

**DOMUS
STRATA CORPORATION BCS528
1055 HOMER STREET
VANCOUVER, B.C.**

MINUTES OF THE STRATA COUNCIL MEETING OF THE OWNERS OF STRATA PLAN BCS528, "DOMUS", HELD IN THE LOUNGE AREA, 2ND FLOOR, 1055 HOMER STREET, VANCOUVER, B.C., ON MONDAY, OCTOBER 6TH, 2008 AT 7:00 P.M.

PRESENT

Charles Bilash, President
Noel Evans, Treasurer

Nathan Hall, Vice President/Landscaping Committee
Tyson March

REPRESENTING RANCHO MANAGEMENT SERVICES (B.C.) LTD.

Joseph Tsang, Senior Strata Agent

REGRETS

Niknaz Kahnamoui

1. CALL TO ORDER

There being a quorum present, the meeting was officially called to order at 7:05 p.m.

2. PREVIOUS MEETING MINUTES

There being no errors or omissions, Council adopted the minutes of the previous Council Meeting held on August 25th, 2008, as presented.

3. RESIDENT MANAGER'S REPORT

David Lam, Resident Manager, was in attendance and briefed Council on the following:

- a) **Painting:** Floors 14, 15 and 16 were recently painted. The Manager also painted the concrete island housing, the bamboo plants and the stripes on the rear lobby steps. Additionally, the floors in storage rooms 5, 6 and 7 were also painted. In terms of hallway painting, there are only four (4) floors left which require painting.
- b) **Mechanical Contractor:**
The strata's mechanical contractor has recently conducted their preventative maintenance services and the filters for the make up air unit were changed.
- c) **Fire Inspection:** has been scheduled for October 27th, 2008 and the relevant notice has been posted in the elevator cabs.

3. **RESIDENT MANAGER’S REPORT – CONT’D**

d) **Window Cleaning:**

Window cleaning has been scheduled for the end of October. In closing, Mr. Lam informed Council that the convex mirrors in the fire lane have been adjusted as per the Council’s request.

Council then thanked Mr. Lam for attending the meeting and excused him from the meeting at 7:10 p.m.

4. **COMMITTEE REPORTS**

No new issues to report.

5. **FINANCIAL REPORT**

The Treasurer informed Council that he has reviewed the August financials and that everything is in order and recommends that the financials statements be approved as presented.

Arrears

The Strata Agent informed Council that those Owners who owed the Strata Corporation’s insurance deductible money have all paid. The accounts receivable as of October 6th, 2008 was then reviewed and it was noted that, as of August 31st, only one (1) Owner was in arrears. This Owner has since provided Rancho’s office with post dated cheque to cover his monthly strata fees.

6. **BUSINESS ARISING FROM PREVIOUS MEETING**

a) **2010 Olympics:**

A questionnaire was sent to Owners regarding issues related to the Olympics. 38 responses were received. Key issues were as follows:

- i. **Guest Suite:** Owners expressed overwhelming support for leasing out the Guest Suite at market rates during the Olympics period. Since this is considered a change to the bylaws, a $\frac{3}{4}$ vote resolution of all Owners will be required. Mr. Joseph Tsang will draft the resolution for Council’s approval, and it will be presented at the December AGM.
- ii. **Renting out individual Suites:** Approximately 40% of Owners who currently occupy their Suite expressed interest in renting out their Suite during the Olympics period. Furthermore, a majority of Owners supported the idea of requiring that those who rent their Suite during the Olympics pay a nominal fee to cover increased Security and other Olympics-related costs. This will also require a $\frac{3}{4}$ vote resolution, which Mr. Tsang will draft for Council’s approval.

6. **BUSINESS ARISING FROM PREVIOUS MEETING – CONT'D**

a) **2010 Olympics – Cont'd:**

- iii. **Security:** Owners expressed support for increasing Security during the Olympics period. Mr. Tsang mentioned that most downtown buildings are also looking at increased security, and that it may be difficult to secure extra patrols. However, because “Domus” has an existing contract with a Security company, we have a higher likelihood of getting extra security shifts assigned. Council will address this issue in 2009, and budget accordingly in 2010.

7. **CORRESPONDENCE.**

Correspondence received from Owners was presented to Council for review/discussion and instructions were given on how to respond.

8. **NEW BUSINESS**

a) **Proposed 2009 Operating Budget:**

Council reviewed and discussed the first draft of the proposed 2009 operating budget prepared by the Strata Agent, including the capital budget. The Strata Agent was asked to prepare a 2nd draft of the proposed 2009 budget with the changes discussed and provide Council with a copy by October 15, 2008 for Council's perusal. Council Members were advised to think of other issues which they wish to include on the agenda for discussion at the upcoming Annual General Meeting, such as a potential bylaw dealing with the duration of tenancy in the building, etc.

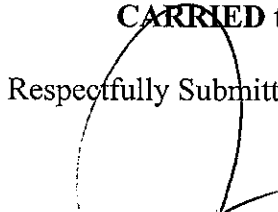
9. **NEXT MEETING**

The next meeting will be a Strata Council Meeting, to be held on **Monday, November 3rd, 2008** at **7:00 p.m.** in the lounge area, 2nd floor, 1055 Homer Street, Vancouver, B.C.

10. **TERMINATION**

There being no other business to discuss, it was **MOVED, SECONDED, and CARRIED** to terminate the meeting at 8:45 p.m.

Respectfully Submitted,



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

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