcoming.

Hours of use for the gym facility are 6:00 AM. to 10:00 PM. Anyone in the gym after 10:00 PM. will be asked to leave, failing that, fined.

7. Elevators

Council has received a number of complaints regarding the lighting in the elevators. Council discussed options to eliminate this problem. As an experiment, the light bulbs in one elevator has been changed. Occupants are requested to put forth their opinion; a sign up sheet will be posted on the notice board in the elevator.

Custom made pegs are required to hang the elevator pads in the elevator during move ins and move outs. Council discussed the most cost effective way to deal with this and determined that one elevator will be outfitted with the custom made pegs and therefore one elevator will be designated for move ins and move outs.

8. Parking Stalls

Council discussed the possibility of charging motorcycles a flat fee per month for parking. Council will give this further consideration.

9. Gas Usage
Council discussed charging those owners with gas fireplaces and stoves an additional fee for the use of the gas. The Property Manager will obtain further information for Council to consider regarding this issue.

There being no further business, the meeting was adjourned at 9:35 p.m. The next meeting will be held on March 20, 2007 at 6:30 p.m.

Karen Verbeek
Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900 (24 Hours)
www.crosbypm.com

Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.

MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN LMS 2446
SPACE

Held on Tuesday, March 20, 2007 at 6:30 pm
Within the Meeting Room

COUNCIL IN ATTENDANCE:	Barry Promislow	President
	Peter White	Treasurer
	Chris Schachtay	Vice-President
	Mike McHolm	
	Patricia Ray	
REGRETS:	Valerie Richmond	
PROPERTY MANAGER:	Parmjit Gill	Crosby Property Management Ltd.

The meeting was called to order at 6:40 pm.

GUEST/CARETAKER BUSINESS

1. **Unscheduled Deliveries**: It has been noted that many deliveries are never reported to the Resident Manager. Therefore, doors are being held open for extended periods and the elevator walls have many marks and scratches. The Strata Council is considering installing cameras inside the elevators. Cameras will be very helpful to recognize who and what is causing the damage so those responsible may be warned and penalized.

2. **Back Yard Fence**: It has been reported on a number of occasions that occupants and guests of all three suites around the yard at the back of the building have been seen jumping over the fence. Due to this re-occurring situation, Council is considering raising the height of the fence. This matter will be discussed further.

3. **Window Cleaning**: Windows from the exterior will be cleaned three times a year, supposedly April, July and October. Imagine Building Services has been contacted to provide a quote.

4. **Cigarette Butts**: It has come to the attention of the Strata Council that some residents within the building are throwing live cigarette butts from their balconies which inadvertently land on neighboring units' balconies. These actions result in very real damage and concerns safety for all the residents of Space.

   Another concern brought to the Strata Council's attention is residents/visitors spitting on the walls and the floors in the elevators.

The Strata Council expects and requests that individual residents be respectful of these common sense concerns and expectations.

IN AN EFFORT TO ASSIST THE STRATA COUNCIL IN ENFORCING THESE EXPECTATIONS, RESIDENTS ARE ENCOURAGED TO IDENTIFY ANY INDIVIDUAL RESIDENT(S) THEY WITNESS AS PERFORMING THESE INAPPROPRIATE ACTIONS.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held February 21, 2007 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

Financial statements for February 2007 were not circulated by the meeting date, therefore financial statements were tabled.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. **Albright Lighting**: A quote from Albright Lighting was reviewed in detail by the Strata Council. This is in reference to a rebate program from BC Hydro. The Strata Council is considering the cost to upgrade aging fluorescent fixtures and savings of electricity after the upgrades. The Property Manager was asked to obtain more information from Albright Lighting regarding this program.

2. **Water Fountain**: Several different options were presented/reviewed for a water system for the new fitness facility. After a lengthy discussion it was decided to install a water fountain. A quote was presented for the water fountain form Progressive Plumbing which seems to be reasonable. This quote was not approved as the Strata Council would like to see the designs of water fountains. Chris Schachtay will be in touch with Progressive Plumbing to review different designs.

3. **Project Access Vancouver Police Department**: Vancouver Police Department has contacted the Strata Council about the new program Project Access which is designed for residential emergency entry plan where all access entry fobs will be installed outside in a safe cylinder. The Strata Council is not convinced with the information provided and has asked the Property Manager to obtain further information on the project.

4. **Generator Maintenance**: Council discussed the recommendations from Cummins Westin Canada regarding the emergency generator. It is currently leaking exhaust into the generator building. It was discussed at length to replace the muffler as it is a health hazard. The Strata Council has asked the Property Manager to obtain further information on these repairs for Council to review.

5. **Bridge Electric**: Investigation on Bridge Electric invoice is still underway to ensure fair pricing. The Property Manager has obtained some information on suppliers and will follow up with them for further information on these light fixtures.

CORRESPONDENCE

Council then reviewed the items of correspondence received from or sent to the date of the meeting and the Property Manager was directed to issue responses.

NEW BUSINESS

1. **Energy Efficiency Plan**: The City of Vancouver is offering a new Residential Energy Efficiency Program to strata buildings in Vancouver. This program will help multi-family buildings lower their in-suite and common area natural gas and electricity bills. The Strata Council has decided to participate in this program and instructed the Property Manager to co-operate with the City of Vancouver in providing information as needed.

2. **Painting – Elevator Area on Second Floor**: The hallways have many scratches and the paint is very dull due to the wear and tear of on going renovations and moving activities. A quote to paint the area was received from David Reich. After inspecting the floor and further discussions, the Council decided to ask the contractor to revisit the quoted price. The Property Manager will follow up with David Reich and further advise the Strata Council.

3. **Camera Installation**: The installation of cameras in elevator cabs is under review. A quote was obtained from Advance Connections Inc. After a lengthy discussion it was decided to obtain a second quote which may also provide a different opinion.

4. **Weekend Help-Move in/out**: The Strata Council reviewed the duties and time sheets of the current Resident Managers. It was moved/seconded to hire extra help for the weekends due to the number of move in and out activities. CARRIED.

5. **Earthquake Preparedness**: Few concerned residents have requested the Strata Council to have a meeting for earthquake preparedness. The Strata Council discussed this issue and decided to contact the local fire department to arrange a seminar. Residents will be notified further when arrangements are in place.

6. **Resident Manager's Cell Phone**: The Resident Manager's cell phone plan has been updated with a new plan from 250 minutes to 1000 day time minutes a month. This will save the Strata over $200.00 per month.

There being no further business, the meeting was adjourned at 9:20 pm. The next meeting will be held on April 11, 2007 at 6:30 p.m.

Parmjit Gill
Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900 (24 Hours)
www.crosbypm.com

Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.

MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN LMS 2446
SPACE

Held on Wednesday, April 11, 2007 at 6:30 pm
Within the Meeting Room

COUNCIL IN ATTENDANCE:	Barry Promislow	President
	Peter White	Treasurer
	Patricia Raye	
REGRETS:	Chris Schachtay	Vice-President
	Mike McHolm	
	Valerie Richmond	
PROPERTY MANAGER:	Parmjit Gill	Crosby Property Management Ltd.

The meeting was called to order at 6:40 pm.

GUEST BUSINESS

An owner attended the meeting as a guest to discuss some of concerns she has regarding the mildew that was found in a bedroom closet on the laminated floor. She was advised that upon receiving a notification from her tenant and herself, the Strata Council immediately dispatched RDH Engineering to investigate any possible leak. RDH Engineering water tested the envelope and found no source of a leak. They have also investigated the surrounding suites from inside and found no possible source of a leak. However, there was one suite RDH Engineering did not have access to. The owner refused entry to his suite until the end of April when his guests leave.

RDH Engineering will not be able to produce a report until they have access to all the suites.

REMINDER

IF YOU OBSERVE A LEAK OR MILDEW ANYWHERE INSIDE YOUR SUITE, PLEASE ADVISE IMMEDIATELY.

The owner also had some concerns about her dryer vents and requested they be checked. The Strata Council advised that the matters will be looked into and the owner will be advised accordingly.

CARETAKER BUSINESS

1. **Fax Machine**: The fax machine in the office of the Space building is wearing out and does not perform properly. The Strata Council will look into replacing the fax machine.

2. **Abandoned Bikes**: It has been reported, on a number of occasions, that bikes are being abandoned in common areas. Owners are advised that these bikes are being removed temporarily. If any of these bikes belong to any of the residents, you are asked to claim them before the end of May, 2007. Any bikes remaining after May 31, 2007 will be removed from the building.

3. **Leak in Bike Room**: It was reported that there is a faulty membrane that is causing water to leak into the bike room and then into the parkade. Water seems to be rusting the rebar inside the concrete. The Strata Council advised that RDH Engineering will be contacted to look at this leak.

4. **Speed Bumps**: It has been brought to the Strata Council's attention that the speed bumps reportedly need some adjusting. It was advised previously to replace the current speed bumps with plastic ones. The Property Manager was instructed to obtain quotes.

5. **Access to the Building:** Homeless people have been very successful in gaining access into the building. They leave their marks behind in their own style, for example garbage, graffiti and theft.

OWNERS ARE REMINDED THAT SAFETY AND CLEANLINESS OF THE BUILDING IS YOUR DUTY. PLEASE DO NOT ALLOW ANYONE YOU DO NOT KNOW INTO THE BUILDING. A STRANGER'S ACCESS TO THE BUILDING MAY RESULT IN MAJOR THEFT AND COULD BE LIFE THREATENING. PLEASE REMEMBER THAT ALL THESE EXTRA UNNECESSARY REPAIRS AND MAINTENANCE IS COSTING YOU MONEY.

APPROVAL OF COUNCIL MEETING MINUTES

It was noted that in the Minutes of March 20, 2007, Patricia Raye's name was misspelled. It was moved/seconded to approve the Minutes of the Council Meeting held March 20, 2007 as amended. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Treasurer, Peter White reviewed the financial statements for month of February 2007 with the fellow Council members. Mr. White noted that repairs and maintenance category was under budgeted for this year. He also noted that the Strata have saved money in insurance, water and sewer, electricity and security.

Following the review it was moved/seconded to approve the February 2007 financial statements. CARRIED.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. **Albright Lighting**: A detailed quote from Albright Lighting, with additional information, was presented. This is in reference to a rebate program from BC Hydro. The Strata Council is considering the cost to upgrade the aging fluorescent fixtures and savings of electricity after the upgrades. After a detailed review and consideration, the Strata Council decided to take this opportunity of the rebate program. It is reported that this rebate program is only for a ort period of time.

   It was moved\seconded to approve the quote from Albright and the BC Hydro rebate program to upgrade the aging fluorescent fixtures. CARRIED.

   This upgrade will make the Space building a more secure property, having brighter common areas such as the parkade, and will also reduce hydro consumption.

2. **Water Fountain**: The water fountain for the new gym is still under review as further information is needed.

3. **Back Yard Fence:** This has been an issue for the Strata Council as it is hard to determine what may be the best way to eliminate people jumping over the fence. The Council has discussed raising the fence with extensions or replacing it completely. After some discussion, the matter was tabled to be discussed at the next meeting.

4. **Replacing Thermostat**: Council discussed the recommendations and quote from Latham's advising the Strata to change the thermostat serving the exhaust fan for the elevator room. The quote seemed high; therefore the Strata Council has asked the Property Manager to obtain further quotes.

5. **Bridge Electric**: Investigation on Bridge Electric invoice is still underway to ensure fair pricing. The Property Manager has obtained some further details regarding this invoice but has not found any solution yet.

CORRESPONDENCE

Council then reviewed the items of correspondence received from or sent to the date of the meeting and the Property Manager was directed to issue responses.

NEW BUSINESS

1. **Electrical Sub Station**: The Property Manager presented a quote from Latham's to clean the window type air conditioning units serving the electrical sub station located in P1 parkade level which are dirty. The Strata Council reviewed the quote in detail and instructed the Property Manager to obtain another quote before making any further decision.

2. **Elevator Safety Test**: The Property Manager presented a quote from ThyssenKrupp Elevator to perform the safety test for elevators which is required by the BC Safety Authority. This test must be performed every three (3) years. The Strata Council reviewed the quote and instructed the Property Manager to obtain additional quotes.

3. **Irrigation System:** A quote for contract was received from Waterworks Irrigation to maintain the irrigation system.

   Waterworks Irrigation will test the irrigation system zones from the controller and will check all sprinkler heads and replace as needed and will turn the water on to irrigation system. The timer will be set according to GVRD watering times. Under this contract they will also perform winterization, service calls and backflow testing.

   After further review it was moved\seconded to approve the contract as quoted. CARRIED.

4. **Flashing Repair:** It was reported by the window washers that there is some damage to the roof flashing which seem to be caused by high winds. The Property Manger will obtain quotes from roofers to repair the flashing.

5. **Gas Fireplaces & Patio Heaters:** The Strata Council is looking into the additional cost for gas to the Strata owners who have gas fireplaces and patio heaters running on gas. Since this service is not available and used by all of the owners, the Council feels that the cost should not be shared by everyone. The Strata Council has instructed the Property Manager to find out what may be the reasonably additional charge that may be charged to the owners using gas fireplaces and patio heaters.

There being no further business, the meeting was adjourned at 8:15 pm. The next meeting will be held on May 16, 2007 at 6:30 p.m.

Parmjit Gill
Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900 (24 Hours)
www.crosbypm.com

Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.

MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN LMS 2446
SPACE

Held on Thursday, May 17, 2007 at 6:30 pm
Within the Meeting Room

COUNCIL IN ATTENDANCE:	Barry Promislow	President
	Peter White	Treasurer
	Chris Schachtay	Vice-President
	Mike McHolm	
	Valerie Richmond	
	Patricia Raye	
PROPERTY MANAGER:	Parmjit Gill	Crosby Property Management Ltd.

The meeting was called to order at 6:35 pm.

GUEST BUSINESS

An owner attended the meeting as a guest to discuss some concerns regarding water ingress to one of the suites. RDH Engineering performed some tests which indicated that there might be problem with the balcony above. RDH had requested access to the indoor walls of the owner's suite to access any damages or further possible solutions to the issue. The owner of the associated suite suggested having a second opinion to determine whether there is any other way to locate the problem without accessing the walls inside his suite. The Strata Council assured him that they are very confident with RDH Engineering as they have worked on this building for many years and are also a well known and trusted engineering firm.

The Strata Council further assured the owner, to satisfy his concerns, that the Strata will repair all the damages to his suite related to this repair. The Council asked the owner to allow RDH to carry out the repairs as needed. It is Strata Corporation's responsibility to repair and maintain all the common property.

CARETAKER BUSINESS

1. **Office Equipment**: The fax machine and a computer monitor have been replaced in the Space office for the Resident Manager's daily use.

3. **Garbage in Locker Room**: It was reported that when residents move out of the building, they tend to leave most of the junk and garbage piled up inside the locker room. Residents\owners are reminded to take all the garbage to the garbage room instead. Any other household items need to be taken to the dump site.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Strata Council meeting minutes of April 11, 2007 as previously circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Treasurer, Mr. Peter White introduced the financial statements for March 2007 advising that all accounts were in order and recommended acceptance.

Following the review it was moved/seconded to approve the March 2007 financial statements. CARRIED.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. **Smart Product**: BC Hydro Power Smart conversion of fluorescent lamps and ballasts is nearing completion. The parkade, once converted, will provide a new level of lighting which will be brighter at a much lower monthly cost. This will also reduce maintenance cost as the repairs will not need to be done for many years to come.

2. **Water Fountain**: The Council reviewed the cost and the need of the water fountain in the fitness room in detail and decided not to install the water fountain as it is just an additional cost and residents who use the fitness room may bring their own water bottle.

3. **Bridge Electric**: Investigation on Bridge Electric invoice is still underway to ensure fair pricing. The Strata Council is waiting to get details such as make and model and product prices for those products supplied and installed by Bridge Electric. The Strata Council asked the Property Manager to get all the details necessary from Bridge Electric who have denied the request from the Property Manager so far. This matter will be followed up by the Council members.

4. **Security System Upgrade**: A quote to replace the switcher, SVHS recorder and security TV in the Space office by Advance Connextions was reviewed in detail by the Strata Council. The current system will be replaced with the 16 Channel DVR and 17" flat screen color monitor. This DVR can be viewed in the Space office and remotely from any computer over the internet.

   It was moved\seconded to approve a quote to upgrade the security system in the Space office as quoted by Advance Connextions for the price of $3,495.00. CARRIED.

5. **Back Yard Fence:** Strata Council again reviewed the fence at the back and decided to change the face of the current fence to have the bars facing inside instead which will eliminate trespassing. Handyman David Reich will carry out this task..

6. **Cameras in the Elevators:** IHN Media has proposed installing cameras accompanied by the TV in the elevators at no cost to the Strata. This will monitor and record all the activities in the elevator and also play a TV channel along with some commercials on the bottom of the screen. The Strata Council agreed with the proposal on the condition it does not play any sound. The Property Manager will follow up with this and the proposal will be reviewed further.

CORRESPONDENCE

Council then reviewed the items of correspondence received from or sent to the date of the meeting and the Property Manager was directed to issue responses.

NEW BUSINESS

1. **Humidity Issue:** An owner reported a problem in his suite with the moisture gathering around the balcony windows which was found to be as a result of high humidity in the suite. The Strata Council reviewed the situation and advised the owner to clean the area around the windows as much as possible and RDH Engineering will inspect the area and provide a report with their recommendations to better solve this issue.

2. **Sprinkler Room**: The Resident Manager reported high humidity in the sprinkler room which caused a small amount of mould. The Strata Council agreed to install air vents on the lower portion of the door to allow air flow.

3. **Building Insurance Update:** The Property Manager noted that currently the building's status is reported as all residential when there are six live/work units that are approved by the City of Vancouver. The Property Manager discussed this with the Strata Council and followed up with BFL Insurance for further information. It is advised by BFL that it should be categorized as used. This will now be changed, as advised, to have accurate insurance for Space.

4. **Repairs and Maintenance:** The Property Manager presented a few quotes from handyman David Reich as obtained by the Resident Manager for some minor repairs around the building. The Strata Council reviewed them all and approved some of those such as: painting graffiti on the 23rd floor, repair and paint the damage and dents around the walls on the 7th floor and repairing stairwell ceiling on the 8th floor.

5. **Power Washing:** A quote for power washing the building's common areas was received. The Strata Council members agreed that the common areas will be washed by the Caretaker as he has been cleaning the area as part of his job.

6. **Storage Lockers Update:** New storage lockers were discussed in depth. It was reported that the City has raised its fee for building permits. The final cost may reach up to $25,000.00.

These lockers will be available for only those who currently do not have any lockers. A sign in sheet will be placed on the notice board and lockers will be awarded on a first come first served basis. Please note this sign in sheet is only for owners not renters. A one time rental fee of $600.00 will be charged.

There being no further business, the meeting was adjourned at 9:50 pm. The next meeting will be held on June 26, 2007 at 6:30 p.m.

Parmjit Gill
Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900 (24 Hours)
www.crosbypm.com

Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.