

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

Held on Tuesday, February 28, 2006 at 6:30 p.m.
Within the 2nd Floor Meeting Room

COUNCIL IN ATTENDANCE:	Jason Upton Grace Chung Gary Chow Jahanzeb Khan Kevin Masse Patrick Wendt	Council President Vice President Treasurer
REGRETS:	Dan Wilson	
GUESTS:	Bert Wong Ken McPherson	Asenda Systems Inc. Resident Manager
SENIOR PROPERTY MANAGER:	Nathan Enns	Crosby Property Management Ltd.

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

GUEST BUSINESS

Mr. Bert Wong, President of Asenda Systems Inc., was present at this portion of the meeting in order to give a presentation on providing an electronic (internet) service to residents of Electric Avenue, whereby Strata information such as published Council minutes, budgets and Bylaws could be made available to owners. Council listened with interest to this presentation and asked a number of questions, specifically:

- Concerns regarding confidentiality or privacy were properly addressed.
- The Strata Council was assured that there were no costs associated with this involvement, as the company generates a revenue through associations with independent advertisers.
- The offer (if accepted) would be completely voluntary, and up to individual owners to participate.

Following this presentation, Mr. Wong excused himself from the balance of the meeting. Council agreed that the proposal had merit and was worth pursuing, and was in agreement that for a trial period of one month, sample information would be uploaded to the system, and that individual Council members would subscribe to this service to determine its overall value and usefulness. Based on the results forthcoming, a further decision regarding broader implementation to the entire ownership of the building would be considered.

RESIDENT MANAGER REPORT

Resident Manager Ken McPherson was in attendance at this portion of the meeting to provide a brief summary of activities occurring within the building over the past month. Council was in receipt of weekly reports as provided throughout the month, several of the highlights including:

- Several minor incidents of vandalism to common areas have been noted over the past month, these have been properly repaired.
- Ongoing security improvements to a number of common area doors has been ongoing.
- Noise complaints regarding inappropriate actions by several residents within the building have been received; these have been responded to aggressively, and Council noted with satisfaction that in several instances, evictions of inappropriate tenants has already taken place.

- Paint touch-ups to several common area walls and trim have been noted and acted upon. *Council was in agreement and appreciative of the Resident Manager's offer that minor paint touch-ups be completed on an ongoing basis through the joint efforts of the Assistant and Resident Managers.*
- It was noted with some concern that a non-functioning amplifier from the media room has not yet been returned, this meaning that the media room has not been operational for a period approaching one month. *Council expressed dissatisfaction with this status, and requested that extra efforts be made to have this piece of equipment returned as quickly as possible or to have an alternative piece of equipment provided as a 'loaner'.*
- Several deficiencies have been noted regarding electrical breakers, as well as problems relating to the enterphone. These issues of concern have been attended to by the installing trades responsible.
- Novus Cable has now completed its installation in the building, and will be providing a 'presentation', whereby owners interested in this alternative cable service may attend. Notices for this event will be posted accordingly.

Ken concluded his report by stating that the recent addition of a new Assistant Manager, Roger Haddon, has been a positive change. Council echoed this observation, and encouraged all residents to introduce themselves to Roger at their convenience.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held January 17, 2006, as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to accept the financial statements for the months of December, 2005 and January, 2006. CARRIED.

The Property Manager noted that a number of owners are still in arrears (not paying) in respect of their monthly maintenance fees. Efforts are ongoing to, if necessary, personally contact these individual owners to ensure that payments are being received in a timely manner.

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 January 17, 2006 were reviewed and noted as having been completed, the highlights being:

Common area signage

Council noted with satisfaction the existing signage that has been installed to date. Council was in agreement that additional signage, cautioning owners as to the "quick operation of the parkade gate" be installed.

Regarding possible main signage for the residential entranceways, Council was provided with a draft proposal, but was in agreement that further alternative options be considered. Council President Jason Upton agreed to assist in this effort.

Common Area Rules/update

Council was in receipt of proposed Common Area Rules, and was in agreement that these be discussed further, prior to a final decision being made.

Bylaw amendments

Council was in receipt of proposed Bylaw amendments, and was in agreement that further conversation on this subject be tabled until such time as the Common Area Rules have been agreed and adopted, noting that Bylaw amendments would be a subject to be presented to the general ownership for general ratification at the next scheduled General Meeting. Special thanks were extended to Patrick Wendt for his efforts in this regard.

Developer issues

Several issues of concern have arisen, these being:

- An earlier effort to have the parking configuration of the loading bay modified so as to ensure that access to the compactor is always provided, and that access by residents to the garbage room is appropriate, is still outstanding, pending further response from the commercial section.
- Several issues of concern have been noted with the parkade gate to the residential section, the primary concern being that the gate was in fact installed 'backwards', with the mechanical chain and operation assembly being accessible on the non-secured side of the gate. The Property Manager noted that this installation is necessary because of existing infrastructure of the parkade ceiling, but noted that several improvements were possible that would properly address this security concern. The primary solution would be the installation of a magnetic lock on the base of the parkade gate, that would prohibit any unauthorized access into the residential section of the parkade. Council was in agreement with this proposal, but requested that the developer be approached with the request to be responsible for this upgrade, as a result of the necessary configuration of the gate installation.

CORRESPONDENCE

Correspondence received was reviewed and responded to by Council.

Council notes that a number of the letters received still relate to issues of noise complaints, and would remind all residents of Electric Avenue that "when living in a condominium environment, it is appropriate that owners and residents be respectful of neighbours' rights to peaceful enjoyment of their Strata units." This expectation is taken seriously by the Strata Council, and complaints (where corroborated) will result in strong action, including fines, and/or requests for evictions for non-compliance.

Residents are also reminded to contact the Management Company or the Resident Manager regarding any requested insuite renovation activity.

Residents are also reminded that exterior balconies are not to be used for the storage of personal effects (such as boxes, cabinets, bicycles, etc.). Only patio-style furniture is permitted on these exterior balconies.

NEW BUSINESS

Security improvements

Council was in receipt of a quotation in respect of the possible installation of several cameras in the main floor common area foyers, one camera on the hallway of the second floor amenity rooms, and cameras within the elevator cabs. The cost of installing four cameras on the main floor foyer and on the second floor hallway was \$6,000.00, and (pending additional quotation), Council was in agreement that these upgrades be authorized to proceed. The cost of installing cameras in the elevators was approximately \$10,000.00, although the Property Manager noted that an additional \$10,000.00 may be required if additional cabling was found to be necessary.

Council was in agreement that no action be taken on this possible upgrade, and that this subject be tabled for further review.

Pull station covers

Council was in agreement that Lexon covers be purchased and installed over several of the fire pull stations located on main floor foyers, this in response to several false alarms having been generated as a result of these stations being inappropriately activated.

Thermostat covers

Council was in agreement that Lexon covers be purchased and installed on a number of the common area thermostats; this in response to a number of incidents where residents are inappropriately altering the existing temperature settings on these individual thermostats.

Common area improvements

Council members Kevin Masse and Grace Chung presented for Council's consideration several proposed improvements to common area amenity rooms, specifically:

- Possible installation of an additional door on the second floor lounge room, in an effort to provide additional acoustical insulation for residents located adjacent to the lounge area.
- Suggestion that the door to the kitchen be locked so as to better control use of this facility.
- That notice boards be placed in the amenity rooms to ensure that appropriate janitorial and security inspections are occurring.

Council was in agreement with these suggestions, noting that a quotation for the possible installation of an additional door be provided for further review by Council prior to any final action being taken.

There being no further business, the meeting was adjourned at 9:10 p.m. The next meeting will be held on Tuesday, March 28, 2006 at 6:30 p.m.



Nathan Enns, Property Manager
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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.