

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

Held on Wednesday, November 1, 2006 at 6:30 p.m.
Within the 2nd Floor Meeting Room

COUNCIL IN ATTENDANCE:	Jason Upton	President
	Gary Chow	Treasurer
	Kevin Masse	
	Patrick Wendt	
	Grace Chung	Vice-President
REGRETS:	Jahanzeb Khan	
	Dan Wilson	
RESIDENT MANAGER:	Ken McPherson	
SENIOR PROPERTY MANAGER:	Nathan Enns	Crosby Property Management Ltd.

The meeting was called to order at 6:30 p.m. by Council President, Jason Upton.

GUEST BUSINESS

Several owners were in attendance at this portion of the meeting to make presentations to the Strata Council regarding specific issues of concern, these being:

- owners from a 22nd floor unit requested that additional action be taken by the Strata Council regarding ongoing complaints regarding several neighbouring units, which have, to date not yet been satisfactorily resolved. One of the issues relates to the installation of a hardwood floor, which may have been installed without appropriate acoustical installation. *Council was in agreement that these issues of concern be further investigated, and that clarification regarding the referenced floor installation be received.*
- further to the Minutes of October 5, 2006, an owner from the 15th floor unit was in attendance at this portion of this evening's meeting to update Council on efforts undertaken to identify ongoing source of noise that is causing this individual owner concern. It was noted that a mechanical trade had been on site on several separate occasions, and that notices of concern to neighbouring residents had been circulated by the Resident Manager, to date these actions have not resulted in any further information being available, or in identifying the source of this complaint. *Council was in agreement that one more effort be undertaken by the aforementioned mechanical trade, following which Council will reassess the situation.*

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RESIDENT MANAGER BUSINESS

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:

- on October 10th, 2006, the annual inspection of the roof anchor/safety system took place.
- barriers have been placed in the stairwells providing access to both the commercial and residential sections of the parkade, to prohibit unauthorized access to the residential sections of the parkade stairwells.
- window cleaning of the exterior inaccessible windows on the building has commenced, and will continue for the next several weeks.
- several problems with the fire safety system were noted (alarms/speakers not working properly). This problem is the process of being resolved.
- new office furniture has been ordered for the Resident Manager's office.
- manual locks have been installed on the glass entrance doors to both foyers

During this period there were several incidents of concern affecting common property, specifically:

- damages to a meeting room door, and minor flooding in a washroom on the 2nd floor resulted during a "party" being held on the 2nd floor party room, by several residents within the building. These individuals have been identified, and Council was in agreement that they be held responsible for all damages resulting.
- more recently, several residents within the building were noted as causing an elevator cab to malfunction, resulting in their entrapment. Damages to the interior and exterior of the elevator cab were resulting, both from their inappropriate actions, and the result of the Fire Department's efforts at providing emergency access. Again, Council was in agreement that the individuals responsible be held responsible for all damages resulting.

This concludes Resident Manager's report.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held October 5, 2006 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

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

Council Treasurer, Gary Chow, noted that contrary to the reference made in the October 5, 2006 Minutes, that decision to transfer \$50,000.00 from the Contingency Reserve Fund into an interest bearing account, was deferred. No action was taken because the interest currently being provided for is equal to what would have been available in any alternative term account.

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 October 5, 2006 were reviewed, the highlights being:

Building inspection

The Property Manager confirmed that a questionnaire as provided by Halsall Engineering Services, has been distributed to all residents within the building, and will be “first step” in commencing a comprehensive inspection of the building envelope and related systems. This report is expected to be available for Council’s consideration prior to month ending November 2006.

Common area deficiencies

Council was in agreement that Assistant Manager, Roger Haddon (confirm name) and Council members, Patrick Wendt and Dan Wilson will compile a list of claimed common area deficiencies that will be passed on to the developer’s attention prior to month ending November 30, 2006.

CORRESPONDENCE

Correspondence received was reviewed to and responded to by Council. As noted in the presentations by several owners at the beginning of this meeting, noise issues, or other related types of inappropriate actions continue to be an ongoing issue of concern affecting a number of residents within the building.

Residents are reminded to be respectful of neighbours’ rights to peaceful enjoyment of their units. This is particularly appropriate during late evening or early morning hours. Residents with hardwood floors installed within their units, should exercise additional care, including not wearing hard heel shoes within their units, installing felt pads under chairs, and considering installation of area rugs, all efforts being taken in an effort to minimize unnecessary noise transmission.

No items of any type should ever be thrown from exterior balconies, particularly cigarette butts.

Washing of exterior balconies and allowing wash water to spill through the scuppers or drains is prohibited, as these drains spill directly on to balconies of units below.

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NEW BUSINESS

Bylaw review

A draft of proposed bylaw amendments was provided for Council's consideration. Council thanked member, Patrick Wendt for his efforts with this regard. It was agreed that a number of amendments be proposed for owners' consideration, covering such items as:

- amended quorum requirements
- amended bylaws regarding moving activity (or protocol to be followed)
- and several other minor changes proposed to make the Bylaws more specific to the actual concerns of BCS 1433, Electric Avenue

Council was in agreement with these said proposals, and requested that these changes be made and that a draft be provided for final consideration by Council at the next scheduled meeting.

Proposed Operating Budget

Council was in receipt of a proposed draft operating budget as prepared by Council Treasurer, Gary Chow and Property Manager, Nathan Enns. It is being noted with some satisfaction that a significant surplus is being anticipated for the fiscal year ending November 30, 2006. It is also being noted with some satisfaction that no anticipated increase in maintenance fees is being proposed for the upcoming year. Council was in agreement that the majority of the operating surplus identified, be redirected into several separate "reserve" accounts, whereby specific actions, such as exterior building maintenance, or building improvements, be identified, and that these funds would be allocated for such expenditures only. Council was in agreement that this proposed budget, and recommendations, will be further assessed and confirmed at the next scheduled Council meeting. On a related subject it was confirmed that there is a surplus of \$33,695.00 for the interim period (September & October 2005) and that this figure is sufficiently large to require that a formal refund be provided to all owners on record of units during this period (in proportion to their ownership). These refunds are anticipated to be mailed to aforementioned owners in the weeks ahead.

Building improvements

A number of proposed improvements to common areas of the building have been identified by the Strata Council over the past year, including such actions as installation of additional security cameras, panic stations in parkade area, additional furniture for the 2nd floor party room, additional exercise equipment, television sets for the amenity rooms/exercise area, and possibly installation of additional artwork in common area foyers. Council was in agreement that these issues of concern be addressed by means of the earlier referenced "building improvement reserve" which will be presented to the owners for their formal consideration, and which if passed, would enable a newly elected Strata Council to act upon some of these recommendations.

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Christmas plans

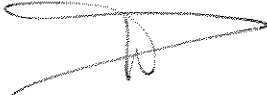
Council was in agreement that a Christmas party be planned, it was agreed that Council President, Jason Upton, would communicate with Resident Manager, Ken McPherson, to identify a date, and to make appropriate plans.

Property insurance

The Property Manager confirmed that insurance for BCS 1433 has been renewed effective November 1, 2006 through to November 1, 2007. It was with some satisfaction that Council noted that the cost associated with the replacement of said insurance remain the same as the year previous.

Council would remind all residents that the insurance coverage in place is for the property and permanent fixtures only, owners are responsible for all betterments made within their units, possible displacement coverage, and of course, personal content insurance. Residents with any questions on this matter are asked to contact the Property Manager directly.

There being no further business, the meeting was adjourned at 8:00 p.m. The next scheduled Council meeting will be held on Wednesday, December 6, 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.