

STRATA VAS 2798

8728 SW Marine Drive, Vancouver, BC V6P 6A4

STRATA COUNCIL MEETING – October 19, 2009 @ 7:00 pm in 202

Council Present

Donna Kean	Chairperson	PH5	PH – 604-266-2647
Bill Guest	Vice-Chairperson	#208	PH – 604-730-8096
Ian Boyd	Treasurer	#202	PH – 604-264-4841
Marie Lawton	Garden Chairperson	#305	PH – 604-264-7799
Gloria Cheung	Secretary	#308	PH – 778-829-2521
Gary Cho	Council Member	#206	PH – 604-267-9828
Peter Cave	Council Member	#309	PH – 604-294-6829
Wanhai Li	Alternate	#308	PH – 604-301-1306

Old Business

Fountain – Repairs will recommence next spring once the rainy season stops to allow for ease in the completion of repairs.

Gutter Cleaning – Men in Kilts will be contacted to conduct cleaning of the gutters once all the leaves have fallen off the trees in late Fall/early Winter.

Bylaws and First Floor Owners – All owners are encouraged to read the bylaws so as to understand what is or is not permitted in the building. A reminder to all first floor residents, no birdfeeders are allowed on the patio areas as it will attract unwanted pests. All owners are reminded that only barbecues and patio furniture are allowed on the decks. Owners who are in contravention of any bylaw will be fined.

New Business

Nomination of Positions – The following positions were nominated and accepted:

Donna Kean – Chairperson
Bill Guest – Vice Chairperson
Ian Boyd – Treasurer
Gloria Cheung – Secretary
Marie Lawton – Garden Chairperson
Gary Cho – Council Member
Peter Cave – Council Member
Wanhai Li – Alternate

Front Door Mats – Council members to conduct research regarding prices for replacement of the front door mats and report back at the next meeting.

Resignation of Danielle Turner – Council wishes to inform all residents that Danielle Turner respectfully declined to serve on Council this term at the AGM. All owners are asked to please redirect your concerns to current active members on Council only. Your cooperation is greatly appreciated!

Presence of Strangers in the Building – All owners are reminded to be vigilant in who is given access to the building. A recent incident involving a very intoxicated stranger's presence in the building scared a female resident and her young child. All residents need to be sure that people who are being let into the building are people you know.

Locker Room – As the lock for the entry door to the locker room is not working properly, Peter will look into replacing the tumbler for the lock so as to avoid needing to distribute new keys to all owners.

Re-keying the Main Locks – A suggestion was brought up to Council to look into the possibility of re-keying the main locks of the building (front gate, side doors) given the changeover in residents. Council to look into the matter further.

Welcome to the New Owners – Council wishes to extend a very warm welcome to the new owners to the building! In Suite #302, a warm welcome to Pilar and Christopher and their children Thomas and Camilla and in Suite #303, a warm welcome to Nancy.

Notice Beginning Arbitration Issued by Deborah Cross, Suite #108 – Pursuant to the rules set out in the Strata Property Act, notice is hereby given to all owners that Ms. Cross has served Strata Council with a Notice Beginning Arbitration. At this time, Council is in discussions with Ms. Cross regarding the possibility of resolving her issues/concerns through negotiation and outside of the legal system. Ms. Cross still needs to provide Council with a detailed list of what she seeks in terms of resolution to her complaints/concerns. Should Ms. Cross decide to proceed with her Notice, Council will respond and act accordingly.

Maintenance Fees – All owners are reminded that maintenance fees are due on the **FIRST** of every month. Owners are encouraged to provide post-dated cheques to our Treasurer Ian Boyd in #202. **A fine of \$25.00 will be assessed to owners who are late with their maintenance fees. It is each Owner's responsibility** to ensure that their strata fees are paid on time and that post-dated cheques are provided to the Treasurer. If you are unsure, please contact our Treasurer, Ian Boyd to check and ensure that your account is kept current.

Correspondence to Council

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 8:57 pm.

The next meeting will be on December 7th 2009 at & 7:00 pm in #PH5.

These minutes shall be considered a true and accurate record of matters 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.