

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

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Held on Thursday, February 8, 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	President
	Gary Chow	Treasurer
	Ann Hilliker	
	Cory Sutton	
	Kevin Masse	
<b>REGRETS:</b>	Roy Grinshpan	
	Patrick Wendt	Vice President
<b>SENIOR PROPERTY MANAGER:</b>	Nathan Enns	Crosby Property Management Ltd.

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**INTRODUCTION TO COUNCIL / SELECTION OF OFFICERS**

As this was the first scheduled Council meeting of the new fiscal year, the following appointments were agreed upon:

President	Jason Upton
Vice President	Patrick Wendt
Treasurer	Gary Chow

The Property Manager noted that Council members had received a summary package prior to this meeting, whereby the duties and responsibilities of newly elected Council members was provided.

**RESIDENT MANAGER BUSINESS**

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

- there have been intermittent problems with the fire safety system, some of which have been noted as relating to the ongoing construction activity on the retail portion of the building. *These issues are being identified and responded to as they occur.*
- on January 4, 2007, an electrical surge resulted in portions of the security access system to fail. *This problem and the source of the problem were determined and repaired.*
- on the week of January 9<sup>th</sup>, a heat exchanger failed resulting in a lack of hot water to portions of the building. *This problem was identified and resolved.*
- intermittent problems with one of the in cab monitors, have been identified and resolved.
- Ken concluded his comments by stating that a number of complaints regarding excessive noise are being received from a number of the units on the 22<sup>nd</sup> floor, which coincidentally are tenanted and

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under the control of a single rental agent. This agent (and the owners responsible) had been informed of these concerns. The Property Manager confirmed that in one instance, it is being requested that these "problem tenants" be evicted, in several other instances fines have been levied in accordance with Strata Corporation Bylaws.

- on the week of January 28<sup>th</sup>, it was noted that an amplifier servicing the multimedia system in the theatre room had failed and is requiring replacement.

**GUEST BUSINESS**

Owners of a unit on the 22<sup>nd</sup> floor were in attendance at this portion of this evening's meeting to express their ongoing concern and frustration regarding the actions of several neighbouring residents, both on the 22<sup>nd</sup> floor and on the 23<sup>rd</sup> floor. As was referenced in the Resident Manager's report, Council is aware of the ongoing concerns with several units on the 22<sup>nd</sup> floor, and did provide assurances, that this matter is being taken seriously, and that actions, including fines and possible eviction of problem tenants, is being seriously considered. Regarding concerns relating to a 23<sup>rd</sup> floor unit, Council President, Jason Upton, offered to assist in this matter further, and to speak with the other party concerned, to better understand and determine the scope and validity of the complaints being made. At this time, these owners removed themselves from the balance of the meeting.

**APPROVAL OF COUNCIL MEETING MINUTES**

It was moved/seconded to approve the Minutes of the Council Meeting held December 6, 2006 at 6:30 p.m. as circulated. CARRIED.

**APPROVAL OF FINANCIAL STATEMENTS**

It was moved/seconded to accept the financial statements for the months of December 2006 and January 2007. CARRIED.

**REPORT ON UNAPPROVED EXPENDITURES**

The Property Manager explained that this reference to unapproved expenditures relates to the possible expending of funds that would be considered outside the scope of the budget as approved by the owners at the recently convened General Meeting (emergency expenditure from CRF for instance).

The Property Manager reported that 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 December 6, 2006, were reviewed, the highlights being:

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Common Area Deficiencies / Developer Response

The Property Manager confirmed that the developer is now on site, and attending to in-suite concerns from individual owners that were identified as part of the warranty and deficiency review process. Once this work is completed, it is anticipated that work will commence on common area deficiencies as identified by the Strata Council. Receipt by the developer on the third party report prepared by Halsall & Associates on the building's exterior cladding and systems was acknowledged and it is anticipated that a formal response, and work as may be required, will commence in the weeks ahead.

Security Upgrades

The Property Manager confirmed that approval had been given for the installation of an additional security camera in the 2<sup>nd</sup> floor party room, and in the garbage room. The Property Manager confirmed that two additional cameras are being installed by the developer in the breezeway portions of the entrance to the parkade.

- Additional door closers, will be placed on the balance of parkade doors not yet so fitted, to ensure these doors are closed properly and securely at all times.

Motorcycle Storage

It has come to the attention of the Strata Council, that a number of residents within the building that have motorcycles, are storing them in unassigned, and in several instances inappropriate locations throughout the underground parkade. Council was in agreement that this issue of motorcycle storage be further investigated, and that proper areas be defined whereby bikes can be stored, and that consideration for "renting of these stalls" to individuals so interested be considered. It was agreed that Council Members, Cory Sutton and Patrick Wendt would work in consultation with the Resident Manager on this issue, and provide a recommendation for Council at the next scheduled Council meeting.

**CORRESPONDENCE**

Correspondence received was reviewed and responded to. As referenced in the Resident Manager report, and noted under Guest Business, the issue of noise complaints continues to be an issue of concern affecting a number of residents within the building.

Residents are reminded to be respectful of this requirement, to ensure that actions taken within a suite, are not disruptive to such a degree, that neighbours' rights to "peaceful enjoyment of their individual strata unit" are compromised. This expectation is particularly acute during the late evening and early morning hours.

- It is still being noted that individuals are on occasion taking items of a large and personal nature, and depositing them in the garbage and recycling room, despite signage clearly prohibiting such actions. Council views with some satisfaction the fact that it is possible to identify these individuals, and that they are being fined and charged for costs associated with removing said items.

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**NEW BUSINESS**

**Annual General Meeting Business**

As discussed at the Annual General Meeting, a Resolution allowing for the purchase of “capital improvements” for the building was approved by the general ownership. This subject will be further researched, with options being considered and discussed at the next Council meeting.

Council President, Jason Upton, noted that the issue of management services had been raised for discussion by an owner at the General Meeting, and Council was in agreement, that while the level of satisfaction with the current management services is high, and Council is pleased with the efforts of Crosby Property Management and the assigned Property Manager, that it would be prudent and appropriate action to compare services currently provided with what is available from other reputable companies.

**Security Service Concerns**

Council is aware of several issues of concern regarding the security patrols currently in place, specifically:

- Complaints have been received from several residents regarding the actions of a particular service guard from Paladin Security, claiming that this individual is “overly officious, or demanding” when ensuring that the common area facilities are closed.
- Concern has been expressed on several occasions from the Resident Manager regarding the actions of Eureka coverage, noting that on several occasions, requested protocol appears not to be followed properly.
- Council noted these concerns, and requested that the Property Manager follow up accordingly with the supervisors of both of these companies to ensure that full and proper compliance as per requested protocol is being received.

**Hornby Foyer Improvements**

Residents using the Hornby foyer will note that the wall adjacent to the elevator cabs, suffers from excessive amount of wear and abuse. A proposal to replace the wall finishing in this area has been received from the Resident Manager, and Council Member, Cory Sutton (who has some familiarity with these systems being proposed) did agree to assist in providing several options, including a design criteria and scope of cost to be provided for further review at the next scheduled Council meeting.

**Strata Website**

Council Member, Kevin Masse, informed Council that a preliminary website has been developed and pending several additional points of clarification and direction from the Strata Council would be available for access to the general ownership of Electric Avenue within the weeks ahead. Council was most appreciative of Kevin for these efforts on this matter, and was in agreement that this website be launched and made available to residents within Electric Avenue in as timely manner as possible. Residents should watch for individual notices regarding the particulars of said website being posted in the weeks ahead. Helpful information to be included in this website would include previously published Council Minutes, Rules and Bylaws of the Strata Corporation.

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Exercise Room / Hours of Use

In response to several requests from owners, it was motioned by Council Member, Kevin Masse, that the current hours of operation of the exercise room be extended from 5:00 a.m. to midnight to 5:00 a.m. to **1:00 a.m.**, this action intended to better enable residents who wish to use the exercise facility in the late evening hours. A second for this motion being provided, discussion ensued, with a vote being called, the result being said motion to amend hours was approved.

Pet Concerns

The Property Manager confirmed that complaints are being received from a number of commercial tenants that residents from within Electric Avenue, are taking their pets out on to the sidewalk portions of the building, and the loading bay in rear lane areas of the building and allowing their pets to defecate in these areas.

**Residents should note that this is inappropriate behaviour. Pets should not be allowed to either urinate or defecate on areas adjacent to the building (these include storefront, portions on Smithe and Hornby Streets, as well as rear lane portions and loading bay areas. Individuals found to be continuing this practice, will be warned, and then if necessary, fined.**

There being no further business, the meeting was adjourned at 8:30 p.m. The next scheduled Council meeting will be held on Thursday, March 8, 2007 (confirm date) at 6:30 p.m.



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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.**