

MINUTES OF COUNCIL MEETING

STRATA PLAN BCS-522

THE EDEN

HELD: On Thursday, May 3, 2007 at 6:30 p.m. in the Lounge of 1225 Richards Street, Vancouver, B.C.

PRESENT: James Fowler
Assunta Bortolazzo
Annabella Wong-MacIntyre
Linda Kirste
Mark Cooperstone

ABSENT WITH REGRETS:

Jenny Chung (Commercial Representative)
Robert Cacovic

STRATA AGENT: Lyn Campbell, Vancouver Condominium Services Ltd.

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

CONFIRMATION OF OFFICERS:

Due to the absence of some council members, council agreed to defer the confirmation of officers until the next meeting.

APPROVAL OF RULES:

Council moved, seconded and carried to approve the Rules for the Amenity Room, Lounge, Exercise Room and Spa, and Guest Suite. Please see the attached rules.

MINUTES

It was moved, seconded and carried to adopt the minutes of the March 1, 2007 council meeting, as circulated.

RESIDENT MANAGER'S REPORT

The council and the agent reviewed the detailed report from the Building Manager, Lynnda Adkins. Highlights of the report include:

- The area on the parkade ramp is frequently used by homeless and/or individuals using drug paraphernalia. Council will review this matter with the Vancouver Police Department when conducting the walk-about.
- The third floor hot water regulator is making noise that suggests that the bearings need to be replaced. The noise may be a temporary reaction to the recent water shut-down. National Hydronics have requested that the noise be monitored.
- The pump recirculator has failed. National Hydronics is conducting repairs and the water damage was minimal.
- #1603 had a water leak sourced to a cracked shower housing behind the tile. The repair was conducted by National Hydronics and Edenvale are currently attending to the restoration in units #1603 and #1503.
- Residents using the lounge socialize on the patio well past 11:00 p.m. creating a disturbance to the residents directly above. Council requested the agent have Paladin Security ensure that the residents are not partying in the courtyard areas past 11:00 p.m. at night.
- Arrangements will be made to attend to cleaning the drain on Davie Street and the P3 fan room.
- Harris Irrigation was contacted to conduct the start-up of the irrigation system; however, they have not yet attended. The agent will contact University Sprinklers instead.
- Problems with lost data on the enterphones at the upper main and P1 main have occurred. Cobra is investigating the cause.
- The spa leak has been sourced at the south west jet missing aerator and seals and Bright Pools are attending to the necessary repairs.
- The guest suite only has the last four days of May available to rent.
- An electrician will be contacted to investigate the main entry lights and rooftop south lights.
- A pest control company is required to attend to the ants that reappeared in the main entrance and on the south side of the main entrance.
- Residents are reminded that when they are disposing of doggy doo-doo to please ensure that it is bagged and tied accordingly.
- A concern has been raised regarding residents renting their units on a weekly basis as a vacation home. Council will investigate this matter further by looking at the Craig List under the holiday section.

- Council approved holiday vacation for the resident manager and Five Star will be attending to replacement duties.

FINANCIAL REPORT

1. **Monthly Statements:** Council approved the December, 2006, and January, 2007 financial statements. The February and March, 2007 financial statements will be reviewed once the audit adjustments have been completed. Any owner wishing a copy of the strata corporation's financial statements should contact Vancouver Condominium Services Ltd. during regular business hours, 9:00 a.m. to 4:30 p.m., Monday to Friday.
2. **Accounts Receivable:** Council and the agent reviewed the status of various owners' accounts. The agent noted that several owners are still in arrears of their strata fees and the agent is following up accordingly. The agent advised that the 10% per annum interest charge is charged to owners' accounts that have outstanding balances.
3. **Draft Audit:** Council reviewed and finalized the draft audit prepared by Reid Hurst Nagy for the 2006/2007 fiscal year. The agent will finalize the audit with Reid Hurst Nagy and the audit adjustments will be reflected within the next financial statement.

COMMERCIAL REPORT

The agent will follow up with the Commercial representative Jenny Chung regarding the use of the driveway area in the laneway, as representatives from Enve and Blenz are using the area for regular parking.

SECURITY REPORT

1. **Security Guard Patrol:** Paladin has commenced the three month trial security patrols. Council requested the agent have signs regarding contact numbers for VCS and the Building Manager posted near the parkade gate.
2. **VPD Review:** The agent advised that contact has been made with the Vancouver Police Department's officer in charge of the community police office and arrangements are being made to have the police conduct a review of the building sometime between the weeks of May 14th to May 25th.

Residents are reminded that in order to improve the security in the building it is the responsibility of ALL residents within the building. Should you witness suspicious activity in the building, you are asked to contact the police directly through 911 to make a report and also advise the Building Manager and Vancouver Condominium Services.

BUSINESS ARISING

1. **Developer:** During the recent very heavy rains there was a reported leak within the Penthouse units. Bosa investigated the matter and found that there were hairline cracks in the mechanical rooms on the rooftop. Bosa has re-sealed the areas and the matter is being monitored. The agent also reported this leak to the strata corporation's warranty company Traveller's Guarantee Company of Canada.

Questions were raised regarding the lights in the townhouse units filling up with water and having a defective seal. Bosa has attended to re-sealing the exterior light fixtures.

2. **Landscaping:** Council and the agent reviewed the proposal from Paraspace Landscaping for the landscape contract from April 1st to March 31st 2008. Council agreed to proceed with the landscape contract without the additional cost of plant health care as they requested that these items be quoted on separately and not included within the contract. Council also requested Paraspace provide details on the completion of the main entrance bed.

The agent will follow up with Paraspace regarding the fourth floor common area off of Davie Street and re-doing the grass in the front of the building.

Council requested the agent follow up with Paraspace Landscaping on the placement of the missing trees on Richards and possibility of removing the dead leaves from the trees.

3. **Elevators:** Canadian Elevator Quality Assurance has completed the fourth review of the strata corporation's elevator system and the agent will be reviewing the response shortly. The agent will also follow up with Thyssen regarding replacing the light on the main floor up button and the screen on the inside of the elevator.
4. **Lobby Floors:** To date, there has been no response from Marble Life regarding finishing the portion of the grout at the edges of the lobby, entrance and elevators. The agent has not released payment to Marble Life and has sent several memos concerning this matter. At this time, council considers the matter closed and agrees not to waste any more time pursuing Marble Life.
5. **Emergency Generator:** The agent is continuing to follow up regarding repairs that are required to the generator in which Cummins Diesel were on site. Simpover has also recently advised that the block heater needs replacing. The agent is following up with a generator mechanical engineer to determine whether or not the emergency generator was in proper condition when the building was turned over from Bosa.
6. **Parkade Gate:** The agent advised that Nikls is manufacturing the new custom grate for the parkade. Half the cost is being absorbed by Bosa.

7. Plumbing/Mechanical Contract: Further to the minutes of March 1, 2007, Linda Kirste has reviewed the mechanical system with her father who is a retired mechanical engineer. There were several questions that require answers and the agent will follow up with Natinal Hydronics. The recommendation is that the mechanical maintenance being received from National Hydronics is above the industries' standards and to retain the contract with National Hydronics.
8. Upper Main Lobby Wallpaper: Assunta Bortolazzo has sourced the supplier for the woven blue/green wallpaper on the upper main level and a quotation for the wallpaper will be received shortly.
9. Cleaning Contract: Council moved, seconded and carried to proceed with renewal of the cleaning contract with Five Star Building Maintenance. Council incurred their monthly rate of \$1,598 plus GST. Council requested the agent follow up with Five Star regarding using strong chemicals in the elevator.
10. Garbage Room/Fan: A response was received from Bosa regarding upgrading the fan in the garbage room. Bosa is not willing to contribute money for upgrading the fan and recommend that additional pickups are conducted. The agent will follow up with Smithrite regarding this matter.
11. Bulletin Boards: The bulletin boards in the elevators have been installed.
12. Domestic Hot Water Pipe P2: National Hydronics has completed the repairs to the small pin hole leak in the domestic hot water pipe located on the P2 area.
13. Window Washing: Red Lion will be attending to the washing of the windows the last two weeks of June.
14. Building Wash: The agent is following up with Bosa regarding the building wash and is awaiting written confirmation from Bosa that the paint area will not be damaged and that a test section be completed first.
15. Parkade Storage: The agent is following up with several owners regarding storage of items within their parking stalls.
16. Dryer Vent Cleaning: Michael Smith Duct Cleaning have conducted the cleaning of the dryer vents and booster fans. There were 142 units that were cleaned. 36 units did not allow access or were not home during the scheduled dates. Arrangements will be made for a second date for cleaning to take place.
17. Bike Room Clean Up: The Building Manager and the agent are organizing an audit of the bike room so that any unclaimed bikes can be disposed of. Council also queried whether or not each unit could be assigned spaces.

18. Spa/Gym Signage: Signs B.C. have made the new signs for the spa and gym and they have been installed accordingly.
19. Spa/Gym Fans: National Hydronics has attended to the fans for the gym and hard wiring the control panels of the fans so that they can only be accessed by the mechanical contractor and/or Building Manager.

Council reviewed a response from Bosa regarding the possible rust staining that has been noticed in the spa. Bosa advises that the rebar is buried in concrete 3" – 4" below the surface and the spa tile is on top of the concrete. The only feasible way for the rebar to be exposed to the water would be if there was a shrinkage crack in the concrete directly below the tiled stairs. When the spa is next drained the agent will ensure that the building Manager checks for any hairline cracks in the grout and if there are cracks, that they be injected with an epoxy sealant. If there are no apparent cracks, Bosa advises that the rusting is most likely from another source such as a cleaning device that is made of metal or metal parts and during the cleaning process it left some metal slivers behind as these slivers can become imbedded in the grout and end up rusting.

20. Flood – /Lobby Unit & 305: Edenvale has completed the restoration to the lobby and unit #305 from a flood that occurred in unit #305 on January 27th. Council expressed their satisfaction with the work completed by Edenvale.
21. Irrigation System: The agent has contacted Harris Irrigation regarding activation of the irrigation system for the spring/summer season. However, to date they have not yet attended to the matter. The agent will have University Sprinklers attend to activation of the system.

CORRESPONDENCE

Owners are invited to write council via the management company regarding any strata matters. Owners are advised that, pursuant to the Strata Property Act, correspondence which is addressed to the strata corporation must be made available to any other owner interested in such correspondence, and to certain other persons in specified circumstances. What this means is that any correspondence which is sent to the strata council in confidence might not be protected or privileged, and is subject to any other overriding and applicable law.

1. Correspondence was received from an owner concerning renovations to their unit. Council approved the owner's request.
2. A letter was received from an owner regarding donating gym equipment. Council requested further information, dimensions and brochures on the gym equipment prior to providing approval.
3. A letter was received from an owner requesting permission to install hardwood floors. Council approved the owner's request.

4. Council reviewed correspondence from a tenant regarding a recent disturbance. Council duly notes the tenant's correspondence.
5. A letter was received from an owner regarding repairs to the carpet stains on the 12th floor. This matter will be addressed under New Business.
6. An owner wrote to council concerning garbage stored on the balcony of their unit. The agent has followed up with the individuals involved. If further complaints are received, fines will be levied against the owner's account.
7. A letter was received from an owner concerning renovations within their unit. Council approved the renovations which involve installation of hardwood floor and painting.
8. A letter was received from an owner concerning gardening and light fixtures. Council discussed the matter and the agent will follow up accordingly.
9. An owner wrote to council requesting permission to upgrade their vertical blinds with horizontal blinds. Council agreed that this would change the exterior appearance of the building and denied the owner's request.
10. A letter was received from an owner concerning purchasing extra tiles left over from the construction. Council denied the owner's request as the tiles should be kept on-site for future use in the event of repairs being needed.

NEW BUSINESS

1. Garbage Pick Up: Council and the agent reviewed information from Smithrite regarding the garbage pickups and ensuring that the garbage bin doors are closed and the bins are locked when they are left on the street. Concerns continue to be raised regarding the bins and the agent will be following up with Smithrite.
2. Carpets: The agent presented a quotation from Edenvale in the amount of \$280 plus GST to remove stains that have occurred on the 12th floor. Council approved the quotation.
3. Paint: The agent advised that the Building Manager has purchased a quantity of paint from ICI Paints for painting the common area hallways.
4. Real Estate Signs: Council and the agent discussed real estate signs and determined that there is nothing in the strata corporation bylaws that can prohibit a realtor from placing an "Open House" sign on the sidewalk; however, realtors and owners are reminded that the strata corporation bylaw concerning real estate signs state:

Real estate signs must not be displayed in a strata lot or on the common property when viewing a suite for sale or rent. Visitors must be escorted into and out of the building and suite by the real estate agent and/or assistant. This bylaw pertains to residential strata lots only.

5. #1235 – Drain Leak: The patio drain backed up causing a leak into unit #1235. Arrangements have been made with Edenvale to attend to the necessary repairs.
6. Weekly Educational Reminder: Council requested the agent put together weekly educational reminders that the Building Manager can place in the notice boards and elevator.
7. City of Vancouver – Parking in Lane: Council requested the agent follow up with the City of Vancouver regarding no parking in the lane way.
8. Security Move: Concerns continue to be raised regarding the performance of the security company Aegis and the move security. The agent will put together security move protocol for the security guards and investigate another company to conduct the move security.
9. Mortgage: The mortgage for the strata suite and the Resident Manager's suite is up for renewal in June. Council member Annabella Wong-MacIntyre will research for mortgage rates. The agent will forward copies of the mortgage documents to Annabella Wong-MacIntyre for review.

There being no further business, the meeting was adjourned at 9:10 p.m. The next meeting for Strata Plan BCS-522 will be held on Wednesday, June 13, 2007 at 6:30 p.m. in the lounge.

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LC/lc

24-Hour Emergency Services

Clients using Telus Anonymous Call Blocking feature must deactivate this service (*87) to receive return calls from VCS after hours. Please note that we will take no action on any emergency unless we have talked first to the person placing the call. If you have placed an emergency call, please keep the phone line clear so that VCS can return your call promptly.

PLEASE NOTE THAT THIS SERVICE IS FOR BUILDING EMERGENCIES ONLY: IT IS NOT FOR PERSONAL EMERGENCIES. Personal emergencies include lost building or suite access devices (i.e., keys, fobs, IRTs, garage remotes) access to relatives' apartments, inquiries about account balances, "someone parked in my stall", neighbours are having a loud party, neighbours' security alarm is going off and similar situations. We are also unable to provide assistance on calls such as "I saw a strange person enter the garage..." Suspicious activity and loud parties should be reported to the police. Break and enter and/or vandalism to your automobiles or suites should be reported to the police department.

Please feel free to report floods, broken water lines, fires, fire alarms, stuck elevators, garage gates not working and other similar building/property issues requiring immediate attention.

The 24-hour answering service is not available for general inquiries concerning accounts, council policies and other matters which are regular administration items.

MINUTES OF COUNCIL MEETING

STRATA PLAN BCS-522

THE EDEN

HELD: On Wednesday, June 13, 2007 at 6:30 p.m. in the Lounge at 1225 Richards Street, Vancouver, B.C.

PRESENT: James Fowler
Annabella Wong-MacIntyre
Linda Kirste
Mark Cooperstone
Robert Cacovic

REGRETS: Assunta Bortolazzo
Jenny Chung (Commercial Representative)

GUESTS: Jeff Foley - ParaSpace Landscaping (From 6:30 p.m. to 7:15 p.m.)

STRATA AGENT: Lyn Campbell, Vancouver Condominium Services Ltd.

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

Jeff Foley of ParaSpace Landscaping was present at the meeting to discuss the landscaping for The Eden and provide numerous suggestions and quotations for upgrades. Council and ParaSpace Landscaping discussed suggestions for improvement of the boxwood hedge at the front of the building. The hedge is receiving constant damage from dog urine. Council will review the quotations at the next meeting.

Council approved the proposal from ParaSpace Landscaping in the amount of \$162 plus GST for replacement of some plants that have died in the back alley garden.

Council and ParaSpace Landscaping also discussed the boulevard lawns. ParaSpace Landscaping has tried to revive the boulevard lawns by aerating the over-seeding. Their efforts had disappointing results. Some strata corporations replace their lawns on an annual basis; however, the new turf must be watered three times each week after installation which is quite costly.

ParaSpace Landscaping provided further information regarding re-landscaping the raised flanking main entrance beds by the installation of ferns and broad leaf ground cover. The ferns will fill in the middle and the ground cover will be planted along the front edge, eventually filling out into the front of the garden beds. Small pockets would then be left in each planter bed for splashes of seasonal colour such as pansies and forget-me-nots in the fall and winter. Council moved,

seconded and carried to have ParaSpace proceed with the upgrade to the front entrance beds in the amount of \$646 plus GST.

7:15 p.m. Jeff Foley departed.

CONFIRMATION OF OFFICERS

The following slate officers were elected:

President	- Robert Cacovic
Vice President	- Mark Cooperstone
Treasurer	- James Fowler

MINUTES

Following discussion, it was moved, seconded and carried to adopt the minutes of the May 3, 2007 council meeting, as circulated.

MANAGER'S REPORT

Council and the agent reviewed the Manager's Report prepared by Lynnda Adkins. Highlights of the report include:

- National Plumbing recommended that the sump pumps be cleaned. The agent will obtain quotations from A & A Anderson McRae Tank Service for the cleaning.
- The hot water tank #1 has been repaired and the building manager will continue to monitor the tank to determine if there is still a leak apparent.
- GE Security adjusted the low air on the sprinkler system and replaced the capacitor.
- The summer watering schedule has begun. This took two hours, three times a week last year, but with the installation of the new water hose-bib tap on the upper patio area it will take less time.
- Arrangements will be made to have the pool cues repaired in the lounge.

Council requested the agent follow up with the Building Manager regarding ensuring that both lids to the garbage bins are open.

FINANCIAL REPORT

1. **Monthly Statement:** Council agreed to defer ratification of the financial report until the next meeting when the odd adjustments will be reflected within the financial statement. Any owner wishing a copy of the strata corporation's financial statements should contact Vancouver Condominium Services Ltd. during regular business hours, 9:00 a.m. to 4:30 p.m., Monday to Friday.
2. **Accounts Receivable:** Council and the agent reviewed the status of various owners' accounts. The agent noted several owners are still in arrears of their strata fees and the agent is following up accordingly. The agent advised that a 10% per annum interest charge is being charged to owners' accounts at an outstanding balance.
3. **Mortgage Renewal:** Council and the agent engaged in a discussion regarding the mortgage renewal for the strata corporation in the manager's suite and the guest suite. Annabella Wong-MacIntyre provided rates from MCAP. By switching the banking institution from Vancity the strata corporation would have to hold a Special General Meeting to approve the new mortgage and there would also be solicitor fees involved. Council agreed that the mortgage be renewed with Vancity at the best interest rate available for a 36-month term.

COMMERCIAL REPORT

The agent will follow up with Commercial Representative, Jenny Chung regarding the representatives from Enve and Blenz continuing to use the loading zone/driveway area for regular parking. Although letters have been sent the actions continue and council directed the agent to now fine the commercial owner.

SECURITY REPORT

1. **Security Guard Patrols:** Palladin is continuing with the 3-month trial security patrols.
2. **VPD Review:** Arrangements are being made with the Vancouver Police Department for conducting a review of the building. The agent will advise the strata council once the date has been set.

BUSINESS ARISING

1. **Developer:** The building warranty for the five-year envelope will be coming to an end in November 2, 2008. The agent has requested a proposal from Spratt Emanuel for a complete review of the envelope.
2. **Landscaping:** Council discussed landscaping under Guest Presentation.

3. Elevators: Thyssen has replaced the light on the main elevator up button and the screen on the inside of the elevator.
4. Generator: Council and the agent reviewed a response from Simpower regarding the repairs that were required to the generator. The agent confirmed that the generator was new when installed by Bosa. Council agreed to pay the payment of \$9,752.14 owing for the generator repairs and the cost will be charged to the Contingency Reserve Fund. Council requested the agent follow up with the letter to the manufacturer, Cummins regarding the disappointment in the generator.
5. Parkade Grate: Nikls is manufacturing the new custom grates for the parkade and half the cost will be absorbed by Bosa.
6. Upper Main Lobby Wallpaper: A quotation was received from Metro Wall Coverings for matching the final wallpaper in the upper main lobby. The agent will follow up with Metro Wall Coverings regarding the minimum for ordering the wallpaper.
7. Garbage: The agent presented a proposal from Smithrite for increasing the garbage pick-ups for the Residentials to Monday, Wednesday and Friday at a cost of \$337.50 per week. Council agreed the three-month trial basis. The agent will also obtain the contract terms for Smithrite.
8. Mechanical: Further to the minutes of May 3rd, National are investigating the questions from the mechanical walkabout that took place in April and a response will be received for council to discuss at the next meeting.
9. Window Washing/ Building Wash: Red Lion will be attending to washing the windows in the month of July and as soon as dates have been set, the agent will post notices.

Red Lion will also proceed with feather washing the building once written confirmation has been received from Bosa that the paint will not be damaged.
10. Parkade Storage: The agent is following up with several owners regarding storage of items within their parking stalls.
11. Dryer Vent Cleaning: A second date is being scheduled with Michael A. Smith Duct Cleaning to attend to obtaining access to 36 units that were not home during the scheduled dates of the dryer vent cleaning.
12. Bike Room Clean-up: The Building Manager and agent are organizing the audit of the bike room. The Building Manager has obtained tags for the bike room and notices will be circulated and posted on the building.
13. Graffiti: Council requested the agent have the Building Manager remove the graffiti near the cement area near the gate.

14. Spa: Further to the minutes of May 3rd the Building Manager is continuing to monitor the spa concerning the rust spots.
15. Flood – Lobby #305: Edenvale has completed the restoration to the lobby and unit #305 from a flood that occurred in #305 on January 27th.
16. Irrigation System: Harris Irrigation has re-attended the site and activated the irrigation system for the spring and summer season. The agent will follow up with the Building Manager to ensure that the townhouse irrigation system is properly activated.
17. Carpets: Edenvale are proceeding with removing the stains that occurred on the 12th floor per their quotation of \$280 plus GST.
18. Painting: The Building Manager is in the process of conducting touch-up common area painting throughout the building.
19. City of Vancouver - Parking in Laneway: The agent has followed with the City of Vancouver regarding vehicles parking in the laneway. The City will attempt to conduct more patrols to ensure that only commercial vehicles can park in the laneway.
20. Security Protocol: The agent presented a draft of the security protocol for Aegis Security for moving-in and conducting the move security. Council made several revisions and the agent will forward the information to Aegis Security. The agent also presented quotations from Palladin and Garda Security for the move security. As the cost of the security guard is substantially more than currently being charged by Aegis, council agreed to continue with the services of Aegis, provided that they follow the security protocols.
21. #1603/#1503 Shower Leak: Edenvale are attending to repairs that were required due to a diverter on the shower leaking.
22. Drain Cleaning: National Hydronics has attended to the drain cleaning at the EF1 exhaust fan per their proposal of \$400 plus GST.

CORRESPONDENCE

Owners are invited to write council via the management company regarding any strata matters. Owners are advised that, pursuant to the Strata Property Act, correspondence which is addressed to the strata corporation must be made available to any other owner interested in such correspondence, and to certain other persons in specified circumstances. What this means is that any correspondence which is sent to the strata council in confidence might not be protected and privileged, subject to any other overriding and applicable law.

1. Correspondence was received from an owner concerning renovations and the installation of hardwood floors. Council approved the owner's request and the agent has followed up accordingly.
2. Two letter of correspondence were received from owners concerning water marks in the interior of their unit. The agent is having Hydroseal investigate the matter.

NEW BUSINESS

1. Blenz: Concerns have been raised regarding the staff of Blenz continuing to drag the patio furniture on the ground, creating a disturbance to the Residential units along with damaging the paint surface. The agent will follow up with the Commercial Representative regarding this matter.

There being no further business, the meeting was adjourned at 8:45 p.m. The next council meeting for Strata Plan BCS-522 will be held on Wednesday, July 11, 2007.

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LC/ae

Water Restrictions

GVRD Sprinkling Regulations will be in effect June 1st through September 30th.

Lawn sprinkling is permitted:

- Two days per week from 4:00 a.m. - 9:00 a.m. and 7:00 p.m. - 10:00 p.m.
- Even-numbered addresses can sprinkle on Wednesdays and Saturdays
- Odd-numbered addresses can sprinkle on Thursdays and Sundays

While these restrictions apply only to grass (lawn areas) at this time, the GVRD may introduce more stringent regulations on outdoor water use as the summer progresses.

MINUTES OF COUNCIL MEETING

STRATA PLAN BCS-522

THE EDEN

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PRESENT: James Fowler (Treasurer)
Annabella Wong-MacIntyre
Linda Kirste
Assunta Bortolazzo
Jenny Chung (*Commercial Representative*)

ABSENT WITH REGRETS:

Mark Cooperstone (Vice President)

GUEST: Ken Leimer

STRATA AGENT: Lyn Campbell, Vancouver Condominium Services Ltd.

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

GUEST BUSINESS:

Ken Leimer was present at the meeting to discuss the window coverings. Council and the agent engaged in a detailed discussion concerning the matter following which Ken Leimer departed at 7:05 p.m.

MINUTES

It was moved, seconded and carried to adopt the June 13, 2007 council meeting minutes, as circulated.

MANAGER'S REPORT

Council and the agent reviewed the Manager's Report prepared by Lynnda Adkins. Highlights of the report include:

- National Plumbing will be replacing the hot water storage tank that has been shut off due to a leak in the tank. The storage tank is under warranty and the new storage tank is scheduled to be installed early next week.
- The circulation pump on the seventh floor has been repaired and reinstalled on June 27, 2007.
- An owner raised concerns regarding the trees on the top of the townhouse landscaped area. Council agreed to contact Paraspace Landscaping for a quotation to prune the large trees. There is also a concern regarding the tree to the west of townhouse #414 on the rooftop as it appears to be dead or dying. Paraspace will investigate when they are on site.
- The spa humidistat switches are being tampered with on a regular basis. Three times in the last month the dials have been turned up to the maximum causing the walls to soften and wrinkle. It was agreed that a cover and lock should be placed over all dials in the room.
- The thermostat control vent on the rooftop elevator room is not working. National Hydraulics will repair the thermostat when they are next on site.
- The Building Manager has noted a regular occurrence of discarded needles and drug related paraphernalia in the planted area at the rear exit to the lane off staircase B during her daily rounds. Residents are asked to report any suspicious or drug related activity to the police immediately in an effort to combat the problem.
- A concern was raised that a chalk like dust substance leaking from the concrete is becoming more noticeable in staircase D and F. Both areas have numerous moisture bleeding spots. The agent will follow up with Bosa concerning this matter.
- Unfortunately there has been numerous vandalism problems that seem to be escalating; wall damage, sign damage, pilfering of washroom supplies from the lounge and spa was noted to be on an increase. There has also been excrement spread on the walls throughout the common areas of the building on a daily basis.

Residents and owners are advised that the vandalism is an immature and unfortunate thing to occur in such an upscale building and repairs for the vandalism is costing additional funds and a waste of the strata corporation's money. Anybody witnessing someone vandalising the building is asked to contact the agent at Vancouver Condominium Services and/or the Building Manager.

Schedule: Council provided a draft schedule for the building manager's work duties and requested that the other council members review the document for further discussion at the next meeting.

COUNCIL RESIGNATION:

Due to the conveyance of his unit, council member Robert Cacovic has resigned from the strata council effective immediately. Council wishes to thank Rob Cacovic for his past work and dedication towards The Eden and wish him well in the future.

Due to the resignation of the council President Robert Cacovic, Linda Kirste agreed to stand as President.

FINANCIAL REPORT

1. **Monthly Statement:** Council reviewed the May, 2007 financial statement, as presented. Any owner wishing a copy of the strata corporation's financial statements should contact Vancouver Condominium Services Ltd. during regular business hours, 9:00 a.m. to 4:30 p.m., Monday to Friday.
2. **Accounts Receivable:** Council and the agent reviewed the status of various owners' accounts. The agent noted that two owners are in severe arrears and liens have been placed on their accounts.
3. **Mortgage Renewal:** The agent advised that the mortgage has been renewed with Vancity for a 36-month term.

COMMERCIAL REPORT

1. **Enve - Parking:** Concerns continue to be raised regarding the Enve staff parking on a regular basis in the loading zone area. This creates a problem with the garbage pick ups as Smithrite has refused to pick up the garbage as they cannot obtain access to the garbage bins. The council has advised the agent that fines will be levied against owners' accounts in accordance with the strata corporation bylaws as the continuing infractions occur.
2. **Blenz Coffee Shop:** Council and the agent engaged in a discussion regarding the Blenz Coffee Shop and continued noise that is occurring from the Blenz Coffee Shop when they are moving their furniture in and out of the coffee shop on a daily basis. Correspondence has been forwarded to Blenz and the owner's representative; however, the noise disturbances continue and as such, fines are being levied against the owner's account in accordance with the strata corporation bylaws.

The agent and the resident manager will liaise with the owner of the coffee shop to paint the concrete that has been scratched due to the chairs and furniture being dragged over the painted concrete surface.

SECURITY REPORT

1. **Security Guard Patrols:** Palladin is continuing with the 3-month trial security patrols. A concern was raised regarding communication with Palladin to the Building Manager and the strata agent. As such, the council has requested that Palladin change the staff and that a reduction in the invoice be obtained.
2. **VPD Review:** Arrangements are being made with the Vancouver Police Department for conducting a building review on Wednesday, July 18th, 2007.

BUSINESS ARISING

1. **Developer:** The agent has received a proposal from Spratt Emanuel Engineering for completing the envelope review in preparation for the completion of the five year building envelope warranty which will come to an end on November 2, 2008. Council agreed that the warranty review should be conducted closer to November 2008 and as such, requested the agent to diarize the matter for the review to take place in February, 2008.

The agent will make arrangements with Hydroseal to conduct the maintenance inspection, caulking etc. on the building as previously done in the past years.

2. **Landscaping:** The agent presented information from Paraspac Landscaping which was a follow up to the meeting that was held on Thursday, June 13th. Landscaping of the front entrance beds will be carried out at a cost of \$646 plus GST and Paraspac Landscaping will be proceeding with the back alley planting at a cost of \$162 plus GST. Paraspac has found an all natural critter ridder deterrent which is essentially organic because it is from a prill. The label recommends reapplication every month. This product is thought to help reduce the dogs urinating on the lawn. Paraspac has not used this product in the past and cannot guarantee it; therefore, they will be applying it for three months at no cost to test whether it has any effect.
3. **Parkade Gate:** Nikls One Call attended the site to review the status of the grate and have advised that the trough that holds the metal grate is disintegrating and needs to be replaced in order to solve the problem with the grate diminishing. The agent is obtaining quotations from other contractors and will also be in contact with Bosa concerning the design default.
4. **Upper Main Lobby Wallpaper:** The agent confirmed that there is no minimum orders for the wallpaper; however, \$5 a yard is added. Council moved, seconded and carried to purchase a 30 yard bolt of wallpaper from Ordinary Wall Solutions to ensure that there is additional wallpaper on site for future use in the event that there is a tear in the wallpaper.
5. **Garbage Room/Pickup:** Smithrite are commencing the pick up three days a week Monday, Wednesday and Friday. Concerns continue to be raised regarding the recycling and garbage companies leaving the parkade gate open or garbage room doors open when they pick up

the bins. The agent has corresponded with Smithrite and IPI and are awaiting an apology and follow up from IPI Mechanical Systems.

6. Mechanical Maintenance: The agent forwarded information from National Hydronics with answers concerning the questions from the Mechanical Walkabout that took place in April. The agent also forwarded a service report from the last planned preventative maintenance inspection conducted by National Hydronics on June 11th.
7. Window Washing/Building Wash: The agent has received confirmation from Bosa concerning the washing of the building and the possibility of having to place a sealant over the concrete once the building has been washed. Bosa advises that the building can be washed and that low pressure is being used. The paint itself is an elastomeric type and does not require resealing after washing. Arrangements are being made to have the building washed, following which a window washing will take place. The project is tentatively scheduled for the last two weeks of August.
8. Parkade Storage: The agent is following up with several owners regarding items stored within their parking stall. The agent conducted another walkabout and there is only one outstanding owner from the previous list. The agent will follow up with the owner accordingly.
9. Dryer Vent Cleaning: A second date of Monday, July 30th has been scheduled for the dryer vent cleaning. Michael Smith Duct Cleaning will be on site and will be inspecting those units which were not completed during the first dryer vent cleaning. Owners are reminded of bylaw 7.3.
 - 7.(3) *Where the strata corporation or its representatives require access to a strata lot to carry out regularly scheduled inspections/servicing, such as in respect of in-suite smoke detectors, fire alarms, dryer ducts and vents, plumbing, electrical wiring or otherwise, access must be provided at the time(s) specified in the notice circulated to owners, unless other arrangements are made in advance between 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.*
10. Bike Room Clean Up: The bike locker audit is in process. Owners and tenants are asked to please help clean up the bike room and remove any abandoned bicycles so that more space can be made for residents to use the bike room. If you have a bike in the bike room, please obtain a tag from the Building Manager so that it can be registered. As of July 31, 2007, any unclaimed bikes will be disposed of.
11. Carpets: Edenvale has completed the re-cleaning of the carpets on the 12th floor which were badly stained.

12. #1603/#1503 - Shower Leak: Edenvale have completed the interior repairs related to a diverter on the shower which is leaking.
13. Sump Pump Cleaning: The agent is awaiting quotations from A & A Anderson and McRae's for cleaning the sump pumps.

CORRESPONDENCE

Owners are invited to write council via the management company regarding any strata matters. Owners are advised that, pursuant to the Strata Property Act, correspondence which is addressed to the strata corporation must be made available to any other owner interested in such correspondence, and to certain other persons in specified circumstances. What this means is that any correspondence which is sent to the strata council in confidence might not be protected or privileged, and is subject to any other overriding and applicable law.

1. Correspondence was received from an owner concerning a tenant who continues to wash their balcony.

With the warm weather, all residents would like to take advantage of their patios and balconies; however, it is hard when water/cleaning solutions are being tossed over the balconies.

If you wish to wash your balcony please use a damp mop as opposed to flooding the balcony with water, as the water drain empties directly out to the exterior of the building and empties onto the lower units.

2. A letter was received from an owner concerning a noise complaint. The agent has followed up with the individuals and the matter has been resolved.
3. An owner wrote to council regarding renovations. Council reviewed the owner's request and as the renovations are extensive, council has requested further information from the owner regarding drawings, the contractors that will be conducting the work, permits etc. The agent will follow up with the owner accordingly.

NEW BUSINESS

1. Water Leaks: Hydroseal is proceeding with investigating two water leaks in #2403 and #608. Upon their investigation, a report will be received.
2. Hot Water Tank: National Hydronics are installing the new hot water tank as the old hot water tank had a leak in it. The hot water tank is under warranty. The labour to install the new tank is \$1,200 plus GST.

3. Fire System – Low Air: Council and the agent reviewed information from GE and National regarding a low maintenance device on the fire sprinkler system which caused the sprinkler alarm to go off. Everything has been reviewed and found to be in working order. GE suggested replacing an air maintenance device; however, National have investigated the matter and found that it is not needed.
4. Parkade Gate Springs: A quotation was received from Nikls Property Services for replacement of the parkade gate springs. The agent will obtain additional information from Nikls Property Services for review at the next meeting.
5. Rollerbladers: Council wishes to remind residents and tenants that rollerblading is not permitted in the common areas of the building as this will cause damage to the flooring.
6. Property Tax Refund: The City decided to assess all strata suites at a value of \$10,000. Unfortunately, they did not provide this new value until pre-taxes in February were paid leaving a credit on several strata accounts from this overpayment. Council duly executed a document and received the refund in the amount of \$142.94 for the strata suite and \$38.05 for the guest suite.
7. Rules: Council moved, seconded and carried to enact the following Rule:

Except for townhouse access doors which have horizontal blinds, all window coverings must be vertical and cream or off white in colour as per the original colour installed by the developer to maintain continuity of the exterior look of the building.
8. Grout – Steam Room: Council requested the agent follow up with a restoration company regarding re-grouting some areas of the steam room.
9. Lounge/TV: The agents will make arrangements to have the TV in the lounge repaired.
10. Moving Furniture: Owners who are having new furniture delivered or are moving out one or two small items of furniture are asked to please notify the Building Manager so that the elevator pads may be installed. A move should not be conducted before 9:00 a.m.

There being no further business, the meeting was adjourned at 9:00 p.m. The next meeting for Strata Plan BCS-522 will be held on Wednesday, August 22, 2007 at 6:30 p.m.

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LC/md

MINUTES OF COUNCIL MEETING

STRATA PLAN BCS-522

THE EDEN

HELD: On Wednesday, August 22, 2007 at 6:30 p.m. in the Lounge at 1225 Richards Street, Vancouver, B.C.

PRESENT:

Linda Kirste	(President)
Mark Cooperstone	(Vice President)
James Fowler	(Treasurer)
Assunta Bortolazzo	
Jenny Chung	(Commercial Representative)

ABSENT WITH REGRETS:

Annabella Wong-MacIntyre

STRATA AGENT: Lyn Campbell, Vancouver Condominium Services Ltd.

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

MINUTES

It was moved, seconded and carried to adopt the minutes of the July 11, 2007 council meeting, as circulated.

MANAGER'S REPORT

Council and the agent reviewed the Manager's Report prepared by Lynnda Adkins. Highlights of the report include:

- The problem with the jets in the hot tub was not the impellor pump as previously thought. There was a restriction in the flow due to duct tape in the filter of the pump. Bright Pools attended to and all is in good working order.
- A dramatic increase in supply usage has been noted. A 250 piece box of garbage bags that normally last six months is lasting only two months. Toilet paper consumption seems to have doubled and new rolls disappear leaving empty rolls from different brands in its place. The agent will follow up with Five Star and the Building Manager regarding this matter.

- The spa/gym lights require changing and the fans need the annual cleaning. Arrangements will be made with Red Lion to assist with bringing a ladder to the spa and gym area to attend to the cleaning.
- The spa chemicals require checking on a daily basis. The agent will follow up with Five Star to ensure that the cleaners are checking and maintaining the spa.

The carpet stains particularly on the 19th and 17th floors are getting worse although the carpets have been cleaned. Residents are asked to please ensure that all messy or drippy garbage is double bagged so that it does not drip and stain the carpets.

Schedule: Council and the agent engaged in a detailed discussion regarding the Building Manager's work duties and schedules. Linda Kirste will forward a copy of a draft schedule for council to review for further discussion at the next meeting.

FINANCIAL REPORT

1. Monthly Statement: Council reviewed the June, 2007 financial statement as presented. Any owner wishing a copy of the strata corporation's financial statements should contact Vancouver Condominium Services Ltd. during regular business hours, 9:00 a.m. to 4:30 p.m., Monday to Friday.
2. Accounts Receivable: Council and the agent reviewed the status of various owners' accounts. The agent noted that two owners who are in serious arrears have had liens/certificate of default placed on their account and the agent is following up with the banks which hold the mortgage.

SECURITY:

Council and the agent engaged in a detailed discussion regarding security. A security walkabout was held with Constable Cory Porret of the Vancouver Police Department on July 18th and the agent prepared a report based on the recommendations for upgrading the security around The Eden. Some of the recommendations are as follows:

- Changing the common area locks to fobs
- Removing key access from the building exterior doors
- Ensuring full length astragal plates are installed on all exterior entry doors and storage room doors
- Improving exterior lighting
- Conducting a fob audit & enterphone audit
- Improving the landscaping
- Adding a chain length fence from floor to ceiling in the alcove parkade entrance where vagrants have been known to sleep in the past.

The recommendations were rated #1 to #4, #1 being a high priority. Council agreed to proceed with the recommendations from the VPD walkabout that were rated a #1 priority. The agent has received quotations from Nikls, Lockmasters and Action Lock. Following discussion, it was moved, seconded and carried that Action Lock attend to the locks and installation of full length astragals. Council will conduct a walkabout and determine the key access doors that can be replaced with fob access.

Council and the agent also engaged in a discussion concerning the security patrols being provided by Paladin. The agent will be following up with Paladin to obtain costing on a static security patrol at The Eden along with costs on having a concierge security staff. The agent will also be following up with ParaSpace Landscaping concerning the landscaping in the back of the building and pruning of several shrubs and trees surrounding the area.

At 8:15 p.m. Jenny Chung departed.

COMMERCIAL REPORT

1. Enve - Leak: The agent is following up with Bosa regarding investigations of a leak within Enve that could also be originating from 414. A fax has been sent to Bosa; however, they have not yet sent a service representative to investigate the matter. The agent will be following up accordingly.

BUSINESS ARISING

1. Developer/Warranty Review: Council and the agent reviewed the response from the developer, Bosa, concerning the powder like substance that has appeared on the concrete known as efflorescence.

Arrangements will be made with Hydroseal to conduct the building warranty review following the building wash that is being completed by Red Lion.

2. Landscaping: The agent presented a proposal in the amount of \$800 plus GST from ParaSpace Landscaping for the winter flowering annuals in the flower pots and two raised entrance beds along with a quotation from ParaSpace Landscaping in the amount of \$316 plus GST for planting the spring flowering bulbs. Council approved proceeding with the proposals from ParaSpace Landscaping.

Council also reviewed a report from ParaSpace Landscaping regarding the tree on the deck beside unit #414 which has died. ParaSpace will remove the tree at a cost of \$150 plus GST and are currently sourcing a new tree for the area. Council requested the agent to have ParaSpace also source new trees for the front of the building where the two trees are missing.

3. Parkade Grate: The agent presented a further proposal from Western International Development for a new parkade grate. In order to resolve the problem once and for all, the existing pavers must be removed and a new membrane installed and concrete poured following which a new grate would be installed. The cost from Western International was \$7,130 plus GST. Council agreed to proceed with the proposal from Western and requested that Bosa be sent the proposal to contribute money towards the repairs as it was a poor design from the onset of the building.
4. Upper Main Lobby Wallpaper: Confirmation on the colour number for the upper main lobby wallpaper has been obtained and the purchase order for the 30-yard bolt of wallpaper will be placed with Ordinary Wall Solution.
5. Garbage Room/Pickup: Smithrite has commenced pick up three days a week, Monday, Wednesday and Friday. Concerns continue to be raised regarding Smithrite leaving the parkade gate and/or garbage room doors open when they pick up the bins. The agent will continue to follow up with Smithrite regarding this matter.
6. Mechanical Maintenance: The agent will follow up with National Hydronics regarding the cooling unit in the P1 upper parkade cooling unit #4 which appears to be overheating.

The agent will also forward all past generator reports to Linda Kirste for further review.

7. Window Washing/Building Wash: Red Lion Exterior Building Maintenance are currently in the process of conducting the window washing and building wash for The Eden. A lighter cleaning on certain areas of the building will be conducted to ensure that the paint does not delaminate.
8. Parkade Storage: The agent is continuing to follow up with several owners concerning items stored within their parking stalls. The agent noted that several owners have removed items from their parking stalls.
9. Dryer Vent Cleaning/Booster Fans: Michael Smith Duct Cleaning has completed the cleaning of the dryer vents along with preparing a report on the booster fans. The agent will obtain a proposal for repairs to the various booster fans that are needed.

In two units it was noted that there is a crack forming on the ceiling and the wall that runs the line of the dryer vent. The vents are clear and the booster fans are in good working order. The agent will contact Bosa regarding this matter to investigate further.

10. Bike Room Clean Up: The bike audit is nearing completion and approximately 30 bikes have been tagged and eight bikes have still not been identified. The agent will make arrangements with Action Lock to cut the locks so that the eight bikes can be disposed of and work with the Building Manager to assign the spaces for the bicycles. Council also requested the agent look to having Action Lock install additional bike racks that are available. The agent will follow up with Advantage Bike Lockers regarding bike racks that would have better space usage.

11. Sump Pump Cleaning: The agent presented quotations from A & A Tank Services in the amount of \$400 plus GST and McRae in the amount of \$750 plus GST for cleaning the sumps. After discussion, council moved, seconded and carried to have A & A Tank Services proceed with the cleaning.
12. Hot Water Tanks: The agent advised that National Hydronics have reduced the original quotation for the installation of the new hot water storage tank from \$1,200 to \$750 plus GST as the storage tank was installed in less time than expected.
13. Steam Room Grout: The agent presented a quotation from Edenvale and Restoratech for grouting the seat and wall areas of the steam rooms. Council engaged in a discussion and Mark Cooperstone will work with the Building Manager, Lynnda Adkins to complete the grouting.
14. Thermostat Vents: National Hydronics will be placing the thermostat control vents plates over the humidity dials in the spa, within the next two weeks.

CORRESPONDENCE

Owners are invited to write council via the management company regarding any strata matters. Owners are advised that, pursuant to the Strata Property Act, correspondence which is addressed to the strata corporation must be made available to any other owner interested in such correspondence, and to certain other persons in specified circumstances. What this means is that any correspondence which is sent to the strata council in confidence might not be protected or privileged, and is subject to any other overriding and applicable law.

1. Correspondence was received from an owner requesting reimbursement for a towed vehicle parked in the unloading zone. As there was no one in attendance of the vehicle, Busters attended to towing the vehicle. Council denied the owner's request for reimbursement.
2. An owner wrote to council concerning the proposal for placing aerobic equipment in the gym area. The agent will follow up with the owner.
3. A letter was received from an owner concerning renovations. Council and the agent engaged in a discussion concerning this matter and council requested further information from the owner regarding specific drawings and permits from the City. The agent will follow up with the owners accordingly.

NEW BUSINESS

1. Carpets – 7th and 9th Floors: As noted within the Building Manager's Report, the carpets on the 7th and 9th floors have additional staining. Arrangements will be made for further cleaning to be completed.
2. Five Star Weekend Cleaning Schedule: Council requested the agent follow up with Five Star regarding a specific weekend cleaning schedule.

3. Gym Mats: Residents are asked to please ensure that they do not remove the equipment, i.e. mats from the gym. The agent will ensure that this is included within the rules.
4. UM Lobby Light Cover: The upper main lobby light cover has been broken outside the elevator. The agent will follow up with Power Pros regarding a replacement fixture that would be more durable as this is the area that moves occur on a regular basis.
5. Elevator Information System: The agent presented information from IHM Global regarding an elevator media information system. The agent will make arrangements for council to meet with the company IHM.

There being no further business, the meeting was adjourned at 9:40 p.m. The next meeting for Strata Plan BCS-522 will be held on Wednesday, September 19, 2007 at 6:30 p.m.

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LC/lc

Water Restrictions

GVRD Sprinkling Regulations will be in effect June 1st through September 30th.

Lawn sprinkling is permitted:

- Two days per week from 4:00 a.m. - 9:00 a.m. and 7:00 p.m. - 10:00 p.m.
- Even-numbered addresses can sprinkle on Wednesdays and Saturdays
- Odd-numbered addresses can sprinkle on Thursdays and Sundays

While these restrictions apply only to grass (lawn areas) at this time, the GVRD may introduce more stringent regulations on outdoor water use as the summer progresses.

MINUTES OF COUNCIL MEETING

STRATA PLAN BCS-522

THE EDEN

HELD: On Wednesday, September 19, 2007 at 6:30 p.m. in the Lounge at 1225 Richards Street, Vancouver, B.C.

PRESENT: Linda Kirste (President)
Mark Cooperstone (Vice President)
James Fowler (Treasurer)

ABSENT WITH REGRETS:

Assunta Bortolazzo
Jenny Chung (Commercial Representative)

STRATA AGENT: Lyn Campbell, Vancouver Condominium Services Ltd.

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

COUNCIL RESIGNATION:

The agent advised that council member Annabella Wong-MacIntyre has resigned from the council as she is in the process of selling her unit. Council would like to express their appreciation to Annabella for her work on the strata council.

MINUTES

It was moved, seconded and carried to adopt the minutes of the August 27, 2007 council meeting, as circulated.

MANAGER'S REPORT

The council and agent reviewed the Manager's Report prepared by Lynnda Adkins. Highlights of the report include:

- The carpet cleaners have completed the quarterly cleaning of all common area carpets. Any stains that re-appear are permanent stains.
- The guest suite has been very busy this summer and wear and tear shows on the walls. Touch up painting and minor drywall work is required. The Building Manager will attend to this when the guest suite is not booked for a few days.

- The metal doors were not originally primed so when the new paint was applied, the paint started to peel. The Building Manager will look to stripping off the old paint and priming the door before re-painting. Council queried the number of doors that need work along with the time frame for this. The agent will follow up with the Building Manager accordingly.
- Nikls Property Services has bypassed the problem on the parkade gates by disconnecting the wires. The gates still function but can no longer be tampered with.
- Smithrite has changed their routine and as a result, the bins are left outside after being emptied and another truck brings them back into the building. With this new service, it appears Smithrite are no longer leaving the doors open.
- Smithrite has informed the Building Manager that they will no longer pick up the cardboard bin due to problems stemming from the garbage strike. The commercial tenants have been spoken to and they are going to bundle their cardboard and keep it in storage in the commercial area. The agent will draft a notice for the residential section to alert the owners to keep the garbage room as tidy as possible.
- The Building Manager advised that the commercial garbage bin is extremely smelly mostly due to sour milk. The bin was not exchanged for a clean one last spring. The agent will follow up with Smithrite regarding the exchange of a bin.
- The Building Manager is preparing a list of items that an electrician needs to repair such as light ballasts so that the work can be completed all at once.

Schedule: Council and the agent engaged in a detailed discussion regarding the Building Manager's work duties and schedules. Linda Kirste has forward the draft schedule for council's review and this matter will be discussed further at the next meeting.

FINANCIAL REPORT

1. **Monthly Statement:** Council reviewed the July, 2007 financial statement. Any owner wishing a copy of the strata corporation's financial statements should contact Vancouver Condominium Services Ltd. during regular business hours, 9:00 a.m. to 4:30 p.m., Monday to Friday.
2. **Accounts Receivable:** The agent advised that two owners who were in substantial arrears have forwarded payments for their outstanding strata fees. The agent will attend to removal of the liens – Certificate of Default.
3. **Glass Insurance Claim:** The agent submitted two glass insurance claims and funds have been received from BFL Canada Insurance Services Inc. in the amounts of \$746.20 and \$888.02 for repairs to broken patio doors.

COMMERCIAL REPORT

1. **Enve - Parking:** Concerns continue to be raised regarding the tenants of Enve parking at the loading zone entrance to the commercial gate blocking the garbage bins. The agent has followed up again with the owner of the commercial unit to advise that fines will be levied against the owner's account should Enve continue to disregard the regulations concerning parking. Vehicles will also be towed without further notice should they be witnessed in the loading zone area.
2. **Blenz:** It was noted that the Blenz hours of operation are extending past the agreed upon hours of operation of Sunday to Thursday, 6:00 a.m. to 11:00 p.m., Friday and Saturday, 6:00 a.m. to midnight with the patio hours being Sunday to Thursday, 7:00 a.m. to 10:00 p.m. and Friday and Saturday 7:00 a.m. to 11:00 p.m. The agent will be following up with the commercial owner regarding the hours of operation.
3. **Enve – Leak:** The agent is continuing to follow up with the developer, Bosa regarding the suspected leak in Enve and unit #414 that could be originating from suite #414. A third fax has been sent to Bosa, however they have not yet sent a service representative to investigate the matter. If no response is received, the agent will forward the concerns to the independent warranty provider.

SECURITY

1. **Guard/Moves:** Council and the agent engaged in a discussion regarding the security guard, move costs, and the possibility of changing security companies to ensure that there is a better quality security firm assisting with the moves at The Eden. The cost will be approximately \$50 more to switch to another firm. The agent and council will discuss this matter at the next meeting.
2. **Locks:** Action Lock will be attending to a number of the lock upgrades as discussed and recommended by the Vancouver Police Department. CIS-Cobra are also attending to providing a quotation for replacement of three fobs in the building. The quotation will be received and reviewed at the next meeting.
3. **Lighting:** The agent presented a quotation from Houle Electric regarding improving the exterior lighting. The cost was approximately \$3,500 and council agreed that as this was not a #1 priority on with the recommendations from the VPD, that this matter should be placed in the budget agenda for the next fiscal year.
4. **Fencing/Parkade Entrance:** Columbus will also be attending to proceeding with the installation of the chain link fence at the parkade entrance per their quotation of \$1,932.41. This will stop vagrants from loitering in the entrance area to the parkade.
5. **Landscaping:** ParaSpace Landscaping has conducted some pruning of the landscaping shrubs around the entrance to the parkade; however, additional pruning is suggested and recommended. The agent will be following up accordingly.

6. **Fob/Audit:** All residents are reminded of the security fob audit that is taking place at The Eden. Residents are asked to please ensure that they complete the IRT fob audit forms and return them to the building manager prior to Friday, September 28th.

BUSINESS ARISING

1. **Developer Warranty Review – Hydroseal Caulking:** Further to the minutes of August 22nd, Hydroseal will be on site Tuesday, September 25th to Tuesday, October 9th to conduct the Building Maintenance Warranty Review. This project is weather dependent and will take approximately two weeks to complete. During the inspection, please be advised that the contractor will be using a bosun chair apparatus on the exterior of the building and residents may wish to keep their blinds closed.
2. **Landscaping:** Council and the agent reviewed information from ParaSpace Landscaping regarding sourcing the replacement tree for unit #414 along with the two trees that are missing in front of the building. The agent will request that ParaSpace look for a more common suitable type of tree for the replacement. The agent will also make arrangements with Harris Irrigation to winterize the irrigation system.
3. **Parkade Grate:** Western International Development will commence the repairs to the parkade grate on October 15th. Distribution to the flow of traffic into the parkade during the repairs may occur.

The agent has also forwarded information to Bosa regarding the repairs that are required to the parkade grate as the grate was a poor design from the onset of the building.

4. **Upper Main Lobby Wallpaper:** The order for the upper main lobby wall paper has been placed and will take approximately three to four weeks to arrive.
5. **Garbage Room:** Council and the agent engaged in a discussion regarding the garbage room and garbage pickup. Council requested the agent follow up with Smithrite regarding the possibility of installing rubber wheels to eliminate the noise of the garbage bins.
6. **Mechanical System:** National Hydronics have completed the latest quarterly review for the mechanical systems and the agent will be forwarding a copy of the quarterly maintenance report to Linda Kirste. The P/C unit at the upper commercial unit parking area was also investigated and National advises that the HVAC is suppose to be hot in temperature. Council continues to raise concerns that it may not be working at efficiently as it is installed in a confined area that is not open to air circulation. The agent will follow up with National Hydronics concerning this matter.

Linda Kirste and her father also completed the second part of the mechanical maintenance review and provided an update. Council and the agent will be following up with National Hydronics regarding several recommendations involving tagging of the mechanical systems and ensuring that the HVAC unit in the Telus room is also serviced within the quarterly mechanical contract.

7. Window Washing/Building Washing: Red Lion Exterior Building Maintenance have completed the exterior feather washing of the building and exterior window washing. There has been some improvement to the exterior of the building and it does look cleaner; however, there are some areas where the paint has delaminated. Council reviewed a report from Red Lion Exterior on this matter. During the warranty review, the specific areas and pictures will be taken by Hydroseal of the paint delamination so a follow up can be conducted by Bosa. Red Lion will also be re-attending the site to clean the front of the building and awning area as council noted some deficiencies with the work.
8. Dryer Vent Cleaning Booster Fans: The agent presented a quotation from Michael Smith Duct Cleaning in the amount of \$485 plus taxes per booster fan. There are currently 16 booster fans that are not working at this time. Council and the agent agreed that this will be placed on the agenda for the 2008 fiscal year budget.
9. Bike Room: The bike audit has been completed and arrangements will be made for the Building Manager to remove the unidentified bikes. Action Lock will also be installing the additional bike racks that are available, and Advantage Bike Lockers have been contacted to obtain a quotation regarding bike racks that have better space usage.
10. Sump Pump Cleaning: A & A Tank Services will be attending to cleaning the sump pumps in the parkade at a cost of \$400 plus GST.
11. Steam Room Grout: The Building Manager Lynnda Adkins and council member Mark Cooperstone will work together to complete the grouting of the seat and wall areas in the steam room.
12. Five Star Cleaning Schedule: The agent forwarded a copy of the Five Star cleaning schedule. Five Star will be breaking the schedule down into two hour blocks so that it is easier to review. Council requested the agent follow up with Five Star regarding the cleaning of the steam room and the shower areas.
13. Light Cover: Power Pros is in the process of obtaining samples of a different type of light cover that can be utilized on the upper main lobby area which will be more durable and stylish which if broken, does not need to be ordered from Italy.
14. Elevator Info System: The agent is continuing to follow up with IHN Media regarding setting up a meeting for council to discuss the elevator info system.
15. Spa/Lights: The agent presented a quotation from Red Lion Exterior Building Maintenance in the amount of \$420 plus GST for cleaning the spa fans and replacing all the lights in the spa. Council approved proceeding and the agent will advise Red Lion accordingly.

CORRESPONDENCE

Owners are invited to write council via the management company regarding any strata matters. Owners are advised that, pursuant to the Strata Property Act, correspondence which is addressed to the strata corporation must be made available to any other owner interested in such correspondence, and to certain other persons in specified circumstances. What this means is that any correspondence which is sent to the strata council in confidence might not be protected or privileged, and is subject to any other overriding and applicable law.

1. Correspondence was received from an owner concerning the exterior building cleaning. The agent has forwarded this information to Red Lion for them to rectify.
2. A letter was received from an owner concerning a noise complaint. The agent has followed up with the individuals involved. The unit is being monitored.
3. Council reviewed two letters of correspondence from different owners concerning cracks in their ceiling. This relates back to the dryer vent cleaning and the agent has sent correspondence off to Bosa requesting that they investigate the matter further as it appears the piping within the ventilation duct system may not be sealed properly and thus creating moisture leaks.
4. A letter was received from an owner concerning double booking of the guest suite and the inconvenience that occurred for their guest. Council and the agent reviewed the matter and the agent will follow up with the owner and the Building Manager.

NEW BUSINESS

1. **RESA:** Council discussed the new management service agreement which was sent to the council president's attention by VCS. The new service agreement contains Real Estate Services Act (RESA) wording which is now mandatory for all service agreements from all management companies. The agent explained that the basic terms of the agreement have not changed, but that RESA requires full disclosure of any and all fees or charges that may be contemplated which are now included in the Appendix C portion of the agreement.

Council will review and execute the RESA contract at the next meeting.

2. **Sprinkler System:** The fire alarm occurred and G.E. Edwards attended and reported that the fire pump for the sprinkler would need to be replaced at a cost of \$2,500. The agent followed up with National Hydronics regarding this matter and they attended the site and found just a blockage of dirt within the pump. The pump line was cleared and is now in good working order. The cost for the repairs to the pump was simply a service charge from National Hydronics.

It was also reported that there was a problem with the heat trace controllers in the valve room and that they had not been originally set when the City building inspection was completed. As such, when the fire panel needed to be re-set, it created further problems. National Hydronics suggested that Dierks Equipment Sales attend and investigate. They found that there was a faulty module and have since configured the controllers properly and all is in good working order. Cost for this work was approximately \$168.

3. Supply Room: Council requested the agent have the Building Manager attend to cleaning up the supply room area.
4. Website: Residents are reminded that the strata corporation website at The Eden is "theedenvancouver.com"

There being no further business, the meeting was adjourned at 8:05 p.m. The next meeting for Strata Plan BCS-522 will be held on Wednesday, October 17, 2007 at 6:30 p.m.

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LC/md

24-Hour Emergency Services

Clients using Telus Anonymous Call Blocking feature must deactivate this service (*87) to receive return calls from VCS after hours. Please note that we will take no action on any emergency unless we have talked first to the person placing the call. If you have placed an emergency call, please keep the phone line clear so that VCS can return your call promptly.

PLEASE NOTE THAT THIS SERVICE IS FOR BUILDING EMERGENCIES ONLY: IT IS NOT FOR PERSONAL EMERGENCIES. Personal emergencies include lost building or suite access devices (i.e., keys, fobs, IRTs, garage remotes) access to relatives' apartments, inquiries about account balances, "someone parked in my stall", neighbours are having a loud party, neighbours' security alarm is going off and similar situations. We are also unable to provide assistance on calls such as "I saw a strange person enter the garage..." Suspicious activity and loud parties should be reported to the police. Break and enter and/or vandalism to your automobiles or suites should be reported to the police department.

Please feel free to report floods, broken water lines, fires, fire alarms, stuck elevators, garage gates not working and other similar building/property issues requiring immediate attention. The 24-hour answering service is not available for general inquiries concerning accounts, council policies and other matters which are regular administration items.

MINUTES OF COUNCIL MEETING

STRATA PLAN BCS-522

THE EDEN

HELD: On Wednesday, October 17, 2007 at 6:30 p.m. in the Lounge at 1225 Richards Street, Vancouver, B.C.

PRESENT:

Linda Kirste	(President)
Mark Cooperstone	(Vice President)
James Fowler	(Treasurer)
Assunta Bortolazzo	
Jenny Chung	(Commercial Representative)

STRATA AGENT: Lyn Campbell, Vancouver Condominium Services Ltd.

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

MINUTES

It was moved, seconded and carried to adopt the minutes of the September 19, 2007 council meeting, as circulated.

MANAGER'S REPORT

The council and agent reviewed the Manager's Report. Highlights of the report include:

- Additional furniture and debris left in the garbage room has been collected and now removed by a junk removal company.
- There has been concern regarding the vacuum and use of the vacuum by Five star as it has repeatedly been broken. At this time the vacuum has been repaired and the agent will follow up with Five Star.
- Maintenance of the hot tubs on weekends has been an ongoing concern. The building manager has attended to training Five Star. The situation will be monitored.

Schedule: Council and the agent engaged in a brief discussion regarding the Building Manager's work duties and schedules. Further discussion will be held at the next meeting.

FINANCIAL REPORT

1. **Monthly Statement:** Council agreed to defer ratification of the August, 2007 financial statement until the next meeting. Any owner wishing a copy of the strata corporation's financial statements should contact Vancouver Condominium Services Ltd. during regular business hours, 9:00 a.m. to 4:30 p.m., Monday to Friday.
2. **Accounts Receivable:** The agent updated council on the status of various owners' accounts. The agent advised that one owner who was in substantial arrears has made payment and, as a result, the lien Certificate of Default has been removed from the unit.
3. **2008/2009 Draft Budget:** The agent will be preparing the 2008/2009 budget for council's review at the next meeting.
4. **Audit 2007/2008:** The agent will obtain an audit engagement letter from Reid Hurst Nagy for review at the next meeting.

COMMERCIAL REPORT

1. **Blenz:** Correspondence has been forwarded to Blenz reminding them of the existing agreement of hours of operation. There is a new owner for the Blenz Shop and, as such, Jenny Chung has reminded the owner of the noise concerns that were previously reported and related to moving of the patio furniture when opening and closing.
2. **Enve – Leak:** The agent has forwarded information to both Bosa along with a third party warranty company, St. Paul's, to investigate the leak into Enve that could be originating from suite #414. Since the independent warranty company has been involved, Bosa has sent a service representative to investigate the leak.

SECURITY REPORT

1. **Security Guard/Moves:** Council and the agent engaged in a discussion regarding switching the move security guard company from Aegis Security to Premier for an additional cost of \$50 per move. Council felt it was warranted as the services of Aegis Security are not professional enough and after looking at costs from one security firms Premier was found to be the next best. Council agreed to change immediately and at the Annual General Meeting look to increase the move fee.
2. **Security Upgrade/Locks:** Action Lock has attended to the lock upgrades as recommended by the Vancouver Police Department. Cobra has submitted a quotation for placement of two FOBs. Council approved replacement of the FOBs in the stairwell areas of staircase "A" and the agent will authorized Cobra to proceed. Council discussed the possibility of placing a FOB on the commercial parkade door area; however, as there are not many commercial units, it was felt that a high security lock system may be more beneficial. The agent will make arrangements with Action Lock.

3. Fencing: Columbus has completed the installation of the chain link fence at the parkade entrance per their quotation of \$1,932.41. This will stop the vagrants from loitering in the entrance area to the parkade. Council raised a concern that a second bar was needed at the bottom of the fence. The agent will follow up with Columbus accordingly.
4. **FOB/Audit: Residents and owners are reminded of the FOB audit that has taken place. Any FOB that is not reported will be deleted immediately from the system.**

BUSINESS ARISING

1. Developer/Warranty Review/Hydroseal: Hydroseal has completed the Warranty Review on the building and reported that The Eden was in good condition. Hydroseal noted a number of sealants that needed replacement and, as such, Hydroseal conducted the repairs as necessary during the inspection. It was noted that there are some areas where the paint has started to peel, possibly the result of standing water and UV exposure. Horizontal concrete surfaces, such as ducts or balconies, are to be coated with a membrane or deck coating. These products are more durable and waterproof and are designed for this type of application as opposed to straight paint. The agent will be forwarding a copy of the sealant report to Bosa and request that they attend to repainting the flat concrete surfaces with a proper membrane coating.

Hydroseal has been conducting the ongoing maintenance plan and the cost of an inspection and report was approximately \$1,000 less than last year. The total cost this year was \$2,971.18.

2. Landscaping: Council raised concerns regarding Para Space Landscaping removing the perennials at the front of the building and replacing them with flowers. Council does not understand why this would be conducted and requested that the perennials be reinstated. The agent will be following up with Para Space.

Council moved, seconded and carried to proceed with the quotation from Para Space Landscaping in the amount of \$272 plus GST for root weevil application, \$68 plus GST for sticky banding on the cherry trees and \$68 plus GST for cherry tree copper spray applications. The agent will follow up with Para Space accordingly.

3. Parkade Grate: Western International Development are proceeding with repairs to the parkade grate area. The agent has received a response from Bosa that they are not willing to contribute to the repairs of the grate and do not feel that the original design was at fault. The agent will be continuing to follow up with Bosa concerning this matter.
4. Building Plans: The agent received a report from Bosa Ventures concerning the plans for the building. Bosa advised that the plans are in hard copy form and not digitalized. Council agreed that a stand for the plans should be purchased and the building manager should do an inventory of the plans. The plans should not be removed from the site unless authorized by VCS.

5. Upper Lobby Main Wallpaper: The agent advised that the wallpaper which was ordered from Metro Wall Coverings has now arrived and will be picked up shortly.
6. Garbage Room: Concerns continue to be raised regarding Smithrite leaving the bins unlocked and the garbage room door opened. The agent will continue to follow up with Smithrite concerning this matter. The agent presented a proposal from Smithrite in the amount of \$150 plus taxes to replace the garbage bins that have metal wheels with rubber wheels. Council approved proceeding. The agent will follow up and request that the new bins that are brought to the site with rubber wheels clean and be sanitized.
7. Mechanical System: The agent presented a response from National Hydronics regarding the latest quarterly mechanical review. The agent will request that National look at the garbage room fan to see if repairs or maintenance are needed to improve the ventilation.
8. Building Wash/Paint: Red Lion has attended to the noted deficiencies with the building wash and council expressed their satisfaction with the work completed. The agent will be following up with Bosa concerning the paint as noted under Business Arising #1.
9. Booster Fans/Dryer Venting: The agent received a response from Bosa regarding the residents that have noted cracking in the ceiling along the line of their dryer vents. Although the dryer vents have been cleaned, cracking of the stucco finish is occurring, it is not a structural problem and Bosa does not cover this repair under their warranty. Bosa has suggested a company by the name of Seal Tech do the crack repairs and then attend to the repairs to the ceiling. The agent will follow up with Seal Tech concerning this matter.
10. Bike Room: The extra bike stand has been installed by Action Lock and the agent is awaiting a quotation from Advantage Bike Lockers for installation of additional bike stands.
11. Sump Pump Cleaning: A & A Tank Services has attended to cleaning the sump pump station in the parkade.
12. Steam Room Grout: The Building Manager is attending to grout repair in the steam room as discussed at the September 19, 2007 council meeting.
13. Light Covers: The agent is continuing to follow up with Power Pros regarding a selection of different light covers for the upper main hallways areas.
14. Elevator Information System: The agent will arrange a meeting with the representative from the Elevator Information System for the next council meeting.
15. Spa/Fans: Red Lion has completed the cleaning of the fans and lights in the spa area.

16. RESA Contract: Council discussed the new management service agreement which was sent to the council president's attention by VCS. The new service agreement contains Real Estate Services Act (RESA) wording which is now mandatory for all service agreements from all management companies. The agent explained that the basic terms of the agreement have not changed, but that RESA requires full disclosure of any and all fees or charges that may be contemplated which are now included in the Appendix C portion of the agreement. Council signed the RESA contract.
17. Supply Room Clean Up: Arrangements are being made with Five Star and the building manager to attend to cleaning the supply room.

CORRESPONDENCE

Owners are invited to write council via the management company regarding any strata corporation matters. Owners are advised that, pursuant to the Strata Property Act, correspondence which is addressed to the strata corporation must be made available to any other owner interested in such correspondence, and to certain other persons in specified circumstances. What this means is that any correspondence which is sent to the strata council in confidence might not be protected or privileged, and is subject to any other overriding and applicable law.

1. Correspondence was received from an owner concerning a move-in fee. The agent will follow up with the owner as directed by council.
2. A letter was received from an owner concerning the renovations and installation of hardwood floors. Council has approved the owner's request.

NEW BUSINESS

1. Irrigation: Harris Irrigation are attending to the winterization of the irrigation system.
2. Annual Fire Inspection: Arrangements will be made with GE Edwards concerning the annual fire inspection and the agent will also obtain information on the use of the microphone for the fire system.
3. Annual Parkade CO Sensors: Arrangements are being made with Global Gas Detection to attend to the testing of the parkade CO sensors.
4. Fire Signs for the Upper Main: The agent has ordered the fire signs for the upper main lobby area.
5. Front Entrance: Council raised concerns regarding the stains on the concrete at the front entrance. Council agreed that the building manager should attend to pressure washing of the front entrance at least four times a year.

6. Elevator: Concerns have been raised regarding the elevator being out of service. The agent will follow up with ThyssenKrupp regarding the problems that were experienced.
7. Kick Plate/Lounge: It was noted that the kick plate next to the garbage container in the Lounge needs to be reattached. The agent will advise the building manager accordingly.
8. Rentals: Council engaged in a brief discussion regarding inspections and checks that owners can conduct on their tenants prior to leasing their apartments. The agent will obtain additional information. This item will be discussed further at the next meeting.

There being no further business, the meeting was adjourned at 8:30 p.m. The next council meeting for Strata Plan BCS-522 will be held on Wednesday, November 21, 2007 at 6:30 p.m.

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LC/md

WHAT YOU NEED TO KNOW ABOUT AN EARTHQUAKE

1. You are on your own. Do not count on your strata council or management company for assistance.
2. There is not a supply of food, water, blankets or other survival provisions stored anywhere on the property. You are on your own.
3. If there is natural gas service to your strata corporation there is no plan for shutting off the gas supply.
4. There are no arrangements for alternate living quarters if you are unable to return to your strata lot. You are on your own.
5. Depending on the severity of the earthquake, you may not be able to telephone/email the management company for assistance.
6. The contents of your strata lot, your automobile(s) and other personal property are not insured by the strata corporation. If you have made improvements to your strata lot, such improvements or betterments are not insured by the strata corporation either.
7. The strata corporation is insured for earthquake damage; HOWEVER, there is a deductible which means that there is no coverage for damages within that deductible. Generally the deductible is 10% of the value of the strata corporation although in some instances (ie. Richmond) the deductible could be 15% or 20% of the value of the property. In most cases this will amount to millions of dollars. Your strata corporation does not have reserve funds available to meet such a huge deductible. Repairs will have to be funded by one or more special levies. These could be substantial.
8. There is NO government plan or fund to assist either you or your strata corporation. You are on your own.

While it would be nice to hear that there are plans and that there is a safety net, your strata council and VCS bring you the above information in an effort to alert you to the reality of an earthquake scenario. Accordingly, you need to develop your own personal plans for survival. Like many people, you will not be adequately prepared and that is "human nature". Please remember, however, that "You are on your own" is the only rule that counts.

For further information, visit the following websites:

Ministry of Energy & Mines (Gov. of BC)

<http://www.em.gov.bc.ca/Mining/Geosurv/Surficial/quake/>

Ministry of Public Safety & Solicitor General

http://www.pep.bc.ca/hazard_preparedness/earthquake_preparedness.html

City of Vancouver Emergency Preparedness

<http://www.city.vancouver.bc.ca/corpsvcs/emerg/prepyourself/earthquaketips.htm>

Neighbourhood Emergency Preparedness Program

<http://www.city.vancouver.bc.ca/corpsvcs/emerg/nepp/NEPPworkshops.htm>

MINUTES OF COUNCIL MEETING

STRATA PLAN BCS-522

THE EDEN

HELD: On Wednesday, November 21, 2007 at 6:30 p.m. in the Lounge at 1225 Richards Street, Vancouver, B.C.

PRESENT: Linda Kirste (President)
Mark Cooperstone (Vice President)
Assunta Bortolazzo

ABSENT WITH REGRETS:

James Fowler (Treasurer)
Jenny Chung (Commercial Representative)

STRATA AGENT: Lyn Campbell, Vancouver Condominium Services Ltd.

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

MINUTES

It was moved, seconded and carried to adopt the minutes of the October 17, 2007 council meeting, as circulated.

MANAGER'S REPORT

The council and agent reviewed the Manager's Report. Highlights of the report include:

- A concern has been raised regarding the litter that has been left by the customers of Blenz on the outside smoking patio area. The litter often blows everywhere and the building manager is left cleaning up the area. It was also noted that the Commercial residents are leaving their recycling boxes for the building manager to break down and place in the recycling containers. The council and the agent agreed that a letter should be sent to the Commercial tenants regarding cleaning up along with disposing of their garbage materials.
- The building manager raised concerns regarding matching the paint colour. Council suggested contacting Bosa for the colour codes.
- The building manager will attend to installing the Christmas decorations in the lounge commencing December 1st.
- The spa has been closed for cleaning and re-grouting.

- The car wash pipe has been damaged and at this time, council has agreed not to repair it until they discuss the matter further at the next meeting.
- The P1 dirt trapped in the drain area at the 2nd Residential parkade gate has rusted and National Hydronics will be replacing the drain cover.
- There is a strong smell of urine is emanating from the soil planted in the back entrance areas. It is expected that the smell is from dogs urinating in the soil. Residents are asked to please not have their dogs urinate on the garden bed areas.
- The carpet cleaners conducted their quarterly maintenance on Thursday, November 22nd and will also clean the guest suite carpet at the same time.
- Concerns have been raised regarding the garbage area since the additional fob from the lobby room doors leading to the garbage room was installed as residents are holding the fob door open with their leg while throwing the garbage in the general direction of the bin. This results in broken glass and broken garbage bags around the entrance area. Residents are asked to please be responsible and properly dispose of their garbage within the garbage containers.
- The building manager has attended to pressure washing the exterior sidewalks and parkade over the last two weeks.
- The guest suite has had an occupancy rate of approximately 66% over the last three months. At this time, there are still weekends available from the 10th to 14th as well as the December 16th, 17th and 18th. All other dates in December are booked. Residents are also advised that the lounge is available for booking. Residents wishing to book the guest suite or lounge may contact the building manager.

FINANCIAL REPORT

1. **Monthly Statement:** Council agreed to defer ratification of the September, 2007 financial statement, due to the absence of the council Treasurer. Any owner wishing a copy of the strata corporation's financial statements should contact Vancouver Condominium Services Ltd. during regular business hours, 9:00 a.m. to 4:30 p.m., Monday to Friday.
2. **Arrears:** Council reviewed the accounts receivable report.
3. **Draft Budget:** The agent is working on the draft budget for the 2008/2009 fiscal year.
4. **Audit Engagement Letter:** The agent presented the audit engagement letter from Reid Hurst Nagy in the amount of \$2,350 plus GST. Council approved proceeding with the audit to be completed from the strata corporation's fiscal year end.

COMMERCIAL REPORT

1. Blenz: Concerns continue regarding the opening and closing of Blenz with the staff bringing the patio furniture out of the building to the exterior patio. The agent will be following up with the new owner of Blenz along with the Vancouver Coastal Health regarding the noise disturbances.
2. Enve – Leak: Bosa are currently investigating the leak reported emanating possibly from units #414 and #413.
3. Cardboard Recycling: The agent will be following up with Enve and Blenz ensuring they dispose of their cardboard recycling in the appropriate bins and break down the boxes. In the past they have not been doing this and have left the task up to the building manager. This will no longer occur and will be the responsibility of the Commercial tenants to ensure that they break down their cardboard recycling boxes.

SECURITY REPORT

1. Security Guard/Moves: Arrangements have been made with Premier Security to commence the security move coverage as of December 1st.
2. Security Upgrade & Locks: Cobra is going to be completing the installation of two new fobs on the staircase "A" doors within the month of November.
3. Fob Audit: The building manager has completed the fob audit and there has been an additional 17 fobs that have been deactivated from the system as they have not been reported.
4. Fencing: The agent has followed up with Columbus and they will be installing the extra metal tubing at the bottom of the chain link fence which was installed at the parkade entrance to stop vagrants from loitering in the area.
5. Security Upgrade Summary: Council requested the agent prepare a security summary of the work completed based on the recommendations from the Vancouver Police Department.

BUSINESS ARISING

1. Developer Warranty Review: At this time, Bosa is currently attending to the reported leaks into Enve from #413 and #414. The agent is also obtaining a proposal from Hydroseal regarding painting the horizontal concrete surfaces.
2. Landscaping: Council and the agent reviewed a proposal from Paraspace Landscaping for the dormat oil lime sulphur application. Council approved proceeding per the quotation of \$266 plus GST. The agent is following up with Paraspace regarding the flowers and perennials at the entrance area.

3. Parkade Grate: Western International Development has completed the work on the new membrane and installation of the parkade grate. Council expressed their satisfaction with the work completed. The agent is waiting for the full report from Western International Development along with pictures, following which the documents will be submitted to the developer, Bosa for a request for contributions to the project.
4. Building Plans: The agent presented quotations/designs for storage containers for the building plans. Council agreed to review the matter and discuss at the next meeting.
5. Upper Lobby Main Wallpaper: The agent advised that the wallpaper for the upper main lobby has arrived and arrangements will be made to have the wallpaper installed shortly.
6. Garbage Room Pickup: Smithrite are attending to replacement of the new wheels on the garbage bins with rubber wheels at a cost of \$150, and will also be sanitizing the bins.
7. Mechanical System: National Hydronics has completed the quarterly maintenance inspection of the mechanical system and a report will be received shortly. The agent has also requested that National Hydronics look at the venting in the garbage room to see if it could be improved.
8. Dryer Vents: Further to the minutes of October 17th, the agent has contacted Seal Tech regarding obtaining quotations for crack repairs and attending to repairs of the ceiling. At this time, Seal Tech is making arrangements to visit numerous units prior to providing a quotation for the repairs.
9. Bike Room: Advantage Bike Lockers and Norstad are meeting with the building manager to provide information for additional bike stands.
10. Steam Room Grout: The building manager is attending to repairing the grout in the steam room and conducting a thorough cleaning of the hot tub.
11. Light Covers: Power Pros has completed replacement of the light covers and attending to repairs to numerous lights and ballasts throughout the building.
12. Elevator Information System: Council and the agent engaged in a brief discussion regarding the elevator information system. Council agreed to place this matter on further hold until the new year.
13. Five Star Cleaning Schedule/Spa: The council and the agent engaged in a discussion regarding the coverage from Five Star and a cleaning of the spa on the weekend. Council requested the agent follow up with the building manager regarding possibly taking on this role and if not, having Bright Pools attend to the matter. The agent will also follow up with the building manager regarding the use of the strata corporation's vacuum cleaner for the weekend cleaners.
14. Parkade CO Sensors: Global Gas has attended to the annual testing of the parkade CO sensors. All is reported to be in good order.

15. Annual Fire Inspection: The annual fire inspection will take place Tuesday, December 11th to Friday, December 14th. Notices will be circulated to owners regarding the testing.
16. Fire Signs: The agent has confirmed that ordering the signs for the upper main lobby area will take place through National Fire Protection.
17. Rentals: Council and the agent engaged in a discussion regarding rentals and updating the Form K. Council will discuss this matter further at the next meeting.

CORRESPONDENCE

Owners are invited to write council via the management company regarding any strata matters. Owners are advised that, pursuant to the Strata Property Act, correspondence which is addressed to the strata corporation must be made available to any other owner interested in such correspondence, and to certain other persons in specified circumstances. What this means is that any correspondence which is sent to the strata council in confidence might not be protected or privileged, and is subject to any other overriding and applicable law.

1. Correspondence was received from an owner concerning ongoing renovations and noise complaints. The agent will be following up with the individuals involved.
2. A letter was received from several owners regarding gym equipment. At this time, there is no funding for additional gym equipment and there are concerns regarding the purchasing of free weights and the space for the equipment. Council will consider the matter in the future.
3. A letter was received from an owner regarding becoming involved with the strata corporation and sitting on council. Council greatly appreciated the owner's support and welcomes them to the strata council.
4. A letter was received from an owner requesting that the fines for late payment of strata fees be reversed. Council denied the owner's request.

NEW BUSINESS

1. Website: The residents are advised that the strata corporation's website www.edenvancouver.com.
2. Emergency Generator: The emergency generator test will take place in the month of December. The agent will be following up with Cummins regarding the generator service.
3. Roof Anchor Testing: Arrangements will be made with Atlas Anchor Systems regarding testing the roof anchors in the month of December.

4. 24th Floor Noise – Banging: Concerns have been raised regarding noise emanating from the 24th floor on a regular basis. The agent will be following up with the individuals to determine where the noise is emanating from.

There being no further business, the meeting was adjourned at 8:15 p.m. The next meeting for Strata Plan BCS-522 will be held on Wednesday, December 19, 2007 at 6:30 p.m. in the lounge at 1225 Richards Street, Vancouver, B.C.

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LC/af

PLANE HITS CONDO BUILDING

Recently there was a very tragic accident in Richmond, as you likely know, where a plane flew into a condominium complex. This building is managed by VCS and some important lessons and advice are offered to you as a consequence. Because of the incident, a number of residents were not permitted to occupy their units for several months, and some of them called VCS to ask that arrangements be made to "put them up in hotels". Unfortunately, strata corporation insurance policies do not include this sort of benefit or coverage. We urge all owners and residents, therefore, to ensure that they make arrangements for their own coverage. Planes do not fly into buildings very often but there are other emergencies that occur routinely such as fires and floods that may prevent you from living in your unit. Please note carefully: The strata corporation insurance policy does not provide coverage benefits for hotel accommodations. You should contact your own insurance agent for a policy that provides such coverage as well as compensation for loss or damage to your personal property and to any improvements (i.e. hardwood floors) that you have made to your strata lot. You may wish to consider using the strata corporation's insurance agent for your personal coverage.

Also note: in this incident a number of residents refused to vacate their apartments despite an emergency evacuation order issued by the police and fire departments. As a consequence, the fire department broke down the doors to the apartments and literally carried out these occupants. If you should be faced with a similar emergency situation where you live, we urge you to vacate when ordered. It is much better to do it voluntarily than be literally carried out.

MINUTES OF COUNCIL MEETING

STRATA PLAN BCS-522

THE EDEN

HELD: On Wednesday, December 19, 2007 at 6:30 p.m. in the Manager's office of 1225 Richards Street, Vancouver, B.C.

PRESENT:

Linda Kirste	(President)
Mark Cooperstone	(Vice President)
Assunta Bortolazzo	
James Fowler	(Treasurer)
Jenny Chung	(Commercial Representative)
Ken Leimer	

STRATA AGENT: Lyn Campbell, Vancouver Condominium Services Ltd.

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

MINUTES

It was moved, seconded and carried to adopt the minutes of the November 21, 2007 council meeting, with the following corrections under the Manager's Report:

The patio outside Blenz should not be described as the "*outside smoking patio area*" as it is simply a patio area and the strata council does not support smoking on the patio.

MANAGER'S REPORT

The council and agent reviewed the Manager's Report. Highlights of the report include:

- The 7th floor extinguisher was stolen. GE Edwards were on site and had a replacement available.
- The Christmas tree has been decorated in the lounge.
- The spa heater had a burnt out element and an electrician attended to the necessary repairs. It was determined that a fuse was broken and the spa is now operational.
- The Building Manager is continuing with touch up painting throughout the building. Council engaged in a discussion concerning the painting projects and requested the agent obtain a quotation for a professional painter to paint the 3rd and 4th floor common area halls, main lobby wall areas, and the upper main lobby.

- Council and the agent engaged in a further discussion regarding the schedule for the Building Manager and the services of Five Star. It was agreed that the agent obtain quotations from another cleaning company for conducting the cleaning services for The Eden.

FINANCIAL REPORT

1. **Monthly Statements:** Following discussion, council agreed to approve the September and October, 2007 financial statements, as presented. Any owner wishing a copy of the strata corporation's financial statements should contact Vancouver Condominium Services Ltd. during regular business hours, 9:00 a.m. to 4:30 p.m., Monday to Friday.
2. **Accounts Receivable:** The agent updated the council on the status of various owners' accounts. The agent continues to follow up with those owners who are in arrears.
3. **Draft Budget:** Council and the agent reviewed the draft budget for the 2008/2009 fiscal year. Further changes to the budget will be made at the next meeting.
4. **Audit:** Reid Hurst Nagy will complete the audit for the 2007/2008 fiscal year per their quotation of \$2,350 plus GST.

COMMERCIAL REPORT

1. **Blenz:** The owner of the commercial unit has spoken to the new owner of Blenz concerning the opening and closing of Blenz and the noise disturbance that emanates when the staff bring the patio furniture in and out of the restaurant.
2. **Enve – Leak:** Bosa are investigating the leak reported emanating possibly from units #414 and #413. Bosa has attended to some repairs to the #414 and #413 and are monitoring the situation.

SECURITY REPORT

1. **Security Guard/Moves:** Premier Security has commenced new security coverage as of December 1st and all is reported to be in good order.
2. **Security Upgrade/Fobs:** The agent has received confirmation from Cobra that there is a backlog in shipping and with the holidays the access fobs on the stairwell "A" doors will not be installed until the second week of January.
3. **Fencing:** Columbus will be installing the extra metal tubing at the bottom of the chain link fence which was installed at the parkade entrance to stop vagrants from loitering in the area.
4. **Security Upgrade Summary:** The agent prepared a security summary of the work completed based on the recommendations from the Vancouver Police Department. Council is pleased with the summary and action that has been taken to help upgrade the security at The Eden. There are several items for the 2008/2009 fiscal budget for security upgrades.

BUSINESS ARISING

1. **Developer Warranty Review:** Bosa attended the site to mediate the leaks reported in units #413 and #414. A quotation has also been received from Hydroseal in the amount of \$9,000 plus GST to clean and coat the concrete "eyebrows" on the exterior of the building where the paint is peeling off. The agent will follow up with Hydroseal regarding all deck areas that may need to be sealed and determine from Bosa whether or not the paint is for cosmetic purposes or requires resealing to protect the building envelope.
2. **Landscaping:** Paraspace Landscaping will complete upgrading the front entrance flower beds before Christmas. There is a concern that the plants in the flower beds on the right side keep dying and that someone may be cleaning their balcony allowing cleaning solutions to drip and seep into the soil.

The agent is also following up with the City of Vancouver regarding the tree well which has been filled with asphalt and the metal plates. Council requested the agent obtain a price from Paraspace Landscaping for new trees to be installed where they are missing on the boulevard.

3. **Parkade Grate/Bosa:** The agent has received information and pictures from Western International Development on the installation of the new grate and will be forwarding the information to Bosa requesting a contribution to the project.
4. **Building Plans:** Council and the agent engaged in a discussion regarding storage of the building plans. Ken Leimer will advise on costs for scanning the drawings and the matter will be discussed at the next meeting.
5. **Upper Lobby Main Wallpaper:** The agent advised that The Restoration Shop will be installing the upper lobby main wallpaper in the month of January.
6. **Garbage Room Fan/Smithrite Bins:** Smithrite has attended to replacement of the wheels on the garbage bins with new rubber wheels and has also sanitized the garbage bins.

The agent presented a quotation from National Hydronics for a larger garbage fan in the amount of \$3,250 plus GST. National suggests that an option as opposed to replacing the fan would be to have the waste management company pick up the garbage more often. This has already been implemented and that at this time, council agrees that the garbage room venting has improved due to the increased pick ups.

7. **Mechanical Systems:** Council and the agent engaged in a brief discussion regarding the report from National Hydronics on the quarterly maintenance inspection. It was noted that one of the booster pumps may not be doing the work that it is suppose to be doing. Linda Kriste will discuss the matter with the representative of National Hydronics.
8. **Dryer Vents:** The agent presented a quotation from Seal Tech for sealing the ceiling cracks to stop the moisture stains due to the dryer ducts at a cost of \$375 per unit plus GST. There are four units that require the work. Council moved, seconded and carried to have Seal Tech proceed with the necessary repairs.

9. Bike Room: Norstad has attended the site and reviewed the bike room and are in the processes of presenting a design and quotations for more bike racks in the bike room area. It was suggested that there is an area in the P3 parking lot that may be suitable for an additional bike locker. Council will review this matter at the next meeting.
10. Steam Room Grout: The Building Manager has attended to repairing the grout in the steam room and conducted a thorough cleaning of the hot tub.
11. Spa Maintenance/Five Star: Five Star declined conducting the spa maintenance on the weekend and the Building Manager is not available so arrangements have been made for Bright Pools to attend to the spa maintenance.
12. Annual Fire Inspection: GE Edwards conducted the annual fire inspection on December 11th to December 14th. There are 41 units that were not tested during the inspection. Arrangements will be made for a second testing date to occur and to attend to any deficiencies. GE Edwards will provide the agent with information on the intercom and paging system for the building.
13. Fire Signs: National Fire Protection has completed making the new fire signs and will be forwarding them to the agent.
14. Emergency Generator Testing: Arrangements are being made with Cummins to attend to the semi-annual emergency generator test.
15. Annual Roof Anchor Testing: Atlas Anchors will be testing the roof anchors in January 2008.
16. Car Wash: The car wash hose bib has been repaired and council has agreed to supply a hose and nozzle for the residents' use.
17. Bylaws - Insurance Certificate: Council and the agent engaged in a discussion regarding the bylaws and the possibility of requesting residents submit a home owner's insurance certificate to show that they have contents coverage.

CORRESPONDENCE

Owners are invited to write council via the management company regarding any strata matters. Owners are advised that, pursuant to the Strata Property Act, correspondence which is addressed to the strata corporation must be made available to any other owner interested in such correspondence, and to certain other persons in specified circumstances. What this means is that any correspondence which is sent to the strata council in confidence might not be protected or privileged, and is subject to any other overriding and applicable law.

1. Correspondence was received from a company requesting permission to use the gym for aerobic and yoga classes. Council denied the request as it is a commercial venture.
2. A letter was received from an owner concerning planning the date for the Annual General Meeting and the car wash station.

NEW BUSINESS

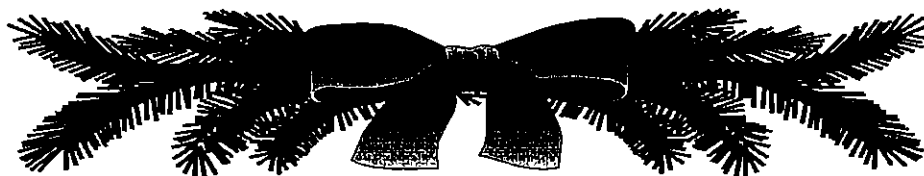
1. **Painting:** As discussed under the Manager's Report, the agent will obtain quotations for a complete painting of the main lobby, upper main lobby walls along with the common area hallways on the 3rd and 4th floor.
2. **Emergency Key Contacts:** Council and the agent engaged in a discussion concerning compiling a list of contacts for emergency keys from the owners/residents. The agent will review the files.
3. **UPS Stickers:** Council requested the agent have the Building Manager remove the UPS stickers stuck to the outside of the enterphone and place them on the residents' mailboxes.
4. **Sink Hole/Canada RAV Line:** Concerns have been raised regarding the sink hole on the roadway/sidewalk area at the corner of Davie & Richards Street. The agent is following up with the Engineers for the RAV Line to obtain a report on the status of the repairs and to ensure that the buildings' foundation has not been compromised.

There being no further business, the meeting was adjourned at 8:50 p.m. The next meeting for Strata Plan BCS-522, The Eden, will be held on Wednesday, January 23, 2008 at 6:30 p.m. in the Lounge of 1225 Richards Street, Vancouver, BC

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LC/md



HAPPY HOLIDAYS

Please note that our office will be closed on Tuesday, December 25th, Wednesday, December 26th and Tuesday, January 1st. Emergency service is available if necessary: please call the usual telephone number, 604-684-6291, for assistance. We take this opportunity to wish everyone a very Happy Holiday Season.