

STRATA VAS 2798
8728 SW Marine Drive, Vancouver, BC V6P 6A4

STRATA COUNCIL MEETING – July 13, 2009 @ 7:00 pm in PH5

Council Present

Donna Kean	Chairperson	PH5	PH – 604-266-2647
Danielle Turner	Vice-Chairperson	#208	PH – 604-739-2120
Ian Boyd	Treasurer	#202	PH – 604-264-4841
Marie Lawton	Garden Chairperson	#305	PH – 604-264-7799
Gloria Ng	Secretary	#308	PH – 778-829-2521
Gary Cho	Council Member	#206	PH – 604-267-9828
Bill Guest	Council Member	#309	PH – 604-730-8096
Daniel Cheung	Alternate	#308	PH – 778-829-2521

Council Absent

Peter Cave	Alternate	#201	PH – 604-294-6829
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New Business

Garden Report – Thank you to Elyse, Holly, Danielle and Rosalee for volunteering to water the gardens. Council also wishes to extend thanks to Alana for the flower pots. Marie would happily welcome any more volunteers who are willing to help out with watering especially when the current volunteers are away on holiday or vacation. Please contact Marie directly at 604-264-7799 if you are able to help out.

Garburetors – Reminder to all owners to not put items such as potato peels or carrot skins (or anything else fibrous) as this will clog up the pipes and cause damage to the suites below you. **Owners who cause damage to other suites will be responsible for the cost of those repairs.** Owners are also reminded that water should always be running when the garburetors are turned on.

Parking Stalls – A reminder to all owners that anything stored behind the parking stalls other than bikes, scooters, tricycles, etc. will be removed.

Clear Walkways – A reminder to all owners that **NOTHING is to be kept outside the suites on the walkways** as such items would become a fire hazard. Please note that storing items on the walkways is contrary to the bylaws.

NO Dogs and Children in Fountain – **Dogs and children are not to enter the fountain as the water has been chemically treated.** Owners are responsible for monitoring their children and pets to make sure they are playing in the courtyard safely.

Dogs in the Building – All owners are reminded to keep their dogs leashed and to monitor their dogs. Strata cannot be held responsible for dogs that constantly getting loose because they are not properly watched by its owner(s). If you are a pet owner, you must be responsible for your pet's safety.

Building Maintenance Contract – Recent dissatisfaction with Richmond Elevator Company and Voltech has led to a decision by Council to research the possibility of hiring new companies for next year. Ian to look into different companies and report back at the next meeting.

Welcome to New Owners – Council wishes to extend a very warm welcome to Veronica in Suite #103 and Lin and her family in Suite #105. On behalf of all the owners we extend a heartfelt welcome to the building!

Old Business

Rental Application – The application for rental of Suite 108 was denied after careful consideration by Council. A presentation was made to Council followed by a lengthy discussion regarding the application's merits. Council's decision was forwarded to the owner in writing.

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.

Men in Kilts Balconies/Building Washing – Men In Kilts completed their work and contract and on the whole their work was satisfactory. For future reference, if any owners are dissatisfied with the work that is done by a contractor you must contact Council **within 24 hours** of the completed contract. After 24 hours, it is simply too late to be able to call the company back to perform or re-do any work.

Pest Control – Wasps nests were located in the Courtyard and in the balcony of Suite 208. Pest control was contacted and the problem was resolved.

Painting Around the Building – Bill Hughes has been busy repainting and touching up the building and will be completing the work soon.

Fire Alarm Monitoring – Research is still being conducted to see if there is another company that can perform the same duties as Acme for a lesser cost.

Fountain Repair – A landscaper came to examine the fountain and assess the leaks and cracks in the fountain. A vote was taken on whether or not the landscaper should be asked to provide a formal quote to Council. Unanimous decision to have a quote forwarded to Bill who will report back at the next meeting.

River Rock Covering – The company hired to cover the back of the building with river work will complete their work in two more weeks.

Stairwell Cleaning – Council wishes to extend a much deserved thank you to Peter for washing the stairwells!

******ANNUAL GENERAL MEETING****** - The Annual General Meeting will be taking place on **September 14, 2009 at 7:30 p.m.** in the courtyard (weather permitting – if raining will be held in the parking garage). All owners are encouraged to attend.

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

Meeting adjourned at 8:37 p.m.

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.

STRATA PLAN VAS 2798
Balance Sheet As at 06/30/2009

ASSETS

Current Assets

Bank - Can. Trust - operating	8,206.98	
Term Deposits	<u>47,351.00</u>	
Cash: Total		55,557.98
Accounts Receivable		<u>1,809.55</u>
Total		<u>57,367.53</u>

TOTAL ASSETS 57,367.53

LIABILITIES

Current Liability

Total 0.00

TOTAL LIABILITIES 0.00

EQUITY

Reserve Funds

Contingency Reserve Fund_ 47,351.00
Total Reserve Funds 47,351.00

Current Funds

Operating Fund - opening balance 5,780.93
 Current Period Surplus (Deficit) 4,235.60
Total Operating Fund 10,016.53

TOTAL EQUITY 57,367.53

LIABILITIES AND EQUITY 57,367.53

STRATA PLAN VAS 2798

Comparative Income Statement

	Actual 08/01/2008 to 06/30/2009	Budget 08/01/2008 to 06/30/2009	Percent
REVENUE			
Revenue			
Maintenance Fees	76,539.64	76,538.99	0.00
Late Charge Income	45.00	0.00	0.00
Miscellaneous Income	0.00	114.51	-100.00
Interest Income	1,634.49	0.00	0.00
Total	78,219.13	76,653.50	2.04
TOTAL REVENUE	78,219.13	76,653.50	2.04
EXPENSE			
Operating Expenses			
Accounting	4,620.00	4,664.00	-0.94
Management Fee	0.00	0.00	0.00
Maintenance - Janitorial	5,955.75	5,775.00	3.13
Maintenance - Landscaping	5,028.63	2,972.50	69.17
Maintenance - Electrical	2,091.48	2,750.00	-23.95
Maintenance - Snow Removal	0.00	40.00	-100.00
Maintenance - Window Cleaning	2,047.50	2,100.00	-2.50
Maintenance - Exterior	1,544.11	916.63	68.46
Maintenance - Plumbing	2,076.44	1,833.26	13.26
Miscellaneous Maint & Supplies_	7,348.68	6,050.00	21.47
Maintenance - Elevator	2,280.72	1,975.16	15.47
Office Expense	164.78	366.63	-55.06
Trash Removal_	1,575.56	1,543.52	2.08
Security Alarm	1,495.00	1,375.00	8.73
Fire & Life Safety System	0.00	220.00	-100.00
Insurance Expense	9,461.00	7,571.63	24.95
Utility - Electricity	5,432.55	4,766.63	13.97
Utility - Gas	15,389.03	16,408.26	-6.21
Water, Sewer & Property Tax	5,797.50	5,683.26	2.01
Bank Charges	40.31	115.00	-64.95
Enterphone	0.00	458.26	-100.00
Transfer to contingency	1,634.49	0.00	0.00
Total	73,983.53	67,584.74	9.47
TOTAL EXPENSE	73,983.53	67,584.74	9.47
NET INCOME	4,235.60	9,068.76	-53.29

STRATA PLAN VAS 2798
Customer Aged Summary As at 06/30/2009

<u>Name</u>	<u>Total</u>	<u>Current</u>	<u>31 To 60</u>	<u>61 To 90</u>	<u>91+</u>
108 - Cross, Deborah	816.00	224.75	224.75	224.75	141.75
109 - Prepchuk, Rosalee	1,494.54	249.09	249.09	249.09	747.27
203 - Chan, Alven	-410.57	205.26	-615.83	-	-
208 - Turner, Danielle	6.75	0.75	0.75	0.75	4.50
209 - Fielder, Kenneth	251.20	251.20	-	-	-
303 - Turin, Oleg & Tatyana	5.88	-	-	-	5.88
PH1 - Ciric, Predrag & Sloba	13.07	-	-	-	13.07
PH6 - Neuparth, Elyse	0.06	-	-	-	0.06
PH7 - Wiley, Alana	-367.38	183.69	183.69	183.69	-918.45
Total outstanding:	<u>1,809.55</u>	<u>1,114.74</u>	<u>42.45</u>	<u>658.28</u>	<u>-5.92</u>

STRATA VAS 2798

8728 SW Marine Drive, Vancouver, BC V6P 6A4

STRATA COUNCIL MEETING – August 17, 2009 @ 7:00 pm in 202

Council Present

Donna Kean	Chairperson	PH5	PH – 604-266-2647
Danielle Turner	Vice-Chairperson	#208	PH – 604-739-2120
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	Alternate	#201	PH – 604-294-6829
Daniel Cheung	Alternate	#308	PH – 778-829-2521

Council Absent

Bill Guest	Council Member	#309	PH – 604-730-8096
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New Business

Fountain Repair – Daniel, Peter, Gary and Bill will begin working on filling cracks and holes in the fountain and will report back on progress at the next meeting.

Pest Control – If anyone in the building spots any pests around the building (wasps, rodents, etc.), please notify any Council member immediately as steps will be taken to remove any pests from the property.

Boiler Room Clean Up – All owners please take note that by **August 31, 2009** anything left in the Boiler Room will be thrown out! It is each owner's individual responsibility to ensure that any items they have stored in the Boiler Room are removed before the end of the month if they want to keep those items.

REMINDER TO ALL OWNERS - Correspondence to Council

All owners are reminded that should they wish to communicate any problems 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.

Please remember that all members on Council are volunteers and residents of the building and as such their privacy and personal time should be respected. Please refrain from voicing concerns to Council over the telephone.

Recycling Bins – A reminder to all owners, that boxes should all be flattened before placing them in the recycling bin so that as many boxes as possible may be stored in the bins.

Doormats – It has come to Council's attention that some residents' doormats have been taken. Council would like to remind all owners to respect your fellow neighbours' property. Council will also be looking into replacing all of the doormats for each suite as we are aware that some mats are now worn out and need replacing.

Birdfeeders Not Permitted – A reminder to all owners that bylaws are in place prohibiting the use of birdfeeders on common property or personal patios/gardens as they attract unwanted pests to the building,

Old Business

Garden Committee – Council wishes to extend continued thanks to the residents who have volunteered their time with tending to and watering the gardens. If any owners would like to volunteer to help with the gardens, please contact Marie.

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.

****** ANNUAL GENERAL MEETING ******

A reminder to all owners that the Annual General Meeting will be held on September 14, 2009 at 7:00 p.m. in the courtyard if weather permits, otherwise it will be held in the parking garage. Pursuant to the bylaws and the Strata Corporation Act, owners who are not up to date with their maintenance fees will not be entitled to vote.

Meeting adjourned at 8:30 p.m.

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.

STRATA PLAN VAS 2798

8728 Marine Drive S W, Vancouver, BC V6P 6A4

NOTICE OF ANNUAL GENERAL MEETING

To be held on **September 14, 2009 at 7:00 P. M.**
in the courtyard if weather permits,
otherwise to be held in the parking garage.

AGENDA

- 1. Introduction of new owners.**
- 2. Strata Chair Report.**
- 3. Treasurer's Report:**
 - a) Presentation of annual financial statements at July 31, 2009.
 - b) Presentation of budget for 2009-2010.
 - c) Presentation of insurance coverage report.
- 4. Garden Chair Report.**
- 5. Matters to be voted on:**

Proposed addendum to By-Law 3(vi) as follows:
No vicious dogs are permitted in any Strata Lot or on any portion of the Common Property. A vicious dog is

 - a) any dog that has killed or injured; or
 - b) any dog that aggressively harasses or pursues another person or animal while running at large; or
 - c) any dog owned primarily or in part for the purpose of dog fighting or is trained for dog fighting; or
 - d) a Pit Bull Terrier, American Pit Bull Terrier, Pit Bull, Staffordshire Bull Terrier, American Staffordshire Terrier, or any dog of mixed breeding which includes any of these breeds; or any dog which has the appearance and physical characteristics predominately conforming to these standards for any of the above breeds, as established by the Canadian Kennel Club or the American Kennel Club, as determined by a veterinarian licensed to practice in the Province of British Columbia.

Proposed amendment to By-Law 3(vii) as follows:
The owners of pets shall be fully responsible for their pet's behavior within the common property. If a pet is deemed to be a nuisance by the Strata Council, it shall be removed from the Strata Corporation within twenty-one (21) days' notice to that effect is given to the owner of the lot where it is kept. Such notice shall be in writing, stating grounds for the notice. Visitors shall be informed of the rules concerning pets and residents will be responsible for clean-up or damage repair should their guests bring pets into the Common Property.

Proposed amendment to By-Law 3(1)(b) as follows:
"causes unreasonable noise, recognizing designated *quiet* hours from 10:00 p.m. to 7:00 a.m. Sunday through Thursday, 11:30 p.m. to 9:00 a.m. Friday and Saturday.
- 6. Acceptance of the Budget**
- 7. Questions and remarks from owners.**
- 8. Resignation of Strata Council.**
- 9. Election of new Council**

Strata Council

STRATA PLAN VAS 2798
Comparative Balance Sheet

	July 31/09	July 31/08
ASSETS		
Current Assets		
Bank – operating account	\$ 256.97	\$ 22,163.03
Bank – contingency account	0.00	3,309.60
Term Deposits – contingency	47,351.00	42,406.91
Accounts receivable	<u>2,014.59</u>	<u>381.15</u>
Total Assets	<u>\$ 49,622.56</u>	<u>\$ 68,260.69</u>
 LIABILITY		
Current Liability		
Accounts Payable – trade	<u>\$ 0.00</u>	<u>\$ 16,763.25</u>
Total Liability	<u>0.00</u>	<u>\$ 16,763.25</u>
 EQUITY		
Reserve Funds		
Contingency Reserve Fund	<u>47,351.00</u>	<u>45,716.51</u>
Operating Funds		
Operating Fund – opening balance	5,780.93	17,137.46
Current period deficit	<u>- 3,509.37</u>	<u>-11,356.53</u>
	<u>2,271.56</u>	<u>5,780.93</u>
Total Equity	<u>49,622.56</u>	<u>51,497.44</u>
Total Liability and Equity	<u>\$ 49,622.56</u>	<u>\$ 68,260.69</u>

STRATA PLAN VAS 2798
Comparative Income Statement

	Year ended July 31, 2009	Budget 2009
REVENUE		
Maintenance fees	\$ 83,497.77	\$ 83,497.08
Late charge income	45.00	0.00
Miscellaneous income	23.00	125.00
Interest income	<u>1,634.49</u>	<u>0.00</u>
Total Revenue	<u>85,200.26</u>	<u>83,622.08</u>
EXPENSES		
Accounting	5,040.00	5,088.00
Maintenance – Janitorial	6,533.18	6,300.00
Maintenance – Landscaping	5,106.63	3,540.00
Maintenance – Electrical	2,762.40	3,240.00
Maintenance – Window Cleaning	4,147.50	2,100.00
Maintenance – Exterior	11,307.01	1,040.00
Maintenance – Plumbing	2,382.39	2,000.00
Maintenance – Misc. & Supplies	7,348.68	6,600.00
Maintenance – Elevator	2,280.72	2,154.72
Office	164.78	400.00
Trash Removal	1,721.22	1,683.84
Security Alarm	1,495.00	1,500.00
Insurance	9,461.00	8,260.00
Utility – Electricity	5,432.55	5,200.00
Utility – Gas	16,044.32	17,900.00
Water, Sewer & Property Tax	5,797.50	6,200.00
Bank Charges	50.26	125.00
Enterphone	0.00	500.00
Transfer to Contingency	<u>1,634.49</u>	<u>0.00</u>
Total Expenses	<u>88,709.63</u>	<u>73,831.56</u>
NET INCOME (LOSS)	<u>\$ (3,509.37)</u>	<u>\$ 9,790.52</u>

STRATA PLAN VAS 2798

Owner Aged Summary

as at July 31, 2009

<u>Name</u>	<u>Total</u>	<u>Current</u>	<u>31 to 60</u>	<u>61 to 90</u>	<u>91+</u>
103 – Veronica Naing	\$.26	\$.26	\$	\$	\$
108 – Deborah Cross	640.75	224.75	224.75	191.25	
109 – Rosalie Prepchuk	1,743.63	249.09	249.09	249.09	996.36
203 – Alvin Chan	-205.31	-205.26	-.05		
303 – Oleg & Tatyana Turin	5.88				5.88
PH1 – Predrag & Sloba Ciric	13.07				13.07
PH7 – Alana Wiley	-183.69	-183.69			
Total outstanding	\$2,014.59	\$ 85.15	\$ 473.79	\$ 440.34	\$ 1,015.31

STRATA PLAN VAS 2798
Budget
For the year ended July 31, 2010

REVENUE

Maintenance Fees	\$ 91,846.78
Late Charge Income	100.00
Miscellaneous Income	50.00
Interest Income	<u>1,400.00</u>

Total Revenue 93,396.78

EXPENSES

Accounting	5,040.00
Maintenance – Janitorial	6,300.00
Maintenance – Landscaping	4,800.00
Maintenance – Electrical	3,200.00
Maintenance – Window Cleaning	2,200.00
Maintenance – Exterior	3,000.00
Maintenance – Plumbing	2,400.00
Maintenance – Misc. & Supplies	7,000.00
Maintenance – Elevator	2,425.00
Office	200.00
Trash Removal	1,750.00
Security Alarm	1,500.00
Insurance	10,000.00
Utility – Electricity	5,500.00
Utility – Gas	16,500.00
Water, Sewer & Property Tax	6,000.00
Bank Charges	60.00
Enterphone	500.00
Transfer to Contingency	<u>12,000.00</u>

Total Expenses 90,375.00

NET INCOME \$ 3,021.78

STRATA PLAN VAS 2798

8728 Marine Drive S W, Vancouver, BC V6P 6A4

PROXY AUTHORIZATION

The undersigned owner of Strata Plan VAS 2798 hereby appoints

_____ or failing him/her _____ as the proxy of the undersigned to attend and vote at the Meeting to be held on Monday, September 14, 2009 and at any adjournment thereof, in the same manner, to the same extent and with the same powers as if the undersigned were present at the said meeting or any adjournment thereof. Discretionary authority is conferred on the proxy with respect to such proposal or matters which may properly come before the meeting and at any adjournment thereof.

THE UNDERSIGNED acknowledges receipt of the information circular for the Meeting and hereby revokes any proxy previously given.

Date

Unit # _____

Signature



RESIDENTIAL STRATA PROGRAM Amended Endorsement No. One

Name of Insured & Mailing Address:
The Owners of Strata Plan VAS 2798
 c/o Ian Boyd
 102 – 1525 West 8th Avenue
 Vancouver, B.C. V6J 1T5

Name of Broker & Mailing Address:
CMW Insurance Services Ltd.
 700-1901 Rosser Avenue
 Burnaby, BC V5C 6R6

Location of Risk: 8728 S.W. Marine Drive, Vancouver, B.C. V6P 6A4

Endorsement Period: January 23, 2009 to December 31, 2009
 Both dated to 12:01 am Standard Time at the address of the Insured.

Endorsement Premium: \$768. Additional

IT IS HEREBY UNDERSTOOD AND AGREED THAT:

The Limits of Liability with respect to:

1. Section A - Property of Every Description, and
2. Section B - Comprehensive Boiler & Machinery

are increased by \$500,000 to now read and cover in the amount of \$5,500,000.

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED

<u>SUBSCRIBING INSURERS</u>		<u>Interest</u>	<u>Additional Premium</u>
Section A	Master Policy No. CDN 2563 Commonwealth Insurance Company	Certificate No. RCP00514 50%	\$ 328.
	ACE INA Canada	25%	\$ 164.
	AIG Commercial Insurance Company of Canada	25%	\$ 164.
Section B	Master Policy No. CDN 2563 Commonwealth Insurance Company	Certificate No. RCP00514BM 100%	\$ Nil.
Section C	Master Policy No. 501177358 ING Insurance Company of Canada	Certificate No. CMW L0853 100%	\$ 112.
Section D1	Master Policy No. 501148987	Certificate No. CMW D0539	
Section D2	Master Policy No. 501148986 ING Insurance Company of Canada	Certificate No. CMW Not covered 100%	\$ Nil
Section E	Master Policy No. 501177358 ING Insurance Company of Canada	Certificate No. CMW L0853 100%	\$ Nil

Date Issued: March 9, 2009
 E&OE /GOR /AO/rev Nov2008


CMW Insurance Services Ltd.
 (Authorized Representative)



RESIDENTIAL STRATA PROGRAM Certificate of Insurance

Name of Insured & Mailing Address:
The Owners of Strata Plan VAS 2798
c/o Ian Boyd
102 – 1525 West 8th Avenue
Vancouver, B.C. V6J 1T5

Name of Broker & Mailing Address:
CMW Insurance Services Ltd.
700-1901 Rosser Avenue
Burnaby, BC V5C 6R6

Location of Risk: 8728 S.W. Marine Drive, Vancouver, B.C. V6P 6A4

Period of Insurance: December 31, 2008 to December 31, 2009
Both dated to 12:01 am Standard Time at the address of the Insured.

Total Premium: \$8,693.

Coverage provided under this certificate is only for those coverages specified below and is subject to all terms, conditions, provisions, limitations and exclusions as set out in the Master Policies identified herein.

A. PROPERTY

Master Policy No. CDN 2563
Insurance Company:
Waiver of Subrogation:

Premium (Section A): \$7,000.
Certificate No. RCP00514
As per Schedule of Subscribing Insurers attached
The Insurers rights of subrogation are waived against

Section	Sum Insured	Description of Coverages
A	\$5,000,000.	Property of Every Description
A	Not Covered	Business Interruption – 12 Months Indemnity

Conditions:

All Risks of direct physical loss or damage to property described at Location of Risk shown above.
Basis of Loss Settlement – Replacement Cost including By-Laws.
Guaranteed Replacement Cost subject to an appraisal being filed with the Insurers and dated within 12 months prior to the effective date of the policy. Failing to do so, the policy shall be subject to Stated Amount Co-insurance.

Special Conditions:

Property additions, alterations and repairs are subject to a limit of 15% of the Sum Insured, with a maximum of \$500,000. Coverage is not provided for any additions, alterations or repairs which are in excess of this sub-limit unless reported to and specifically agreed to by Insurer(s) prior to the commencement date.

Deductibles:

All Losses \$1,000. except: Water Damage \$2,500.; Sewer Back-up \$2,500.; Residential Glass Breakage \$100.; Master Key \$250.; Earthquake 10% of the value of the building(s) involved in the loss (minimum \$100,000.); Flood \$10,000.; Loss or damage caused by Illegal Drug Activity as defined under Standard Conditions \$1,000.

Loss Payable:

To the Condominium Corporation (Subject to the Strata Property Act or similar statute in the province of jurisdiction)

In consideration of the premium specified herein and subject to the terms and conditions of Master Policy CDN 2563 and endorsement(s) attached thereto and hereto, insurance is provided to the NAMED INSURED to an amount not exceeding the SUM INSURED specified in this Certificate or in any endorsement(s) attached hereto, but in no event to exceed Twenty Five Million Dollars (\$25,000,000.) in any one loss or occurrence.

B. BOILER & MACHINERY

Master Policy No. CDN 2563BM
Insurance Company:

Deductible (Section B):
Loss Payable:

Waiver of Subrogation:

Premium (Section B): \$150.
Certificate No. RCP00514BM
Commonwealth Insurance Company
1500-595 Burrard Street, Box 49115, Bentall Tower III,
Vancouver, BC V7X 1G4
\$500.
To the Condominium Corporation (Subject to the Strata Property Act or
similar statute in the province of jurisdiction)
The Insurers rights of subrogation are waived against

Section	Limits of Liability	Description of Coverages
B	\$5,000,000.	Comprehensive Boiler & Machinery, Including By-laws.
B	Not Covered	Gross Rents – 12 Months Indemnity (24 hours waiting period)
B	Included	\$100,000. Extra Expense

C. GENERAL LIABILITY

Master Policy No. 501177358
Insurance Company:

Deductibles (Section C):

Additional Named Insured:

Premium (Section C): \$1,030.
Certificate No. CMW L0853
ING Insurance Company of Canada
400-2955 Virtual Way
Vancouver, BC V5M 4X6
\$1,000. Bodily Injury and Property Damage Each Event
\$10,000. Limited Pollution Liability

for their management of Strata Plan VAS 2798.

Section	Limits of Liability	Description of Coverages
C	\$10,000,000.	Each Occurrence Limit
C	\$10,000,000.	General Aggregate Limit
C	\$10,000,000.	Non-Owned Automobile Coverage
C	\$10,000,000.	Personal Injury and Advertising Injury Liability
C	\$10,000,000.	Products - Completed Operations, Aggregate Limit
C	\$10,000.	Medical Payments
C	\$250,000.	Tenants Legal Liability
C	\$1,000,000.	Limited Pollution Liability
C	\$300,000.	Employers' Liability Extension
C	\$50,000.	Voluntary Compensation Extension (2/3 of Employee's Weekly Wage, but not exceeding \$500 per week)
C	\$300,000.	Employee Benefits – Aggregate Limit
C	\$300,000.	Employee Benefits – Each Employee

D. PROFESSIONAL LIABILITY

Master Policy No. 501148987 (Section D1):
Master Policy No. 501148986 (Section D2):
Insurance Company:

Premium (Section D): \$233
Certificate No. CMW D0539
Certificate No. Not Covered
ING Insurance Company of Canada
400-2955 Virtual Way
Vancouver, BC V5M 4X6

Deductible (Section D1):
Deductible (Section D2):
Name of Insured (Section D2):

Nil
\$1,000

Section	Limits of Liability	Description of Coverages
D1	\$5,000,000.	Directors & Officers Liability (Errors & Omissions) Per Wrongful Act and Annual Aggregate
D1	\$10,000.	Discrimination Defense Costs Per Unsuccessful Action or Complaint
D1	\$25,000.	Discrimination Defense Costs - Annual Aggregate
D2	Not Covered	Errors & Omissions Liability Per Wrongful Act and Annual Aggregate

E. CRIME

Master Policy No. 501177358
Insurance Company:

Premium (Section E): \$280.
Certificate No. CMW L0853
ING Insurance Company of Canada
400-2955 Virtual Way
Vancouver, BC V5M 4X6
Not Applicable

Deductible (Section E):

Section	Limit of Liability	Description of Coverages
E	\$5,000.	Broad Form Money and Securities, Loss Inside and Outside Premises
E	\$25,000.	Employee Dishonesty Coverage - Form A, Commercial Blanket Bond

The insurance provided by this individual Certificate is subject to all terms, conditions, provisions, limitations and exclusions of Master Policy Number CDN 2563, CDN 2563BM, 501177358, 501148987 and 501148986 and may be canceled by the Insurers by registered mail with thirty days notice or as provided by the Master Policy.

In the event of loss or damage or any change in risk, immediate notice must be given to the insurers or to the broker.

SUBSCRIBING INSURERS

Section A. PROPERTY

Master Policy No. CDN 2563 Certificate No. RCP00514

The interest of each insurer hereunder is individual and not joint, and wherever any right or privilege is retained by the insurers, such right or privilege may be exercised by each insurer independently. The liability of each of the Insurer(s) shall be limited to that proportion of the loss which the percentage of liability set against the name of the individual Insurer bears to the total amount insured hereunder.

<u>Insurers</u>	<u>Section</u>	<u>Interest</u>	<u>Premium</u>
Commonwealth Insurance Company	A	50%	\$3,500.
ACE INA Canada	A	25%	\$1,750.
AIG Commercial Insurance Company of Canada	A	25%	\$1,750.
	Total:	100%	\$7,000.

CMW Insurance Services Ltd.
(Authorized Representative)

Date Issued: January 5, 2009

E&OE/ VAS2798/GOR/AO/RevNov2008

STRATA VAS 2798

8728 SW Marine Drive, Vancouver, BC V6P 6A4

ANNUAL GENERAL MEETING – September 14, 2009 @ 7:00 pm

Council Present

Donna Kean	Chairperson	PH5	PH – 604-266-2647
Danielle Turner	Vice-Chairperson	#208	PH – 604-739-2120
Ian Boyd	Treasurer	#202	PH – 604-264-4841
Marie Lawton	Garden Chairperson	#305	PH – 604-264-7799
Gloria Ng	Secretary	#308	PH – 778-829-2521
Gary Cho	Council Member	#206	PH – 604-267-9828
Bill Guest	Council Member	#309	PH – 604-730-8096
Daniel Cheung	Alternate	#308	PH – 778-829-2521
Peter Cave	Alternate	#201	PH – 604-294-6829

Meeting was brought to order at 7:10 pm. 20 owners were present, therefore there was a quorum.

New Business

Welcome to the New Owners! – Council wishes to extend a warm welcome to all of the new owners who have moved in over the last year.

Gutter Cleaning - Owners have been asking when the gutters will be cleaned this year. They will be cleaned in the late Fall, early Winter once all the leaves have fallen so that the gutters only need to be cleared once.

2010 Wish list - Council presented a list of items that it hopes to be working towards achieving over the next year. These projects include:

- Painting the fence surrounding the building where needed
- Painting the interior of the elevator
- Painting the front doors of the individual suites
- Painting any patio door frames and weatherstripping
- Replacement of door mats for individual suites
- Replacement of door knobs for individual suites
- Filling in the river rock (ongoing project from this year)
- Looking into the cost of a water sprinkler system
- Finishing the repairs on the fountain
- Cleaning of the carpet in the stairwells

Wasps - Residents raised concerns about the wasps that have been present in the courtyard. Council informed residents that pest control did visit the building to remove all nests that were present on the property. The challenge is that our neighbouring buildings are attracting wasps as well due their trees, plants, and flowers. As such, wasps that wander over from neighboring properties are beyond our control. All owners are reminded to inform Council immediately of any wasp nests as immediate action will be taken to remove them.

Treasurer's Report - The budget was presented by Ian Boyd showing the year-end Financial Statement. Items to note were costs from painting the railings, vents, etc. as well as washing of the building walls that took place this year. As well there was an \$800 increase from our insurance providers - an increase that can be expected this year as well. Finally, an increase of maintenance fees by 10% was proposed in order to provide for greater contingency funds. A vote was taken and the motion was carried to increase the maintenance fees effective October 1, 2009. (10 in favour; 4 opposed). The budget was then approved unanimously by owners present at the meeting.

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 Ian Boyd to check and ensure that your account is kept current.

Garden Committee Report - The Report was presented by Marie Lawton who is very appreciative of all the volunteers who have helped with the gardens this year. Marie would happily welcome any more volunteers who are willing to help out with watering especially when the current volunteers are away on holiday or vacation. Please contact Marie directly at 604-264-7799 if you are able to help out.

Owners are reminded to refrain from planting any seeds in flowerbeds without checking with Marie first as the Garden Committee's hard work can be ruined by people not realizing the damage that planting random seeds can cause to the existing gardens.

New Bylaws - The following bylaws were approved unanimously by all those owners present:

Amendment of Section 3(i)(b)

_____ causes unreasonable noise, recognizing designated "quiet hours" from 10:00 p.m. to 7:00 a.m. Monday through Thursday and Sunday, 11:30 pm to 9:00 a.m. Friday through Saturday,

Amendment of Section 3(vii):

The owners of pets shall be fully responsible for their behaviour within the common property. If a pet is deemed to be a nuisance by the Strata Council, it shall be removed from the Strata Corporation within twenty-one (21) days' notice to that effect is given to the owner of the lot where it is kept. Such notice shall be in writing, stating grounds for the notice. Visitors shall be informed of the rules concerning pets and residents will be responsible for clean up or damage repair should their guests bring pets into the Common Property

Addendum to Section 3(vi):

No vicious dogs are permitted in any Strata Lot or on any portion of the Common Property.

(a) any dog that has killed or injured

(b) any dog that aggressively harasses or pursues another person or animal while running at large; or

(c) any dog primarily owned or in part for the purpose of dog fighting or is trained for dog fighting or;

(d) a Pit Bull Terrier, American Pit Bull Terrier, Pit Bull, Staffordshire Bull Terrier, American Staffordshire Terrier, or any dog of mixed breeding which includes any of these breeds; or any dog which has the appearance and physical characteristics predominately conforming to these standards for any of the above breeds, as established by the Canadian Kennel Club or the American Kennel Club or the United Kennel Club, as determined by a veterinarian licensed to practice in the Province of British Columbia.

Additional Items to the Agenda

Boiler Room - Items stored in the boiler room were placed on display in the parking garage for owners to claim before the items are permanently removed from the property. Further to the several notices in previous Minutes, items left in the parking garage are moved to the boiler room so as to avoid visible clutter and safety hazards. It is each owner's responsibility to claim any such items from the boiler room. Council is not responsible for items that are improperly left behind in the parking garage contrary to bylaws. A reminder to all owners that anything stored behind the parking stalls other than bikes, scooters, tricycles, will be removed.

Storage Racks - It was then proposed that Council look into the possibility of installing storage racks behind each individual parking stall for owners to use. This will be discussed in greater detail at the next strata meeting.

Resignation of Current Council Members - Current council members resigned and nominations were taken for members for the next year. The following accepted the nominations and roles will be assigned at the next strata meeting.

Peter Cave, Ian Boyd, Bill Guest, Gary Cho, Donna Kean, Marie Lawton, Gloria Ng, Wanhai Li.

The next strata meeting will be held on October 19th 2009 at 7:00 pm with the location to be determined.

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 7:58 p.m.

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.

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BUILDING PROBLEMS OR EMERGENCIES.

Building problems which should be reported to council are floods, broken water lines, fires, fire alarms, elevator problems, garage gate or intercom problems, and other similar building/property issues requiring immediate attention.