The Wynford Group

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PROPERTY MANAGEMENT SERVICES

IMPORTANT INFORMATION Please have this translated	重 要 資 料 請 找 人 爲 你 翻 譯
RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire	これはたいせつなお知らせです。 どなたかに日本語に訳してもらってください。
INFORMACIÓN IMPORTANTE Busque alguien que le traduzca	알려드립니다 이것을 번역해 주십시오
CHỈ DẪN QUAN TRỌNG *Xin nhờ người dịch hộ*	ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੱਥਾ ਕਰਵਾਓ

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 4071, THE EUROPA, HELD ON THURSDAY, JUNE 26th, 2008, AT 6:30 P.M., IN THE THEATRE, 63 KEEFER STREET, VANCOUVER, B.C.

Council in Attendance:	Fern Jeffries	President
	John Tulev	Vice-President
	Tim Richards	Treasurer
	Marcello Pavan	Secretary
	Keith Anderson	
	Blaine Bray	
Property Manager:	Bettina Rodenkirchen	The Wynford Group
Regrets:	Peter Regier	Privacy Officer
Guests:	Kathryn Hallanzy	#2101
	Marjalisa Vartiainen	#901
	Behzad Zuri	#2310

1. CALL TO ORDER

The Council President, Fern Jeffries, called the meeting to order at 6:35 p.m.

2. OWNERS' FORUM

Ms. Hallanzy mentioned the Vancouver Courier article about Concord Pacific, a copy of which was distributed to Residents. The Creekside Park extension site was supposed to be delivered to the City; however, Concord has not delivered on its promises. The Europa is a member of the False Creek Residents Association, which is working to increase awareness of this issue. The website for the False Creek Residents Association is www.falsecreekresidents.org

Ms. Hallanzy also enquired about the noisy fan from Kentizen Restaurant. Individual Owners have complained to the City. The Strata Corporation has also lodged a complaint on behalf of all the Residents. Council understands that a Bylaw Officer has visited the restaurant and has agreed that the fan is too loud. Europa has been advised that the restaurant has been ordered to muffle the noise. Ms. Hallanzy mentioned that the fan does not only appear to be an intake one, as she has also noticed smoke coming out.

Mr. Zuri was in attendance regarding a Bylaw infraction fine that had been levied against his account. He asked that this be reversed. The fine was levied for excessive noise. Prior to the levy, a warning letter was sent to Mr. Zuri. He says he has tried to cooperate with his neighbour, who has lodged the complaints. Council advised that the Concierges have confirmed the allegation of excessive noise. In addition, there is also a video clip with offensive language. Council advised Mr. Zuri that the fine would not be reversed.

3. MINUTES FROM PREVIOUS MEETING

It was **MOVED** and **SECONDED** (Richards / Tulev) to approve the Minutes of the Council meeting held on May 22nd, 2008. **CARRIED**

4. BUSINESS ARISING FROM THE MINUTES

A. Balcony Railings

Council has not yet received the legal opinion it had asked for. The lawyer indicated the opinion would be received shortly.

B. Settlement Conference Strata Corporation v Colin Wrinch

Mr. Wrinch has indicated that he would not settle, thus the matter will go to trial. Council will be contacting the judicial case manager to find out the date of the pre-trial conference.

C. Deficiency Repairs

The deficiency repairs by Ocean West Construction will start in early July. The state of the townhouses is not as severe as previously feared. A meeting will be scheduled with the engineer of Levelton's, Pierre Busque, to discuss the next step for the townhomes.

The engineer also had a look at the parkade. There are a number of cracks and Levelton is recommending that these cracks be sealed by injecting a waterproofing product. A letter will be sent to Henderson claiming these cracks under the structural warranty and requesting immediate repairs.

A Council member expressed concern about the dryer vents in the Tower and suggested that these be cleaned. Residents are reminded that there are booster fans. All Residents should ensure that these fans are used when the dryer is in use. Ocean West is cleaning out dryer vents from the outside during the deficiency repairs. A quotation will be obtained for cleaning the dryer vents from the inside.

D. Legal Action Against Cheng & Buck

The Corporation's lawyer has advised that he is presently preparing the pleadings. He will also be asked to file a lis pendens against the two Strata Lots.

E. Electrical Vault Cleaning

This project, which is undertaken in conjunction with the mall, has been delayed due to the fact that B.C. Hydro cancelled twice; once at the very last moment. This has increased the cost to do this project. The mall manager is negotiating with B.C. Hydro, also on behalf of the Europa, to have B.C. Hydro absorb the increased costs. There will have to be another scheduled date for a power shut down. This is tentatively set for July 15th.

5. COMMITTEE REPORTS

A. Repair & Maintenance

The Wynford Group cannot assume responsibility for the administration of the Multi-System Maintenance & Renewal Plan. RDH Engineering, who prepared the manual, offers this type of service and they will be asked for a quotation. This quote will exclude the building envelope maintenance. Levelton will be asked to quote on a maintenance plan for the building envelope.

New Form Painting Inc., who had been awarded the power washing and painting work on the 5th floor, and power washing the front of the building, has advised that due to the inclement weather, they are way behind in their schedule and it is doubtful that they would be able to undertake this work this year.

Council then reviewed the two other quotations received and, after discussion, it was **MOVED** and **SECONDED** (Anderson / Pavan) that the quotation from Brammi Brothers Painting, in the amount of $9,600 plus GST, be accepted. **CARRIED**

Due to the envelope deficiency work, the window washing had to be delayed. Ace Window Cleaners has provided an updated quotation to wash the exterior inaccessible Tower windows, at a cost of $1,760; to wash the exterior balcony railing glass for $400; to wash the exterior inaccessible townhouse windows for $400; to wash the interior and exterior pool windows for $300; and to wash the interior and exterior lobby windows for $100. This quotation is for washing dirt off the window. Any paint and other substances that require scraping to remove are not included. It is anticipated that this work can be scheduled in the second half of September.

The Corporation's mechanical contractor, Honeywell, was called to check one of the pumps in the P2 mechanical room. They found that pump #11 was leaking heavily and recommend replacing the seal on this pump, at a cost of $3,310, plus GST. They also advised that when the pump is in for repairs, it may be determined that the impeller and/or bearings also need to be replaced.

It was then **MOVED** and **SECONDED** (Tulev / Anderson) that the quotation from Honeywell be accepted. **CARRIED**

Honeywell has further advised that the parts for the priority #2 items previously accepted are in and this work should proceed shortly. Further, the parts for the priority #1 item should be received within the next two weeks.

As to the janitorial service, the regular cleaner has left the employ of TMS and the new cleaner has, apparently, not received any proper training and the service is inadequate. The Operations Manager of TMS will be contacted to ensure that proper orientation training takes place.

C. Keefer Place Community Group & False Creek Residents Association

Posters will be displayed for an upcoming pamphletting on the seawall by the Concord Presentation Centre. This is part of the campaign underway against Concord Pacific to raise awareness of the Creekside Park issue. Information pamphlets were given out at the opening of the Dragon Boat Festival.

A public meeting has been scheduled at the Roundhouse for July 15th to enable VANOC to provide an overview of its plans for our area during the 2010 games. A special meeting for the Keefer Place Group is also being organized to review the issues previously raised at the public meeting in January 2008 with the RCMP Community Liaison.

It was then **MOVED** and **SECONDED** (Tulev / Anderson) that $200 be contributed to purchase brochures educating people about the promised Creekside Park. **CARRIED**

D. Keefer Steps
New lighting has been installed. It appears that the City is willing to discuss a permanent fix for the Keefer Steps. A meeting will be scheduled in early July involving Paris Place, Europa, and Firenze.

E. Emergency Planning
The manual for this is just about finished.

F. Gardening / Landscaping
The Corporation's landscaping contractor, Coconut Grove, has advised that as of July 1st, 2008, there will be an increase in the monthly rate and it will be $610, plus GST.

It was then **MOVED** and **SECONDED** (Tulev / Anderson) that this increase be approved. **CARRIED**

G. Communications / Website / Newsletter
This work is in progress. It was reported that a computer for the office has been purchased.

6. FINANCIAL REPORT

A. Operating Statements
Following a review of the statement of receipts and disbursements and invoices paid on behalf of the Strata Corporation, it was **MOVED** and **SECONDED** (Anderson / Pavan) to approve the operating statements for the month of May 2008, as prepared by The Wynford Group. **CARRIED**

B. Receivables
Council reviewed the accounts receivables and directed the Property Manager to follow up, as necessary.

A significant number of Owners are still in arrears for the Special Levy, which was payable on May 1st, 2008. Owners are now incurring late charges. Please ensure that you forward payment IMMEDIATELY, in order to avoid lien proceedings against your Strata Lot.

C. Invoices for Approval
Two invoices were received from the Strata Corporation's solicitor, Jenkins, Marspan, Logan; one in the amount of $2,587.20 and another in the amount of $268.80.

It was then **MOVED** and **SECONDED** (Richards / Bray) that these invoices be approved for payment. **CARRIED**

An invoice was received from the engineer, Levelton Consultants Ltd., in the amount of $1,853.75, primarily for professional services dealing with the townhomes.

It was then **MOVED** and **SECONDED** (Richards / Pavan) that this invoice be approved for payment. **CARRIED**

An invoice was received from Levitt Fire Code Plus, in the amount of $4,710.79, which was for work that occurred in July and August of last year. The Property Manager requested explanations and reports, which Council then reviewed.

It was then **MOVED** and **SECONDED** (Tulev / Bray) that this invoice be approved for payment. **CARRIED**

7. PROPERTY MANAGER'S REPORT

A. Staff Reports

Copies of the Property Manager's site visit reports were presented to Council.

B. Correspondence

Various items of correspondence were reviewed. Regarding the request for a fine reversal, Council discussed this matter and will not reverse the fine.

C. Items in Progress

1. Repairs to elliptical trainer.
2. Cleaning of electrical vault.
3. Ocean West Construction – Phase II.
4. Installation of bigger hard drive for monitor A.
5. Exterior repairs – Units #2709 / #2708 – replace weather stripping in glass panels.
6. Mechanical repairs, as per priority 2 list.
7. Installation of air / dirt separator and bypass valve – townhomes.
8. Audit.
9. Deficiencies from annual fire system inspection.
10. Repair to main door strike.

D. Completed Items

1. Replacement of cooling tower spray pump.
2. Delivery of cleaning supplies.
3. Restoration of meeting room.
4. Installation of elevator flooring.
5. Repair to leaking spa.
6. Repair leaking relief valve – 7th floor booster.
7. Lock on 5th floor by TH 20.
8. Delivery of spa and pool chemicals, as well as fountain chemicals.
9. Electrical repairs – minor.
10. Investigation of low water flow in three townhomes.
11. Repair to B mechanical room valve of pumps P-10.
12. Investigate air in heat pump loop system.

8. NEW BUSINESS

A. 27th Floor Hose Bib

An Owner had requested permission to install a hose bib in order to provide water to the upper deck and Council then toured the area. Council determined a strategy for water to the penthouse upper deck.

9. MEETING TERMINATION

There being no further business, the Council meeting was terminated at 8:55 p.m.

The next meeting will be held on **Thursday, July 24th, 2008**.

NOTE: PLEASE MAKE YOUR CHEQUES PAYABLE TO "STRATA PLAN LMS 4071" AND ENSURE THAT YOUR UNIT NUMBER IS CLEARLY MARKED ON THE FACE OF YOUR CHEQUES.

Do you have a question regarding payment of your account?
If so, please call 604-261-0285 and ask for Accounts Receivable.

ATTENTION

Please keep these Minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either Minutes or Bylaws will be at the Owner's expense and not at the expense of the Strata Corporation.

Please note that The Wynford Group office has a multiple phone line system and that there are several different numbers that may appear on your call display. These numbers are for outgoing calls and cannot be used to return calls. Please use only the main contact number: 604-261-0285 to ensure a proper response. Thank you for your cooperation.

The Strata Corporation's website is: www.theeuropa.com
The Council's e-mail address is: europacouncil@novuscom.net

THE WYNFORD GROUP OFFICE HOURS ARE MONDAY TO FRIDAY, 9:00 A.M. TO 5:00 P.M. FOR AFTER-HOUR EMERGENCIES ONLY, PLEASE CALL 604-261-0285, THEN PRESS "1" TO BE CONNECTED TO THE ANSWERING SERVICE.

APPROVED BY COUNCIL: _____ DATE: _____ (07/03/08) (Min-06.26.4071)

These Minutes have been reviewed by the Council President.