

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

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

COUNCIL IN ATTENDANCE:	Jason Upton Gary Chow Kevin Masse Patrick Wendt Jahanzeb Khan	President Treasurer
REGRETS:	Grace Chung Dan Wilson	Vice-President
GUEST:	Ken McPherson	Resident Manager
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.

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:

- Annual testing of the building's fire safety system occurred; minor deficiencies/repairs completed as required.
- Washing of exterior inaccessible windows was scheduled for May 15, 2006, *although shortly after commencing work it was noted that further modifications to the security "booms" used during window washing were required prior to additional work proceeding.*
- Quotes for replacement elevator pads were presented for Council's consideration. *Council was in agreement that two additional sets of elevator pads be purchased.*
- Necessary repositioning of several cameras undertaken and completed.
- Resident Manager commented that accumulation of abandoned personal effects in the garbage room is becoming greater, resulting in several callouts per month to A Service to remove these unwanted items

Council would remind all residents that the disposal of personal items (other than household garbage and recycling) is considered a resident's responsibility. Items such as furniture are not to be left in the garbage room. Please contact the Resident Manager for alternative means of disposal.

- Additional improvements to physical security within the building made on an ongoing basis.

The Resident Manager noted that during the month of May, there were several incidents of concern regarding inappropriate activity, these including:

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- Several break-ins to vehicles within the underground parkade.
- A break-in to a storage locker room on the 22nd floor.
- “Street people” accessing the commercial stairwells, using these areas in an inappropriate manner.

The Resident Manager confirmed that the Commercial section will be installing a barrier fence in the stairwells to prevent this type of activity from occurring in the future.

It was further noted that in two instances, previously noted ‘problem tenants’ have been evicted from the building.

Council was appreciative of these comments, and encouraged the Resident Manager to continue to be diligent in monitoring complaints and possible inappropriate behaviour.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held April 25, 2006 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

It was moved/seconded to accept the financial statements for the month of April, 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 April 25, 2006 were reviewed and noted as having been completed, the highlights being:

Elevator cab repairs

The Property Manager noted that necessary repairs to the damaged elevator cabs have now been completed.

Elevator cab improvements

The Property Manager confirmed that the earlier agreed decision by Council to install television monitors and security cameras within the elevator cabs is proceeding, and is expected to occur in the weeks ahead.

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Foyer entrance plantings

Council is in receipt of a sample artificial shrub that could be used as part of the landscaping installations adjacent to the foyer entranceways. Council was in agreement that these shrubs be installed, and that on the laneway area artificial flowers also be installed, but was requesting that for the Smithe Street and Hornby Street entranceways, real flowers be used.

Exterior signage

The Property Manager confirmed that the signage (as agreed upon at the previous Council meeting) is in the process of being fabricated, and should be installed within the weeks ahead.

Eleventh floor odours

As referenced in previous Council minutes, the Property Manager reported that the developer is in the process of installing additional ventilation in the aforementioned crawl space, in an effort to reduce the odours associated with the installation of a water-proofing membrane, that have been an issue of concern for an owner on the 11th floor.

CORRESPONDENCE

Correspondence received was reviewed and responded to. Several issues of concern affecting the general ownership included:

- Residents throwing items off exterior balconies continues to be an issue of concern.

Residents are reminded that the disposal of any type of object (cigarette butts, feeding of birds, etc.) is prohibited. Residents noted as contravening this Bylaw will be subject to fines.

NEW BUSINESS

Exterior building maintenance quotations

Council was in receipt of a quotation regarding suggested annual building maintenance inspections. Council was in agreement that several additional quotations be received prior to a final decision being made, and instructed the Property Manager accordingly.

Janitorial concerns

Council noted that the main floor “terrazzo” flooring is becoming scuffed, and requested that a proper maintenance schedule be investigated and implemented. Council member Patrick Wendt also provided a summary of miscellaneous concerns regarding potential deficiencies, or operational issues, for Council’s consideration. This list was passed on to the Resident Manager and Property Manager for their review and attention.

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There being no further business, the meeting was adjourned at 7:30 p.m. The next meeting will be held on Tuesday, June 27, 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.