

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

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Held on Tuesday, July 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 Gary Chow Jahanzeb Khan Kevin Masse Patrick Wendt	President Treasurer
<b>REGRETS:</b>	Grace Chung Dan Wilson	Vice-President
<b>GUEST:</b>	Roy Grinshpan Ken McPherson	Owner: #1226 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 p.m. by the Council President, Jason Upton.

**GUEST BUSINESS**

The owner of Unit #1226 was in attendance at this evening's meeting as a guest observer.

**RESIDENT MANAGER REPORT**

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:

- several incidences of inappropriate activity occurring in the late evening hours on the rooftop gardens have been noted. These incidents are being further investigated.
- necessary repairs to the condenser (which provides air conditioning to the exercise room) have been completed under warranty
- modifications to the security cage containing the theatre projector appeared to be making a positive difference regarding the previously noted overheating issue.
- there is an ongoing concern regarding several of the commercial tenants' ongoing use of the recycling bins, which are intended for residential use only
- during this period there were several break-ins to vehicles parked in the underground parkade
- necessary repairs and repainting efforts have been made to various areas within the building

**APPROVAL OF COUNCIL MEETING MINUTES**

It was moved/seconded to approve the Minutes of the Council Meeting held June 27, 2006 as circulated.  
**CARRIED.**

**APPROVAL OF FINANCIAL STATEMENTS**

It was moved/seconded to accept the financial statements for the month of June, 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 on June 27, 2006 were reviewed, the highlights being:

11<sup>th</sup> floor crawl space issues/unwanted odours

Further to the earlier identified concern regarding odours emanating from a crawl space below the 11<sup>th</sup> floor residential units, the following actions were noted:

- July 6 : a trade was onsite investigating the issue and how it might be addressed
- July 20 : additional trades brought onsite, and a scope of work prepared
- July 25 : it was confirmed that the necessary improved venting to address these odours (which are relating to the waterproofing membranes which have been applied) will be undertaken and should be completed during the first week of August , 2006

Exterior building maintenance quotations

The Property Manager confirmed that additional quotations for the inspection of the exterior building envelope have yet to be received. Council was therefore in agreement that this subject be deferred until the next scheduled Council meeting.

Satellite service cable/Paramount Theatres

After a brief discussion, it was moved/seconded to accept the request as presented by Paramount Theatres (whereby an exterior cable attaching a rooftop satellite would be properly fastened to the exterior side of the building) with the understanding that Paramount Theatres would be responsible for any future maintenance or repairs of this aforementioned cable. CARRIED.

Security upgrades

Council was in receipt of several proposals for the installation of additional cameras throughout common areas within the building (primarily the parkade and parkade foyers), and the installation of "panic stations", which could be used by residents in the advent of an emergency.

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As the costs associated with these possible upgrades is quite significant (approximately \$30 - 40,000.00), Council was in agreement that this subject be deferred and presented to the owners for their formal consideration at the next scheduled General Meeting. The Property Manager was asked to receive additional quotations regarding several aspects of these proposals, in an effort to better determine options available.

Claimed mechanical deficiencies

Council noted that a summary report of claimed common area mechanical deficiencies had been received by the building's mechanical service trade. The Property Manager confirmed that this report had been forwarded through to the developer for their review and response.

**CORRESPONDENCE**

Correspondence received was reviewed and responded to by Council. Several issues of interest to the general ownership included:

- noise complaints regarding inappropriate actions by residents within the building continues to be a common issue of concern.

**Residents are reminded to be respectful of their neighbours' rights to peaceful enjoyment of their Strata unit at all times; non-compliance with this expectation will result in action (including fines) being taken by the Strata Council as considered necessary.**

- several letters of request were received regarding access to the rooftop gardens past the scheduled hours of use during the upcoming firework nights. Council discussed this subject in some detail, and was in agreement that access to the 19<sup>th</sup> floor common area rooftop would be permitted after-hours during these special event nights. Council was in agreement that a security service be contracted to provide monitoring services. The appropriateness of this action will be further reviewed by Council at the next scheduled Council meeting.

**NEW BUSINESS**

Elevator damage

Council noted that one elevator cab still has minor damage (a broken glass panel) that is requiring replacement, and instructed the Property Manager accordingly. Council expressed satisfaction with the recently installed monitors and security cameras, noting that the elevator cabs have remained much cleaner during the recent weeks.

Carpet cleaning quotations

Several quotations for the cleaning of common area carpets was received. Council requested that an additional quotation be received prior to making a formal decision.

Landscaping renewal

Council was in receipt of a renewal contract from ParaSpace Landscaping, the trade currently providing services to the Strata Corporation. Council, while satisfied with the level of services being provided, was in

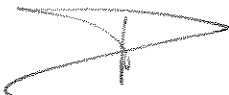
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agreement that additional quotations be provided to ensure that the Strata Corporation is receiving value for services rendered.

On a related subject, Council was in agreement that live flowers be purchased and installed on the decorative planters located on the Smithe Street entrance foyer.

There being no further business, the meeting was adjourned at 8:00 p.m. The next meeting will be held on Tuesday, August 29, 2006 at 6:30 p.m. within the 2<sup>nd</sup> Floor Meeting Room.



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Nathan Enns  
Senior 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.**