

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

Held on Tuesday, January 17, 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 Dan Wilson	Council President Vice President Treasurer
GUESTS:	Reuben Moses Ken McPherson	Novus Entertainment 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. Reuben Moses, a representative of Novus Entertainment, was present at this portion of the meeting, in order to provide a presentation on an alternative cable and internet service. Council was told that a high quality alternative cable and internet service could be made available for residents at no additional cost to the Strata Corporation. As an additional incentive, services to the Manager's office and common areas (media room) would be offered free of charge, and a revenue sharing program, whereby the Strata Corporation would receive 2.5 % of all revenues generated from participation within the building would be realized.

Following this presentation, Mr. Moses removed himself from the balance of the meeting, whereupon it was moved/seconded to accept the services as proposed. **CARRIED.**

Residents should watch for notices regarding this alternative service being made available in the weeks ahead.

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:

- owners on the Smithe Street side of the property on the 11th floor have emergency access panels to a crawl space below their units. Council recognized that it would be appropriate that these owners be notified of this fact, and of the possibility of access being required for maintenance or emergency work.
- clarification on how the amenity rooms are to be scheduled was requested. This subject was discussed in greater detail under 'Business Arising'.

- concern was expressed regarding necessary improvements to the loading area in the back lane. This subject was discussed in greater detail under 'Previous Business'.
- there have been ongoing intermittent problems with the fire panels over the past month; these problems when being identified are being properly addressed.
- it was noted that a number of the storage lockers assigned to the studio apartments were incorrectly assigned. This is an issue of concern for the developer to address, and these issues have been forwarded accordingly.
- over the holiday period, several complaints were received regarding excessive noise and/or inappropriate actions by residents within the building. *The Property Manager confirmed that these incidents of concern were noted, and that an anticipated protocol in responding to these concerns would be; first offence – a warning letter; second offence – a fine of between \$50 and \$100; third offence – a fine of between \$100 and \$200.*

Residents are reminded to become acquainted with the building Bylaws and ensure that they are being properly complied with.

- concern was expressed regarding the Assistant Manager, Evgueni Kmet. This subject was discussed in greater detail under 'New Business'.

Following this report, Ken excused himself from the balance of the meeting.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held November 24, 2005, as circulated. CARRIED.

APPROVAL OF DECEMBER, 2005 FINANCIAL STATEMENTS

As financial statements for the month of December 2005 were not yet available, it was agreed to defer acceptance until the next scheduled Council meeting. The Property Manager confirmed that the final closing of the interim financial period (October and November, 2005) will be delayed until such time as all expenses incurred during this period have been realized and accounted for.

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 November 24, 2005 were reviewed and noted as having been completed, the highlights being:

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Building signage

Additional signage for the front entranceway, the parkade entrance to the resident section and the garbage and recycling room was decided upon and purchased. Council member Patrick Wendt noted that, of the existing signage received, several additional modifications can be anticipated. Council was in agreement that these individual items be further reviewed and agreed upon prior to being implemented. Council noted that commercial signage in the P2 level has been modified to reduce the previous level of confusion, whereby commercial guests occasionally ended up in the residential section of the parkade. Council was also in agreement that efforts should continue to develop signage that more clearly defines the residential entranceways of both foyers.

Common area rules

In response to concerns raised by the Resident Manager, Council agreed upon the following additional Rule:

- all bookings of the meeting room and social lounge are limited to two requests per resident owner per month. Residents may, on occasion, use these rooms more frequently, should these rooms not have been previously booked (same day booking restrictions will apply).

In respect of the exercise area, Council was in agreement with the following restrictions:

- proper exercise wear, including footwear, must be used at all times
- personal music devices only (no ghetto blasters allowed)
- no food allowed
- no pets allowed

Council was in further agreement that Council members Kevin Masse and Grace Chung act as a Rules Committee, and provide a draft of proposed additional Rules affecting the use of common areas, to be considered by Council at the next scheduled Council meeting.

Council mail/protocol

Council noted with satisfaction that Council mailboxes have been installed in both mail rooms. Residents with any questions or concerns are asked to put these in writing to the attention of the Property Manager or the Strata Council.

Website/options

Council was in receipt of a proposal from an independent service which is proposing a website service for the Strata ownership. Council expressed an interest in this proposal, and requested that a representative from this contractor be invited to attend the next scheduled Council meeting, whereby this service could be discussed in more detail.

Parkade signage

As referenced earlier, changes have been made to improve signage in the parkade area, both in an effort to improve security, and to ensure that non-residents do not inadvertently find themselves in the "residential section" of the parkade.

Residents using the residential parkade are strongly encouraged to stop and wait for the gate to close behind them at all times while entering the parkade. This security practice is in the best interests of all residents within the building.

Garbage issues/signage

As referenced earlier, proper access to and use of the garbage and recycling rooms has been an issue of concern. A letter has been forwarded to the developer requesting that the parking signage adjacent to the garbage rooms be re-applied, to ensure that no blocking of the compactor service door or the entrance door to the garbage rooms will occur. The Property Manager confirmed that a positive response has been received, and that these changes can be anticipated in the weeks ahead.

The Property Manager also confirmed that ongoing efforts to keep these rooms in a neat and tidy appearance, seems to be working. It was further noted that the Resident Manager had scheduled for a "miscellaneous trash" pick-up several weeks prior, in an effort to deal with items that cannot be properly dealt with by normal disposal means. By all accounts, that effort was a success, and it can be anticipated that future such "events" will be scheduled throughout the upcoming year.

CORRESPONDENCE

Correspondence received was reviewed and responded to by Council. As referenced in the Resident Manager's report, several incidents over the holiday season were resulting in letters of concern being forwarded to individual residents/owners. Residents are reminded that the Bylaws of the Strata Corporation must be adhered to. Council was of the unanimous opinion that letters of concern, and where appropriate, fines, be levied for flagrant misuse or disregard of these Bylaws.

NEW BUSINESS

Service quotations

Several service quotations were provided for Council's benefit, specifically:

– Fire Safety

A quotation for service by Edwards Security was provided for Council's consideration. The Property Manager confirmed that as the commercial and residential portions of the building are integrated, and serviced by the same system, and as Edwards was the installing trade, and has already been contracted to provide service by the commercial section, that it would be in the residential owners' best interest to also arrange for Edwards to be used as the service provider for the fire safety systems within the residential portion of the building. Council was accepting of this recommendation, and authorized a service contract to be entered into.

– Mechanical Service

Several quotations were provided for Council's consideration, one from National Hydronics and one from Latham's Mechanical. Upon review of the contracts provided, the quotation as provided by Latham's Mechanical was considered to be the superior proposal, and it was therefore moved/seconded to accept the Latham's service proposal as presented. CARRIED.

Assistant Manager concerns

Council is aware of ongoing issues of concern relating to the job performance of the Assistant Manager. The Property Manager confirmed that these concerns, as originally identified a number of weeks earlier, have not been improved upon, and that it is therefore being recommended that a change be made. After a brief discussion on this matter, it was moved/seconded by Strata Council that a change in the position of Assistant Manager be made. Residents may note that over the next few weeks, the scheduled Resident Manager office hours may be modified somewhat to accommodate this necessary change-over.

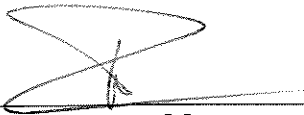
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Insuite condensation issues/dryer duct issues

Council member Patrick Wendt encouraged all residents to read carefully the homeowners manual provided, to ensure that issues such as excessive insuite condensation issues are properly addressed, and also noted that dryer ducts servicing individual dryer units, should be inspected and where possible cleaned on a regular basis (this being done to avoid excessive lint build-up, and potential resultant moisture concerns).

The Property Manager confirmed that a cleaning of all dryer vents within the building would be scheduled on a recurring basis going forward.

There being no further business, the meeting was adjourned at 8:30 p.m. The next meeting will be held on Tuesday, February 28, 2006.



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.