

Minutes of STRATA Council Meeting
The HUB: Strata Plan BCS 1106

Date: July 4, 2006

Place: Patio of WAVES CAFÉ

Time: 7:00pm

Present: Dennis Kneebone, Shawn Smith, Wesley Yung, Jonathan, Jessica Chen, Angie Hubbard, Tara Sheppard

Regrets: -

Special Guest: Grace Li

Agenda:

- Acquire all current projects from previous strata council
 - Approve of the amended strata rules from the previous AGM
 - Discuss and Assign Current Projects
 - Discuss New Projects
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Approval of Council Meeting Minutes:

It was Moved/second that the last council meeting minutes be approved as distributed...carried

Approval of amended strata rules:

It was Moved/second that the amended strata rules be passed...carried

Approval of Special General Meeting

The Special General Meeting will be held on July 31st at 7:30pm. Location and agenda will be provided with the notice of SGM two weeks prior to the meeting.

It was Moved/second that an SGM be held on July 31st at 7:30pm...carried

Approval of Financial Statements:

The strata corporation is still in deficit until we recover the funds from the last AGM debt recovery vote (effective August)

It was Moved/second to approve the financial statements...carried.

Report of Unapproved Expenditures:

Crosby Management Previous matter with Maria Wood:

Minutes of STRATA Council Meeting
The HUB: Strata Plan BCS 1106

Council met with the general manager of Crosby Property Management on June 20th, 2006 @ 3:00pm. The GM has not responded to the councils demands for reimbursement. Council will follow up with this matter at the next meeting.

Assignees: Dennis, Jessica

Report on Litigation:

To the best of our knowledge there is no litigation to report.

Current Projects:

Residential Natural Gas Consumption Investigation:

The council discussed some possible new sources of our fuel usage and assigned further research.

Assignee: Dennis, Wes

Common Area Deficiencies (Including Building Deficiencies):

Council will be approaching the property manager for a full list of deficiencies from previous strata council members.

Assignee: Shawn

Landscape and Maintenance:

Council discussed the following with regards to maintenance:

- Common area chips
- Window cleaning
- Replacement of our current cleaning company
- Locating a bonded handyman for general building maintenance
- Commercial unit responsibility to joint-use maintenance
- Adding metal beadings (to protect the corners of our walls from scuffing)
- Maintenance of our Janitorial Log including a filing system for the logbook entries
- Key Access to Janitorial Room
- Garbage door alignment
- Garage cleaning

Assignees: Shawn, Wes, Angie, Jessica, Jonathan, Dennis

Security:

Council discussed the following with regards to security:

- Commercial access to residential lobby
- Replacement of CitiLoc (our current FOB managers)
- Fixing the door by the parkade garage gate
- Activating the FOB in the elevator

Minutes of STRATA Council Meeting
The HUB: Strata Plan BCS 1106

- Rooftop guidelines (which if ignored will become strata rules)

Assignees: Wes, Shawn, Dennis, Jessica, Tara

Property Manager:

A council member has submitted 6 proposals for possible property management services which will be reviewed by the Property Management Committee.

Assignees: Jessica, Angie

New Business:

Committees:

If any owner is interested in participating on any of the committees, please be prepared to signup for one (or more) of the following – signup sheets will be made available at the SGM.

- Security
- Property Management
- Landscaping/Building Maintenance

Council will have signup sheets printed for the SGM

Assignee: Wesley

Deficiency Reporting:

All unit deficiencies should be reported to John McCloud (604-779-2452)

Proposed Bylaws and Rule Violations:

The following violations have been observed and need to be resolved:

- Car in Parkade (P1) left without insurance
- Bamboo 'mats' being used as privacy curtains on 1st floor outdoor patios facing Watson Street

Assignees: Monica, Dennis

Next Meeting Dates:

July 24th (Monday), 2007 @ 7:30pm @ SOMA

Assignee: Wesley (to book the room)

It was moved that the meeting adjourn at 9:50pm

