

## STRATA VAS 2798

8728 SW Marine Drive, Vancouver, BC V6P 6A4

### STRATA COUNCIL MEETING – January 14, 2008 @ 7:00 pm in PH5

#### Council Present

|               |                           |      |                   |
|---------------|---------------------------|------|-------------------|
| Donna Kean    | Chairperson               | PH5  | PH – 604-266-2647 |
| Ian Boyd      | Treasurer                 | #202 | PH – 604-264-4841 |
| Marie Lawton  | Garden Chair              | #305 | PH – 604-264-7799 |
| Bill Guest    | Representative for Trades | #309 | PH – 604-730-8096 |
| Gloria Ng     | Secretary – non-elected   | #308 | PH – 604-298-2521 |
| Gary Cho      | Council Member            | #206 | PH – 604-267-9828 |
| Daniel Cheung | Alternate                 | #308 | PH – 604-298-2521 |

#### New Business

- **Happy New Year!** – Council would like to wish Happy New Year to all residents. May this year bring everyone much health, happiness, and prosperity. All the best for 2008!
- **PH6/Muzzling of dog** – Council received correspondence from other residents complaining about the dog belonging to the owner in PH6 not being muzzled in common areas and lunging at them. A letter has been sent to the owner reminding them that according to the City of Vancouver's Animal Control Bylaw No. 9150, section 4.3, all persons who keep aggressive dogs are to muzzle them when on a street or other public place or on any other property that the person does not own or control. Council would like to remind all residents that anyone bringing pets into the complex – residents or visitors - must comply with the above bylaw.
- **Freezer in parking stall** – A letter has been sent to the owner of the parking stall informing them to remove the freezer from the parking stall immediately. All residents are reminded that it is unacceptable to keep unused appliances or unwanted furniture in parking stalls as it is NOT a storage area. Parking stalls are limited to use by motor vehicles or other transportation vehicles.
- **Leak in laundry room of #105** – Reid Brothers has attended to examine the suite's laundry room. The isolated problem has since been resolved.
- **Owners absent from Suites** - If any owners are no longer living in their suites or are away from their suites for an extended period of time for vacation or any other reasons, please let council members know. It is important for Council to be aware of suites that are vacant in the case of fire emergency.
- **Property Assessment** – As all owners have received their property assessments, Council wishes to remind all residents that any property assessment concerns or questions should be taken by individual owners to City Hall as instructed in their property assessment packages.
- **Smoking Prohibited in the Elevators** – All residents are reminded that there is to be NO SMOKING in the elevators. Any residents who are reported to Council to have been smoking in the elevators will be fined.

- **Be a Considerate Neighbour** – Council would like to encourage residents to be considerate and mindful of their neighbours when operating noisy appliances such as washers/dryers and vacuums. Such appliances should not be operated during late evening hours (i.e. after 11:00 pm).
- **Building Decorations** - A special thank you goes out to Kirsti and Rosalee for volunteering their time and energy to decorating the building so beautifully and for taking them down. Thank you for your efforts!
- **Caulking in PH7/8 and Sprinkler in 107** – Bill Hughes will be caulking PH7/8 and repairing #107's sprinkler.
- **Boiler room** – Bill Guest has done an excellent job of building shelving in the boiler room. Council members will be meeting on January 27, 2008 to finish clearing out the leftover items to either give away to charity or throw away. Residents will be given an opportunity to view items before they are given away.

**Business Arising from Previous Minutes**

- **Fireplace vents on exterior of building** – In the spring all the vents will need to be scraped/cleaned as paint is now starting to peel. Donna Kean will inquire about potential costs with Bill Hughes and report back at the next meeting.
- **Building Washing** – The building's exterior will need to be washed as dirt left behind after rainwater has evaporated is on the walls. Ian will inquire about costs to do so and report back at the next meeting.
- **Hot Water Pipes** – Ian Boyd is waiting for Reid Brothers to provide us with an estimate for costs with regard to replacing the aged hot water pipes.
- **Locker F** – Would the person who is occupying locker F please contact Donna Kean immediately as the locker is registered to Suite 201 and is currently being wrongfully occupied.
- All owners are reminded that should they wish to communicate any questions or concerns to council it must be done in WRITING. Also, any correspondence – letters or notes – addressed to Council must contain the following:
  - Suite Number
  - Printed Name
  - Signature

If any of the above information is missing, the correspondence will not be acknowledged.

Meeting adjourned at 8:15 pm. **The next meeting will be held on Monday March 10, 2008 at 7:00 pm in #202. All owners are more than welcome to attend.**

These minutes shall be considered a true and accurate record of times discussed. Please notify the writer within 48 hours of receiving this, regarding corrections. Following that time, the above will become the accurate record of the meeting.

**ATTENTION**

Please keep these minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of minutes, bylaws, financial statements or the certificate of completion will be at owner's expense and not the Strata Corporation's.

## STRATA VAS 2798

8728 SW Marine Drive, Vancouver, BC V6P 6A4

### STRATA COUNCIL MEETING – March 10, 2008 @ 7:00 pm in #202

#### Council Present

|                        |                                  |      |                   |
|------------------------|----------------------------------|------|-------------------|
| <b>Donna Kean</b>      | <b>Chairperson</b>               | PH5  | PH – 604-266-2647 |
| <b>Ian Boyd</b>        | <b>Treasurer</b>                 | #202 | PH – 604-264-4841 |
| <b>Marie Lawton</b>    | <b>Garden Chair</b>              | #305 | PH – 604-264-7799 |
| <b>Bill Guest</b>      | <b>Representative for Trades</b> | #309 | PH – 604-730-8096 |
| <b>Danielle Turner</b> | <b>Secretary</b>                 | #208 | PH – 604-739-2120 |
| <b>Gary Cho</b>        | <b>Council Member</b>            | #206 | PH – 604-267-9828 |

#### New Business

- Welcome to our new owner in #207, Sheena Samai.
- Thanks to council members for cleaning out the electrical and boiler rooms.
- The plug in the door catch of the parking lot door was put in so the door can be opened from the outside without turning the handle. This time please do not remove the plug.
- Bill Guest has resigned as the representative of trades persons. He will continue to be available for any consultations. The contacts for assistance during the day are:  
  
Danielle Turner - #208  
Marie Lawton - #305  
Donna Kean - Ph 5  
Gary Cho - #206
- Marie Lawton informs us that the gardening crew begins the new season on April 1, 2008.
- Owners are reminded that no bicycles, baby carriages or other items are to be left in the hallways.
- All Owners are reminded to clean up oil spills in the garage parking stalls or they will be cleaned up at the expense of the owner.
- Ph 7 repairs will proceed shortly.
- The need for painting of the exterior vents was discussed. Bill Hughes will be contacted to provide an estimate.
- The need for a clean up of stains and marks on the building exterior was discussed. Danielle

will look into this.

- Fountain: A price will be obtained and the work contracted for repairs required to have the fountain functional again.

**Meeting adjourned at 8:20 pm. The next meeting will be held on Monday May 12, 2008 at 7:00 pm in #208. All owners are more than welcome to attend.**

These minutes shall be considered a true and accurate record of times discussed. Please notify the writer within 48 hours of receiving this, regarding corrections. Following that time, the above will become the accurate record of the meeting.

**ATTENTION**

Please keep these minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of minutes, bylaws, financial statements or the certificate of completion will be at owner's expense and not the Strata Corporation's.

**STRATA PLAN VAS 2798**  
**Balance Sheet As at 02/29/2008**

**ASSETS**

**Current Assets**

|                                 |           |                  |
|---------------------------------|-----------|------------------|
| Bank - Can. Trust - operating   | 12,855.64 |                  |
| Bank - Can. Trust - contingency | 3,309.60  |                  |
| Term Deposits                   | 42,406.91 |                  |
| Cash Total                      |           | 58,572.15        |
| Accounts Receivable             |           | 213.66           |
| <b>Total</b>                    |           | <b>58,785.81</b> |

**TOTAL ASSETS** 58,785.81

**LIABILITIES**

**Current Liability**

**Total** 0.00

**TOTAL LIABILITIES** 0.00

**EQUITY**

**Reserve Funds**

Contingency Reserve Fund\_ 45,716.51  
**Total Reserve Funds** 45,716.51

**Current Funds**

Operating Fund - opening balance 17,137.46  
 Current Period Surplus (Deficit) (4,068.16)  
**Total Operating Fund** 13,069.30

**TOTAL EQUITY** 58,785.81

**LIABILITIES AND EQUITY** 58,785.81

**STRATA PLAN VAS 2798**  
**Comparative Income Statement**

|                                  | Budget<br>08/01/2007 to<br>02/29/2008 | Actual<br>08/01/2007 to<br>02/29/2008 |
|----------------------------------|---------------------------------------|---------------------------------------|
| <b>REVENUE</b>                   |                                       |                                       |
| <b>Revenue</b>                   |                                       |                                       |
| Maintenance Fees                 | 48,706.63                             | 48,698.63                             |
| Late Charge Income               | 0.00                                  | 41.00                                 |
| Miscellaneous Income             | 72.87                                 | 141.05                                |
| <b>Total</b>                     | <u>48,779.50</u>                      | <u>48,880.68</u>                      |
| <b>TOTAL REVENUE</b>             | <u>48,779.50</u>                      | <u>48,880.68</u>                      |
| <b>EXPENSE</b>                   |                                       |                                       |
| <b>Operating Expenses</b>        |                                       |                                       |
| Accounting & Audit               | 2,968.00                              | 3,004.74                              |
| Management Fee                   | 0.00                                  | 0.00                                  |
| Maintenance - Janitorial         | 3,710.00                              | 3,753.73                              |
| Maintenance - Landscaping        | 1,113.00                              | 1,636.25                              |
| Maintenance - Electrical         | 1,750.00                              | 406.30                                |
| Maintenance - Window Cleaning    | 1,375.00                              | 1,139.50                              |
| Maintenance - Exterior           | 583.31                                | 5,087.75                              |
| Maintenance - Plumbing           | 1,166.62                              | 181.73                                |
| Miscellaneous Maint. & Supplies_ | 3,850.00                              | 3,859.61                              |
| Maintenance - Elevator           | 1,545.81                              | 1,454.47                              |
| Office Expense                   | 233.31                                | 163.92                                |
| Trash Removal_                   | 1,050.00                              | 980.75                                |
| Security Alarm                   | 875.00                                | 699.60                                |
| Fire & Life Safety System        | 140.00                                | 0.00                                  |
| Insurance Expense                | 3,675.00                              | 8,837.50                              |
| Utility - Electricity            | 3,033.31                              | 2,223.30                              |
| Utility - Gas                    | 9,333.31                              | 6,895.76                              |
| Water, Sewer & Property Tax      | 3,616.62                              | 2,473.07                              |
| Bank Charges                     | 75.00                                 | 39.86                                 |
| Enterphone                       | 291.62                                | 111.00                                |
| Transfer to contingency          | 0.00                                  | 10,000.00                             |
| <b>Total</b>                     | <u>40,384.91</u>                      | <u>52,948.84</u>                      |
| <b>TOTAL EXPENSE</b>             | <u>40,384.91</u>                      | <u>52,948.84</u>                      |
| <b>NET INCOME</b>                | <u>8,394.59</u>                       | <u>(4,068.16)</u>                     |

**STRATA PLAN VAS 2798**  
**Customer Aged Summary As at 02/29/2008**

| Name                         | Total         | Current       | 31 To 60       | 61 To 90 | 91+          |
|------------------------------|---------------|---------------|----------------|----------|--------------|
| 108 - Cross, Deborah         | 449.50        | 224.75        | 224.75         | -        | -            |
| 201 - Taylor, Robert         | 5.00          | -             | -              | -        | 5.00         |
| 202 - Boyd, Ian & Marilyn    | (260.28)      | -             | (260.28)       | -        | -            |
| 303 - Turin, Oleg & Tatyana  | 6.37          | -             | -              | -        | 6.37         |
| PH1 - Ciric, Predrag & Sloba | 13.07         | -             | -              | -        | 13.07        |
| <b>Total outstanding:</b>    | <b>213.66</b> | <b>224.75</b> | <b>(35.53)</b> | <b>-</b> | <b>24.44</b> |

**STRATA PLAN VAS 2798**

Trial Balance As at 02/29/2008

|                                       | Debits     | Credits    |
|---------------------------------------|------------|------------|
| 1050 Petty Cash                       | 0.00       | -          |
| 1080 Bank - Richmond Savings _        | 0.00       | -          |
| 1085 Bank - Can. Trust - operating    | 12,855.64  | -          |
| 1090 Bank- Can Trust - Holdback       | 0.00       | -          |
| 1095 Bank - Can. Trust - contingency  | 3,309.60   | -          |
| 1100 Term Deposits                    | 42,406.91  | -          |
| 1200 Accounts Receivable              | 213.66     | -          |
| 1205 a/c receivable                   | 0.00       | -          |
| 1380 Prepaid Insurance                | 0.00       | -          |
| 1400 Cont. Fund - open balance        | 0.00       | -          |
| 1405 CRF Current approp               | 0.00       | -          |
| 1410 Exterior repairs payable         | 0.00       | -          |
| 1415 Ext. repairs - less exp          | 0.00       | -          |
| 1420 Operating fund - open. bal       | 0.00       | -          |
| 1510 Ext repairs - open bal           | 0.00       | -          |
| 2100 Accounts Payable - Trade         | -          | 0.00       |
| 2150 PST Payable                      | -          | 0.00       |
| 2160 GST Payable                      | -          | 0.00       |
| 2170 GST Payable (2)                  | -          | 0.00       |
| 2200 Exterior repairs payable         | -          | 0.00       |
| 3200 Contingency Reserve Fund_        | -          | 45,716.51  |
| 3300 Exterior Repairs Levy            | -          | 0.00       |
| 3560 Operating Fund - opening balance | -          | 17,137.46  |
| 3570 Exterior Repairs - cost overruns | -          | 0.00       |
| 4020 Maintenance Fees                 | -          | 48,698.63  |
| 4040 Late Charge Income               | -          | 41.00      |
| 4500 Bank NSF Charge Income           | -          | 0.00       |
| 4540 Miscellaneous Income             | -          | 141.05     |
| 4560 Interest Income                  | -          | 0.00       |
| 5520 Accounting & Audit               | 3,004.74   | -          |
| 5570 Management Fee                   | 0.00       | -          |
| 5580 Maintenance - Janitorial         | 3,753.73   | -          |
| 5600 Maintenance - Landscaping        | 1,636.25   | -          |
| 5640 Maintenance - Electrical         | 406.30     | -          |
| 5650 Maintenance - Snow Removal       | 0.00       | -          |
| 5660 Maintenance - Window Cleaning    | 1,139.50   | -          |
| 5670 Maintenance - Exterior           | 5,087.75   | -          |
| 5680 Maintenance - Plumbing           | 181.73     | -          |
| 5700 Miscellaneous Maint. & Supplies_ | 3,859.61   | -          |
| 5705 Maintenance - Elevator           | 1,454.47   | -          |
| 5710 Office Expense                   | 163.92     | -          |
| 5720 Trash Removal_                   | 980.75     | -          |
| 5730 Security Alarm                   | 699.60     | -          |
| 5740 Fire & Life Safety System        | 0.00       | -          |
| 5750 Insurance Expense                | 8,837.50   | -          |
| 5770 Utility - Electricity            | 2,223.30   | -          |
| 5780 Utility - Gas                    | 6,895.76   | -          |
| 5890 Water, Sewer & Property Tax      | 2,473.07   | -          |
| 5900 Bank Charges                     | 39.86      | -          |
| 5910 Enterphone                       | 111.00     | -          |
| 5998 Transfer to contingency          | 10,000.00  | -          |
|                                       | 111,734.65 | 111,734.65 |





## IMPORTANT NOTICE

### SUBJECT: NEW RECYCLING AND DISPOSAL REGULATIONS

The purpose of this letter is to inform you of the new disposal regulations and how they affect your service. Please be aware that effective January 1, 2008, new city bylaws state that the following items CANNOT be disposed of in any garbage container:

- **Electronic waste (personal computers, printers and TV's)**
- **Tires**
- **Oil, oil filters and empty oil containers**
- **Lead acid (car) batteries**
- **Paints and solvents**
- **Gypsum drywall**
- **Cardboard, newspaper and office paper**
- **Blue box recyclables**

Metro Vancouver is serious about enforcing these new regulations; they routinely inspect loads at the transfer stations and impose heavy fines for violations (up to \$400.00 per occurrence).

#### *How does this affect your service?*

If our drivers find evidence of these items in your garbage bin, our first course of action will be that we will not dump your container. The contamination will be recorded and a call will be placed (that day) to notify you to remove the contaminating item(s). If you can wait until your next scheduled pickup day, then there will be no fine or charge to you for the contamination. If however, you will require a pickup prior to your next scheduled pickup, then just call our office and we will schedule you in for an extra pickup. The cost for this unscheduled pickup will be based on your contract price.

#### *What if you simply can't miss your scheduled pickups?*

If this is the case, then you have the option to call our office and instruct us to override the no pick-up policy as outlined above. In this case, our driver will record the contamination in your container and proceed to dump your container as scheduled. If at the end of the day we receive a fine for contamination of our load, then this fine will be billed back onto the containers that were collected that day with this contamination in them. For example, if five containers were recorded that day with Electronic Waste in them, and yours was one of these containers, then your portion of the fine we receive will be 20%. If no fine was received that day, then you will receive no fine also.

Please note that you must call our office to override the no pick-up policy. You only need to do this once; your call will be recorded as an ongoing authorization.

If you have any questions about how to recycle any of these above materials, please call our office or your City's Engineering Department.



**WASTE CONTROL SERVICES, INC.**  
**604-986-9777**

## STRATA VAS 2798

8728 SW Marine Drive, Vancouver, BC V6P 6A4

### STRATA COUNCIL MEETING – May 12, 2008 @ 7:00 pm in 208

#### Council Present

|               |                         |      |                   |
|---------------|-------------------------|------|-------------------|
| Donna Kean    | Chairperson             | PH5  | PH – 604-266-2647 |
| Ian Boyd      | Treasurer (not present) | #202 | PH – 604-264-4841 |
| Marie Lawton  | Garden Chair            | #305 | PH – 604-264-7799 |
| Bill Guest    | Council Member          | #309 | PH – 604-730-8096 |
| Gloria Ng     | Secretary – non-elected | #308 | PH – 604-298-2521 |
| Gary Cho      | Council Member          | #206 | PH – 604-267-9828 |
| Daniel Cheung | Alternate               | #308 | PH – 604-298-2521 |
| Rob Taylor    | Council Member          | #201 | PH – 604-294-6829 |

#### New Business

- **New Owners** – On behalf of all owners, Council would like to extend a very warm welcome to new owners Peter and Katie Cave in Suite 107!
- **Leashing of Dogs** – Council would like to remind all owners that all dogs are to be leashed at **all times** in common areas which includes, but is not limited to, **walkways, stairs, elevators, the courtyard** and any other areas considered common/shared property.
- **Dog Bite Incident / PH 6** – It was recently brought to Council's attention that one of our owners was bitten by the dog that lives in PH 6. The owner of PH 6 was notified in writing to attend the strata meeting in order to discuss the incident but to Council's disappointment, no one from PH 6 was present at the meeting. In light of all the prior complaints that have been filed with Council and forwarded to the owners of PH 6 about the same dog's barking and aggressive behavior, this most recent incident which resulted in a bite has reinforced Council's concerns about the dog's continued presence in the building.
- **Floor Mats** – New mats will need to be ordered to replace the existing ones in front of everyone's suites, in front of the main floor elevator, stairwell in between 107/108 as they have now significantly worn down. Donna will look into this and report back at the next council meeting with various prices/quotes.
- **Front Gate** – At no point should the front gate be left open for long periods of time as it will interfere with proper functioning of the enter phone/buzzer system. All owners are asked to refrain from using dangerous objects such as large rocks to wedge open the door as that is what caused the most recent damage to the front gate and is also a safety concern. Should owners need to use the front door for moving, please use other means such as a rope to hold open the door if you cannot physically be there to hold the front gate open. Once the delivery or moving is completed, the gate should be shut immediately.
- **Gardens** - Please do not plant anything on the grounds before consulting Marie and Kirsti as they have a plan for the gardens and interference by others could hamper the growth of the existing plants. Many thanks continue to go to Kirsti, Marie and Rosalee for their time and dedication to taking care of the gardens.

## **Business Arising from Previous Minutes**

- **New Door for PH7** – A new door has been ordered for PH7. Council is waiting for the door's arrival.
- **Stairwell Cleaning** – The carpets in the stairwells were cleaned by Granville Cleaning. Council would like to remind all owners to please be diligent about keeping the carpets clean, especially when using the stairwells to take out the garbage. Take care and pride in your building!
- **Fountain** – General contractor – Home Task Handyman Services – is coming on May 21<sup>st</sup> to examine the fountain and look into the possibility of repairs.
- **Exterior walls, moss-covered concrete steps to be cleaned** – Danielle is to look into prices and will report back at the next council meeting.
- **Suite 205** – the minor laundry leak that occurred in 205 is undergoing repairs.
- **Bylaws** – A friendly reminder that **ALL OWNERS**, including Council members, are to abide by the bylaws. There are no exceptions.

All owners are reminded that should they wish to communicate any questions or concerns to council it must be done in WRITING. Also, any correspondence – letters or notes – addressed to Council must contain the following:

- Suite Number
- Printed Name
- Signature

If any of the above information is missing, the correspondence will not be acknowledged.

Meeting adjourned at 8:30 pm.

**The next meeting will be held on Monday July 7th 2008 at 7:00 pm in PH5. All owners are more than welcome to attend.**

These minutes shall be considered a true and accurate record of times discussed. Please notify the writer within 48 hours of receiving this, regarding corrections. Following that time, the above will become the accurate record of the meeting.

### **ATTENTION**

Please keep these minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of minutes, bylaws, financial statements or the certificate of completion will be at owner's expense and not the Strata Corporation's.

**STRATA PLAN VAS 2798**  
**Balance Sheet As at 05/31/2008**

**ASSETS**

|                                 |                         |
|---------------------------------|-------------------------|
| <b>Current Assets</b>           |                         |
| Bank - Can. Trust - operating   | 18,660.38               |
| Bank - Can. Trust - contingency | 3,309.60                |
| Term Deposits                   | <u>42,406.91</u>        |
| Cash: Total                     | 64,376.89               |
| Accounts Receivable             | <u>1,386.59</u>         |
| Total                           | <u>65,763.48</u>        |
| <b>TOTAL ASSETS</b>             | <u><u>65,763.48</u></u> |

**LIABILITIES**

|                          |             |
|--------------------------|-------------|
| <b>Current Liability</b> |             |
| Total                    | <u>0.00</u> |
| <b>TOTAL LIABILITIES</b> | <u>0.00</u> |

**EQUITY**

|                                  |                         |
|----------------------------------|-------------------------|
| <b>Reserve Funds</b>             |                         |
| Contingency Reserve Fund_        | <u>45,716.51</u>        |
| Total Reserve Funds              | <u>45,716.51</u>        |
| <b>Current Funds</b>             |                         |
| Operating Fund - opening balance | 17,137.46               |
| Current Period Surplus (Deficit) | <u>2,909.51</u>         |
| Total Operating Fund             | <u>20,046.97</u>        |
| <b>TOTAL EQUITY</b>              | <u>65,763.48</u>        |
| <b>LIABILITIES AND EQUITY</b>    | <u><u>65,763.48</u></u> |

# STRATA PLAN VAS 2798

## Comparative Income Statement

|                                  | Actual<br>08/01/2007 to<br>05/31/2008 | Budget<br>08/01/2007 to<br>05/31/2008 |
|----------------------------------|---------------------------------------|---------------------------------------|
| <b>REVENUE</b>                   |                                       |                                       |
| Revenue                          |                                       |                                       |
| Maintenance Fees                 | 69,572.90                             | 69,580.90                             |
| Late Charge Income               | 41.00                                 | 0.00                                  |
| Miscellaneous Income             | 158.35                                | 104.10                                |
| <b>Total</b>                     | <u>69,772.25</u>                      | <u>69,685.00</u>                      |
| <b>TOTAL REVENUE</b>             | <u>69,772.25</u>                      | <u>69,685.00</u>                      |
| <b>EXPENSE</b>                   |                                       |                                       |
| Operating Expenses               |                                       |                                       |
| Accounting & Audit               | 4,264.74                              | 4,240.00                              |
| Management Fee                   | 0.00                                  | 0.00                                  |
| Maintenance - Janitorial         | 5,598.58                              | 5,300.00                              |
| Maintenance - Landscaping        | 2,451.25                              | 2,426.00                              |
| Maintenance - Electrical         | 406.30                                | 2,500.00                              |
| Maintenance - Window Cleaning    | 1,139.50                              | 2,375.00                              |
| Maintenance - Exterior           | 5,087.75                              | 833.30                                |
| Maintenance - Plumbing           | 181.73                                | 1,666.60                              |
| Miscellaneous Maint. & Supplies_ | 4,568.38                              | 5,500.00                              |
| Maintenance - Elevator           | 1,993.15                              | 2,208.30                              |
| Office Expense                   | 163.92                                | 333.30                                |
| Trash Removal_                   | 1,401.71                              | 1,500.00                              |
| Security Alarm                   | 1,046.10                              | 1,250.00                              |
| Fire & Life Safety System        | 0.00                                  | 200.00                                |
| Insurance Expense                | 8,837.50                              | 5,250.00                              |
| Utility - Electricity            | 3,856.56                              | 4,333.30                              |
| Utility - Gas                    | 11,369.38                             | 13,333.30                             |
| Water, Sewer & Property Tax      | 4,212.53                              | 5,166.60                              |
| Bank Charges                     | 44.56                                 | 105.00                                |
| Enterphone                       | 239.10                                | 416.60                                |
| Transfer to contingency          | 10,000.00                             | 0.00                                  |
| <b>Total</b>                     | <u>66,862.74</u>                      | <u>58,937.30</u>                      |
| <b>TOTAL EXPENSE</b>             | <u>66,862.74</u>                      | <u>58,937.30</u>                      |
| <b>NET INCOME</b>                | <u>2,909.51</u>                       | <u>10,747.70</u>                      |

**STRATA PLAN VAS 2798**  
**Customer Aged Summary As at 05/31/2008**

| Name                                | Total           | Current       | 31 To 60      | 61 To 90 | 91+          |
|-------------------------------------|-----------------|---------------|---------------|----------|--------------|
| 102 Stafford, Debora - Frew, Darren | 258.84          | -             | 258.84        | -        | -            |
| 106 - Alex Kleschelsky              | 411.90          | 205.95        | 205.95        | -        | -            |
| 108 - Cross, Deborah                | 174.25          | 174.25        | -             | -        | -            |
| 201 - Taylor, Robert                | 271.50          | 266.50        | -             | -        | 5.00         |
| 202 - Boyd, Ian & Marilyn           | -0.05           | -             | -             | -        | -0.05        |
| 209 - Fielder, Kenneth              | 251.20          | 251.20        | -             | -        | -            |
| 303 - Turin, Oleg & Tatyana         | 5.88            | -             | -             | -        | 5.88         |
| PH1 - Ciric, Predrag & Sloba        | 13.07           | -             | -             | -        | 13.07        |
| <b>Total outstanding:</b>           | <b>1,386.59</b> | <b>897.90</b> | <b>464.79</b> | <b>-</b> | <b>23.90</b> |

## STRATA VAS 2798

8728 SW Marine Drive, Vancouver, BC V6P 6A4

### STRATA COUNCIL MEETING – July 7, 2008 @ 7:00 pm in #201

#### Council Present

|               |                         |      |                   |
|---------------|-------------------------|------|-------------------|
| Donna Kean    | Chairperson             | PH5  | PH – 604-266-2647 |
| Ian Boyd      | Treasurer               | #202 | PH – 604-264-4841 |
| Marie Lawton  | Garden Chair            | #305 | PH – 604-264-7799 |
| Bill Guest    | Council Member          | #309 | PH – 604-730-8096 |
| Gloria Ng     | Secretary – non-elected | #308 | PH – 604-298-2521 |
| Daniel Cheung | Alternate               | #308 | PH – 604-298-2521 |
| Rob Taylor    | Council Member          | #201 | PH – 604-294-6829 |

#### Council Not Present

|          |                |      |                   |
|----------|----------------|------|-------------------|
| Gary Cho | Council Member | #206 | PH – 604-267-9828 |
|----------|----------------|------|-------------------|

#### Owners Present

Katie and Peter Cave – Suite #102

Elyse Neuparth – PH6

#### New Business

- **Elyse Neuparth from PH6** - Elyse attended the strata meeting to address Council's and several owners' ongoing concerns about her dog, Nitro.
  - Elyse informed Council that an investigation by the City of Vancouver was launched after a complaint about the bite incident was filed and that Nitro has been deemed not an aggressive dog.
  - Elyse has agreed to have Nitro muzzled at all times whenever present in common areas of the building.
  - Elyse would like owners to know that she is agreeing to muzzle her dog even though she is not required to do so by-law .
  - A vote was taken on whether or not it would be agreeable that Nitro is to be muzzled at all times whenever present in common areas. Motion carried unanimously.
- **Gardening** – Thank you to Les from Suite #103 for taking on the task of moving all of the dirt for the gardens. As always, a continued thank you to Marie, Kirsti and Rosalee for their ongoing work with the gardens.
- **Hot water tanks** – After consulting with different firms, it has been determined that the estimate provided by Reid Brothers to replace the faulty hot water tank with a boiler and storage tank system is the best value. The work will have a 5 year warranty. Motion carried unanimously to begin work on the hot water tanks.
  - A suggestion was made to install insulation for the pipes. A vote was taken, 1 vote for in favour, 5 votes against. Motion denied.
- **Peter & Katie Cave, Suite #102** – One of the sprinklers in their suite is periodically leaking. Strata Council will call Voltec to look into repairing/replacing the faulty head.

- **Common Courtesy and Respect for your Fellow Neighbours** – Council would like to remind all owners to be courteous to your fellow neighbours by taking care to clean up after any activities that take place in common areas. This includes any renovations or moving that may occur within your own suites. If you are renovating or moving, please take the proper steps of either covering the common walkways to prevent paint/sawdust/etc. from dirtying the common areas and cleaning up/removing any scrap material or garbage. As well, Council would like to encourage owners to be considerate about noise level when in common areas. As this is our shared home and space, common courtesy and respect for your fellow neighbours by monitoring noise levels while in common areas is strongly encouraged.
- **Elevators** – All owners are reminded that no smoking is to take place inside elevators and under no circumstances should garbage or water be left in the elevator as it is a safety concern.
- **Climbing on the Fountain/Safety** - Under no circumstances should anyone be climbing on or in the fountain due to obvious concerns about falling/safety.
- **Grass at Back of Building** – The patch of grass located at the back of building is constantly being run over by the people that live behind our building. Discussion took place over various ways to handle the situation. Motion carried to just fill the patch with gravel rocks so as to avoid spending money to re-do the grass.
- **Annual General Meeting** – This year's AGM will take place on August 25, 2008. Owners will be notified in writing shortly.

#### **Business Arising from Previous Minutes**

- **Fountain** – The fountain has already undergone some repairs and will continue to undergo further repairs in the coming weeks.
- **Door Mats** – Donna has looked into the cost of getting replacement mats. Further discussion to take place at the next meeting.
- **Exterior walls, moss-covered concrete steps to be cleaned** – Danielle is to look into the various methods of washing the exterior of the building without damaging the building's envelope.
- **Roofing** – Council is in the process of obtaining estimates with regards to renewing the roof. Discussion took place about setting up a formal tender/bid process when the time comes. Further discussion to take place at the next meeting.
- **Bylaws** – A friendly reminder that **ALL OWNERS**, including Council members, are to abide by the bylaws. There are no exceptions.

All owners are reminded that should they wish to communicate any questions or concerns to council it must be done in WRITING. Also, any correspondence – letters or notes – addressed to Council must contain the following:

- Suite Number
- Printed Name
- Signature

If any of the above information is missing, the correspondence will not be acknowledged.



Meeting adjourned at 8:30 pm.

These minutes shall be considered a true and accurate record of times discussed. Please notify the writer within 48 hours of receiving this, regarding corrections. Following that time, the above will become the accurate record of the meeting.

**ATTENTION**

Please keep these minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of minutes, bylaws, financial statements or the certificate of completion will be at owner's expense and not the Strata Corporation's.

## STRATA VAS 2798

8728 SW Marine Drive, Vancouver, BC V6P 6A4

### STRATA COUNCIL MEETING – July 21, 2008 @ 7:00 pm in PH5

#### Council Present

|               |                         |      |                   |
|---------------|-------------------------|------|-------------------|
| Donna Kean    | Chairperson             | PH5  | PH – 604-266-2647 |
| Ian Boyd      | Treasurer               | #202 | PH – 604-264-4841 |
| Marie Lawton  | Garden Chair            | #305 | PH – 604-264-7799 |
| Bill Guest    | Council Member          | #309 | PH – 604-730-8096 |
| Gloria Ng     | Secretary – non-elected | #308 | PH – 604-298-2521 |
| Daniel Cheung | Alternate               | #308 | PH – 604-298-2521 |
| Gary Cho      | Council Member          | #206 | PH – 604-267-9828 |
| Rob Taylor    | Council Member          | #201 | PH – 604-294-6829 |

#### Council Not Present

|                 |                  |      |                   |
|-----------------|------------------|------|-------------------|
| Danielle Turner | Vice-Chairperson | #208 | PH – 604-739-2120 |
|-----------------|------------------|------|-------------------|

#### Business Arising from Previous Minutes

- **Fountain** – The fountain is expected to be up and running this week.
- **Window washing** – Ian has now received three quotes for window washing. A decision will be made shortly.
- **PH7 New Door** – A new door is expected to be completed and delivered soon for installation.
- **Hot Water Tanks Replacement** – Reid Brothers will be installing the new boiler system in the boiler room from Monday July 28<sup>th</sup> – Wednesday July 30<sup>th</sup>.
- **Annual Check-up by Voltec** – All testing of smoke detectors and replacement of sprinkler heads will take place during their next visit.
- **General Reminder: Leashing of Dogs** – Owners are reminded that all dogs need to be on a leash whenever they are walking within the common property.
- **No running or playing with water is to take place on the walkways** – Parents are asked to prevent their children from running or playing with water on the walkways. Puddles of water are forming on the walkways which are hazardous as people may slip. Also, please be mindful of the dangers posed to your children while they are running on the walkways.
- **Noise complaints** – Written complaints have been received by Council regarding the noise level of children playing in the courtyard. As our bylaws currently do not have general provisions providing for a noise curfew, at this time, Council did not feel it was appropriate to impose one. Council encourages all owners to attend the Annual General Meeting to voice any concerns they may have.

All owners are reminded that should they wish to communicate any questions or concerns to council it must be done in WRITING. Also, any correspondence – letters or notes – addressed to Council must contain the following:

- Suite Number
- Printed Name
- Signature

If any of the above information is missing, the correspondence will not be acknowledged.

Meeting adjourned at 8:00 pm.

**The next meeting will be the Annual General Meeting on August 25, 2008 at & 7:00 pm in the courtyard (weather permitting – if raining to be held in parking garage). All owners are encouraged to attend.**

These minutes shall be considered a true and accurate record of items discussed. Please notify the writer within 48 hours of receiving this, regarding corrections. Following that time, the above will become the accurate record of the meeting.

**ATTENTION**

Please keep these minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of minutes, bylaws, financial statements or the certificate of completion will be at owner's expense and not the Strata Corporation's.