

**MINUTES  
OF THE COUNCIL MEETING  
THE OWNERS STRATA PLAN BCS 1433  
ELECTRIC AVENUE**

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Held on Tuesday, April 25, 2006 at 6:30 pm  
Within the 2<sup>nd</sup> Floor Meeting Room

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<b>COUNCIL IN ATTENDANCE:</b>	Jason Upton Grace Chung Gary Chow Kevin Masse Patrick Wendt Dan Wilson Jahanzeb Khan	President Vice-President Treasurer
<b>GUEST:</b>	Ken McPherson	Resident Manager
<b>SENIOR PROPERTY MANAGER:</b>	Nathan Enns	Crosby Property Management Ltd.

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The meeting was called to order at 6:35 pm by the Council President, Jason Upton.

**RESIDENT MANAGER REPORT**

Resident Manager Ken McPherson was in attendance at this portion of the meeting to provide a summary of activities occurring within the building over the past month, the highlights being:

- Additional improvements have been made to log the number of the number of common area entranceways to improve overall security
- Repairs were completed to an amplifier in the Theatre Room.
- Several incidents of vandalism resulted in noted damage to several of the elevator cabs (this subject was discussed in greater detail under Business Arising)
- April 12<sup>th</sup>, it was noted that one of the existing heat exchangers was malfunctioning, and requiring repair, this was completed under warranty at no cost to the building.
- April 21<sup>st</sup>, Electrical trade corrected a problem of the lack of lighting and power to five (5) storage rooms from floors 19-23.

Additional comments were provided, noting that a number of separate occasions the problem of transient street people accessing the stairwells is still occurring, when discovered by the security service, these individuals are escorted out of the building.

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Residents are reminded to practice good security habits at all times, this includes not letting strangers into any sections of the building or parkade unannounced.

**APPROVAL OF COUNCIL MEETING MINUTES**

It was moved/seconded to approve the Minutes of the Council Meeting held March 28, 2006 as circulated. CARRIED.

**APPROVAL OF FINANCIAL STATEMENTS**

It was moved/seconded to accept the financial statements for the month of March, 2006. CARRIED.

The Council Treasurer, Gary Chow, suggested that as there is an excess of \$97,000.00 in the Contingency Reserve, that a portion (approximately \$50,000.00) be placed into an interest bearing account. Council was in agreement with this suggestion, and authorized Gary Chow to communicate with the controller at Crosby Property Management regarding this suggestion.

**REPORT ON UNAPPROVED EXPENDITURES**

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

**REPORT ON LITIGATION**

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

**BUSINESS ARISING FROM PREVIOUS MINUTES**

**Directives**

Directives from the Council meeting held on March 28, 2006 were reviewed and noted as having been completed, the highlights being:

**Common Area Rules**

Council discussed the proposed adoption of the common area rules, and after several noted amendments was in favour that these rules be accepted and implemented. Please see attached with these Council minutes the aforementioned common area rules.

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Common Area Deficiency Process

Council Member Dan Wilson confirmed that a number of common area deficiencies are in the process of being acted upon, Council was noting that a list will be maintained and monitored as further work is identified and completed.

Residential/Commercial/Joint Concerns

The Property Manager confirmed that efforts by Bosa Properties is underway to determine (by a 3<sup>rd</sup> party independent consultant) appropriate proportioning of electrical utility charges and water and sewage charges. It was also noted that the earlier efforts to reconfigure and redesign aspects of the rear loading area and recycling services are still under review.

11<sup>th</sup> Floor Odour Concerns

As referenced in the previous Council Minutes, an issue of concern has been identified regarding unwanted odours coming from a crawl space below the 11<sup>th</sup> floor units. This crawl space is a buffer between the commercial theatres and the residential section of the building. Council Member Dan Wilson provided comments in terms of the current efforts to identify and address these concerns, noting that work is on-going to both identify the nature of the concern (at this time it appears to be related to the installation of a waterproof membrane) and also in determining how best this issue of concern can be addressed. It was noted that the professional opinions received at this time indicate that these odours do not represent any health concerns.

Front Foyer Plant/Options

Council is in receipt of a proposal from a landscaping trade, suggesting that artificial shrubs be considered for installation in the decorative planter pots adjacent to the entranceways, this suggestion is being made because of the limited light levels. Council was in agreement that one sample only of this proposed artificial shrub be purchased and reviewed prior to further decision being made.

Building Identification Signage

Council was in receipt of a proposal for providing additional building identification signage at the entranceways. After some discussion it was agreed that the signage should read as "Electric Avenue Residences", and that this signage be placed on all four (4) entranceways to the building.

Elevator Damages

As reference in the Resident Managers' report, there have been several separate incidences of intentional damage to several of the elevator cabs. In both of these incidences, the damages were significant enough to result in insurable claims being made.

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Television Service/Elevator Cabs

As referenced in earlier Council Minutes, Council is presently considering a proposal from a company that would see the installation of 17" monitors being made into each of the five (5) existing elevator cabs, and that a closed circuit news type video service would be provided at no cost to the Strata Corporation. Additional services would include the installation of security cameras in all of the elevator cabs and also the ability for the Strata Council or Resident Manager to post electronic notices on these monitors thereby better informing the resident of Electric Avenue of events of interest within the building.

There is no cost or deposit required associated with this proposal, and after brief discussion, it was moved/seconded that the offer from INH Investment Inc. (as vetted by legal counsel on behalf of the Strata Corporation) be accepted. CARRIED. It is anticipated that this installation will take approximately one (1) month to be completed.

**CORRESPONDENCE**

Correspondence received was reviewed and responded to, several issues of concern to the general ownership, including:

- Noise issues continued to be an issue of concern affecting a number of residents. Residents are reminded to exercise the appropriate respect to neighbours rights to the peaceful enjoyment of their strata units. Residents are also reminded that noise must be of an excessive nature before a legitimate complaint can be considered, residents with any questions or concerns on this matter are asked to put their concerns in writing prior to contacting the Resident or Property Manager.
- Several complaints have been received regarding pet owners continuing to take their dogs onto the rooftop courtyards, this is a violation of the existing restrictions regarding this action.
- Residents are reminded to exercise caution when watering exterior plants on balconies or patios, excessive water should not be allowed to run off the balcony and drip down the side of the building, as this action results in a very real inconvenience for neighbouring residents.

**NEW BUSINESS**

Exercise Equipment Service Contract

Council requested that the Property Manager contact the trade responsible for providing the exercise equipment, and request that a service agreement be entered into whereby this equipment can be properly maintained and serviced.

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Security Service Concerns

Several Council Members expressed some concern with the current level of security services being provided, and requested that the Property Manager communicate with the Commercial Property Manager to ensure that these concerns are being properly addressed.

There being no further business, the meeting was adjourned at 8:00pm. The next meeting will be held on Tuesday, May 30, 2006 at 6:30pm.



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Nathan Eans  
Senior Property Manager  
CROSBY PROPERTY MANAGEMENT LTD.  
General Office # (604) 683-8900 (24 Hours)  
[www.crosbypm.com](http://www.crosbypm.com)

**Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.**

# **POSSIBLE R U L E S**

***for Strata Plan BCS 1433  
Electric Avenue***

***The enclosed Rules and policies have been adopted by your Strata Council to better enable residents to live in harmony using common sense and consideration for others. As a resident, it is extremely important that you read, understand and comply with the Rules and Bylaws of the Strata Corporation. In addition, residents are also responsible for their guests and visitors, and must ensure that they also adhere to the Rules and Bylaws of the Strata Corporation.***

## **DISCLAIMER**

- Use of all common areas and amenities implies agreement with the rules governing its usage.
- The Strata Council or building management reserves the right to deny use of the facilities to any individual at any time for non-compliance with these rules.
- The Strata Corporation shall not be held responsible for any actions, claims, demands, liabilities, loss, damage, injury or expense of any kind, including legal fees, which may result of use of the meeting room and amenities by any reason.

## **RULES OF THE MEETING ROOMS**

- **Hours of operation: 5:00 a.m. to midnight**
- **Use of the meeting room is for residents of Electric Avenue, and a maximum of twelve (12) guests, by reservation only with the Resident Manager. Guests of residents using the meeting room must at all times be accompanied by the resident.**
- **Refundable deposit of \$50.00, payable by cheque only, which will be returned upon confirmation the meeting room has no damage and the area is clean. Any additional costs related to the clean up and/or repair of the meeting room in excess of the \$50.00 deposit will be billed directly to the individual's strata unit.**
- **The meeting room can be booked in a six (6) hour block only, up to a maximum of four (4) times a month per resident. Exceptions apply to last minute bookings on availability for same day.**
- **No animals are allowed in the meeting room.**
- **Report any damages to the Resident Manager immediately.**

## **RULES OF THE LOUNGE**

- **Hours of operation: 5:00 a.m. to midnight**
- **Use of the lounge is for residents of Electric Avenue, and a maximum of fifty (50) guests, by reservation only with the Resident Manager. Guests of residents using the lounge must at all times be accompanied by the resident. Use of the kitchen must be booked separately.**
- **City of Vancouver bylaw requires minimum noise disruption between the hours of 10:00 a.m. and 7:00 a.m. Monday to Saturday and 10:00 a.m. to 10:00 a.m. Sundays and holidays.**
- **Refundable deposit of \$50.00, payable by cheque only, which will be returned upon confirmation the lounge has no damage and the area is clean. Any additional costs related to the clean up and/or repair of the lounge in excess of the \$50.00 deposit will be billed directly to the individual's strata unit.**
- **The lounge can be booked in a six (6) hour block only, up to a maximum of two (2) times a month per resident. Exceptions apply to last minute bookings on availability for same day.**
- **No animals are allowed in the meeting room.**
- **Occupants are not to exit via the alarmed emergency exit.**
- **Report any damages to the Resident Manager immediately.**

## **RULES OF THE FITNESS AREA**

- **Hours of operation: 5:00 a.m. to midnight**
- **Use of the fitness area is for residents of Electric Avenue, and a maximum of one (1) guest, only. Guests of residents using the fitness area must at all times be accompanied by the resident.**
- **No persons under the age of fourteen (14) are permitted in the fitness area, unless accompanied by an adult nineteen (19) years or older. For safety reasons, no children under the age of ten (10) are allowed on the gym equipment.**
- **No animals are allowed in the fitness area.**
- **Proper footwear must be worn at all times.**
- **Wipe down and return equipment to its proper location after use.**
- **No equipment may be removed from the fitness area.**
- **Personal audio devices only. No stereos permitted.**
- **Report any fitness equipment malfunctions and/or damage to the Resident Manager immediately.**

## **RULES OF THE MEDIA ROOM**

- **Hours of operation: 5:00 a.m. to midnight**
- **Use of the media room is for residents of Electric Avenue, and a maximum of eighteen (18) guests, by reservation only with the Resident Manager. Guests of residents using the meeting room must at all times be accompanied by the resident.**
- **Refundable deposit of \$50.00, payable by cheque only, which will be returned upon confirmation the media room has no damage and the area is clean. Any additional costs related to the clean up and/or repair of the media room in excess of the \$50.00 deposit will be billed directly to the individual's strata unit.**
- **The media room can be booked in a four (4) hour block only, up to a maximum of two (2) times a month per resident. Exceptions apply to last minute bookings on availability for same day.**
- **No animals are allowed in the media room.**
- **Report any damages to the Resident Manager immediately.**

## **RULES OF THE GARBAGE & RECYCLING ROOMS**

- *Hours of operation: 24 hours*
- *Use of the disposal area is for residents of Electric Avenue and their personal waste only.*
- *Only materials designated as “recyclable” are to be deposited in the recycling bins. Please ensure that all materials are sorted properly.*
- *Garbage for disposal in the compactor must be securely bagged.*
- *No construction materials are allowed to be placed within the compactor.*
- *Cardboard boxes are to be flattened and put in the container marked for their disposal.*
- *Larger items, such as personal furnishing, are not to be left in the disposal area. Please contact the Resident Manager for alternate means of disposal of these items.*
- *Report any compactor malfunctions and/or damage to the Resident Manager immediately.*

## **RULES OF THE LOCKER ROOMS**

- *Hours of operation: 5:00 a.m. to 11:00 p.m.*
- *Fire regulations prohibit the storage of items within two (2) feet of a sprinkler.*
- *Do not store perishable, volatile, or valuable items in your locker.*
- *All items must be stored within your storage locker. Any items found stored outside of the enclosed storage locker will be removed and disposed of immediately.*
- *Report any theft and/or suspicious activity to the Police, or damage to the Resident Manager immediately.*

## **SECURITY**

- *Do not let strangers into the building, including parkade.*
- *Residents must use their own fob when entering or exiting the parkade.*
- *Pause after entering or exiting the parkade until the gate closes fully.*
- *Lost keys and/or fobs should be reported to the Resident Manager immediately.*
- *Suspicious activities should be reported to the Police and/or Resident Manager immediately.*

### **SMOKING**

- ***Smoking is not permitted in the lounge, media room, meeting room(s), parkades, common hallways and stairwells.***

### **GENERAL**

- ***Appliances, such as dishwashers, washers and dryers, vacuum cleaners and/or garburators, shall be used at reasonable hours, so as not to disturb other Strata unit owners.***
- ***Appliances must not be left running when residents are not at home.***
- ***No mats or other items are to be placed or left in common area hallways.***

### **CITY OF VANCOUVER NOISE BYLAW**

- ***City of Vancouver bylaw requires minimum noise disruption between the hours of 10:00 p.m. and 7:00 a.m. Monday to Saturday and 10:00 p.m. and 10:00 a.m. Sundays and holidays.***
- ***Call 911 for Police for violations. Strata Bylaw fines apply for violations to the City of Vancouver Noise Bylaw.***

### **GARDEN PATIOS**

- ***Hours of access: 7:00 a.m. to 10:00 p.m.***
- ***No animals are allowed on the garden patios***

### **HOLIDAY DECORATIONS**

- ***Cut Christmas trees are not permitted in the building whatsoever.***
- ***Holiday lights in windows and/or on balconies, decorations and/or wreaths on common area doors of suites, are permitted only between December 1 and January 15, and must not detract from the overall aesthetics of the building. All lights, decorations and/or wreaths must be removed no later than January 15.***