

MINUTES OF COUNCIL MEETING

STRATA PLAN BCS-522

THE EDEN

HELD: On Wednesday, June 3, 2009 at 6:30 p.m. in the Lounge of 1225 Richards Street, Vancouver, B.C.

PRESENT:

Ken Leimer	(President)
Assunta Bortolazzo	(Vice-President)
James Fowler	(Treasurer)
Erik Wiik	
Trent Derkoch	
Jenny Chung	(Commercial Representative)

GUEST: Marlon Valenzuela (Building Manager)

STRATA AGENT: Lyn Campbell, Vancouver Condominium Services Ltd.

The meeting was called to order at 6:35 p.m.

Residents are reminded that you must always FOB IN regardless if the door is held open for you or if there is a move-in progress.

BUILDING MANAGER'S REPORT

The new number for the building manager, Marlon Valenzuela is 604-684-1340.

The building manager, Marlon Valenzuela, updated the council on the status of various activities that occurred throughout the past month. Highlights of the report include:

- Cobra Elevator completed the elevator lock-off system; however, need to return and change the memory sticks in the enterphone and also need to re-program the gate fob command system.
- Nikls attended to repairs to the parkade gate, as the crank on the motor was stuck.
- Extreme Glass attended to repairs to the hinges on the main door.

SECURITY

1. Elevator Lock-off System: Cobra have completed the installation of the elevator lock-off system.
2. Lock Upgrades: Lockmasters have completed the lock upgrades throughout The Eden, including the stairwell locks.
3. Cross-Over Floor Alarms: Vidtech Services have completed the installation of the cross over floor stairwell alarms. If a resident uses the stairwell door an alarm will sound. Stairwell doors are only to be utilized in the event of an emergency. (A \$50 fine will be issued for misuse).
4. Fire Exit Sign Removal: Further to the minutes of May 6th, Cobra are working on the logistics of removing the fire exit sign on the main lobby area, following which Cobra will be installing two new fob readers, one on the garbage room door and one on the P1 door at a cost of \$5,266.22.
5. P1/P2 Door: Council approved the quotation from Lockmasters for installation of new doors on the P1/P2 area at a cost of \$729 plus GST. The doors will be installed with a smaller glass window which will have a security grating over the window to prevent the glass from being broken. In accordance with Fire Code, the door must have a window.

BUSINESS ARISING

1. Engineering Review: Council is currently reviewing the recommendations and report from Spratt Emanuel and will discuss this matter further at the next meeting.
2. Landscaping: ParaSpace Landscaping has completed the landscaping upgrades to the front entrance pot areas. University Sprinklers has completed the start-up and irrigation upgrades with the installation of drip lines in all the pots. Council will now work on planting the pots in the courtyard area in the future.

Council discussed the townhouse landscaping and agreed that ParaSpace Landscaping should proceed with pruning the garden area on the town home courtyard 5 at a cost of \$325 per patio. There are five patio areas that need pruning. The agent will make arrangements with ParaSpace Landscaping.

3. Website: Council is currently preparing the information for the website, following which TMP Designs will download the information and launch the website.
4. Bike Room Organization: Erik Wiik has reviewed the bike room and provided a design that would allow maximum usage of the room and provide 60 spots for bikes. The cost for building and constructing the new bike organization equipment would be \$3,500. The council would work on a volunteer basis to help build the bike room. The council will

12. Dryer Vent Cleaning: Michael A. Smith Duct Cleaning were onsite the week of May 25th to May 29th conducting the dryer vent cleaning and modifications. The agent is awaiting the report. It is an owner's responsibility to ensure the dryer vent is cleaned at least monthly.
13. Hydro Vault Maintenance: Further to the minutes of May 6th, the agent is making arrangements with Pro-Con Electrical to conduct the hydro vault maintenance that is required by WCB Regulations. The cost of the hydro vault maintenance is \$2,140 plus GST. During the hydro vault maintenance, there will be a power shut-down to the building. Owners will receive notices well in advance of the hydro shut-down.
14. Common Area Maintenance Log/Monthly Building Schedule: Council is reviewing the draft monthly maintenance schedule and maintenance log that the agent provided and will discuss this matter at the next meeting.
15. Caulking Sealant Program: The annual exterior sealant inspection and maintenance will be conducted by Hydro Seal per their quotation of \$5,000 plus GST. The agent is following up with the contractor regarding scheduling the dates.
16. Guest Suite – Olympics: The agent has followed up with Access Vacation Group and 2010 Vacation Rentals regarding renting the guest suite during The Olympics and unfortunately, they are not interested in the unit, as it does not have a kitchen. Assunta Bortolazzo will be following up with other sources and will report back at the next meeting.
17. Greening The Eden – Power Smart: Commercial Lighting has conducted a review of the lighting at The Eden and will be forwarding a report on suggestions for power smarting the building.
18. Garbage Removal Contract: The agent has forwarded correspondence to Smithrite regarding reducing the garbage pick-ups from three times a week to twice on Mondays and Fridays. The agent will follow up with the building manager to determine whether or not the pick-ups have been reduced.
19. Rubber Flooring/Elevator: A quotation was received from Phoenix Restoration in the amount of \$177.25 plus GST for two 4 x 4 protection mats for the elevator. Council approved and the agent will advise Phoenix Restoration.
20. Hallway Painting: The strata council conducted a walk-about of the building and noted a number of floors that were in good condition. Those that had painting touch-ups required and those that required full cleaning. Council agreed that this matter should be discussed and reviewed further in the fall as interior painting prices are best from contractors in the fall rather than in the summer time.
21. Exterior Building Painting: The agent presented a quotation from Alumni Painting and Restoration for conducting the exterior power washing, preparation and re-painting of the exterior building surfaces in the amount of \$98,950 plus GST and the cost to re-paint the

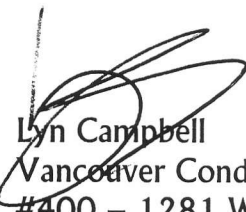
owner/occupant of a strata lot and the strata council. If any such inspection/service visit has to be re-scheduled due to the failure of an owner or occupant to comply with the foregoing, it shall be done at the cost of the owner, to whose account all charges incurred as a result (including those of any forced entry that may be required) will be charged, and will thereupon become due and payable immediately.

4. Move-in/Move-out: When scheduling a move-in or move-out of the building, residents must notify the building manager at least seven days in advance of the move.
5. PPM Inspection Report: The Planned Preventative Maintenance report was received from National Hydronics. The agent will be following up with National Hydronics on a number of items. The agent also presented a comprehensive proposal from Trotter & Morton for the mechanical maintenance system. Council agreed to review the proposal from Trotter & Morton in the fall.
6. Lobby Wallpaper/Corners: Council raised concerns regarding the main lobby wallpaper/veneer and damage to the corners. The agent will make arrangements to have metal corner guards installed in the main lobby area.
7. HVAC/Boilers: A concern was raised that the HVAC systems in the parkade areas are not functioning properly. The agent will follow up with National Hydronics concerning this matter. It was also noted that the boilers are showing a yellow dirty flame, as opposed to a blue flame and the hot water boilers are not cycling properly. The agent will follow up with National Hydronics regarding this.

COUNCIL RESIGNATION

Due to the conveyance of his unit, council member Trent Derkoch has resigned from the strata council. The strata council thanked Trent for his assistance on the strata council and wishes him all the best in the future.

There being no further business, the meeting was adjourned at 9:05 p.m. The next council meeting for Strata Plan BCS-522 will be held on Wednesday, July 15, 2009 at 6:30 p.m. in the Lounge of 1225 Richards Street, Vancouver, B.C.



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