

MINUTES - STRATA COUNCIL MEETING OF THE OWNERS OF

THE HUB – STRATA PLAN BCS 1106

HELD: October 19th, 2006 at 7:00 pm in Suite 211 at 205 East 10th Avenue, Vancouver BC

PRESENT: Shawn Smith
Wesley Yung
Jessica Chen
Dennis Kneebone
Jonathan Schwartz

REGRETS: Angie Hubbard
Tara Sheppard

AGENT: Ken Armstrong, RE/MAX Property Management Services

CONFIRMATION OF QUORUM: 5/7 - Council members in attendance constitute a quorum.

CALL TO ORDER: The meeting was called to order at 7:00 pm

READING & DISPOSITION OF PREVIOUS MINUTES

It was moved and seconded that the minutes from the previous council meeting held on July 24, 2006 be approved, none opposed, carried.

BUSINESS ARISING

1. Developer Deficiencies: The property manager and the Strata Council discussed the remaining items left on the developer deficiency list. The developer has not remedied many items on the Strata's deficiency list. The Strata will now be bringing in an outside contractor to quote on finishing all of the deficiencies. If the Strata has to proceed with resolving the deficiencies through their own contractor then they will be seeking reimbursement from the developer.
2. Janitorial Contract: The Strata Council reviewed three quotes for janitorial service for the common areas of the building. After a brief discussion the Council decided to proceed with Trinity Maintenance Services. They will begin immediately at the complex.
3. Hallway Restoration: The Strata will be having a painter come in the next few weeks to do restoration work to the common areas and hallways. This will include some touch up painting and drywall repairs.

4. Security: The Strata Council discussed security in the building with the property manager. Specifically the Council and the property manger looked at removing the lexan plexiglas on the left opening as you enter into the parkade. This will allow more air flow in the in parkade and prevent the extreme temperatures that occurred in the parkade this summer.

The property manger suggested moving the lexan glass to the door of the bicycle storage area. This would prevent the anyone from cutting through the door area and reaching around and opening the door up.

5. Landscaping: The Strata Council discussed the landscaping in the complex. The complex has a minimal amount of landscaping and the new janitorial company will include weed pulling as part of their contract. Additionally, some owners have agreed to help trim the shrubs in the complex. The landscaping committee will contact those who have signed up to volunteer in this area.

FINANCIAL STATEMENTS

1. Financial Statements: The property manager presented the financial statements received from the former property management company to the Strata Council. At this time the Strata Council was not asked to accept the financial statements for review.
2. Budget Review: The property manager and the Strata Council reviewed the 2006/2007 budget for the building. The property manager suggested that their may be a few line items that the Strata may be able to save money on either by renegotiating with various contractors and/or retaining the services of another contractor for work in and around the building. The property manager will proceed with receiving these quotes for the next Council meeting.

NEW BUISNESS

1. Sprinklers: The property manager and the Strata Council discussed the leaking sprinkler on the east side of the complex. The property manager will meet with the original installer in the next couple of weeks regarding the leak to see if the issue can be resolved under warranty.
2. Roof Anchors: The property manager has contacted a roof anchor company to have them installed in the building. The property manager will be receiving a quote for the Strata Council for the next meeting. The building will need roof anchors installed in order to have the window cleaned in the complex.
3. Duct Cleaning: The property manager and the Strata Council discussed dryer vent cleaning in the complex. This should be done every two years in the complex and will be looked at in the spring of 2007.

CORRESPONDENCE

NONE

ADJOURNMENT

There being no further business the meeting was adjourned at 8:47 pm. The Next meeting will be held Dec. 6, 2006 at 7:00pm.

All comments, concerns and suggestions for the Strata Council or management can be forwarded to:

The Owners, Strata Plan BCS 1106
RE/MAX Property Management Services
110 – 6086 Russ Baker Way, Richmond, BC V7B 1B4
Phone: 604-821-2999 Fax: 604-821-1822

Attention: Ken Armstrong – Property Manager
karmstrong@mypropertymanager.ca