

KYLE PROPERTIES LTD.

SUITE 108, 1537 WEST 8th AVENUE, VANCOUVER, B.C. V6J 1T5
TELEPHONE (604) 732-5263 FACSIMILE (604) 732-8858

MINUTES OF COUNCIL MEETING STRATA PLAN LMS3853 "AVANTI"

HELD: On Thursday, February 7, 2008 at 7:00 p.m. in unit #312, 3150 West 4th Avenue, Vancouver, B.C.

PRESENT:	Tim Whiteway	President	#307-3150
	Joe Damiani	Vice-President	#003-3170
	Elizabeth Purkis	Treasurer	#316-3150
	Sandra Stuart	Building Security	#304-3150
	Margarita Lurye	Privacy Officer	#312-3150
	Mohammad Darwish	Building Envelope	#006-3170
REGRETS:	Reid Hepworth	Landscaping	#002-3170

AGENT: Chris Kyle, R.I. (BC) Kyle Properties Ltd.
The meeting was called to order at 7:05 p.m.

MINUTES: The minutes of the previous council meeting of November 26, 2007 were unanimously approved.

FINANCIAL: The financial statements for the months November and December 2007 were discussed and approved.

WORK IN PROGRESS: 1) The Property Manager is to solicit quotations and place the annual insurance policy for the Strata Corporation. 2) The Property Manager is to enter into a quarterly service contract with Honeywell Ltd. (subject to review and approval of the agreement by the Council Chairperson) to service all mechanical equipment on the property as Council and the Property Manager agree that the existing contractor, DMS Mechanical are not providing the level or depth of service required for the long term benefit of the property. 3) The annual testing and maintenance of the fire safety system is to be completed on March 19 and 20th 2008. In suite testing is scheduled for March 19 from 4:00 p.m. to 8:00 p.m.. Please watch for further notice on this item as access to each unit to test devices is recommended. 4) The Property Manager is to arrange a walk a bout for members of the Strata Council with a proposed new Landscape Contractor, Envirolawn Services on March 1, 2008 to allow Council to decide whether to keep or to terminate the existing contractor. 5) The Property Manager is to prepare a draft budget for the coming fiscal year for consideration of the Strata Council at the next scheduled meeting. 6) The Property Manager is to arrange snow clearing services from the existing Janitorial Contractor, or if not available, from another supplier.

WORK COMPLETED: 1) The annual roof inspection was completed by Mastercraft Roofing Ltd., save for one gutter area that is reported to be dripping. 2) The management followed up with the mechanical maintenance contractor to get the west fresh air pressurization fan duct heater working properly. 3) The common area carpets were cleaned as required. 4) The Property Manager investigated a small leak around a patio door and arranged caulking repair to solve this issue. 5) The management supplied copies of invoices as requested by the Council Treasurer. 6) The management solicited quotations for the required strata insurance policy. 7) The Property Manager arranged snow removal and ice melting product application as required. A supply of an ice melting product was purchased and delivered to the site.

NEW BUSINESS: Council discussed various items including:

A) Council discussed wish list items for possible inclusion in the draft budget for the coming fiscal year including funds for a building envelope evaluation, exterior painting, landscape upgrades and replacement of failed landscape materials.

B) **"NO JUNK MAIL" FORM:** Council requested the management copy and attach the No Junk Mail flyer attached to these minutes. Please complete and attach a small red dot inside your mailbox if you wish to stop junk mail from delivery to your box.

C) Council noted the roofing contractor is to investigate a small "bump" in the 3170 roof and report back to Council.

D) Council discussed a letter from an Owner requesting permission to install laminate flooring in their unit, replacing the original carpeting. Council approved this request unanimously however advise that the Owner will be required to insure the upgrade as upgrades are not covered under the Strata policy and that the laminate floor must have an underlayment that has a minimum IIC rating of 58 (Impact Insulation Class Rating).

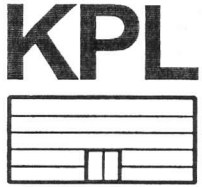
NEXT MEETING: Scheduled for Tuesday, April 1, 2008 at 7:00 p.m. in unit #304, 3150 West 4th Avenue.

There being no further business, the meeting was adjourned at 9:05 p.m.

Respectfully submitted,



Chris Kyle, R.I.(BC) Property Manager,
Kyle Properties Ltd.
MIN. 18/02/08



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MINUTES OF COUNCIL MEETING STRATA PLAN LMS3853 "AVANTI"

HELD: On Tuesday, April 1, 2008 at 7:00 p.m. in unit #304, 3150 West 4th Avenue, Vancouver, B.C.

PRESENT:	Tim Whiteway	President	#307-3150	(7:45-8:45)
	Joe Damiani	Vice-President	#003-3170	
	Elizabeth Purkis	Treasurer	#316-3150	
	Sandra Stuart	Building Security	#304-3150	
	Mohammad Darwish	Building Envelope	#006-3170	
REGRETS:	Margarita Lurye	Privacy Officer	#312-3150	
RESIGNED:	Reid Hepworth	Landscaping	#002-3170	

AGENT: Chris Kyle, R.I. (BC) Kyle Properties Ltd.
The meeting was called to order at 7:05 p.m.

MINUTES: The minutes of the previous council meeting of February 7, 2008 were unanimously approved.

FINANCIAL: The financial statements for the months January and February 2008 were discussed and approved.

WORK IN PROGRESS: 1) The Strata Council discussed the draft budget for the coming fiscal year at length and approved it, subject to minor changes, for approval of all Owners at the coming Annual General Meeting. The Property Manager is to prepare the Notice of the meeting and mail it out to all Owners well in advance. Please mark your calendar for the evening of Thursday, May 22, 2008 at 7:00 p.m. so that you can attend the AGM. 2) The Property Manager is to arrange the first cleaning of all exterior inaccessible windows for the year. Please watch for further notice on this item as windows need to be closed to complete this work. 3) The Property Manager is to solicit quotations to complete minor painting work to the building exterior and front fencing this summer, included in the next year budget. 4) The Property Manager is to arrange early summer pressure washing of all concrete ground floor surfaces. Please watch for further notice on this item. 5) The Property Manager is to seek an alternative provider for administration of the building security access system as changes and additions/deletions can take up to 3-4 weeks with the current provider, which is a hassle for everyone.

WORK COMPLETED: 1) The annual testing and maintenance of the fire safety system was completed as scheduled. Thanks to all Residents who provided access to test in suite devices to ensure proper function for the safety of their families. 2) The management solicited quotations and placed the annual Strata Corporation insurance policy through BFL Stewarts (Canada) Ltd.. 3) The manager arranged a weekend tour through the

property with a proposed new Landscape maintenance firm. A proposal was received for annual services for the consideration of the Strata Council. 4) The Property Manager prepared a draft budget for the coming fiscal year for the consideration of the Strata Council. 5) The management arranged removal of items being stored against the Bylaws in a common area stairwell. Costs of the removal are to be invoiced to the responsible party. (Thanks to the responsible party for owning up to this Bylaw infraction) 6) The management terminated the mechanical maintenance service agreement with DMS Mechanical and hired Honeywell Ltd. to provide quarterly service to all supply fans, heaters, exhaust fans etc.. The management negotiated a 45% discount on parts purchased from Honeywell Ltd. and a 20% discount on their labor charges for the benefit of the Strata Corporation. Honeywell recently completed their first service of the equipment.

NEW BUSINESS: Council discussed various items including:

- A) Council requested the management terminate the pest control contract as they perceived little value from this agreement.
- B) Council requested the management defer terminating the Landscape maintenance agreement as the current provider has improved services recently.
- C) Council noted the roofing contractor is to investigate a small "bump" in the 3170 roof and report back to Council. (Note: Work to be completed by Inspectrite shortly)
- D) Council noted that three Bylaws are to be voted upon at the coming AGM and requested the management review the Bylaws to ensure they are required and if any other Bylaws may need to be updated.
- E) Council requested the Property Manager ensure funds are available in the Budget for the coming fiscal year for a building envelope report by a qualified firm. (MHP)
- F) Council discussed the original Contingency Reserve Fund Study and noted, subject to approval of a Special Resolution at the coming Annual General Meeting, that the strata is now financially where the report recommended it be. (Very good work by the Strata Council!)

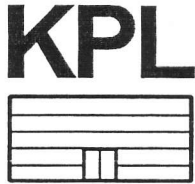
NEXT MEETING: ANNUAL GENERAL MEETING Scheduled for Thursday, May 22, 2008 at 7:00 p.m.. Venue to be confirmed.

There being no further business, the meeting was adjourned at 8:45 p.m.

Respectfully submitted,



Chris Kyle, R.I.(BC) Property Manager,
Kyle Properties Ltd.
MIN. 04/04/08



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**MINUTES OF THE
ANNUAL GENERAL MEETING
OF STRATA PLAN LMS3853,
"THE AVANTI", VANCOUVER, B.C.**

HELD: Thursday, May 22, 2008 at the Bayview Elementary School, 2251 Collingwood Street, Vancouver B.C..

PRESENT: Of the 60 possible votes, 21 of 56 eligible votes were present in person or by proxy.

1. OPENING OF MEETING:

The meeting was opened at 7:20 p.m. by the acting Strata Council Chairperson, Mr. Tim Whiteway and assisted by the Property Managers, Chris Kyle and Monika Siniarska. A quorum of Owners being present the meeting was declared open for the business at hand.

2. PROOF OF NOTICE:

It was moved, seconded and carried unanimously to accept the notice of the Annual General Meeting as circulated.

3. MINUTES:

It was moved, seconded and carried to adopt the minutes of the May 29, 2007 Annual General Meeting. There was no business arising.

4. 2008/2009 BUDGET:

The 2008/2009 budget was presented to the Owners. Following a brief discussion it was moved, seconded and carried unanimously to adopt the Budget totaling \$173,064.00

PLEASE PROVIDE THE PROPERTY MANAGEMENT COMPANY WITH TWELVE POST DATED CHEQUES COMMENCING MARCH 1, 2008 TO COVER MAINTENANCE FEES. THE MAINTENANCE FEE REMAINS THE SAME AS LAST YEAR. OWNERS ON THE PAC PROGRAM WILL HAVE THEIR FEES CONTINUED AT THE SAME RATE.

4A) SPECIAL RESOLUTION #1: "Be it resolved that Owners authorize by $\frac{3}{4}$ vote the use of the surplus of the 2007/2008 Budget funds to the Contingency Reserve Fund." Following a brief discussion, it was moved, seconded and carried unanimously to adopt Special Resolution #1.

SPECIAL RESOLUTION #1 APPROVED UNANIMOUSLY

4B) SPECIAL RESOLUTION #2: Be it resolved that Owners authorize by $\frac{3}{4}$ vote a new Bylaw, #32(2) which reads: "An Owner shall indemnify and save harmless the Strata Corporation from the expense of any maintenance, repair, or replacement rendered necessary to the common property, or to any strata lot by the Owners' act, omission, negligence or carelessness, or by that of any members of the Owners family, or the Owners guests, employees, agents or tenants, but only to the extent that such expense is not met by the proceeds received by the Strata Corporation as insurance coverage. In such circumstances, and for the purpose of this Bylaw, any insurance deductible paid or payable by the Strata Corporation shall be considered an expense not covered by the proceeds received by the Strata Corporation as insurance coverage, and shall be charged to the Owners and shall be added and become part of the assessment of that Owner for the month following the date on which the expense was incurred, and shall become due and payable on the date of payment of the monthly assessment." Following a brief discussion, it was moved, seconded and carried unanimously to adopt the new Bylaw #32(2)

SPECIAL RESOLUTION #2 APPROVED UNANIMOUSLY

4C SPECIAL RESOLUTION #3: Be it resolved that Owners authorize by $\frac{3}{4}$ vote a new Bylaw, #32(3) which reads: "An Owner, tenant or Occupant shall not rent or lease the parking space assigned by the Strata Corporation to his Strata Lot or to otherwise permit that parking space to be regularly used by anyone that is not a Residents of the building." Following a brief discussion, it was moved, seconded and carried unanimously to adopt the new bylaw #32(3).

SPECIAL RESOLUTION #3 APPROVED UNANIMOUSLY

4D) SPECIAL RESOLUTION #4: Be it resolved that Owners authorize by $\frac{3}{4}$ vote a new Bylaw, #32(4) which reads: "All changes in occupancy of any Strata Lot, whether by an Owners or a tenant, shall be assessed a non-refundable move-in charge of \$100.00, which shall be paid prior to such move-in. Following a lengthy discussion, Owners voted 17 in favor and 3 against. There was one abstention.

SPECIAL RESOLUTION #4 APPROVED BY $\frac{3}{4}$ VOTE

5) STRATA COUNCIL:

The 4 second year members of council for 2007/8 automatically retired from their positions, pursuant to the By-Laws. 3 members remain for the balance of their two year term. The following Owners were nominated to council:

STRATA PLAN LMS3853, 2008/2009 STRATA COUNCIL

Jennifer Virtue	Unit #3-3140 W. 4 th	jenniev@telus.net
Karen Cochlan	Unit #4-3170 W.4 th -	#604-733-9493
Eric Pollins	Unit #3-3130 W.4 th	espollins@hotmail.com
Joe Damiani	Unit #3-3170 W. 4 th	jdamiani@telus.net
Tim Whiteway	Unit #307-3150 W. 4 th	timvancouverbc@gmail.com
Elizabeth Purkis	Unit #316-3150 W. 4 th -	runner88@telus.net
Sandra Stuart	Unit #304-3150 W. 4 th	sandsurfsun@hotmail.com

It was then moved, seconded and carried to cease nominations. The Owners nominated were declared elected by acclamation.

6. NEW BUSINESS:

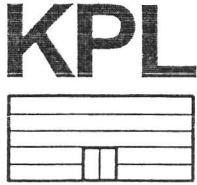
- 1) Owners thanked the Strata Council of 2007/08 for all their hard work.
- 2) Owners discussed the status of building finances and noted that the CRF was on track with the long term funding requirement recommendations of the CRF report commissioned several years ago.
- 3) Owners discussed landscaping/pruning needs at length and were advised that some extra funds were in the current budget for these extras.
- 4) Owners discussed building security and noted upgrades were coming for the parkade overhead gate. Please wait for the gate to close fully behind you each and every time you enter or exit the building.
- 5) Owners discussed at length the Strata insurance policy coverage and all Owners were reminded they must insure any upgrades to their units as the Strata policy covers original finishes only. Please take the Strata policy cover page with you when renewing your contents/bylaw insurance to ensure you do not purchase coverage that is already provided.
- 6) Owners requested several minor repairs be completed such as a broken door lock, a door not closing well, roof top cleaning and a minor plumbing issue for follow up by the Property Manager, Monika Siniarska.
- 7) Owners discussed the need to service fireplaces and clean dryer ducts professionally every two years.
- 8) Owners were advised that no items are permitted to be stored in the parkade area or in parking stalls. Please ensure no items are left in the parkade or they will be removed and disposed of.

There being no further business, the meeting was adjourned at 9:00 p.m.. The new Strata Council met briefly to schedule the next meeting of the Strata Council for Tuesday, July 15, 2008 in unit #3, 3130 West 4th Avenue.

Respectfully submitted,



Chris J. Kyle, R.I.(B.C.) President
KYLE PROPERTIES LTD.
Managing Agent LMS3853
AGMmay2008



KYLE PROPERTIES LTD.

SUITE 202, 1537 WEST 8th AVENUE, VANCOUVER, B.C. V6J 1T5

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MINUTES OF COUNCIL MEETING
STRATA PLAN LMS 3853 – The Avanti

HELD: On Tuesday, July 15, 2008 at 6:30 p.m. in unit #3 3130 West 4th Ave, Vancouver, B.C.

PRESENT: Joe Damiani	<i>Chair</i>	# 3 - 3170 W. 4 th
Tim Whiteway	<i>Vice-Chair</i>	#307 - 3150 W. 4 th
Elizabeth Purkins	<i>Treasurer</i>	# 316 - 3150 W. 4 th
Jennifer Virtue	<i>Garden Committee</i>	# 3 - 3140 W. 4 th
Eric Pollins	<i>Privacy Officer</i>	# 3 - 3130 W. 4 th

REGRETS: Sandra Stuart	# 307 - 3150 W. 4 th
Karen Cochlan	#4 - 3170 W. 4 th

AGENT: Monika Siniarska, Kyle Properties Ltd.
The meeting was called to order at 6:36 p.m.

COUNCIL POSITION ELECTION: The council positions have been elected as listed above.

MINUTES: The minutes of the previous council meeting minutes for April 1, 2008 were discussed and approved. There was no business arising.

FINANCIAL: The approval of Financial Statements for the months of May 2008 were reviewed and approved.

WORK IN PROGRESS:

A) Testing of Fire Alarm System is to be completed and letters will be sent to Owners that did not provide access as per the initial schedule on March 19, 2008. **All Owners are reminded that the Property Management initiates only two requests for access. If the access is not provided during the initial two scheduled times then the cost of testing the safety system will be borne by the Owners responsibility.**

B) The Front entrance of 3150 West 4th has been cleaned of old unused key boxes and painted. C) The Property Manager has solicited quotes for exterior fence painting and the Strata Council has chosen a company to perform the work. D) The roof drain at 3170 West 4th is to be investigated and unplugged. E) *Morrison and Hershfield* Consulting Engineers were hired to investigate the building envelope and are to start work in August. All Owners are requested to complete " **The Survey** " sent to each owner, and return it to Kyle Properties by July 28, 2008 in order to facilitate the work. F) The Property Manager has solicited a quote for a roof inspection from *Inspectright* and is to hire the company to perform the work. G) The Strata Council has approved a quote for the installation of roof ladder to ensure *WCB* compliance for any future roof work.

WORK COMPLETED: A) The Property Manager has walked through the property with the site gardener to identify gardening needs. The walk through has revealed some gardening challenges, as such a *guest gardener* has been invited to the Council meeting to discuss improvements needed for the garden. The Strata Council has found that further investigation is needed and representatives have set up a meeting with a current gardener and the guest gardeners in order to establish what steps are to be taken to resolve the gardening problems.

B) A leaky pipe in mechanical room was repaired by Westrim Plumbing Ltd. C) Rubbish and bottles in one of the parking stall has been removed as requested by the Council. D) A lock on a door leading to parkade @ 3130 West 4th has been repaired. E) Problems reported with the Security bar on a parkade door and door leading up to the building 3150 West 4th have been investigated. As no problems have been found with either of the doors the Council has been advised to monitor the issue in the future. F) The Pest control contract with *PCO Services Corporation* has been cancelled effective July 26th, 2008. G) Repairs to the parkade overhead door have been completed. Further overhead door maintenance recommendations have been approved by the Strata Council and the door motor and chain are to be replaced. H) Annual window cleaning of the exterior inaccessible windows has been completed.

NEW BUSINESS: 1) An Owner from 3130 West 4th has expressed concerns with regards the sprinkler system failure and the Property Manager is to contact *Kore Irrigation* to follow up on the maintenance issues. Following the meeting the Property Manager toured the property with few Strata Council Members investigate the Sprinkler System in the Sprinkler Room.

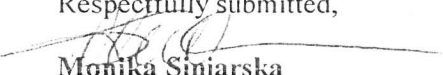
2) The Property Manager is to distribute a new Forms K to update the records. We ask that all Owners renting their units have the forms filled out by their tenants and returned to the KPL by **August 15, 2008**.

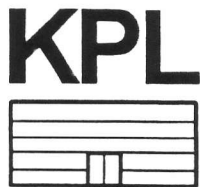
3) The Property Manager is to ensure that the financial statements are updated with all new owners. 4) The Strata Council has requested more information in regarding a refund request for maintenance of a skylight before authorization. 5) The Property Manager was asked to provide details of the process of Independent Auditor's Report that filed with the Real Estate Council and its completion. 6) The Strata Council is investigating options for improving Garbage Area security.

There being no further business the meeting was adjourned at 9:56 p.m.

NEXT MEETING: September 2, 2008 @ #3 3130 W. 4th Ave @ 7:00 p.m.

Respectfully submitted,


Monika Siniarska
Property Manager
KYLE PROPERTIES LTD.
Managing Agenda
LMS 3853 MIN. 07/15/08



KYLE PROPERTIES LTD.

SUITE 202, 1537 WEST 8th AVENUE, VANCOUVER, B.C. V6J 1T5

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MINUTES OF COUNCIL MEETING
STRATA PLAN LMS 3853 – The Avanti

HELD: On Tuesday, September 9, 2008 at 7:00 p.m. in unit #3 3140 West 4th Ave, Vancouver, B.C.

PRESENT: Joe Damiani	<i>Chair</i>	# 3 - 3170 W. 4 th
Elizabeth Purkis	<i>Treasurer</i>	# 316 - 3150 W. 4 th
Jennifer Virtue	<i>Garden Committee</i>	# 3 - 3140 W. 4 th
Eric Pollins	<i>Privacy Officer</i>	# 3 - 3130 W. 4 th
Sandra Stuart		# 307 - 3150 W. 4 th
Karen Cochlan		#4 - 3170 W. 4 th

REGRETS: Tim Whiteway *Vice-Chair* #307 - 3150 W. 4th

AGENT: Monika Siniarska, Kyle Properties Ltd.
The meeting was called to order at 7:10 p.m.

MINUTES: The minutes of the previous council meeting minutes for July 15, 2008 were discussed and approved.

FINANCIAL: The approval of Financial Statements for the months of May, Jun and July 2008 were reviewed and approved. The Council has requested that the Financial Statements be received within 30 days after the month end.

WORK IN PROGRESS:

A) The Property Manager and two Council members completed walk through with the Envirolawn Gardener to identify the gardening needs. The following week the Council did the same walk through with the current gardener. The Gardening Committee has reported on both walk through and its findings. The Council has decided that they will continue working with the current gardener with active participation from the gardening committee. The committee has recommended improvement steps and replanting of plants and removal of a tree that is affecting the property foundation in preparation for the fall. The council has approved the proposed improvements.

Additionally the gardening committee is to establish a duty list and a monthly service fee to be paid out to the gardener in place of the current billing structure. All of the information is to be forwarded to Property Manager.

B) Three roof ladders were installed to comply with the Safety By-Law for access. **C)** Morrison and Hershfield Consulting Engineers has finished the building envelope investigation and the Council will receive a report in the near future. **D)** The roof inspection from *Inspectright* has been completed. The report will be submitted to Kyle Properties in the next few days and reviewed by the Council on the next Strata Council Meeting.

WORK COMPLETED: A) The Front Entrance Board of 3150 West 4th has been cleaned and painted. B) Three ladders were installed on top of the roof to comply with the Safety By-Law for access. C) The Fire Alarm system inspection has been completed and the fire panel was tested for proper function. D) The annual testing of the backflow preventors was completed. E) The water ingress problem in unit at 3130 has been repaired. F) The roof drain at 3170 West 4th Ave has been investigated and found clear. G) Pest Control company was called to investigate a possible wasp nesting problem around the back lane of 3170 West 4th. The Company has advised the Management that no nesting was found however the Owners should be aware that the Pin Oak trees nectar does attract wasps. H) The Garden Irrigation has been investigated and two severed lines have been repaired. I) The overhead gate spring was repaired and parts replaced. J) The Exhaust Fan in the parkade has been replaced to facilitate proper ventilation. J) The exterior fence painting was completed and the company provided extra paint for future touch ups.

NEW BUSINESS: 1)

1.) The Property Manager is to send a letter to an Owner(s) to remove stored furniture on the roof as this is in violation of the strata bylaw. 2) The noisy MUA Fan on top of the roof of 3150 West 4th needs to be serviced. 2) The Property Manager will advise the Council whether storing blue bins for recycling bottles and cans in the parkade is a possibility. The blue bins would be moved to one of the existing bike storages where they will remain and someone will pick up the recycling on regular basis. 3) The sloping concrete stair leading to the garden of unit 3170 West 4th is to be investigated and repaired.

There being no further business the meeting was adjourned at 8:28 p.m.

NEXT MEETING: October 29, 2008 @ #304 3150 West 4th @ 7:00 p.m.

Respectfully submitted,



Monika Siniarska

Property Manager

KYLE PROPERTIES LTD.

Managing Agenda

LMS 3853 MIN. 10/09/2008



KYLE PROPERTIES LTD.

SUITE 202, 1537 WEST 8th AVENUE, VANCOUVER, B.C. V6J 1T5

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MINUTES OF COUNCIL MEETING
STRATA PLAN LMS 3853 – The Avanti

HELD: On Wednesday October 29, 2008 at 7:00 p.m. in unit #304 3140 West 4th Ave,
Vancouver, B.C.

PRESENT: Joe Damiani	<i>Chair</i>	# 3 - 3170 W. 4 th
Elizabeth Purkis	<i>Treasurer</i>	# 316 - 3150 W. 4 th
Sandra Stuart		# 304 - 3140 W. 4 th

REGRETS: Tim Whiteway	<i>Vice-Chair</i>	#307 - 3150 W. 4 th
Jennifer Virtue	<i>Garden Committee</i>	# 3 - 3140 W. 4 th
Eric Pollins	<i>Privacy Officer</i>	# 3 - 3130 W. 4 th
Karen Cochlan		#4 - 3170 W. 4 th

AGENT: Monika Siniarska, Kyle Properties Ltd.
The meeting was called to order at 7:10 p.m.

MINUTES: The minutes of the previous council meeting minutes for September 9, 2008 were discussed and approved.

FINANCIAL: The approval of Financial Statements for the months of August and September 2008 were reviewed and approved.

WORK IN PROGRESS: 1) The Property Manager is to renew annual appraisal program for the building (required by the "Act") for insurance purposes. 2) The Property Manager has advised the Council on the recent developments regarding the recycling program discussed during last Council Meeting. Moving the blue bins to the bike storage room will not take place, as the option of hiring someone to pick up the bottles would not benefit the Strata. The Council has further discussed options for the garbage and recycling maintenance and instructed the Property Manager to secure the area with padlocks. The locks are to be adjusted to the existing common key.

All Owners are reminded to fold all cardboards and dispose of it neatly. Please be advised that the Vancouver City Recycling will not be picking up the garbage should the recycling bins be overfilled. Scheduled pick up times can be found on
<http://vancouver.ca/engsvcs/solidwaste/garbage/collectsched.htm> website for reference.

3) The roof ladders are to be adjusted and additional ladder installed in order to comply with WCB safety provisions. 4) Once the ladders are completed the fan on the west side of the building will be serviced. 5) The Council has discussed and scheduled a yearly maintenance schedule for the building. 6) Garden maintenance update has been deferred to next Council Meeting.

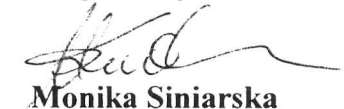
WORK COMPLETED: 1) The building roof inspection has been completed and the report review by the Council. The report stated that the roof is in good condition. 2) The building Envelope Report provided by "Morrison Hershfield" has been reviewed by the Council and minor repairs recommended by the engineers will be performed in priority order. The caulking of the roof joints on perimeter flashing has been completed and the roof vents painted to prevent further rusting as recommended in the report. 3) The garden sprinkler system has been winterized. 4) The sloping stairs at back of 3170 have been repaired. 5) The pressure reducing valves have been replaced and units affected by the high pressure repaired. 6) The pest concern in the patios of units 3170 have been addressed and the removal of shrubs from lattice as a precautionary measure.

NEW BUSINESS: 1) The loose brick stairs leading to the garbage area from courtyard 3150 are to be repaired.

There being no further business the meeting was adjourned at 8:22 p.m.

NEXT MEETING: January 14, 2009 @ 7:00 p.m. (location to be established via email).

Respectfully submitted,



Monika Siniarska
Property Manager
KYLE PROPERTIES LTD.
Managing Agenda
LMS 3853 MIN. 10/29/2008