

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

Held on Thursday, July 12, 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	
	Kevin Masse	
	Cory Sutton	
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 June 20th, wall in the Lounge was damaged by a tenant's guest, cost of repair and fine had been assessed to the owner accordingly;
- On June 23rd late afternoon, the fire alarm was set off due to the cooking smoke from an owner's suite. *Residents are reminded to please turn on your kitchen hood fan and please do not leave your individual suite's door ajar while cooking.*
- On June 29th, early hour police attended an owner's suite due to noise and nuisance. *Residents are reminded to abide by the noise and inappropriate action bylaws of Electric Avenue and to act accordingly to avoid a fine being assessed.*

This concludes Resident Manager's report.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held June 13, 2007 as circulated.
CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Treasurer presented a report for the month ended June financial to the Council. It was noted that the situation is improving partly due to the interest received from the bank for the GIC investment and the moving fees collected. Although the situation is improving and if the current trends continue, we will most likely have a small deficit at the yearend. The biggest expenditures continue to be the Steam Heat and

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Hydro bills for the building. A small increase for the strata fees will be recommended for the new fiscal year.

It was moved/seconded to accept the financial statements for the month of June 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 Property Manager mentioned to the Council that this item is still ongoing and will continue to update the Council accordingly. The Property Manager was requested to follow up with the developer with regards to the As-Built plans for the building.

CORRESPONDENCE

Letters were sent to residents with regards to various violations in the building specifically speeding at the underground parkade, rollerblading on the common area, and washing of balcony.

RESIDENTS ARE REMINDED TO BE CONSIDRATE OF YOUR NEIGHBOURS. IT IS INAPPROPRIATE TO DISPOSE OF WASTE FLUIDS, OR OTHER OBJECTS (e.g. Cigarette butts, etc.) DIRECTLY OFF ONE'S BALCONY. PLEASE USE A MOP OR A PIECE OF WET CLOTH IF YOU HAVE TO CLEAN YOUR BALCONY AND IN NO CIRCUMSTANCES, WASH WATER SHOULD BE ALLOWED TO ESCAPE THROUGH THE DRAINS AND LANDED ONTO THE NEIGHBOURING BALCONIES IMMEDIATELY BELOW.

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

A letter was received from a resident regarding various building maintenance issue and suggestions. These would be looked into.

A letter was received from a resident requesting permission from Council to use the 19th floor terrace for a private wedding ceremony. Council discussed and the permission was granted subject to a damage deposit of \$500.00 be put in place and a security guard be engaged to escort the guests to and from the 19th floor terrace so the security of the building would not be compromised. The Property Manager would forward an indemnity agreement to this resident to be completed.

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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 updated the Council with regards to the cost sharing issue with Bosa Properties Ltd. It was noted that Prism Engineering an independent company had been engaged to prepare an analysis report that could be used as a basis for calculating the cost sharing of water & sewer bills between the Commercial and the Residential section. The Property Manager mentioned that the Commercial representative acknowledged the process and agreed to share the cost of engaging Prism Engineering equally. The report is forthcoming, once received it would be forwarded to the Council for review.

Weekend Security Patrol

The Property Manager mentioned to the Council that the weekend security patrol by the newly selected company had been put in place.

Underground Security Cameras

The quote is forthcoming. Council agreed this item should be tabled to the Annual General Meeting to be discussed with the ownership.

Underground Parkade Gate

The Property Manager mentioned that the quote for the underground parkade gate to upgrade the motor to better accommodate the heavy usage did not arrive on time for tonight's meeting. Once received it would be forwarded to the Council for decision making.

Landscaping Quotes

The Property Manger presented a landscaping quote for the Council to review. Council discussed the service maintenance work provided by the current gardener and the quote at hand and noted the cost is quite exorbitant. The Property Manager was requested to obtain another quote for cost comparison purposes.

Pool Table

An owner attended tonight's meeting to present a proposal of a good quality used pool table for Council to consider. Council deliberated and agreed to accept the proposal as presented, provided the table is in good condition. Council discussed further the price of the pool table and due to budget constraint could only offer the best price available. The Property Manager was requested to reply to the owner accordingly. Council Member, Cory Sutton graciously agreed to check out the condition of the pool table and report back to the Council.

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Tenant Damaging the Common Area

Council discussed the damage caused by a tenant on the wall of the lobby elevator as well as the inappropriate action of a resident by bringing strippers into the building. Letters with appropriate fine and cost of repairs applicable as well as request for eviction of the tenant would be issued to the owners accordingly.

Fireworks – Security Guard

Council discussed the hiring of a security guard for the monitoring during the fireworks night on July 25, July 28, August 1, and August 4. The Property Manager was requested to contact the security company to make the necessary arrangement. The Resident Manager would post up a notice to remind the residents about the viewing accordingly.

Gym and Lounge TV

Council discussed the purchasing of TV for the gym and the lounge. Council Members, Roy Grinshpan and Cory Sutton graciously agreed to coordinate this item further.

Free Weights for Gym

Council discussed purchasing of a set of free weights for the Gym. A quote would be obtained for Council to review and decision making.

Mechanical Company

Council discussed the quality of work performed by the current mechanical company. A quote has been obtained from another company and the Property Manager was requested to make the necessary arrangement for the change over.

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