

MINUTES OF THE STRATA COUNCIL MEETING of VAS 2876 held Wednesday, October 10, 2007 @ 6:00 P.M. within the offices of R. JANG & Associates Ltd., 1010 West Broadway Street, Vancouver, BC.

In attendance:

103 Eleni Galanis Council President
203 Alex Fisher
401 Jonathan Marshall

Raymond Jang R. JANG & Associates Ltd.
Gilbert Alcayde R. JANG & Associates Ltd.

The meeting was called to order at 6:02 PM.

1. Minutes of June 26, 2007 & August 9, 2007 Council Meetings

It was moved, seconded, (Alex, Eleni) and **CARRIED UNANIMOUSLY** to adopt the minutes of the Strata Council meetings held on June 26, 2007 & August 9, 2007, as circulated.

2. Financial Review

Financial statements as at September 30, 2007 were distributed to those present and reviewed briefly. Key figures as of this date include the following:

Bank – Operating Fund	\$ 8,490.23
Bank – CRF	\$15,785.45
Accounts Receivable	\$ 2,150.04

Operating Fund – The current Operating Fund balance is \$3,299.73. The bank balance exceeds this balance as a result of “accounts payable”.

Accounts receivable – Council was informed that one of the owners in arrears is consistently in arrears and that the balance is comprised mostly of fines.

Recycling – The overflowing recycling bins are directly connected to the City of Vancouver strike. The private company hired by the City of Vancouver is having difficulty accessing the dumpsite. Council contemplated hiring an independent contractor to clean up this area but agreed to defer this matter until October 22.

3. Old Business

- a) *Adjust fire exit door closers* – done.
- b) *Replacement of broken glass door between elevator and lobby* – done
- c) *Repair fence between #101 & #103* – done.
- d) *Install cover over electrical outlet* – done.
- e) *Replace garage fluorescent light* – done.
- f) *Locker allocation* – done.
- g) *Clean carpet stain in parking lobby* – done.
- h) *Bike enclosure* – in progress. Scheduled for October 18, 2007.

- i) *Dryer duct cleaning* - Council was advised that the cost of servicing one unit is \$125 while the cost for the entire building is \$600. In the circumstances Council agreed to schedule annual cleaning of the entire building earlier than usual with the Strata Manager to coordinate with National Air Tech.
- j) *Cedar at unit #103* – Strata Manager to have it replaced.
- k) *Building Improvements* – Council discussed various potential projects in the building and agreed to solicit input from the owners first.
- l) *Move-in fee* - Council requested an amendment to the Tenant's Undertaking (Form K) to incorporate the strata corporation's move-in directly onto this form.

NOTICE TO OWNERS

The Strata Council is of the opinion improvements to the building are necessary to properly maintain the property. Council has identified two types of projects:

- (i) annual maintenance, which is funded from the annual budget and
- (ii) building upgrades, which requires separate funding to be approved at a general meeting of owner.

Owners are requested to provide input to assist the Strata Council to identify potential projects. Kindly send your comments to R. JANG & Associates Ltd.

4. Correspondence Received

- a) *Unit #402* – a letter was received from this owner regarding accumulated fines. Council discussed various issues raised by this owner then directed the Strata Manager to respond on behalf of the strata corporation.

There being no further business the meeting was declared adjourned at 7:25 p.m. The next Council meeting is scheduled for Wednesday January 9, 2008 at 6:00 PM.

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