

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

Held on Thursday, October 5, 2006 at 6:30 p.m.
Within the 2nd Floor Meeting Room

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

An owner from a unit on the 15th floor of the building was in attendance at this portion of this evening's meeting to discuss an ongoing issue of concern regarding "extraneous building noises" which are considered to be excessive and a source of some real inconvenience. The Resident Manager confirmed that efforts have been underway for the past several weeks to determine the source of this noise, to date no positive resolution has been achieved. Several Council members commented that they too had on occasion heard noises of this type, although it was noted that to date no specific complaints had been received from other residents on this matter. Council was sympathetic to the issues of concern being raised, and promised to continue to have these issues investigated, and hopefully addressed.

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:

- carpet cleaning of all common area hallways occurred during the third week of September.
- Improved door closures were installed on a number of the elevator lobby doors.
- Several "power supply units" servicing the building's fire safety system failed, and were requiring replacement.
- Complaints are still being received on a regular basis regarding actions by some residents within the building of throwing inappropriate items from exterior balconies.

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Council reminds all residents that throwing of any type of item, cigarette butts in particular, from exterior balcony decks is strictly prohibited.

- a number of personal suite keys that had been provided to the Resident Manager during original deficiency walk throughs last fall, have now been either returned to individual owners, or if left unclaimed, have been destroyed.

Residents are reminded that the Resident Manager does not have “master key access” to individual suite doors. Owners and tenants are responsible for access or emergency access to individual suites as may be required.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held August 29, 2006 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

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

Council Treasurer, Gary Chow, noted that significant funds have accumulated again in the Contingency Reserve Fund, and requested an additional \$50,000.00 be transferred into an interest-bearing term account. Council was in agreement with this request. It was also noted that significant surpluses are being anticipated, both in the original interim period (October & November 2005) and the current fiscal operating period (year ending November 2006). Council was in agreement that further consideration on how some of these excess funds may be used be researched and included for further consideration as the proposed operating budgets for the next fiscal year are being developed.

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 August 29, 2006 were reviewed, the highlights being:

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Membrane odours / 11th floor

It was noted with some satisfaction that the installation of the venting fan to remove odours from a crawl space adjacent to the 11th floor appears to be addressing this issue of concern.

Carpet cleaning

As referenced in the Resident Manager's report, cleaning of the common area carpets has been completed.

Television / Common areas

Quotes were provided for the possible installation of televisions in the exercise and party rooms, as there are some potential concerns regarding possible misuse, Council was in agreement that this subject be tabled for further discussion.

Exterior building envelope inspection / maintenance

Council was in receipt of several proposals regarding inspection and maintenance of the exterior building envelope (as it is required by warranty providers). Council was in agreement that the quotation as provided by Halsall Engineering & Associates was the preferred offer, it was therefore moved/seconded to accept said proposal, with the expectation that a review and report of the building exterior envelope would be completed prior to fiscal year ending November 30th, 2006. CARRIED. The Property Manager was requested to authorize and schedule this work accordingly.

CORRESPONDENCE

Correspondence received was reviewed to and responded to, several issues of interest to the ownership including:

- inappropriate disposal of personal effects in the garbage and recycling area continues to be an issue of some concern, although Council noted with some satisfaction that this level of activity has decreased over the past month. Council was firm in their expectation that this type of activity not be tolerated, and instructed the Property Manager to ensure that whenever it is possible to identify individuals disposing of said personal effects, that a fine of \$50.00 be levied for this inappropriate action, and also be charged an additional \$50.00 for the anticipated additional cost associated with removing said items.

NEW BUSINESS

Bylaw review

The Property Manager confirmed that suggested amendments to the existing bylaws of the Strata Corporation have been received. Copies of these proposed amendments will be forwarded through to Council members for further discussion at the next scheduled Council meeting.

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Common area deficiency / Review process

Council was in receipt of a summary of common area deficiencies as noted by the developer, and was in agreement that additional actions be taken by Council members, Patrick Wendt and Jahanzeb Khan, as well as the Assistant Resident Manager, Roger Haddon to both confirm that these deficiencies are being properly attended to, and to identify any additional concerns that may exist. The Property Manager confirmed that additional comments regarding deficiencies can be expected from the mechanical service trade, the fire safety service trade, and more recently the contracted envelope inspection trade.

The Property Manager noted that a recommendation had been received from the window washing company indicating that the existing "boom hooks" enabling window washers to hang from the cornices of the building, need to be modified, to ensure better access to the exterior inaccessible windows. Council was in agreement that this issue be considered an original deficiency, and be forwarded through to the developer for their review and response.

Manager Review

The Property Manager noted that a performance review for the Resident Manager and Assistant Manager is appropriate as their one-year anniversaries have elapsed. Council was in unanimous agreement that the levels of service provided to date by both the Resident Manager and the Assistant Manager, have been very positive, and of great assistance to the general ownership, and the building as a whole, and was therefore in agreement that increases in pay as recommended by the Property Manager be authorized to be implemented, noting that these increases would still keep anticipated expenses for the Manager and Assistant Manager positions in line with current operating budgets.

Property Appraisal

An appraisal as provided by Suncorp Valuations was made available for the Strata Council, it being noted that the current valuation of the building is \$81.8 million. The Property Manager confirmed that insurance coverage has been amended automatically to reflect this new valuation.

Christmas plans

The Strata Council was in agreement that a Christmas party be planned for and scheduled. Council President, Jason Upton, offered to assist in coordinating this event.

Window washing

The Property Manager confirmed that washing of the exterior inaccessible windows is scheduled for the month of October.

Parkade maintenance

Council was in agreement that current levels of maintenance in keeping the residential portions of the parkade clean have not been sufficient. The Property Manager confirmed that additional efforts will be

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implemented to ensure that the parkade is kept in a more presentable condition, these efforts to include more frequent washings of the entire floor, and that particular sections that accumulated excessive amounts of "tire dust" be swept with some frequency.

There being no further business, the meeting was adjourned at 8:00 p.m. The next scheduled Council meeting will be held on Wednesday, November 1, 2006 at 6:30 p.m.



Nathan Enns
Senior Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900 (24 Hours)
www.crosbypm.com

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.