

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

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

COUNCIL IN ATTENDANCE:	Jason Upton Grace Chung Gary Chow Kevin Masse Patrick Wendt Dan Wilson	Council President Vice President Treasurer
REGRETS:	Jahanzeb Khan	
GUESTS:	Faouzi Sefrioui Ken McPherson	Owner, Unit #1119 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. Faouzi Sefrioui was in attendance at this portion of the evening's meeting to express concern to Council regarding an unidentified odour coming from within his unit. The developer has been contacted regarding these concerns; to date, no resolution has been forthcoming. Council was in agreement that, subsequent to this meeting, several Council members visit this unit with the owner to determine the merits of the claim, and to determine what course of action would be considered appropriate.

Subsequent to this meeting, such a site meeting did take place, and Council was in agreement that the concerns were justified, therefore the services of an independent third party consultant specializing in matters of this type will be sought.

RESIDENT MANAGER REPORT

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

- Adjustments to the parkade gate, to make it cycle more quickly, and security improvements to make the gate more secure are in the process of being completed.
- Protective covers installed on fire alarm poll stations in several high-traffic areas.
- The decorative steel and glass panels in the main floor foyers were installed.
- Still occasional ongoing concerns with the amplifier in the theatre room. *Council requested that the Resident Manager contact the trade regarding warranty/possible repair concerns.*
- Mechanical service (installing trades) are in the process of identifying deficiencies as noted at time of occupancy.
- Four (4) additional cameras have been installed in foyers of second floor area and exit by garbage closet. *Council was pleased with these installations, noting that in one instance, the cameras have been useful in identifying several individuals who were inappropriately disposing of garbage in a common area.*

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- Irrigation system checked for start-up later in the spring.
- Additional traffic control signage ordered; to be installed shortly.

Ken concluded his report by noting that several issues of concern are still occurring on a too-frequent basis, these being:

- Individuals disposing of garbage in common areas in an inappropriate manner (as referenced earlier, the installation of additional cameras may help in addressing these inappropriate actions).
- Excessive noise concerns relating to improper use of the amenity room located on the second floor have been a significant issue of concern in several past instances. This subject was discussed in greater detail under 'New Business'.

As of March 27, 2006, there are 429 units occupied, with 27 units remaining for initial occupancy.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held February 28, 2006, as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to accept the financial statements for the month of February, 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 February 28, 2006 were reviewed and noted as having been completed, the highlights being:

Website

The Property Manager confirmed that information pertinent to residents (past Council minutes, Bylaws, etc.) have now been successfully loaded on to a website specializing in this service, and that it is now possible for Council members to visit this site, in order to determine its potential benefit and effectiveness for residents. Council was in agreement that more time was needed prior to any final decision being made regarding access for the general ownership.

Common Area Rules

Council had, prior to this meeting, agreed upon a set of proposed Common Area Rules, but after further

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review, was in agreement that additional work was necessary prior to the adoption of these Rules for implementation.

Security updates

As was referenced in the Resident Manager's Report, a number of improvements have been made to enhance security in the building, these being:

- Adjustments to the time delay mechanism on the elevator cabs to better restrict unauthorized access.
- Improved door closures, to ensure that all perimeter entry doors are closing firmly and properly.
- Installation of additional cameras to provide better video surveillance.

Parkade concerns

As was referenced in the Resident Manager's Report, several improvements have been made to the parkade area, including improved signage, and modifications to the parkade gate, to have it cycle more quickly (so as to prevent unauthorized access) and to also make it more secure. Council noted that it is necessary for a sign regarding emergency protocol (should the gate fail to operate properly) to be installed adjacent to the gate (on the residential side).

Service quotations/window washing

Council was in receipt of a quotation in respect of necessary window washing of inaccessible exterior windows. Another quotation was provided for Council's consideration. Following a brief discussion, it was agreed by Council that the quotation as provided by Champion Window & Pressure Cleaning Services was the preferred quotation.

Council noted that additional comments provided with the quotation referenced a significant amount of construction-related caulking, overspray and similar materials as being present and needing to be addressed. Council considers these issues as being deficiencies that should have been addressed during original construction cleans, and will be asking the developer for some compensation on these extra required efforts.

Residents should watch for specific notices regarding the scheduled dates of this activity occurring in the weeks ahead.

CORRESPONDENCE

Correspondence received was reviewed and responded to, the highlights being:

- A number of complaints are being received on a regular basis regarding alleged excessive noise coming from neighbouring units.

Council would remind all residents of Electric Avenue that it is a common sense and legitimate expectation that residents are entitled to peaceful enjoyment of their Strata units. Residents should be respectful of this right, particularly during the late evening and early morning hours. Council views these complaints received seriously, and where complaints are corroborated, Council will take action to enforce compliance (re: fines). All residents' understanding and compliance with this common request is anticipated and appreciated.

- As referenced earlier, several complaints have been received regarding inappropriate use of the second floor amenity room. In one instance, a party went on far in excess of the agreed hours of use, and no

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efforts were made to clean up the significant mess created, and property damage was caused, all of this in addition to the anticipated noise complaints being received. Council noted that in this particular instance, the individuals responsible were fined, were held responsible for all damages resulting, and have had their use of the areas restricted. Council will continue to monitor how the room is being used, and may consider implementing additional rules of use or restrictions, in an effort to reduce these types of incidents from occurring in the future.

On a related subject, Council is aware that complaints have been received from residents adjacent to this amenity room, in respect of excessive noise levels. Efforts are ongoing to determine whether any type of action can be taken to better insulate the room and reduce these identified concerns.

NEW BUSINESS

The Property Manager confirmed that a meeting with the commercial Property Manager (representing the retail units on the ground floor), took place several days prior to this scheduled Council meeting. The following points of business were discussed:

- Testing of the building's fire safety systems will be a joint exercise, as the systems are interconnected. The trade providing this service is GE Electrical. It is anticipated that the work will be occurring during the month of May 2006. Residents should watch for notices being posted regarding this activity.
- Billing for common area electrical expenses and for water and sewer charges have been identified as being intermingled (this in contradiction to what was earlier stated to the developer and to the Property Manager). It was agreed that a third party independent consultant would be contracted to determine the fair and appropriate apportioning.
- Garbage/recycling issues: It was agreed that costs associated with the servicing of the garbage (the compactor bin) would be shared evenly between the residential and the commercial sections. The commercial representatives recognize that the recycling bins are being "overused" by the restaurants, and is taking steps to set up a separate recycling facility for commercial use only. It was also noted that the grease bin located in the rear laneway will be relocated to a better position.
- Window washing for both the residential and commercial sections will take place at the same time, with the commercial section representative being in agreement that they will use the trade contracted by the residential section.

Management contract

Copies of a management contract, as presented by Crosby Property Management Ltd., were presented for Council's consideration, and was duly accepted and signed by Council representatives.

Common area deficiency claims/process

The Property Manager confirmed that the process of identifying common area deficiencies has commenced, and it can be anticipated that reports from the specific service trades on site (fire safety/mechanical) will be received in the weeks ahead, whereby identified issues of concern will be passed on to the developer for their attention. It was noted that deficiencies regarding common area construction (hallways/stairwells, etc.) are in the process of being identified and will also be forwarded to the developer for their review.

The Property Manager confirmed that action will be taken in the months ahead to secure appropriate inspection services for the building exterior envelope, thereby ensuring that appropriate inspection and maintenance of this important element of the building is being attended to.

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Landscaping

Council was in agreement of a proposal to install additional summer flowers as presented by the landscaping service. Council requested that consideration be given for installing shrubs of a more significant size in the large exterior planters located adjacent to the building entranceways.

Property appraisal

Council was provided with a copy of an appraisal performed by Suncorp Valuations specific to the residential section only. The valuation attached for the residential section only was \$73.7 million; the Property Manager noted that this was in accordance with the level of insurance coverage currently provided for the entire building, which is currently set at a level of \$85 million. The Property Manager noted that the difference was to take into account the commercial and retail portions of the property.

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