

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

www.electricavenue.info

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Held on Thursday, April 12, 2007 at 6:30 p.m.  
Within the 2<sup>nd</sup> Floor Meeting Room

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<b>COUNCIL IN ATTENDANCE:</b>	Jason Upton Patrick Wendt Gary Chow Ann Hilliker Kevin Masse Roy Grinshpan	President Vice-President Treasurer
<b>REGRETS:</b>	Cory Sutton	
<b>GUEST:</b>	Ken McPherson	Resident Manager
<b>SENIOR PROPERTY MANAGER:</b>	Eric Chua	Crosby Property Management Ltd.

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The meeting was called to order at 6:40 p.m.

Council President introduced Eric Chua, the new Property Manager of Electric Avenue to the Council.

**RESIDENT MANAGER BUSINESS**

Ken McPherson was in attendance for this portion of this evening's meeting to provide a summary of the activities occurring within the building over the past month, the highlights being:

- A quote to re-grout the elevator cab floors was presented to Council for review. *This subject was discussed in greater detail under New Business.*
- The entryphones system is causing intermittent access problem and a quote from Cobra was received. *This item was discussed in greater detail under New Business.*
- On February 28, 2007, elevator #3 has been experiencing intermittent operating problems, and will be out of commission for the better part of several weeks. *This item had since been completed.*

This concludes Resident Manager's report.

**APPROVAL OF COUNCIL MEETING MINUTES**

It was moved/seconded to approve the Minutes of the Council Meeting held March 8, 2007 as circulated.  
CARRIED.

**APPROVAL OF FINANCIAL STATEMENTS**

The Treasurer mentioned to the Council that the strata is currently running at a deficit, with the biggest expenditure being the Steam Heat. While the hallways temperature had been turned down, the real benefit would be noticed after a few months.

Several invoices from Cobra Security were reviewed and the allocation of expenses to the appropriate categories in the budget would be carried out.

It was moved/seconded to accept the financial statements for the month of March 2007. 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**

Foyer Improvements

As Council Member, Cory Sutton was not able to make it to the meeting tonight, Council agreed to table this item to the next meeting.

Motorcycle Parking Stall

The Property Manager confirmed to Council that two owners had signed up for the rental of the motorcycle parking stalls and one is in the process.

***RESIDENTS ARE REMINDED, THAT IF YOU ARE INTERESETED IN RENTING THE MOTORCYCLE PAKRING STALL, KINDLY CONTACT THE RESIDNET MANAGER OR THE PROPERTY MANAGER DIRECTLY TO MAKE THE NECESSARY ARRANGEMENT.***

***PLEASE NOTE, ANY MOTORCYCLE PARKING ILLEGALLY AT THE UNDERGROUND PARKADE WOULD BE TOWED!***

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Common Area Deficiencies / Responses

The Property Manager presented the Council with a reply from Halsall & Associates with regards to the process of handling the common area deficiencies issues noted. Council discussed and agreed that a representative from Halsall & Associates, specifically the project manager who submitted the reply to be present at the next Council Meeting to discuss with the Council in greater detail to formalize the process as a consultant to work with the Builder and the Warranty Provider in resolving the common area deficiencies.

**CORRESPONDENCE**

A letter was received from an owner requesting permission from Council to install laminated floor in the suite. The approval was granted subject to the proper underlayment materials being used and the bylaws of Strata Plan, BCS1433, Electric Avenue strictly adhered to. The Property Manager was requested to reply to this owner accordingly.

A letter was received from an owner requesting permission from Council to change two stationary window units into push out windows. Council discussed and several concerns were noted, particularly the integrity of the building, the exterior appearance and the setting of a precedent. After deliberation, the request was denied. The Property Manager was requested to reply to this owner accordingly.

Numerous letters including fines with regards to Noise Disturbances, Dumping of personal items in the garbage room and loading bay and Pets' waste on common area were sent to the offending parties.

**NEW BUSINESS**

Elevator Maintenance

Council reviewed the quote with regards to the re-grouting of the five elevator cabs floor. Council in principal agreed to this maintenance item, but requested another quote be obtained and the colour of the grout to be in a darker shade than the current white grout in placed.

It was mentioned that Elevator #3 that has not been working for sometimes is now back in service. A letter explaining the scope of work involved in rectifying the problem was received from ThyssenKrupp Elevator and a copy presented to the Council for reference. It was noted that the work involved removing of the old whisperflex, maintenance of the whisperflex guides and re-installing of the new whisperflex where the materials have to be on ordered. As this work is under the service contract, no extra costs were charged to the strata.

Entryphone System

Council reviewed the quote from Cobra Security with regards to the intermittent problem for access through the entryphone system. The Property Manager was requested to review the service contract in place and this item to be discussed further at the next Council Meeting.

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Water Filtration System

A proposal was received requesting authorization from Council to install a water filtration system in the building. Council noted that this item had been discussed previously and was not interested at the system presented by this company, hence the request was denied.

There being no further business, the meeting was adjourned at 8:00 p.m. The next scheduled Council meeting will be held on Thursday, May 10, 2007 at 6:30 p.m.



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Eric Chua  
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.**