

MINUTES - STRATA COUNCIL MEETING OF THE OWNERS OF THE HUB – STRATA PLAN BCS 1106

HELD: February 27, 2008 at 6:00 pm in Suite 405 at 205 East 10th Avenue,
Vancouver BC

PRESENT: Shawn Smith
Wesley Yung
Jessica Chen
Benjamin Bichel

REGRETS: Tara Sheppard
Peter Small

AGENT: Ken Armstrong, RE/MAX Property Management Services

CONFIRMATION OF QUORUM: 4/6 - Council members in attendance constitute a quorum.

CALL TO ORDER: The meeting was called to order at 6:03 pm

READING & DISPOSITION OF PREVIOUS MINUTES

It was moved and seconded that the minutes from the previous council meeting held on October 25, 2007 be approved, none opposed, carried.

BUSINESS ARISING

1. Developer Deficiencies: The developer has finished repairing their deficiencies in the complex. The parkade has been resealed and the cedar trees were replanted.
2. Security: The Strata Council and the property manager discussed adding additional lighting the back of the building. The property manger will follow up with the first floor residents.
3. Gate Installation: The Strata has improved the security for the building in the past month by completing the installation of the last gate in the rear of the complex where the Terasen gas meter is located. The gate has been locked off by Terasen Gas.
4. Sidewalk Repair: The Strata will be having a test patch repair done to the aggregate side area of wave's coffee shop. The Strata will then assess whether it would be beneficial to coat the entire side walk. The coating allows for increased protection for the concrete and also better gripping when the surface is slippery.
5. Thermostat: The Strata will be installing an interior thermostat to regulate the temperature of the hallways better. The thermostat can be either preprogrammed or manually controlled. This thermostat will allow HVAC unit to regulate the temperature of the building better, which should result in savings for the Strata due to decreased natural gas use.

FINANCIAL STATEMENTS

1. Financial Statements: After a brief discussion, it was moved, seconded and carried to approve the financial statements for December 2007 and January 2008
2. Accounts Receivable Report: All owners are reminded that the Strata Fees are due on the first of each month. Owners who are delinquent in their fees will be fined for non-payment.

NEW BUISNESS

1. Spring Cleaning and Parkade Washing: The Strata will be doing its yearly spring cleaning. The inaccessible windows will be cleaned and the parkade will be power washed. Notices will be posted a week before these are to be completed in the complex. **Note: The property manager and the Strata Council discussed owners and tenants leaving items in their parking stalls. The Strata Council instructed the property manager to have all the items removed before the power washing. The property manager will be hiring a garbage removal company to come in and take the items.**
2. Power Surges: Due to the situation of the building on the BC Hydro Power circuit for the area the building receives a number of power surges. While it is cost prohibitive to install a system to protect the whole building the Strata will be having certain internal circuits protected. The fire system, parkade gate and elevator will all be set up with surge protection to allow them to reset better once a surge occurs.
3. Roof Anchors: The property manager and the Strata Council discussed installing roof anchors at the building. While the Strata has not needed the use of these too date, they may be required for the longer term maintenance of the building. The property manager will begin investigating the cost of installing these for discussion at the Annual General Meeting.

CORRESPONDENCE

None

ADJOURNMENT

There being no further business the meeting was adjourned at 8:10 pm.

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

Minutes prepared by: Ken Armstrong