

MINUTES OF COUNCIL MEETING
Strata Plan LMS 1978
RIVERSIDE GARDEN

2711 - 2733 East Kent, Vancouver, B.C.
2728 Chandlery Place

HELD: Tuesday, March 27, 2007
In Unit #55 at 6:15 p.m.

PRESENT: Sail Wyatt President/Security
Julian Scholefield Building Maintenance
Aniz Jiwani Landscaping
Chris Seltenrich

REGRETS: Leo Liu Vice-President
Felix Saldanha
Darren Morris Treasurer

AGENT: Edward Jang, Property Manager
Warrington PCI Management

CALL TO ORDER

The meeting was called to order at 6:30 p.m.

PREVIOUS MEETING MINUTES

MOVED, SECONDED and CARRIED to approve the council meeting minutes of February 22, 2007 as circulated.

APPROVAL OF FINANCIAL STATEMENT

Property manager reported that there are currently three units in arrears. Council approved a lien to be registered against the two units in arrears.

Strata Corporation LMS 1978 has an adopted bylaw that allows for interest to be charged to any owner account in arrears. Strata council authorized the interest to be charged as per the adopted bylaws.

All owners are reminded that monthly strata fees are due on the first of each month. Warrington PCI Management offers a pre-authorized payment option. Interested owners should contact the accounting department of Warrington PCI Management (604-602-1887).

BUSINESS ARISING/MAINTENANCE:

Council reported the new landscaping contractor has started for 2007. Anyone with comments or concerns should contact Aniz (unit #16 or by email: aniz@shaw.ca).

Council confirmed that regular maintenance to the roof will be addressed this year as advised by the roofing consultant.

Council would like to obtain quotes for painting the trim to the most east building. Council would also like to obtain quotes for pressure washing all the exterior walls including windows for all the buildings.

Council discussed about installing a new parkade remote system which will incorporate a smaller keychain style remote. Council will continue to review this maintenance.

Council reported a number of owners are requesting their decks reviewed. Council will inspect and report at a later date.

Council reported that majority of owners have not responded to the owner survey. Owners are requested to complete and submit their surveys to Warrington PCI Management.

Council is considering installing an exit button for the parkade door versus the airhose along the ground. Due to the security, the airhose should be removed.

NEW BUSINESS:

Caretaker reported that the lock by Riverdance tower to exit on to SE Marine Drive must have been changed as the key supplied does not work. Property manager will contact the property manager of Riverdance tower for a new key.

Council requested property manager to advise the caretaker to try and clean up oil stains at the lower parkade.

Additional deck repairs should start as soon as the weather permits (#18, 35, 45).

An owner had called to express dissatisfaction regarding a repair to their exterior stair that was completed last year. The owner offered to pay for the repair. Council will require a written scope of work from this owner before a decision can be made.

All owners are advised that no appliances or large items to be placed in the garbage container. The waste container is strictly for normal household waste. Strata Corporation will incur additional cost for the removal of large items that Waste Management will not take away.

All owners are advised the protocol for any after hour emergencies:

Call Warrington PCI Management at 604-602-1887 and advise the emergency. The on-call property manager will advise any insuite emergencies will be invoiced back to you. Any common property emergency will be paid by the strata corporation.

The on-call property manager will not be requesting quotes for any after hour emergencies.

CORRESPONDENCE:

Any owner wishing to write to the council on strata related matters can do so by sending correspondence in care of Warrington PCI Management at #1700-1030 West Georgia Street, Vancouver, B.C. V6E 2Y3. It would be appreciated if correspondence for council is sent in advance of a scheduled council meeting.

Owners may also send email directly to the property manager:
ejang@warringtonpci.com

Strata council would like to start a list of all owners with email addresses, therefore correspondence and minutes to meetings can be emailed to owners versus hand delivery or mailing. This would also lower the cost of postage being paid for by the strata corporation.

Interested owners should email Daisy Chan: daisyc@warringtonpci.com to advise their email address, strata plan number and unit number.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:39 p.m. The next meeting is May 1, 2007 at 6:00 p.m.

Respectfully submitted,


Edward Jang, CPRPM
Warrington PCI Management
1700 - 1030 W. Georgia Street
Vancouver, B.C. V6E 2Y3
Tel: (604) 602-1887, Fax: (604) 688-2328
Email : ejang@warringtonpci.com

It has been a standard practice in the real estate industry that owners provide two (2) years of council and general meeting minutes to potential purchasers. Please retain your minutes for two years as there is a fee to owners who require additional copies of minutes.

MINUTES OF COUNCIL MEETING
Strata Plan LMS 1978
RIVERSIDE GARDEN

2711 - 2733 East Kent, Vancouver, B.C.
2728 Chandlery Place

HELD: Tuesday, May 1, 2007
In Unit #37 at 6:00 p.m.

PRESENT:

Sail Wyatt	President/Security
Julian Scholefield	Building Maintenance
Aniz Jiwani	Landscaping
Chris Seltenrich	
Leo Liu	Vice-President
Darren Morris	Treasurer

REGRETS: Felix Saldanha

AGENT: Edward Jang, Property Manager
Warrington PCI Management

CALL TO ORDER

The meeting was called to order at 6:04 p.m.

PREVIOUS MEETING MINUTES

MOVED, SECONDED and CARRIED to approve the council meeting minutes of March 27, 2007 as circulated.

APPROVAL OF FINANCIAL STATEMENT

Treasurer reviewed financial statements for the period of February and March 2007.

Treasurer reminded Property Manager to combine a couple of expense categories on the financial statement.

MOVED and SECONDED to approve the financial statements ending February and March 2007 as presented.

Motion Carried

Council requested confirmation and copies of receipts for additional work invoiced by the caretaker each month.

Property Manager reported that there are currently three units in arrears. Council approved a lien to be registered against the two units in arrears.

Strata Corporation LMS 1978 has an adopted bylaw that allows for interest to be charged to any owner account in arrears. Strata Council authorized the interest to be charged as per the adopted bylaws.

All owners are reminded that monthly strata fees are due on the first of each month. Warrington PCI Management offers a pre-authorized payment option. Interested owners should contact the accounting department of Warrington PCI Management. (604-602-1887).

BUSINESS ARISING/MAINTENANCE:

Council requested the caretaker to store the ice melt barrels.

Property Manager confirmed a break-in into the mailboxes last week. Police were called and caught the thief. Property Manager confirmed no damage to the mailboxes or the entry door.

Building committee reported scheduling three decks to be repaired.

Landscaping committee reported the new landscapers are on board and working out well. The rear of the property will require some additional attention.

NEW BUSINESS:

All owners are advised that no appliances or large items to be placed in the garbage container. The waste container is strictly for normal household waste. Strata Corporation will incur additional cost for the removal of large items that Waste Management will not take away.

All owners are advised the protocol for any after hour emergencies:

Call Warrington PCI Management at 604-602-1887 and advise the emergency. The on-call Property Manager will inform you that any insuite emergencies will be invoiced back to you. Any common property emergency will be paid by the strata corporation.

The on-call Property Manager will not be requesting quotes for any after hour emergencies.

CORRESPONDENCE:

Council reviewed an email regarding the owner's request to purchase a new hose for the car wash bay and a request to pressure wash the parkade. The parkade has recently

been power washed and will not be power washed until next year. Council also reported that there are currently two rubber hoses at the car wash area.

Council also reviewed an email from an owner regarding their concern regarding an exterior repair that was completed previously. The owner is not satisfied with the repair and is requesting the Strata Council to re-address this exterior maintenance. Council advises no additional remedy for this repair as the repair has been completed to the satisfaction of the Strata Council.

An owner sent an email advising possible window leak. Property Manager advised Council that this owner's request has been forwarded to window/glass contractor for a quote (unit # 34).

Property Manager presented a quote from Accurate Glass for unit #20 regarding window seal replacement. Council approved the quote.

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Owners may also send email directly to the Property Manager: ejang@warringtonpci.com

Strata Council would like to start a listing of all owners with email addresses, therefore correspondence and minutes to meetings can be emailed to owners versus hand delivery or mailing. This would also lower the cost of postage being paid for by the strata corporation.

Interested owners should email Daisy Chan: daisyc@warringtonpci.com to advise their email address, strata plan number and unit number.

NEW BUSINESS

Property Manager presented a quotation for exterior siding light scrubbing cleaning. Property Manager is waiting for additional quotes.

Council requested a quotation for cleaning of all inaccessible windows.

Property Manager reported receiving confirmation from the Property Manager of the property directly north of Riverside Garden. The gate that leads onto SW Marine Drive had been replaced; however the lock is still the same and has not been re-keyed.

The Property Manager of Riverdance advised that they are considering repaving the roadway between E. Kent Ave and around Riverdance and suggested Riverside Garden Strata Corporation shares this expense. Council will review this request at a later date as quotes have not been forwarded from Riverdance.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:25 p.m. The next meeting is June 13, 2007 at 6:00 p.m.

Respectfully submitted,

Edward Jang, CPRPM
Warrington PCI Management
1700 - 1030 W. Georgia Street
Vancouver, B.C. V6E 2Y3
Tel: (604) 602-1887, Fax: (604) 688-2328
Email : ejang@warringtonpci.com

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MINUTES OF COUNCIL MEETING
Strata Plan LMS 1978
RIVERSIDE GARDEN

2711 - 2733 East Kent, Vancouver, B.C.
2728 Chandlery Place

HELD: Tuesday, June 12, 2007
In Unit #53 at 6:30 p.m.

PRESENT: Sail Wyatt President/Security
Felix Saldanha
Aniz Jiwani Landscaping
Chris Seltenrich
Darren Morris Treasurer

REGRETS: Julian Scholefield Building Maintenance
Leo Liu Vice-President

AGENT: Edward Jang, Senior Property Manager
Warrington PCI Management

CALL TO ORDER

The meeting was called to order at 6:35 p.m.

PREVIOUS MEETING MINUTES

MOVED, SECONDED and CARRIED to approve the council meeting minutes of May 1, 2007 as circulated.

APPROVAL OF FINANCIAL STATEMENT

Treasurer reviewed financial statements for the period of April 2007.

MOVED and SECONDED to approve the financial statements ending April 2007 as presented.

Motion Carried

Property Manager will supply a listing of the administrative photocopying cost to council.

Strata Corporation LMS 1978 has an adopted bylaw that allows for interest to be charged

*17 July 07:
emailed E. Jang
re: gardening
discuss as Dec
disposal + storage in
catalda reminder.
+ Asked for report
bin by fence.

17 July 07:
emailed this re.
discuss info by email.
please;*

to any owner account in arrears. Strata council authorized the interest to be charged as per the adopted bylaws.

All owners are reminded that monthly strata fees are due on the first of each month. Warrington PCI Management offers a pre-authorized payment option. Interested owners should contact the accounting department of Warrington PCI Management. (604-602-1887).

BUSINESS ARISING/MAINTENANCE:

All owners are advised that no appliances or large items to be placed in the garbage container. The waste container is strictly for normal household waste. Strata Corporation will incur additional cost for the removal of large items that Waste Management will not take away.

Strata council requested property manager to have the caretaker wipe down the aluminum rails.

All owners are advised the protocol for any after hour emergencies:

Call Warrington PCI Management at 604-602-1887 and advise the emergency

CORRESPONDENCE:

An owner sent an email advising that during the repairs to their deck the alarm for their patio door was disconnected by the contractor. The owner is now asking who is responsible to reconnect the alarm wire. Council confirmed that the contractor should be responsible to reconnect the alarm wire.

Any owner wishing to write to the council on strata related matters can do so by sending correspondence in care of Warrington PCI Management at #1700-1030 West Georgia Street, Vancouver, B.C. V6E 2Y3. It would be appreciated if correspondence for council is sent in advance of a scheduled council meeting.

Owners may also send email directly to the property manager: ejang@warringtonpci.com

Strata council would like to start a listing of all owners with email addresses, therefore correspondence and minutes to meetings can be emailed to owners versus hand delivery or mailing. This would also lower the cost of postage being paid for by the strata corporation.

Interested owners should email Daisy Chan: daisyc@warringtonpci.com to advise their email address, strata plan number and unit number.

NEW BUSINESS

Property manager presented additional quotations for the exterior light scrubbing of the vinyl siding and two quotes for inaccessible window cleaning. Council instructed property manager to book the vinyl siding, window and gutter cleaning for spring 2008.

Property manager presented a quote for wildlife control as starlings are getting into the soffit.

Property manager presented two insurance renewal quotes for Strata Plan LMS1978. Property manager was able to obtain an insurance renewal cost slightly less than last year. Council approved the quote from CMW insurance for \$20,466.00

Council advises the gutter above unit #51 requires maintenance. Property manager will arrange.

Landscape committee appreciates the response from the owners and council members regarding landscaping of Riverside. Landscape committee will advise the landscaper regarding a number of landscaping such as weeding etc...

Owners are advised that Killarney Community Centre holds an indoor flea/garage sale on August 25, 2007. Interested owners should contact Killarney Community Centre for more information. (www.killarneycentre.ca)

Council will be holding the annual blockwatch barbeque in the courtyard by August 15, 2007. Owners should look for posted notices by August 2007.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:05 p.m. The next meeting is July 26, 2007 at 6:15 p.m.

Respectfully submitted,

Edward Jang, CPRPM
Senior Property Manager
Warrington PCI Management
1700-1030 W. Georgia Street
Vancouver, B.C. V6E 2Y3
Tel: (604) 602-1887, Fax: (604) 688-2328
Email : ejang@warringtonpci.com

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MINUTES OF COUNCIL MEETING

Strata Plan LMS 1978

RIVERSIDE GARDEN

2711 - 2733 East Kent, Vancouver, B.C.

2728 Chandlery Place

HELD:

Thursday, July 26, 2007

In Unit #16 at 6:15 p.m.

PRESENT:

Sail Wyatt President/Security

Felix Saldanha

Aniz Jiwani Landscaping

Chris Seltenrich

Leo Liu Vice-President

REGRETS:

Julian Scholefield Building Maintenance

Darren Morris Treasurer

AGENT:

Edward Jang, Senior Property Manager
Warrington PCI Management

CALL TO ORDER

The meeting was called to order at 6:25 p.m.

PREVIOUS MEETING MINUTES

MOVED, SECONDED and CARRIED to approve the council meeting minutes of June 12, 2007 as circulated.

APPROVAL OF FINANCIAL STATEMENT

Strata Corporation is currently operating at a deficit due to the balcony repairs. Strata Council approved funds to be borrowed from the CRF to pay the insurance premiums. Once funds are made available, CRF will be replenished.

Council confirmed that council must grant approval before funds can be transferred from the CRF to operating budget.

Strata Corporation LMS 1978 has an adopted bylaw that allows for interest to be charged to any owner account in arrears. Strata council authorized the interest to be charged as per the adopted bylaws.

Council briefly reviewed the financial statements. Financial statements were tabled until

the treasurer is available to attend the next meeting.

All owners are reminded that monthly strata fees are due on the first of each month. Warrington PCI Management offers a pre-authorized payment option. Interested owners should contact the accounting department of Warrington PCI Management. (604-602-1887).

BUSINESS ARISING/MAINTENANCE:

Council requested property manager to review the additional telephone within the janitor's room. If the phone line is not being use, then the phone line should be cancelled.

Council reviewed correspondence from unit #62 regarding a sick birch tree. Council will contact the landscaper to address and save the tree without removing it.

Landscaping committee expresses a concern and dis-satisfaction with the current landscaper. Landscaper has been contacted to request additional hours to be spent on the landscaping. Property manager will obtain new quotes from other landscapers.

Owners are advised the annual Blockwatch barbeque is scheduled for Wednesday, August 15, 2007 6:30 p.m. - 8:00 p.m. Notices will be posted.

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Call Warrington PCI Management at 604-602-1887 advise the emergency

CORRESPONDENCE:

Council reviewed correspondence from an owner regarding the connection of their alarm connections, damaged from the current balcony repair. Council requested the cost of the reconnection to be paid by the balcony contractor.

Council reviewed correspondence from an owner regarding various concerns such as updating name on enterphone panel, overgrowth of ivy, power washing of deck. Property manager will reply.

Council reviewed correspondence from an owner regarding condensation in one of their bedroom windows. Property manager will obtain a quote.

Council reviewed correspondence from an owner advising a plumbing maintenance issue. Property manager will dispatch the plumber to investigate.

Any owner wishing to write to the council on strata related matters can do so by sending correspondence in care of Warrington PCI Management at #1700-1030 West Georgia Street, Vancouver, B.C. V6E 2Y3. It would be appreciated if correspondence for council is sent in advance of a scheduled council meeting.

Owners may also send email directly to the property manager: ejang@warringtonpci.com

Strata council would like to start a listing of all owners with email addresses, therefore correspondence and minutes to meetings can be emailed to owners versus hand delivery or mailing. This would also lower the cost of postage being paid for by the strata corporation.

Interested owners should email Daisy Chan: daisyc@warringtonpci.com to advise their email address, strata plan number and unit number.

NEW BUSINESS

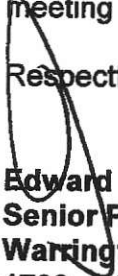
Property manager presented a listing of deficiencies from Simplex Grinnell for the recent fire safety equipment inspection. Council approved a number of deficiencies and also noted one deficiency to be corrected and charged back to the unit owner.

Council discussed a leak from the parkade ceiling damaging a resident vehicle. The owner is to obtain a quote to repair their vehicle and submit it to council for their review. The owner is also granted to utilize one of the strata corporation parking stalls until the ceiling is repaired.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:00 p.m. The next meeting is September 18, 2007 at 6:15 p.m.

Respectfully submitted,


Edward Jang, CPRPM
Senior Property Manager
Warrington PCI Management
1700 - 1030 W. Georgia Street
Vancouver, B.C. V6E 2Y3
Tel: (604) 602-1887, Fax: (604) 688-2328
Email : ejang@warringtonpci.com

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MINUTES OF COUNCIL MEETING

Strata Plan LMS 1978

RIVERSIDE GARDEN

2711 - 2733 East Kent, Vancouver, B.C.
2728 Chandlery Place

HELD: Thursday, September 26, 2007
In Unit #40 at 6:15 p.m.

PRESENT: Sail Wyatt President/Security
Felix Saldanha
Chris Seltenrich
Darren Morris Treasurer

REGRETS: Julian Scholefield Building Maintenance
Leo Liu Vice-President
Aniz Jiwani Landscaping

AGENT: Edward Jang, Senior Property Manager
Warrington PCI Management

CALL TO ORDER

The meeting was called to order at 6:25 p.m.

PREVIOUS MEETING MINUTES

MOVED, SECONDED and CARRIED to approve the council meeting minutes of July 26, 2007 as circulated.

APPROVAL OF FINANCIAL STATEMENT

Treasurer reviewed the financial statements for the months of May, June, July and August 2007. Treasurer requested a couple of re-classification of two invoices.

MOVED and SECONDED to approve the financial statements to end of August 31, 2007 as presented.

Motion

Carried

Strata Corporation is currently operating at a deficit due to the balcony repairs. Strata Council approved funds to be borrowed from the CRF to pay the insurance premiums. Once funds are made available, CRF will be replenished.

Council confirmed that council must grant approval before funds can be transferred from

the CRF to operating budget.

Strata Corporation LMS 1978 has an adopted bylaw that allows for interest to be charged to any owner account in arrears. Strata council authorized the interest to be charged as per the adopted bylaws.

All owners are reminded that monthly strata fees are due on the first of each month. Warrington PCI Management offers a pre-authorized payment option. Interested owners should contact the accounting department of Warrington PCI Management. (604-602-1887).

BUSINESS ARISING/MAINTENANCE:

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All owners are advised the protocol for any after hour emergencies:

Call Warrington PCI Management at 604-602-1887 advise the emergency

CORRESPONDENCE:

Property manager presented correspondence from an owner advising a leaking window possibly an exterior flashing. Property manager advises a contractor has been dispatched to investigate and provide a quote.

Any owner wishing to write to the council on strata related matters can do so by sending correspondence in care of Warrington PCI Management at #1700-1030 West Georgia Street, Vancouver, B.C. V6E 2Y3. It would be appreciated if correspondence for council is sent in advance of a scheduled council meeting.

Owners may also send email directly to the property manger: ejang@warringtonpci.com

Strata council would like to start a listing of all owners with email addresses, therefore correspondence and minutes to meetings can be emailed to owners versus hand delivery or mailing. This would also lower the cost of postage being paid for by the strata corporation.

Interested owners should email Daisy Chan: daisyc@warringtonpci.com to advise their email address, strata plan number and unit number.

NEW BUSINESS

Council had previously instructed property manager to contract Natures Outfitters as the landscaper for the remaining 2007. The landscaper will be on a three month probation

period and possibly entering into a contract for 2008. Council confirmed that the landscaping services of Natures Outfitters are satisfactory.

Property manager advises the irrigation system will be winterized by Thanksgiving.

Property manger presented an agreement for the financial audit to be completed by Reid Hurst Nagy. Council approved and signed the agreement for audit.

As noted from the previous council meeting minute, an owner was able to clean their vehicle of dripping from their vehicle at no cost to the strata corporation

Property manager presented an invoice from an owner that had their vehicle detailed due to calcium dripping on their vehicle. Council reviewed the invoice and will advise.

Property manager advises speaking with the concrete injection contractor. The contractor advises that it would be difficult to inject the ceiling due to the condition of the ceiling. Council instructed property manager to have a contractor install diverters to the parkade ceiling, therefore any drips will not damage the vehicle

Council reminded property manager to prepare a move in fee bylaw amendment to be reviewed at next council meeting to be presented and ratified at next Annual General Meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:00 p.m. The next meeting is October 29, 2007 at 6:15 p.m.

Respectfully submitted,

Edward Jang, CPRPM
Senior Property Manager

Warrington PCI Management
1700 - 1030 W. Georgia Street
Vancouver, B.C. V6E 2Y3
Tel: (604) 602-1887, Fax: (604) 688-2328
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