
MINUTES OF STRATA COUNCIL MEETING
TAPESTRY- Strata Plan BCS 2645
JUNE 2, 2010

Held at 6:30 p.m. in the Amenity Room

<u>PRESENT:</u>	Wendy Donaldson	- Strata Council President
	Cynthia Tomlin	- Strata Council Vice-President
	John Kim	- Strata Council Secretary
	Kevin Ma	- Strata Council Treasurer
	Michael Taylor	- Strata Council Member
	Cristiana Vlasceanu	- Senior Property Manager Gateway Property Management
	Mirjana Petrovic	- Property Manager Gateway Property Management
<u>REGRETS:</u>	Tom Grant	- Strata Council Member VCH
	Alan Ip	- Strata Council Member

CALL TO ORDER

The meeting was called to order at 6:30 P.M.

GUEST 1:

The owner of a suite on the 8th floor of the Heather building attended the meeting to discuss a letter regarding open house. The Strata Council thanked him for attending the meeting and following discussion, the Council members unanimously agreed to issue a warning letter. Please see below an excerpt from the Tapestry Bylaws and in the case of the sale of your unit, please advise your real estate agent accordingly.

Selling of Strata Lots

7.10

(1) An owner of a residential strata lot, when selling his or her strata lot, will not permit "For Sale" signs to be placed on or about the common property except on a signage board located near the entrance to the building (if any such signage board is provided for such purpose) which is designated for such purpose.

(2) An owner of a residential strata lot, when selling his or her strata lot will not hold or permit to be held, any public open house except in the manner prescribed by the Council.

(3) Open houses may be conducted for a maximum period of two hours between 10:00 a.m. and 5:00 p.m. on either Saturday, Sunday or statutory holidays.

(4) The owner, owner's agent or realtor shall ensure that any and all persons on the common property as a result of the open house are, at all times, accompanied by the owner, owner's agent or realtor.

(5) The owner is responsible for any and all damage incurred to the strata corporation which are caused either directly or indirectly by an action or negligence of any person attending or otherwise participating in any way in the open house.

(6) In the event this bylaw is breached by the owner, owner's agent or realtor or any persons attend or otherwise participating in any way in the open house, the owner of the strata lot in respect of which an open house is advertised or conducted shall be fined by the strata corporation.

(7) No informational or marketing material is to be affixed to the building.

GUEST 2:

The owner of a suite on the 2nd floor of the Heather building attended the meeting to discuss a letter regarding not waiting for the gate to close. The Strata Council thanked him for attending the meeting and following discussion, the members agreed to issue a minimum \$50 fine.

GUEST 3:

The owner of a suite on the 3rd floor who rented the Amenity Room on May 1, 2010 attended the meeting in order to explain the situation that occurred that night. It has been clarified that the owner from the 8th floor Heather building interrupted their party and were the actual cause of excessive noise that night. Strata Council will send the breach letter to the previously identified owners.

RESIDENT MANAGER REPORT

The Resident Manager updated the Strata Council on the main issues in the building.

APPROVAL OF THE MINUTES OF THE STRATA COUNCIL MEETING HELD ON MARCH 10, 2010

There being no errors and/or omissions, it was moved, seconded and **unanimously carried** to approve the above noted minutes as circulated.

BUSINESS ARISING:

Maintenance Review – VVV Engineering conducted a site inspection to review maintenance components that are to be inspected annually per the maintenance manual provided by the developer. A Building Envelope Questionnaire had been provided by VVV Engineering for the owners to report any concerns or deficiencies

related to building envelope. Out of 230 units, 70 owners replied. VVV Engineering provided report that was presented to the Strata Council. Council members will analyze the Building Envelope Maintenance Review Report and schedule the meeting in the next few weeks to discuss the priorities, maintenance approach and warranty potential.

Fire Inspection Report – Vancouver Fire and Safety provided follow up reports on the following:

- Annual Fire Alarm System Test and Inspection Records
- Backflow Prevention Assembly Test Report
- Sprinkler System Inspection & Certification Report
- Fire Pump Test Report
- Quote for the deficiencies, was unanimously approved by the Strata Council.

Window and Garage Pressure Washing - Skywalker High-Rise Services washed the exterior windows and pressure washed the parkade between May 10th through May 18th, 2010.

Willow Street Beautification Project – Following site meeting with certain members of Council and representatives from Vancouver Coastal Health (“VCH”), Moscone, City of Vancouver and Gateway it was moved, seconded and **unanimously decided** by the Strata Council to permit VCH access onto Tapestry property to facilitate the Willow Street project. VCH’s contractor will excavate the existing damaged irrigation line back to 4”-8” east of the City Property line, or to 4”-8” within Tapestry property. Their contractor will then excavate a trench running N/S parallel to the property line to a depth which is suitable to match the existing irrigation piping. This placement will ensure the irrigation is set outside of City property and with-in Tapestry property. VCH’s contractor will then lay a portion of pipe in the trench to match the existing pipe and provide connection joints. VCH’s contractor will not make final connection to the existing system and will ask that Tapestry and Moscone address the requirement for final reconnection of their irrigation loop and replacing sprinkler heads that may be required.

ICBC Property Damage Release – ICBC finally approved the amount of \$897, as quoted provided by T. Moscone & Bros. The Strata Council discussed different options and agreed to replace the damaged tree in the courtyard with shrubs identical to the existing eight already in place, replenish the two beds with new soil and nutrition and plant colorful and appropriate annuals around the border of the beds.

Sinking Pavers – The interlocking pavers in the courtyard have been repaired by Moscone. A monitoring and maintenance program has been recommended and quoted by Moscone. The Strata Council decided to obtain another quote for the adjusting of the pavers, shifting and re-sanding the required areas in the courtyard as necessary to prevent further damage.

Compressor Replacement – Completed by National Hydronics as per decision based on Strata Council's consensus via emails.

Additional Hose Bibs in P1 and P2 – Completed by National Hydronics as per decision based on Strata Council's consensus via emails.

Daycare Parking Signs – It was reported to the Council that Rick MacDonald inspected the site and will address this issue shortly, weather permitting.

Dryer Vents Maintenance – City Air Duct returned to clean the vents of a number of units on the 2nd floor of the Avenue building and 3rd, 4th and 8th floors of the Heather building. It was recommended to schedule preventative summer maintenance for four units. The owners will be notified.

Rattling Noise 1st floor – National Hydronics have been informed that after few months of peace and quiet the rattling noise below the one unit of the first floor had started again as per owners complaints. They confirmed to attend the site on Wednesday, June 2 to inspect the issue. Quote for repair to follow.

Maintenance of Stones of the Exterior Walls – Heather Street – The original supplier of these stones will meet with Gateway Property Managers in the following week.

CORRESPONDENCE

Letter #4 – Chargeback letter was sent to the owner of unit on the 7th floor of Heather building for emergency repairs due to the water damage.

We wish to remind you to that it is prudent for strata owners to have adequate insurance that covers the improvements in the unit. In case of the damage that is caused by neglect or carelessness, when the cost is less than deductible, a strata owner who does not have the personal insurance is liable for any cost in his unit or common property that was damaged at that point.

Letter #5 – A letter was received from an owner of unit on the 10th floor regarding a proposal for the installation of automatic door openers for the doors that lead to/from the elevators and the underground parking. The Strata Council discussed the suggestion and concluded that there is no funds budgeted for such a major expense at this time.

Letters #6 to #9 – Letters were sent to four residents for not waiting for the garage gate to close.

Letter #13 – An anonymous letter was received regarding parking security. No action by Strata Council will be taken on anonymous correspondence.

Letter #14 – A letter was sent to the resident on 6th floor Avenue building for having no storage insurance for a vehicle parked in their parking stall.

Letter #15 – Response email was received from the owner on the 5th floor Heather building regarding complaint from a March 1, 2010 bylaw violation – garage gate. The Strata Council unanimously agreed to issue a minimum fine of \$50.

Letter #16 – A letter was received from the owner of the unit on the 7th floor, raising the issue of excessive dog hair and dirt continuing to accumulate on the 7th floor of the Heather building. The Strata Council unanimously agreed to send a letter to the offending suite.

Letter #17 – Further correspondence with the owner of the unit on the 10th floor regarding the water pooling on his patio. As this issue has been reviewed by the VVV Engineering, possible remedies will be further looked into.

Letter #18 – Response email was received from the owner of unit on the 3rd floor Avenue building, requesting that the fine issued for a bylaw violation be reduced to \$50. Strata Council discussed the circumstances and unanimously agreed to let the fine stand.

Letter #19 to #20– Letters were sent to the resident of the unit on the 5th floor Avenue building for continuous noise complaints and disturbance of the neighbors. The tenants responded that they are moving out.

Letter #21 – Email was received by the owner of unit on the 3rd floor Avenue building reporting a tailgating incident. Letter was sent to the resident who was identified to be the driver who tailgated.

NEW BUSINESS

Pumps Inspection – National Hydronics provided Service Report after their inspection on April 12, 2010. There are indications for some additional repairs and cleaning of the boiler. Quotes requested.

Amenity Room New Rule: It was brought to the attention of the Strata Council that the Amenity Room does not have clear rules regarding the procedure in case when the space is rented or booked for personal use. To avoid further confusion, it was decided that if the Amenity Room was booked to 10:00 p.m. (the latest time it can be booked to), then the Amenity Room will remain **OFF LIMITS** to **ALL** residents of Tapestry until the following day, **AFTER** the Resident Caretaker inspect the premises and re-opens the Amenity Room for resident's. It was moved, seconded and **unanimously carried** to approve this new Rule. See Bylaws and Rules attached to these minutes.

New Sign – As discussed at the last Annual General Meeting, an owner expressed concerns of the possibility that a child running from the park playground down the ramp into the courtyard could be hit by drivers exiting the parking lot, the Strata Council members had decided the following: A sign will be placed on the fence facing playground so that those who are about to use the stairs or walk down the ramp will be

able to see it. The wording on the sign will be simple and clear. It was moved, seconded and **unanimously carried** to approve the signage warning people to watch for the cars.

FINANCIALS

Operating Statements – There being no errors and omissions it was moved, seconded and **unanimously carried** to approve the operating statements for February, March, and April 2010 as circulated.

Arrears – The current arrears report was presented. The Strata Council was **very** satisfied with the extremely low level of outstanding amounts.

NEXT MEETING

The next meeting is scheduled for Wednesday, August 11, 2010 at 6:30pm in the community room in the Heather building (2821 Heather Street).

TERMINATION

As there was no further business, the meeting was adjourned at 9:00 PM.

Please retain at least 24 months of Strata Council and General Meeting minutes. Should you decide to sell or re-mortgage your suite, these minutes will be required by the potential purchaser or lending institute. The Property Management Company has copies of the minutes; however there will be a charge for obtaining a copy of the minutes.

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