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, OCTOBER 23rd, 2008, AT 6:30 P.M., IN THE THEATRE, 63 KEEFER STREET, VANCOUVER, B.C.

Council in Attendance:	John Tulev	Vice-President
	Tim Richards	Treasurer
	Peter Regier	Privacy Officer
	Keith Anderson	
	Blaine Bray	
Property Manager:	Bettina Rodenkirchen	The Wynford Group
Regrets:	Fern Jeffries	President
	Marcello Pavan	Secretary

1. CALL TO ORDER

The Council Vice-President, John Tulev, called the meeting to order at 6:35 p.m.

2. MINUTES FROM PREVIOUS MEETING

One amendment was undertaken, in that under Repair & Maintenance it should read, "To install baseboards in the P1 elevator lobbies is an additional $547, plus GST."

It was then **MOVED** and **SECONDED** (Richards / Bray) to approve the Minutes of the Council meeting held on September 25th, 2008, as amended. **CARRIED**

3. BUSINESS ARISING FROM THE MINUTES

A. Balcony Railings

Henderson Developments has taken measurements of the railings. The developer will be advised to ensure that any mock up or retrofit is approved by the Strata Council and its engineer prior to making the required repairs. As well, Council requires the developer to forward proof that the City also approves of the proposed railing repairs.

B. Deficiency Repairs

This work is just about finished. The engineer has advised that he will inspect the area in P1, close to stall #47A, which has been opened up by Ocean West Construction and where there is a leakage. If

this is a structural matter, it will be forwarded to Henderson Developments and be claimed under the 10-year structural warranty. It has been learned that Henderson has, during their deficiency repairs, repaired a small section of the roof. Henderson will be asked exactly what this repair entailed.

C. Legal Action Against Cheng & Buck

This is ongoing and the lawyers have been exchanging correspondence pertaining to the action against Cheng. Regarding the action against Buck, the lawyer has applied to the courts for substitute service.

D. Third Party Action

A letter was written to the insurer requesting clarification as to what the insurance company requires by way of a representative, particularly regarding the question as to the issue of the representative not being a claimant in the future. The insurer responded that the representative's role and responsibility is to work with the insurer in providing instructions for the defence of the claims made, and should have no other interest now or later in the outcome of the litigation. The Council member who is willing to take on this role is not prepared to give up his right to sue in the future. It appears that this matter will have to be decided by the courts.

Regarding the third party action, it was reported that an action has also now been filed against the Owners, Strata Plan LMS 4071, former Council members and The Wynford Group, by one of the parties named in the third party action. This matter will also be defended by the Strata Corporation's insurer.

E. Electrical Vault Cleaning

A letter has been received from B.C. Hydro, advising that they cannot establish any negligence on the part of B.C. Hydro or any of its employees and that they are not able to offer compensation for costs associated in the matter.

4. COMMITTEE REPORTS

A. Repair & Maintenance

The Restoration Shop will be starting the work in the elevator lobby the week following this meeting. They ordered the materials and are pre-painting them on their own premises. The Restoration Shop confirmed with the elevator company that their attendance will not be required to move the buttons for the elevator during the work in the lobby.

A quotation will be obtained to install a gate in one of the areas of the P2 stairwell.

Due to a leak, the spa had to be closed down. Imperial Paddock has advised that the spa requires re-grouting, as well as some epoxy work. This work is proceeding.

The owner of the Concierge company has purchased a new two-line telephone for the Concierge desk, as well as new tools.

B. Keefer Place Community Group & False Creek Residents Association

Several Residents attended the All Candidates meeting; unfortunately, no questions were allowed from the floor. Several Residents also attended the Mayor's Debate. In addition, several members of the Residents Association will be attending a public hearing at City Hall to speak on the development around B.C. Place. There are no new amenities planned in this area.

C. Keefer Steps
There was nothing to report.

D. Emergency Planning
This is still in progress.

E. Gardening / Landscaping
It was suggested that possibly a section of railing, or some plants, could be installed out front in the area separating the residential tower from the commercial mall.

F. Communications / Website / Newsletter
Owners are encouraged to provide their input as to what they would like to see on the web site. Suggestions can be emailed to the Strata Council at europacouncil@novuscom.net or leave a note with the concierge.

5. FINANCIAL REPORT

A. Operating Statements
The operating statements for August are currently being reviewed and were, therefore, deferred.

B. Receivables
A number of Owners have still not paid their Special Levies and liens are in the process of being filed. It was decided that those Owners that will have a lien placed, will be published by name and by Strata Lot in the newsletter.

6. PROPERTY MANAGER'S REPORT

A. Staff Reports
Copies of the Property Manager's site visit reports were presented to Council. The Concierge report was sent to Council via e-mail.

B. Correspondence
Various items of correspondence were reviewed.

C. Items in Progress
1. Ocean West Construction – Phase II.
2. Exterior repairs – Units #2709 / #2708 – replace weather stripping in glass panels.
3. Mechanical repairs, as per priority 2 list.
4. Installation of air / dirt separator and bypass valve.
5. Replace seal – pump #11 – P2 – pump P7.
6. Repair leak – P2 mechanical room.
7. Delivery of new fobs.
8. Repair spa leak.
9. Repair access system readers – small gates.
10. Investigate problem at duplex pump control system.
11. Apply zinc pellets on townhome roofs.
12. Wrap irrigation pipe P1.
13. Filter delivery.
14. Cleaning of walls, etc.

15. Computer repairs.
16. Lobby repairs / upgrades by elevators.
17. Repair leak from pump 1 in water entry room.
18. Repair front door reader.
19. Winterise irrigation system.
20. Various pump repairs.
21. Investigate leak – 2206 & 2207.
22. Switching over elevator phone lines.

D. Completed Items

1. Repair P1 – garage entry gate and service garage gates.
2. Electrical ballast repairs.
3. Delivery of cleaning supplies.
4. Parkade pressure washing.
5. Replace heat pump loop.
6. Investigate sump pump problem.
7. Tree removal.

7. NEW BUSINESS

A. Property Management

As The Wynford Group had given the Europa 60-day termination notice, some Council members met and interviewed a number of property management companies. The company that was selected is Colyvan Pacific, who will assume management, as of December 1st, 2008. Owners should expect to receive correspondence from Colyvan in the very near future, particularly as to the Pre-Authorized Payment options for monthly Strata Fees.

B. Lobby Table

Some Council members believe that the lobby table does not serve any function and should be removed.

C. Request for Installation of Ceramic Tiles

An application has been received from an Owner wishing to install ceramic tiles in the bedroom and living room area. Council is concerned with the noise this would create. Detailed specifications regarding the proposed installation need to be obtained from the Owner and it has to pass noise compliance bylaws. In general, Council believes that the existing Bylaw pertaining to hard surface flooring should be reviewed.

D. Camera & Sound Meter

Council member Keith Anderson kindly purchased a camera and sound meter for the Europa and he will be reimbursed for this expense.

8. MEETING TERMINATION

There being no further business, the Council meeting was terminated at 7:55 p.m.

The next meeting will be held on **Thursday, November 27, 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: _____

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These Minutes have been reviewed by the Council Vice-President.