The Wynford Group

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PROPERTY MANAGEMENT SERVICES

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 4071, THE EUROPA, HELD ON THURSDAY, JANUARY 25th, 2007, AT 6:30 P.M., IN THE THEATRE, 63 KEEFER STREET, VANCOUVER, B.C.

Council in Attendance:	Fern Jeffries	President
	John Tulev	Vice-President
	Kirby Morrow	Secretary
	Sidney Dennison	Privacy Officer
	Helen McLaughlin	
	Marcello Pavan	
Property Manager:	Geraldine Svisdahl	The Wynford Group
Guests:	Jim Clark	
Regrets:	Tim Richards	Treasurer

1. CALL TO ORDER

The Council, Fern Jeffries, called the meeting to order at 6:37 p.m.

2. OWNERS' FORUM

Mr. Clark was present to thank the Property Manager for attending to resolving the domestic hot water problem.

3. MINUTES OF PREVIOUS MEETING

It was **MOVED** and **SECONDED** (Morrow / Dennison) to approve the Minutes of the Council meeting held November 22nd, 2006. **CARRIED**

4. BUSINESS ARISING FROM THE MINUTES

A. Sprinkler Heads in Closets

The Property Manager advised that sprinkler heads in closets are a code requirement and the shelf has to be a minimum of 12" away from the head. Discussion took place with respect to installation of cages around sprinkler heads and it was the opinion of Council that this would not solve the problem of someone being careless, or overloading the shelf below a sprinkler head.

The Property Manager advised that work is underway with respect to the damaged caused to several Strata Lots, as a result of a sprinkler head incident in Suite #2707.

B. Emergency Planning

Work in progress.

C. 5th Floor Benches

Work in progress.

D. Henderson / Levelton

Levelton has advised the Strata Council that tenders for accomplishing the work on the building deficiencies should be available by the end of the month.

It was agreed that it needs to be made clear with Henderson that there are two issues:

1. Original deficiencies, which were never attended to by Henderson; and
2. Claims under the 10-year water guard warranty.

It was agreed that the Council President would send letters to Henderson and copy the letters to appropriate public bodies, including the minister responsible for public safety and the solicitor-general.

The next step will be a Townhall meeting to be held on February 19th, 2007, to discuss future strategy vis-à-vis Henderson.

E. 2010 Advertising Agreement

The Strata Corporation's lawyer has amended the agreement provided by Tunnel Vision Advertising. Following discussion, it was agreed that a consolidated approach with all the buildings that have been contacted by Tunnel Vision, to see what action these buildings plan on taking. Marcello volunteered to undertake this aspect of the project. The Property Manager advised that she would contact the Property Manager for two buildings in the False Creek area that are managed by The Wynford Group and noted that a 3/4 Vote Resolution would be required to enter into a contract with Tunnel Vision Advertising, covering all aspects of 2010 advertising at Europa.

Council members were given an opportunity to view the type of material which would be used for the banners. Any interested Resident is welcome to take a look at this material, just ask the Concierge.

F. Bylaw Review

The Property Manager recommended a separate meeting from the Annual General Meeting (a Special General Meeting) to vote on Bylaw amendments and also suggested that it would probably be necessary for the Council to meet as a whole to finalize the Bylaw amendments. A date for both of these meetings will be scheduled later.

5. COMMITTEE REPORTS

No reports.

6. NEW BUSINESS

A. Bathtub Plumbing

The Property Manager reported to Council on the shower head plumbing problem at Townhouse #1, where the shower head was not installed with plumbing tape and pipe joint compound, but simply with pipe joint compound. Over time, this lack of adequate plumbing caused a leak. It is known that there was another unit on the 5th floor which had a similar problem. Research will be undertaken and information provided to Owners as it becomes available.

7. FINANCIAL REPORT

A. Operating Statements

In the absence of the Treasurer, a review of the financial statements was deferred until the next Council meeting.

8. PROPERTY MANAGER'S REPORT

A. Staff Reports

Copies of the Property Manager's site inspection reports were sent to Council by e-mail. It was suggested that a better job is needed the next time the parkade is pressure washed and the guest suggested hydro-vac as a methodology for this work and volunteered to provide the Property Manager with the names of contractors.

The Concierge report were provided to Council by e-mail.

B. Correspondence

Twenty-five items of correspondence were reviewed.

The Property Manager was directed to advise the Owner of Strata Lot 19 that approval of hardwood floors is pending the Owner providing evidence of insurance.

It was **MOVED** and **SECONDED** (Dennison / Pavan) to ratify the e-mail approval for the Owners of Units #1210, #2606 and #2708 to install hardwood / laminate flooring. **CARRIED**

It was **MOVED** and **SECONDED** (Tulev / McLaughlin) to grant permission for the Owner of #807 to install laminate flooring. **CARRIED**

An e-mail was received from a townhouse Owner with respect to noise transference between the townhouses. It was agreed that Marcello Pavan would talk to the Owner concerned.

C. Items in Progress

1. Preparation of Maintenance Manual
2. Plant grasses / tree
3. Repair pump below stall 102
4. P2 enterphone replacement (2007)
5. Seal & paint over old stain in #1809
6. Quarterly HVAC service
7. DDC trouble shooting
8. Replace pressure gauges on P2
9. Reseal cooling tower
10. Resolve lack of DHW tank problems
11. Insurance claim re: sprinkler head in #2707
12. Replace balcony glass #2609 (wind damage)
13. Replace window #2509 (wind damage)
14. Piping repairs #2101

D. Completed Items

1. Fountain chemicals purchased
2. Parkade signs purchased and installed
3. Lobby floors polished
4. Light supplies purchased
5. Front door lock repaired x 2
6. Parkade cracks repaired in the ceiling of stall 20 on P1
7. Junk / bike disposal
8. Repair hole on 5th floor

9. Ice melt purchased
10. Storm sewers cleaned out
11. Pool chlorinator replaced
12. Various electrical repairs
13. Cleaning supplies purchased
14. Seal / paint over old stains in #1701
15. Repair holes in men's room
16. Repair noisy pump 7th floor
17. Replace door stop by #507
18. Mall readers repaired x 2
19. Repair ceiling in ladies shower stall
20. Exercise equipment warranty service
21. Window repaired #1701
22. File closed #2108 leak
23. Replace electrical cover by theatre
24. Repair base of wall behind concierge desk
25. Repair spa jet pump
26. Computer / access point service
27. Ballast repairs
28. Repairs #2502 post sprinkler leak
29. Auger drain under kitchen sink #2010
30. Repair pump ID 30

9. OTHER BUSINESS

A. Receivables

The guest left the meeting and the Council discussed the Strata Corporation's receivables.

It was **MOVED** and **SECONDED** (Dennison / Tulev) to advise the Owner of Strata Lot 19 that the Strata Corporation will not accept the settlement offer with respect to damaged caused by an incident in this Strata Lot. **CARRIED**

It was **MOVED** and **SECONDED** (McLaughlin / Tulev) to register a lien against Strata Lot 71 for non-payment of Strata Fees and that any and all costs involved be charged back to said Strata Lot. **CARRIED**

In accordance with a Resolution passed at the Council meeting, held on November 22nd, 2006, the Council President will prepare material for filing in Small Claims Court with respect to Strata Lot 107.

It was **MOVED** and **SECONDED** (Dennison / Tulev) to register a lien against Strata Lot 108 for non-payment of the Special Levy and that any and all costs involved be charged back to said Strata Lot. **CARRIED**

It was **MOVED** and **SECONDED** (Dennison / Pavan) to register a lien against Strata Lot 114 for non-payment of the Special Levy and any and all costs are to be charged back to said Strata Lot. **CARRIED**

It was **MOVED** and **SECONDED** (Dennison / Tulev) to register a lien against Strata Lot 111 for non-payment of the Special Levy and any and all costs are to be charged back to said Strata Lot. **CARRIED**

It was **MOVED** and **SECONDED** (Dennison / Pavan) to send a demand letter to Strata Lot 142, with respect to unpaid Strata Fees, lien charges, interest, etc., advising that if the account is not paid in full within 15 days, the account will be taken to Small Claims Court. **CARRIED**

The Property Manager was directed to advise the Owner of Strata Lot 106 that late payment interest charges will not be reversed.

It was **MOVED** and **SECONDED** (Tulev / Pavan) to send a demand letter to Strata Lot 144, advising that a small claims action will be taken if the account is not paid in full within 15 days. **CARRIED**

The Property Manager was directed to send a letter to Strata Lot 152 suggesting the Owner sign-up for the pre-authorized payment plan.

10. MEETING TERMINATION

There being no further business, the Council Meeting was terminated at 8:35 p.m.

The next Council Meeting will be held on **Thursday, February 22nd, 2007**.

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 Local 335.

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: _____

(01/26/07) (Min-01.25.4071)