

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

Held on Tuesday, June 27, 2006 at 6:30 pm
Within the 2nd Floor Meeting Room

COUNCIL IN ATTENDANCE:	Jason Upton Grace Chung Gary Chow Jahanzeb Khan Kevin Masse Patrick Wendt Dan Wilson	President Vice-President Treasurer
GUEST:	Ken McPherson	Resident Manager
OWNER:	Unit #1808	
SENIOR PROPERTY MANAGER:	Nathan Enns	Crosby Property Management Ltd.

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

GUEST BUSINESS

The owner of Unit #1808 was in attendance at this portion of this evening's meeting to express concern regarding recent break-in activity in the parkade. Council was accepting of the concerns expressed, and was in agreement that this is an issue of priority, and noted that additional security improvements have, where possible, been acted upon, and that additional quotations are being received that would see a possible installation of a significant number of additional cameras. Council also noted that quotes are being received to have a number of "panic alarm stations" installed in appropriate locations throughout the parkade.

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. Council noted with some satisfaction that several earlier-noted "problem tenants" have now been removed from the building.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held May 30, 2006 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

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

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Council Treasurer Gary Chow noted that a significant operating surplus is accumulating. After a brief discussion on options available, it was moved/seconded that up to \$100,000.00 be invested in short-term (30-60 days) GICs, whereby a better return of interest will be realized for the Strata Corporation. 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 May 30, 2006 were reviewed, the highlights being:

Elevator security upgrades

Council noted with satisfaction that the earlier-approved monitors and security cameras have now been installed in the elevators. It is anticipated that the closed-circuit video service will be commencing shortly. Council noted that with the additional cameras being installed in the elevators, that improved levels of security have now been provided to the building.

Exterior building maintenance quotation

The Property Manager noted that additional quotes, as earlier requested, have not yet been received on this subject. Further discussion was tabled until the next scheduled Council meeting.

Shared electrical costs

The Property Manager provided a third party independent report for Council's consideration, which analyzed and suggested an appropriate cost-sharing of the electrical meter serving common areas to both the residential and commercial sections of the building. The noted split in billing was proposed to be 78% residential with 22% retail, the Property Manager noting that the projected figures do still coincide with the budget amounts allocated.

Council, while accepting of this proposal, was in agreement that a further confirmation by a trade contracted by the Strata Council be authorized, to ensure the report's accuracy.

Window washing issues

Council noted that the washing of the property's exterior windows is now almost complete. Several issues of minor concern were noted during this process, specifically:

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- A significant amount of construction-related extra cleaning effort has been noted as necessary. As discussed earlier, the Council was in agreement that a portion of these costs be considered the developer's responsibility.
- During the cleaning effort, several concerns were noted with the roof anchor system as provided. These have been identified, and are in the process of being redressed. The Property Manager confirmed that a thorough reinspection of the roof anchor systems has been scheduled to occur, and will occur thereafter on an annual basis.
- It was also noted during this cleaning effort that the roof anchor system has not been designed to allow for cleaning of exterior glazing on residential balconies. Cleaning of these "balcony glass panels" will therefore be considered an owner's responsibility.

Venting concerns/11th floor units

Further to the issue of concern raised previously regarding an unpleasant odour affecting several units on the 11th floor, Council member Dan Wilson confirmed that the efforts to improve airflow and ventilation in the crawl space below these units (which has been identified as being the source of this odour), is in the process of being completed, the result being that this issue of concern should be fully resolved within the weeks ahead.

CORRESPONDENCE

Correspondence received was reviewed and responded to. A number of letters received continue to relate to inappropriate actions by neighbouring residents, including excessive noise, or throwing objects from a balcony deck.

Council would continue to remind all residents of Electric Avenue that appropriate care and respect should be shown for neighbouring residents' rights to peaceful enjoyment of their Strata units.

- One letter received requested consideration to extend the hours of operation for both the rooftop gardens and the exercise gym. After some discussion on the subject, Council was in agreement that no change to the hours of operation on either location was appropriate at this time. The situation will be monitored and reassessed at a later point.

NEW BUSINESS

Shared janitorial costs

Council was in receipt of a proposal from the commercial section, suggesting that the responsibility for maintaining the common areas adjacent to the property, including the stairwells to the parkade be shared in a proportionate manner. Council was in agreement that the residential section assume some responsibility for these areas, but was of the opinion that a better way to implement this request would be to define and separate areas of responsibility, it being proposed that the residential cleaners assume full responsibility for the garbage and recycling area (something which they are doing to a large extent already), and that residential cleaners assume responsibility for their specific portions of the aforementioned stairwells.

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The Property Manager was directed to pass on this suggestion to the commercial section management accordingly.

Security improvements

With reference to the above-noted stairwells to the parkade, it is being proposed that a barrier fence and gate be installed in the stairwell separating the commercial levels from the residential section, this action if implemented eliminating the noted problem of street people accessing these stairwells and using them in an inappropriate manner. The Property Manager confirmed that quotes had been received by the commercial section, and that these barriers/gates should be installed shortly.

It was noted that the residential section would share in a proportionate manner for the cost of these security improvements.

Access fobs/protocol/costs

Council noted that to date, the access fobs used throughout the building have been sold at cost only (\$55.00) and was in agreement that these costs be raised somewhat to better reflect the costs associated with handling and distribution, and also in an effort to ensure that the purchasing of these fobs is not subject to abuse. It was therefore moved/seconded that the cost for purchasing a fob be increased to \$75.00 per fob, effective immediately. CARRIED.

On a related subject, Council was in further agreement that the number of fobs assigned to individual units be limited to three (3) only for studios and one-bedroom units, and four (4) only for two-bedroom units, the intent being to restrict unnecessary purchase and distribution of fobs within the security system. Owners wishing to apply for additional fobs must do so in writing. Special requests will be considered on a case-by-case basis by the Strata Council. Any fobs authorized in excess of the amounts noted will be charged at \$150.00 each.

Satellite service cable/Paramount Theatres

Council is in receipt of a request from Paramount Theatres to allow for the permanent installation of a cable servicing a rooftop-mounted satellite to be permanently adjoined to the exterior of the building. While noting that an easement agreement allows for the placement of a satellite on the rooftop of the building, Council had some concerns regarding the proposed installation, and directed the Property Manager to confirm if any type of compensation to the residential ownership might be possible as part of this request, prior to making a decision on this request.

Insuite concerns

Council is aware of several issues of concern affecting individual Strata Lots within the building, and while not the responsibility of the Strata Council specifically, would note the following:

- a number of corner units within the building have been noted as having deficient tile installation adjacent to bathtubs. This problem has been noted by the developer and is being redressed.

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- the Property Manager confirmed that a plumbing recall has been received with regards to a possibly faulty spray nozzle used in kitchen sink installations. A letter of concern has been forwarded to all residents of the building and mailed to non-resident owners, suggesting that this offer be acted upon by residents. Council noted with satisfaction that with this notice, the issue of responsibility for any possible failures relating directly to this installation would be considered to lie with the owner.

There being no further business, the meeting was adjourned at 8:15 p.m. The next meeting will be held on Tuesday, July 25, 2006 at 6:30 p.m.



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.