

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

Held on Thursday, May 10, 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	
REGRETS:	Cory Sutton	
GUEST:	Kevin Grasty	Halsall Associates Limited
	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 Vice President.

GUESTS BUSINESS

Mr. Kevin Grasty of Halsall Associates Limited attended tonight's meeting to provide a summary of the procedures with regards to the common area deficiencies reported to the developer. Please see – BUSINESS ARISING FROM PREVIOUS MINUTES – Common Area Deficiencies for more detail information.

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:

- The glass pane for Elevator #5 was shattered, Accurate Glass was dispatched and the broken glass replaced;
- P2 gate was acting up and Ideal Door was called in to rectify the problem;
- Latham's mechanical reported that the motor of the make-up air unit for the hallways has seized, which explains why it is cooler than normal. *This item is in progress.*
- A revised "NO JUNK IN THE GARBAGE ROOM" had been posted, violators would be fined.

This concludes Resident Manager's report.

APPROVAL OF COUNCIL MEETING MINUTES

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

APPROVAL OF FINANCIAL STATEMENTS

The Treasurer updated the Council with regards to the April 2007 financial statements. The Treasurer mentioned that a copy of the Water/Sewer analysis was received from the Controller of the management company and presented to the Council for review. It was noted that the water consumption for the month of February to April 2007 compared to last year has increased considerably. Council discussed and the Property Manager was requested to contact the mechanical company to have this issue further investigated.

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

Mr. Grasty of Halsall Associates Limited explained to the Council the procedures of resolving the deficiencies items noted for the building. Mr. Grasty mentioned that in general a site meeting should be conducted with the developer to review the list so both parties know exactly what needs to be done. Council discussed some of the deficiencies noted (glass, parkade crack, etc.) and agreed that a list with the items prioritized would be beneficial and more efficient when the items are discussed with the developer. It was noted that some of the items on the deficiency list had already been attended to and some are still in progress. Once Mr. Grasty had prioritized the list, a site meeting would be conducted with the developer so the deficiencies noted could all be properly resolved.

Foyer Improvements

The Vice President mentioned that Council Member, Cory Sutton is in the process of gathering the samples and colour choices for the foyer. Council agreed that once the details are received, a quote would be obtained with three appropriate colour choices for final approval.

Elevator Floor Grouting

A quote for the grouting of the five elevator floor had been obtained and another one is forthcoming. Once received the quote would be forwarded to Council for final decision making.

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

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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 install tiles in the suite due to medical conditions. It was noted that currently the foyer and other parts of the suite are already in tiles and since the bylaws provide for the inclusion of tiles, approval was granted subject to the proposed installation being acoustically engineered to minimize any potential noise nuisance. The Property Manager was requested to reply to this owner accordingly.

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 mentioned to Council that a site meeting was conducted with the representatives of Bosa Properties and several items were discussed. The Property Manager updated the Council with regards to the items discussed and the cost sharing relating to them. Council discussed and noted that correspondence was forwarded to Bosa Properties regarding some of the inquiries raised and no reply was received. Council also expressed concerns that a few items were carried out by Bosa Properties prior to any inputs from the Council nor agreement of cost sharing in place. The Property Manager was requested to follow up with Bosa Properties regarding the cost sharing items preferably in written format so Council could further discuss this issue.

Rule – Maximum Hours of Moving

The Property Manager presented the Council with the wording for the maximum number of hours of moving as a Rule, which was discussed at the last Council Meeting. Council reviewed and agreed that this rule would be in **effect immediately** and it would be ratified at the next Annual General Meeting.

MOVING RULE

“Moves/Deliveries that extend beyond a two (2) hour period shall be charged back to the individual strata lot at the rate of \$25.00 per hour”.

Amenity Room on Statutory Holidays

The opening of the amenity room on statutory holidays was brought up for discussion and Council agreed that the amenity room would continue to be opened during the statutory holidays as currently in place. Council further agreed that residents who booked the amenity room **MUST** ensure that the room is cleaned after the use or the cost of extra cleaning would be charged back to the responsible residents accordingly.

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Flower Beds by Smithe Elevators

It was brought to the attention of the Council that the plants for the flower beds facing Smithe Street on the 11th to 22nd floor are dead or near dying. The Property Manager was requested to contact the landscaping company to obtain a quote to have the dead plants removed and another quote to have the new ones planted for Council to consider.

Entryphones System – Weigand Extenders (Signal Boosters)

It was noted that access to the building through the entryphones system would occasionally be delayed due to signal interruptions. The entryphone company indicated that the intermittent delay could be minimized by installing the weigand extenders to the system. As this issue only occurs intermittently and the situation appears to be improved, Council agreed that this matter would be revisited if warranted.

10th Floor – Wedding

A request was received by Council from an owner for permission to use the 10th floor terrace for a wedding in late September. Council discussed and agreed that the request would be granted subject to a refundable damage deposit be put in place and the owner engage a security personnel to escort the guests to the terrace so the security of the building would not be compromised.

Security Patrol

It was brought to the attention of the Council that the hours patrolled by the security company on weekends are quite erratic and occasionally the days of patrol are questionable. Council discussed and agreed that the contract be cancelled and the Property Manager is to solicit quotes to replace the current security company.

Lobby Pictures

Council noted that the lobby is looking quite mundane and adding a few paintings or pictures would improve the overall appearance. Council Member, Kevin Masse graciously agreed to look into this item further.

There being no further business, the meeting was adjourned at 8:00 p.m. The next scheduled Council meeting will be held on Thursday, June 7, 2007 at 6:30 p.m.



Eric Chua
Senior Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900 (24 Hours)
www.crosbypm.com

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.