

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

Held on Thursday, November 15, 2007 at 6:30 p.m.
Within the 2nd Floor Meeting Room

COUNCIL IN ATTENDANCE:	Jason Upton Patrick Wendt Gary Chow Ann Hilliker Roy Grinshpan Kevin Masse Cory Sutton	President Vice-President Treasurer
GUEST:	Peter Turner Jon Feldman Darren Nicholls Ken McPherson	CamCentral Systems Inc. Meridex Software Corporation Meridex Software Corporation Resident Manager
SENIOR PROPERTY MANAGER:	Eric Chua	Crosby Property Management Ltd.

The meeting was called to order at 6:30 p.m. by the President.

GUESTS BUSINESS

Mr. Peter Turner of CamCentral and Mr. Jon Feldman & Mr. Darren Nicholls of Meridex attended tonight's meeting to introduce their companies and present their proposals and overview of the security upgrades to the Council. Please see NEW BUSINESS – Underground Parkade Security Upgrades 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:

- On November 1st, the pool cue in the lounge was discovered broken;
- On November 5th, National Mechanical is resolving the P5 storm pump, a broken pipe and the check valve problem;
- On November 6th, GE Security/Edwards was in to check on the recent system problems and Latham's replaced the F9 fan;
- On November 7th, the cold water valve in P1 sink room leaking and was repaired by National and P5 sanitary pumps overflowed, reset them twice and National will attend;
- On November 7th, placed a service request to Smithrite to fix the compactor door hinge;
- On November 8th, Central Heat investigated the heat exchangers as our condensate rate is over triple the normal amount and National is pricing on one of the heat exchangers that might need to be replaced or extensive repairs;
- On November 9th, Service Master completed their quarterly carpet cleaning in the building;
- On November 13th, A&A Andersen came to check and clear all catch basins.

This concludes Resident Manager's report.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held October 25, 2007 as circulated.
CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

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

It was noted that Halsall Engineering is in the process of reviewing the deficiencies items completed and to be completed by Bosa Construction Inc. The Property Manager continues to correspond with Halsall Engineering regarding this issue and will report back to Council accordingly.

Cost Sharing with Bosa Properties

The Property Manager mentioned to the Council that the legally drafted document for the cost sharing with Bosa Properties with regards to the water and hydro expenses is forthcoming. Once received this would be presented to Bosa Properties for execution and completion.

Preventive Maintenance Program

It was noted that Halsall Engineering will be preparing a Preventive Maintenance Program with regards to some of the important maintenance items specifically catered to Electric Avenue.

Exercise Room TV – Electrical Work

The contracted electrician will be on-site the next few days to install the necessary wiring for the TV in the Gym. Once the wiring had been completed, the TV will be installed with the proper bracket.

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Interior Lobby Plants

The Vice President mentioned to the Council that two live and one artificial plant had been purchased for the lobby and they had been properly located. Council thanks the Vice President for taking the time to purchase the appropriate plants for the lobby.

Underground Parkade Security Cameras

Two security companies presented to the Council their assessments and requirements of the security upgrades for the underground parkade. Questions with regards to the type of system proposed, quality of cameras, locations, numbers of cameras, cost (materials and labour), etc. were raised and answered. After their presentation, Council thanked the two security companies and they left the meeting. Council further deliberated on the details of the security upgrades and agreed that a Resolution would be presented at the Annual General Meeting to the ownership for their consideration. Council thanks Council Member, Roy Grinshpan for arranging the presentation with the two security companies. It was noted that a third proposal is forthcoming.

CORRESPONDENCE

Several letters were issued to owners with regards to noise disturbance and charge back.

RESIDENTS ARE REMINDED TO BE CONSIDRATE OF YOUR NEIGHBOURS. IT IS INAPPROPRIATE TO OPERATE APPLIANCES (E.G. DISHWASHER, WASHING MACHINE, VACUUM), PLAY LOUD MUSIC, STOMPING ON FLOORS, SLAMMING OF CUPBOARDS AND DOOR, TALKING LOUDLY, ETC., AFTER 10:00 PM. WE ALL LIVE IN A VERY CLOSE PROXIMITY, PLEASE USE COMMON SENSE AND RESPECT THE QUIET ENJOYMENT OF YOUR FELLOW NEIGHBOURS. OWNERS ARE REQUESTED TO INFORM THEIR TENANTS ACCORDINGLY.

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

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

Free Weights

Council agreed to purchase a set of free weights offered for sale by a resident. Council further agreed that an exercise bench and mats would be purchased for the Gym.

Proposed Budget

The Treasurer presented a brief summary of the proposed budget to the Council. Council discussed and the proposed budget would be finalized and presented to the ownership at the Annual General Meeting for endorsement.

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Proposed Bylaws

Several Bylaws, specifically marketing of suites for sale, waiting for garage gate to close, pets, non-smoking etc were discussed. These bylaws would be presented as Resolutions at the Annual General Meeting to be voted on.

Property Management Service Contract

Council had obtained two other property management service contracts for comparison. It was noted that the two competitors are providing the web service as part of their services and the President mentioned that the current management company has committed such service to the building. Council requested that Crosby Property Management provides their competitive contract for Council's review.

Emergency Preparedness

Council briefly discussed the emergency preparedness for Electric Avenue. This would be tabled as an agenda at the Annual General Meeting to be further discussed with the owners.

Annual General Meeting Date

The next meeting would be the Annual General Meeting to be held on **Thursday, December 13, 2007 at 7:00 p.m.** The Property Manager noted that formal notice would be mailed to owners to inform them about the time, date and place of the meeting once everything is confirmed. (Please wait for formal notices in the mail.)

Christmas Get Together

The Christmas get together is being scheduled for **December 21, 2007 at 6:00 pm.** Notices would be posted to remind the residents regarding this event.

HAVE A SAFE AND HAPPY HOLIDAY!

There being no further business, the meeting was adjourned at 9:00 p.m. The next meeting will be the Annual General Meeting.



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.