

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

Held on Tuesday, August 29, 2006 at 6:30 p.m.
Within the 2nd Floor Meeting Room

COUNCIL IN ATTENDANCE:	Gary Chow Kevin Masse Patrick Wendt Dan Wilson	Treasurer
REGRETS:	Jason Upton Jahanzeb Khan Grace Chung	President Vice-President
GUEST:	Morgan Williams	Unit #1131
RESIDENT MANAGER:	Ken McPherson	
SENIOR PROPERTY MANAGER:	Nathan Enns	Crosby Property Management Ltd.

The meeting was called to order at 6:35 p.m. by Council member, Patrick Wendt.

GUEST BUSINESS

The owner of unit #1131 was in attendance at this portion of this evening's meeting to discuss ongoing concerns regarding unwanted items being thrown on to his exterior balcony deck. Physical examples of numerous cigarette butts, candy wrappers and miscellaneous garbage were presented for physical confirmation of these concerns. Council was most sympathetic of the frustration expressed, and the subject was discussed in greater detail under Correspondence.

CARETAKER BUSINESS

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

- permanent fastening of an exterior satellite cable belonging to the Paramount Theatres is being completed this week.
- ongoing "target hardening" of common area doors located in the parkade levels and 2nd floor locker room are continuing.
- work on the necessary venting of the 11th floor crawl space is almost being completed. Council noted that the installation of a venting fan on the west side of the building has resulted in some additional issues of concern, these were discussed under New Business.
- a number of minor issues of concern regarding properties of the parkade have been identified, these issues include several uninsured vehicles being kept in the parkade, several vehicles leaking

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excessive amounts of motor fluid, and some residents storing items of a personal nature have been noted. The Resident Manager confirmed that these areas are being monitored more aggressively, and warning letters regarding these aforementioned inappropriate actions are being provided as necessary.

- Ken concluded his comments by stating a number of unscheduled moves and deliveries are still continuing, residents should know that these actions may interfere with scheduled elevator bookings and can be especially inconvenient if they are occurring at busy times of the day, or conflicting with other residents' scheduled move and reservation of the said elevators.
- on August 3rd, 2006 a flood on the theatre resulted in a minor water leak affecting the ceiling of the Smithe Street foyer. Necessary repairs will be completed at no expense to the Strata Corporation.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held July 25, 2006 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

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

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 July 25th, 2006 were reviewed, the highlights being:

Elevator repairs

The Property Manager confirmed that necessary replacement of damaged glass to the elevator cabs has been replaced. Council noted with some satisfaction that cost associated with this repair was significantly less by using an outside trade, rather than the elevator company.

Common area electrical costs/Appportioning

The Property Manager confirmed that a second opinion regarding the proposed apportioning of common area cost shared between the commercial and the residential owners, is in the process of being reviewed. Further comments and verification are expected shortly.

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Exterior building maintenance proposals/quotations

The Property Manager informed Council that alternative quotations regarding the necessary inspection of the building envelope, including a proposed maintenance program have yet to be received. This subject was tabled for further discussion at the next scheduled Council meeting.

Common area carpet cleaning

Three quotations were provided for Council's consideration, after some discussion it was agreed that the quotation as provided by Servicemaster was the preferred quotation. Council was in agreement that a comprehensive cleaning of all common area carpets be scheduled as soon as possible and that a proper carpet maintenance program be entered into, to ensure that these carpets are being properly maintained throughout the year.

Landscaping

As requested, an additional quotation was provided for Council's review. After some discussion on this matter it was agreed that the services as provided to date by Para Space Landscaping, were of a satisfactory nature, and being provided at a reasonable price. Council was therefore in agreement that a renewal contract with the existing landscaping trade be signed, and that services continue for an additional year.

Security upgrade/Additional quotations

The Property Manager confirmed that additional quotations have been received regarding possible security improvements, specifically to the parkade area of the property. These will be tabled and presented for further consideration at the next scheduled Annual General Meeting.

CORRESPONDENCE

Correspondence received was reviewed and responded to as required. Council noted with some satisfaction that individuals disposing of personal furnishings in the garbage room (despite signage to contrary) are being identified, and fined accordingly. These fines will assist in some degree to offsetting the cost of the extra call outs necessary to have these personal items removed.

Residents are reminded to not dispose of personal items in the garbage room area. Residents requiring any assistance on disposing of personal items are asked to call a trade directly, or contact the Resident Manager for further assistance.

As discussed earlier, a number of owners in the lower floor units are being inconvenienced by some residents' continued practice of washing exterior balconies, or disposing of personal effects (cigarettes butts, miscellaneous garbage, etc.) from balcony units higher up within the building.

Residents are reminded that the drains in exterior balconies are intended for rain water only, in that they drain down on to neighbouring balcony decks. Any efforts to wash a balcony deck, should be done by first temporary plugging this drain and mopping up any excessive wash water with a mop or a sponge. Residents are also reminded that disposing of any type of items from a balcony deck, particularly cigarette butts, is inappropriate, and is prohibited by Strata Corporation bylaws. This action can result in a very real fire hazard, in that cigarette butts often get blown back into the building, and can land on patio furniture or potentially inside an owner's unit, therefore representing a very real fire hazard.

NEW BUSINESS

Exercise room improvements

The Property Manager confirmed a cable service has been extended to the exercise room, and to the party room on the 2nd floor level. Council discussed the option of purchasing television sets to be installed and used in these areas, although it was agreed that this subject be tabled for further discussion at a future meeting.

The Property Manager was requested to receive a quotation regarding the possible purchase of televisions (in said rooms).

Ventilation vent/11th Floor crawl space

As reference earlier, the efforts by the developer to address the issue of excessive odours emitting from membrane installations on the 11th floor crawl space, have resulted in a venting fan being installed on the west side of the building exterior. Council members, Patrick Wendt and Kevin Masse noted however that with this installation these odours are now finding their way into a common area hallway through a venting window which is located immediately adjacent to this newly installed fan. This issue of concern may also potentially affect a number of residents' units adjacent to this fan. Assurances were provided by the developer's representative, Dan Wilson, that these accumulated odours, should be of temporary nature only, it was suggested that the situation be monitored, over the weeks ahead in an effort to confirm that these odours are in fact are decreasing and will ultimately dissipate completely. Council was accepting this suggestion, and agreed to monitor such situation over the next 30-day period.

Elevator damage

Council was aware that a recent incident occurred whereby an elevator malfunction resulted in an individual being entrapped within the elevator for a period of time. While the time of this entrapment was not long, and the elevator trade was being dispatched in an appropriate manner, the individual inside created significant damage to the elevator cab by attempting to forcibly open the elevator doors. Council viewed this action as inappropriate, and was in agreement that any cost resulting from this activity would be considered the owner's responsibility.

Residents are reminded that an emergency protocol system exists in the unlikely event of any temporary entrapment within an elevator cab. Simply by pressing the emergency button, voice contact with the monitoring company will be made, and arrangements will be made for an emergency trade response.

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Landscaping concerns

The Property Manager was requested to ensure that the individual plants planted on the “inside corners of floors” of floors 11th through 19th be managed, and weeded as necessary, either by the landscapers, or the managerial staff.

Exterior entrance maintenance

Council noted that some additional efforts should be undertaken to ensure the entrance ways to the main floor foyers are kept clean and presentable at all time. Such actions would include, ensuring that the planters are not over watered (resulting in unsightly staining of the entrance way) and that these areas are washed down on some regular basis to ensure that dust and accumulated grime is kept to a manageable level.

Bylaw review

Council was in agreement that the process of reviewing and potentially proposing bylaw amendments be included in the Agenda for the next scheduled Council meeting.

Common area deficiencies

Council was in agreement that the process of identifying common area deficiencies be included for discussion at the next scheduled Council meeting.

There being no further business, the meeting was adjourned at 8:00 p.m. The next scheduled Council meeting will be held on Tuesday, September 26, 2006 at 6:30 p.m.



Nathan Enns
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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.