

**THE NOVA - STRATA PLAN BCS 741
STRATA COUNCIL MEETING**

**Location: Shakin' Not Stirred Grill, 1144 Homer Street, Vancouver, BC
Held: Tuesday, January 19th, 2010, @ 5:30 p.m.**

ATTENDANCE

Michelle Young
Johnson Ng
Michelle Barbone

Romy Kozak
Adam Codrington

Dan Cripps
Laura Shankel

Rui Lopes-Resident Caretaker

Grant Knowles was present representing AWM-Alliance Real Estate Group Ltd. AWM-Alliance Real Estate Group Ltd will be minuted as AWM. The meeting was called to order at 5:40 p.m.

APPROVAL OF THE PREVIOUS MINUTES

The Council approved the minutes from the previous Council meeting dated December 3rd, 2009 was approved as circulated. **Motion passed.**

Please note Council Meeting minutes are available online at AWM Alliance web-site. Please see below for the login and password. If you would prefer to receive a hard copy please contact AWM at the number listed on the last page.

AWM Alliance web site address: www.awmalliance.com

Login: BCS741

Password: nova

FINANCIAL REPORT

Financial Statements – Financial Statements were provided to Council dated November 30th, 2009. Year to date figures show an overall Operating Surplus of \$44,086.97. It was noted certain accounts over budget included Building Supplies – including the cost to replace the common area lighting with energy efficient bulbs (\$3,635.56), Fire Equipment Maintenance/Monitoring – annual inspection billed at commencement of fiscal year (\$2,603.60), Security Equipment Repairs – new camera (\$2,981.80), and Recreation Expenses – replacement of elements of the hot water boiler (\$1,070.62).

Balance in the Operating Account as of November 30th, 2009 was \$77,336.74, balance in the Contingency Account was \$244,352.88, and balance in the Capital Improvement Fund Account was \$71,063.64.

The Treasurer reviewed and approved the financial statements for November 30th, 2009. **Motion passed.**

Account Arrears – It was noted that three Owners' accounts remain in arrears in excess of \$1,000.00 despite previous warnings and fines in accordance with the Strata Corporation by-laws. Lien registration warnings were issued to two of these accounts on November 15th, 2009. Council agreed that a further notice of lien placement is to be issued to each of the unit Owners by mail and hand-delivered and should these accounts not be paid by the next Council meeting to be held in early March 2010, liens are to be filed against each of these units. **Motion passed**

All Owners are reminded that AWM conducts collections each month in accordance with the bylaws on all outstanding accounts. Fines will be issued to those with an outstanding account. If you have not already done so, all Owners are encouraged to submit a series of 12 post-dated cheques for the year or complete the attached Pre-Authorized Payment Form and submit it to AWM as soon as possible. Please note, when paying Strata fees by cheque, the payment is due at the first of each month and must include the name of your building and unit number.

BUSINESS ARISING FROM PREVIOUS MINUTES

Mortgage – Caretaker Suite

The mortgage on the caretaker suite was renewed at Van City at a five year fixed term of 5.5% which was the best rate obtained from the three lenders sourced. As this is a commercial mortgage/loan rates are not as favourable as those obtained with conventional residential mortgages.

FirePro Quote

A quote was provided to the Strata Council from Fire Pro Fire Protection upon their annual full flow test for repairs to the suction and low system PRV's serving the fire equipment in the building. As these repairs were quoted at \$2,600.00, the Strata Council agreed two more quotes be obtained for Council's approval. Only one additional quote has been supplied thus far for which the third will be obtained for Council's further consideration at the next Council meeting.

Hot Water Cross Connections/Engineer's Report

The services of MMM Group have been retained by the Strata Corporation for further investigation of the recent hot/cold water cross connection issues experienced in suites in the lower and mid zones of the building.

MMM is currently reviewing and conducting investigation of the matter and it is hoped a report noting the findings and recommendations will be ready in the coming month. The Strata Council agreed that it be requested the report be prepared and supplied to Council in preparation of the next Strata Council meeting. AWM will confirm with MMM Group the investigation is to be completed and the report supplied to Council as noted.

Insurance Claim

AWM noted an insurance claim placed under the Strata Corporation's insurance policy due to water escape in a city home that occurred on January 1st, 2010 that caused damage to the unit and a portion of a storage locker room of the building. The unit Owner has been advised by AWM and the insurance adjuster, they will be responsible

for reimbursement of the insurance deductible to the Strata Corporation. This will be billed to the unit Owner by AWM when restoration work is completed and billed for accordingly.

Elevator Monitors

To date the operation and function of the elevator monitors has been less than satisfactory and efforts for repairs/improvements with IHN have gone unattended. The Strata Council agreed that IHN is to restore complete operation of the monitors by the next Strata Council meeting to be held in early March 2010. Should full operation of the monitors not be restored by this time the services offered by IHN are to be terminated and the equipment is to be removed from the elevators and a new service provider is to be located. **Motion passed.**

Monthly Caretaker Report

Contents of the Resident Caretaker's monthly report were discussed including recent issues involving recent maintenance issues with the outer parkade gate shared with the neighbouring building, booster fan repairs required in #804, and recent issues surrounding unit #1705. Numerous complaints have been received with regards to the conduct of this Resident and as such AWM and the caretaker met with the unit Owners to discuss these complaints which include noise complaints, disposal of pet waste, illicit activities noted in the building. The unit Owner was informed such violations have been fined in accordance with the Strata Corporation by-laws and will continue for each incident reported. The unit Owners will be meeting with their tenants in hopes of terminating the tenancy as a result of their conduct and activities in the building.

CORRESPONDENCE

None.

ADJOURNMENT

There being no further business the meeting was adjourned at 7:45 p.m.

NEXT MEETING – March 9th, 2010 @ 5:30 PM.

These minutes submitted by Grant Knowles, Senior Property Manager

AWM-Alliance Real Estate Group Ltd.

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