

**STRATA CORPORATION BCS2478
SPECTRUM "I & II"
111 WEST GEORGIA STREET
668 CITADEL PARADE
VANCOUVER, BC**

MINUTES OF THE STRATA COUNCIL MEETING OF THE OWNERS OF STRATA PLAN BCS2478 SPECTRUM "I & II", HELD IN THE MEETING ROOM, SECOND FLOOR OF CLUB OZONE, 111 WEST GEORGIA STREET, VANCOUVER, B.C. ON WEDNESDAY, SEPTEMBER 24TH, 2008 AT 6:30 P.M.

IN ATTENDANCE

Fiona Burke – President
Ana Knight

Pasha Pourfallah – Treasurer

REPRESENTING RANCHO MANAGEMENT SERVICES (B.C.) LTD

Joseph Tsang – Strata Agent

REGRETS

Tom Mah – Vice President
Amita Gill

Curtis Morrison – Club Ozone Representative

1. CALL TO ORDER

There being a quorum present, the meeting was officially called to order at 6:35 p.m.

2. PREVIOUS MEETING MINUTES

There being no errors or omissions, Council adopted the minutes of the previous Council meeting held on August 27th, 2008 as presented.

3. COMMITTEE REPORT

a) "Club Ozone/Parkade":

Council was notified that the newly purchased commercial grade treadmills (2) as well as the elliptical trainer (1) will be delivered on Friday, September 26, 2008. Additionally, Council reviewed and adopted a rules and regulation pertaining to converting the curb parking on 'Regiment Square' into 'Visitor's Parking' and asked that Mr. Curtis Morrison discuss the newly adopted rules and regulations for the 'Visitor's Parking' with "Spectrum 3 & 4" so that once finalized, the Strata Agent can erect the appropriate signage.

b) Bylaws:

Copies of bylaw infraction letters sent to Owners/Residents were presented to Council for review and instructions were given on how to respond in regards to those Owners who are disputing fines and Owners charge back.

4. **FINANCIAL REPORT**

The Treasurer informed Council that he has reviewed the August financials and is pleased to report that the strata has incurred an operating surplus of approximately \$90,000 year to date. He also noted that the accounts receivables as of tonight's meeting has been reduced considerably since the last Council Meeting was held back in August.

There being no question or discussion, it was then **MOVED, SECONDED, and CARRIED** to approve the financial statements for the period ending on August 31st, 2008 as presented.

5. **BUSINESS ARISING FROM PREVIOUS MEETING**

a) **Norm King:**

In accordance with the discussion at the July's Strata Council meeting, an individual by the name "Norman Anthony King" is known to have leased approximately fifteen (15) suites in "Spectrum 1 & 2" from the registered Owners of the respective suites and then turns around and sub-leased these suites out to other people on a short term basis and in most cases, to undesirable individuals. Strata Council has instructed the Strata Agent to actively evict Norm King, and in suites where Mr. King registered as the tenant. This is possible because Mr. King has violated a provision in the *Residential Tenancy Act* which states: "the landlord can terminate the tenancy agreement if it is known that the tenant has assigned or sub-let the rental units without landlord's written consent or tenant knowingly give false information to perspective tenants of the rental units. In many cases when the landlord(s) finally obtain possession of their strata lot, the landlord(s) are shocked to discover that their suites have been trashed and will require extensive renovations. Strata hereby wishes to take this opportunity to inform all Owners to screen their perspective tenant(s) carefully.

b) **Pets Off Grass Signage:**

The "Pets off Grass" signage has finally arrived, and the Building Manger was asked to get in touch with the "Club Ozone" representative to determine the location for the installation of such sign.

6. **CORRESPONDENCE**

Owners are invited to write Strata Council, via Rancho Management Services on any Strata related matters and send them to Rancho's office at 701-1190 Hornby Street, Vancouver, BC, V6Z 2K5, or by fax to 604-684-1956 or by e-mail to josephtsang@ranchogroup.com

Correspondence received from Owners was presented to Council for review and instruction was given to the Strata Agent on how to respond.

7. **NEW BUSINESS**

a) **Insurance Renewal:**

The strata's insurance policy was up for renewal on September 13th, 2008 and the policy was renewed with CMW Insurance because the premium was \$10,000 less than the competing bids.

b) **Elevator Maintenance Contract:**

A proposal from Thyssen Krupp Elevator (Canada Limited) for the renewal of the elevator maintenance services effective October 1st, 2008 for a five year period was presented to Council for consideration. Council requested that Thyssen be advised to provide a revised proposal which would provide 24/7 coverage with no additional costs to the strata as well as include in their contract that the elevator buttons must be cleaned on an annual basis at no charge to the strata.

c) **Indicator Light:**

The Strata Agent was requested to draft a memo explaining the usage of the indicator light by the overhead gates and possibly having the notice be translated into Chinese and Spanish.

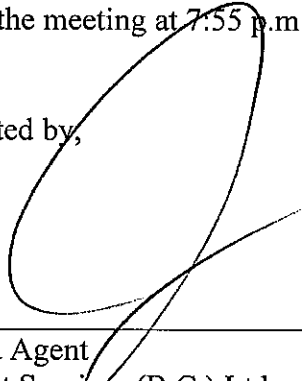
8. **NEXT MEETING**

The next Council Meeting has been scheduled for **Wednesday, October 22nd, 2008 at 6:30 p.m.** and will be held in the Meeting Room on the Second floor of Club Ozone, 111 West Georgia Street, Vancouver BC.

9. **TERMINATION**

There being no other business to discuss, it was **MOVED, SECONDED and CARRIED** to terminate the meeting at 7:55 p.m.

Respectfully submitted by,



Joseph Tsang, Strata Agent
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STRATA FEES/ PRE-AUTHORIZED PAYMENT

Should you ever have any questions regarding your strata account, please feel free to contact our Strata Accounts Receivable department at: **(604) 331-4258**. Owners who are not yet on Pre-Authorized Payment (P.A.P.) Program, our preferred payment option, should contact the same number to obtain a form. The P.A.P. Program is a convenient payment method whereby we can debit your account with your monthly strata fees on the first (1st) of every month.