

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

Held on Thursday, August 30, 2007 at 6:30 p.m.
Within the 2nd Floor Meeting Room

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

The meeting was called to order at 6:35 p.m by the President.

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:

- On July 19th, someone cracked the Hornby Lobby elevator blue glass panel and was noted by the security at around 1:00 am. Accurate glass had been dispatched to have it replaced;
- On July 21st, Paladin Security reported a break in through P4, #16 stairwell, Accurate Glass dispatched to have the glass replaced;
- Action Glass adjusted the Smithe Lane and Hornby Street glass doors, will have them adjust the mailroom and the other two sets of Lobby doors;
- July 26, the pool table purchased from an owner who recently moved in to the building had arrived.
- On August 23rd, the corner of the glass table in the large meeting room was broken when moved by a resident. Accurate was dispatched and the glass would be replaced.

This concludes Resident Manager's report.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held July 12, 2007 as circulated.
CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Treasurer presented a brief report for the month ended July financial to the Council. It was noted that the deficit situation is improving for the month ended July and preliminary for August shows the financial in the positive territory.

It was moved/seconded to accept the financial statements for the month of July 2007 as circulated.
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

Common Area Deficiencies

The Council and the Property Manager discussed the common area deficiencies and noted that this issue is on-going. The Property Manager was requested to address a letter to the developer to request for a site meeting so the Council could be updated accordingly.

Underground Parkade Gate

Council received the quote with regards to the upgrade of the underground parkade gate. It was noted that the torsion springs have worn out and broken and the existing motor operator is in need of replacement. Council discussed and authorization was given to proceed forward.

Pool Table

It was noted that the pool table purchased from an owner is now situated in the lounge.

Landscaping Quotes

The Property Manger presented another landscaping quote for the Council to review. Council noted that the cost is slightly higher than the current contractor servicing the building. Council agreed that the service maintenance work provided by the current gardener is satisfactory and the Property Manager was requested to renew the contract for the new fiscal year. In addition, the Property Manager is to request from the landscaping company a report with regards to the planters on the roof as Council is concerned of the possibility of damage to the roof membrane. A letter would also be addressed to the developer regarding this issue.

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CORRESPONDENCE

A letter was received from a resident requesting permission from Council to install Electronic Door lock and a Patio Gate. *Council discussed and permission was granted with the understanding that the owner is responsible for all cost and a standard lock and gate be used.*

A letter was received from a resident requesting to install black-out blind. *Council discussed and agreed that a sample is to be requested from this resident prior to Council making the final decision.*

A letter was received from a resident with regards to the noisy fan (air duct) system at the south wall of the building. *This issue would be further investigated with the developer.*

A letter was received from a resident requesting permission from Council to install Electronic Door lock. *Council agreed with the understanding that the standard lock be used.*

Numerous letters including fines with regards to dumping of personal items in the garbage room and loading bay continue to be sent to the offending parties.

NEW BUSINESS

Cost Sharing With Bosa Properties

The Property Manager mentioned to the Council that the analysis report from Prism Engineering with regards to the cost sharing of water and sewer bills between the Commercial and the Residential section is still in progress and the report should be ready for the next meeting. Council noted from one of the reply of Prism Engineering indicating there is a possibility of Steam Heat being shared with one of the Commercial unit by looking at the drawing. The Property Manager was requested to contact Prism Engineering to authorize a report to be prepared if that should be the case.

Interior Lobby Plants Quote

Council received a quote to install some live and artificial plants for the lobby. Council discussed and agreed that the containers to be used should be big enough that they would not be easily removed. Council agreed that this issue would be further looked into and the options of plants investigated.

Gym and Lounge TV

Council Members, Roy Grinshpan and Cory Sutton presented the Council with their research of the various types of TV and the brackets for the instalments. Council discussed and agreed that the TV for the gym should take priority. The rearrangements of the exercise equipments and the location of the TV in the gym were also touched upon.

Free Weights for Gym

Council discussed purchasing of the free weights for the Gym. Once the TV for the gym had been installed, this would be revisited.

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Rules – Bikes Inside Elevator

It was noted that a few residents are bringing their bikes into the building through the elevators and dirtying up the common area. Council is contemplating of setting up a rule to specifically address this concern.

Rules – Short Term Rental

The issue of some suites being used as a short term rental was brought up for discussion. The concern of whether these short term rental are being classified as commercial operation was raised. The Property Manager was requested to consult with a lawyer to obtain an opinion and update the Council accordingly.

Setting Off of the Fire Alarm

Council noted that the fire alarm system was set off on several occasions during the past months due to residents cooking and leaving their doors ajar. Council discussed and agreed to table this issue to the next meeting as to whether a fine should be assessed on such a situation.

RESIDENTS ARE REMINDED TO BE CONSIDERATE TO YOUR NEIGHBOURS AND NOT TO LEAVE YOUR INDIVIDUAL SUITE'S DOOR AJAR AT ALL TIME. THIS WILL PREVENT YOUR COOKING SMELL, AND NOISE FROM ESCAPING TO THE COMMON AREA AND DISTURBING OTHER RESIDENTS.

STRATA COUNCIL THANKS YOU FOR YOUR CO-OPERATION AND UNDERSTANDING.

Parking – Storage Insurance

It was noted that some of the vehicles do not carry storage insurance, which is against the bylaw of the Strata Corporation, specifically bylaw 34 (2). Residents are reminded of the bylaw and any violator would be fined.

Bylaw 34 (2) – “Vehicles must be insured and have proof of storage insurance visible on dashboard”.

Resident Manager/Relief Manager Annual Review

Council discussed the annual review of the Resident and the Relief Manager. Council would like to express their thanks and appreciation to the Resident and the Relief Manager for their hard work and excellent performance. Once the detail information was received from the Property Manager, Council would discuss this further.

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There being no further business, the meeting was adjourned at 8:00 p.m. The next scheduled Council meeting will be held on Thursday, September 27, 2007 at 6:30 p.m.



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.