

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

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Held on Wednesday, June 13, 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<br>Patrick Wendt<br>Gary Chow<br>Ann Hilliker<br>Cory Sutton | President<br>Vice-President<br>Treasurer |
| <b>REGRETS:</b>                 | Roy Grinshpan<br>Kevin Masse   |  |
| <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 6:35 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:

- P1 Sprinkler system exhibit low air and triggered the alarm. Mechanical company corrected a slight warp in the valve hinge and system restored.
- Safe Security Products was called in to replace the Lexan on stair #11's barricade, which was damaged and to upgrade all three doors with plates to protect the inside handle from being tampered with.
- Fire testing took place the week of June 4<sup>th</sup> at the Scotiabank Theatre and June 6<sup>th</sup> at Electric Avenue, with elevator shaft checks and full bells. Several deficiencies were noted and they would be attended to.
- A fob was stolen from a resident's vehicle away from the building, but was later discovered used to gain entry into the parking and five vehicles were broken into. *Residents are reminded NOT to leave your fobs in the car for any reasons!*

This concludes Resident Manager's report.

**APPROVAL OF COUNCIL MEETING MINUTES**

It was moved/seconded to approve the Minutes of the Council Meeting held May 10, 2007 as circulated.  
**CARRIED.**

**APPROVAL OF FINANCIAL STATEMENTS**

The Treasurer updated the Council with regards to the May 2007 financial statements. The Treasurer mentioned that aside from the Repair & Maintenance expenditures, the Steam Heat and the Water & Sewer are the other two categories where the expenditures are quite substantial and they need to be carefully monitored.

It was moved/seconded to accept the financial statements for the month of May 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**

Common Area Deficiencies / Responses

A copy of the deficiencies list with the items being labelled with high and low priority from Halsall & Associates was presented to the Council for reference. The Property Manager mentioned that the representative from the developer had been contacted and was advised that some of the items listed on the deficiencies list are currently being worked on and the representative would update the Council as to their progress accordingly.

Foyer Improvements

Council Member, Cory Sutton presented the Council with samples of the materials in terms of upgrading the lobby. The tiling of a portion of the wall as an alternative was touched upon. Council deliberated and agreed to continue investigating this project by exploring other options available.

Elevator Floor Grouting

A second quote for the grouting of the five elevator floor had been obtained and presented to the Council for discussion. Council reviewed and noted that the cost is quite exorbitant and agreed that as an alternative, the elevator floor could be properly cleaned and floor mats installed. This item is still in progress.

**CORRESPONDENCE**

A letter was received requesting Council to reverse a fine assessed for dumping personal item inside the garbage room. Council discussed and agreed that the action is clearly in violation of the rules and there are signage posted to remind the residents not to dispose of their personal items inside the garbage room. Hence the request was denied.

Several letters were issued to owners requesting permission from Council to install laminated floor in their suites. The approval was granted subject to the proper underlayment materials being used and the bylaws of Strata Plan, BCS1433, Electric Avenue strictly adhered to.

Numerous letters including fines with regards to dumping of personal items in the garbage room and loading bay were 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 was recommended so an analysis report could be prepared in term of the cost sharing of water & sewer bills between the Commercial and the Residential section. Council discussed and agreed that this should be carried out without further delay so the report could be used as a basis for the allocation of the cost sharing item mentioned.

**Flower Beds by Smithe Elevators**

The Property Manager mentioned to Council that the landscaper had been contacted and they advised that the plants for the flower beds facing Smithe Street on the 11<sup>th</sup> to 22<sup>nd</sup> floors are not dead, but needed some watering. The landscaper further advised that access through windows from some areas were available and the weeds around those locations had been removed at no cost to the Strata Corporation. Since this is not part of the contract, a quote dealing with this issue would be submitted to the Council for consideration for the next fiscal year.

**Security Patrol**

The Property Manager presented three quotes from Security Company in terms of patrolling the building on the weekend for Council to review. Council discussed and the most suitable security company was selected. The Property Manager was requested to finalize the details with the selected security company to commence the patrol as soon as possible.

**Underground Security Cameras**

Council discussed the idea of installing security cameras at the underground parkade. A quote would be obtained and this issue further discussed.

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Memo to Residents

Council discussed the preparation of a memo reminding the residents of some of the daily activities encountered in the building (e.g. noise, dumping of personal garbage, pets, etc.).

Use of Garden by Residents

Council discussed about the usage of the garden area by some of the Residents and agreed that no action would be warranted at this time.

Underground Parkade Gate

It was noted that the underground parkade gate might requires a better motor to accommodate the heavy usage. A quote from the garage company is in progress, once received it would be forwarded to the Council for decision making.

Landscaping Contract

A copy of the landscaping contract renewal was received and presented to the Council for consideration. Council discussed and agreed that in principal is satisfied with the quality of the work performed, but would like to obtain two more quotes for cost comparison purposes.

There being no further business, the meeting was adjourned at 8:00 p.m. The next scheduled Council meeting will be held on Thursday, July 12, 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.**