

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

Held on Thursday, October 25, 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:	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 October 13th, the fire alarm went off due to a vehicle had hit the sprinkler pipe on P2, mechanical company was dispatched to have the pipe repaired;
- An owner reported moisture on the shower's ceiling, which was isolated to faulty connection of the shower head;
- October 10, the garbage pickups appear to be back on regular daily schedule again;
- Painting of the 5th floor is being carried out by Roger;
- On October 12th, the P1 and P2 catch basins and drains were cleaned;
- Notices were posted with respect to the cleaning of the Electrical Vault requested by BC Hydro and Residents had been advised two weeks in advance of this event;

This concludes Resident Manager's report.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held September 27, 2007 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

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

A copy of the reply received from Wall Financial Corporation with regards to the common area deficiencies attended to by Bosa Construction Inc. was attached to the agenda for Council's review. The Property Manager mentioned that a copy of the reply was also forwarded to Halsall Engineering for their reference. Council agreed that Halsall Engineering be contacted for a reply with regards to the items completed and items that are still outstanding as noted in the report.

Cost Sharing with Bosa Properties

The Property Manager mentioned that there was a site meeting conducted recently with the Commercial representatives to discuss the cost sharing items. Council President was in attendance at that meeting. It was noted that the Prism Engineering's Cost Allocation analysis report was brought up for discussion and the detail of the hydro invoices would be finalized so this cost sharing item could be concluded. It was further noted that the cost of the report and the cost of having the agreement legally drafted would be equally shared. The power washing of the ramp, which is a shared common area, was also touched upon and the Commercial representatives agreed to provide the cost of such work for Council to review and to budget for the new fiscal year.

TV for Gym & Lobby

A quote for the electrical work to install the TV for the gym was presented to the Council for review. Council discussed and agreed that the TV for the gym takes priority over the lobby and further agreed that a timer be installed in the gym when the electrical work is carried out. This project will commence shortly.

Interior Lobby Plants

Council discussed the options of having live versus artificial plants for the lobby. It was agreed that a live plant would provide a better ambience for the lobby and the Vice President was approved to purchase a suitable plant with the cost not over the budget of \$600.00.

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CORRESPONDENCE

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.

Several letters with fine were issued to residents with regards to noise disturbance.

RESIDENTS ARE REMINDED TO BE CONSIDRATE OF YOUR NEIGHBOURS. IT IS INAPPROPRIATE TO PLAY LOUD MUSIC, STOMPING ON FLOORS, VACUUMING, TALKING LOUDLY, ETC., LATE AT NIGHT. WE ALL LIVE IN A VERY CLOSE PROXIMITY, PLEASE USE COMMON SENSE AND RESPECT THE QUIET ENJOYMENT OF YOUR FELLOW NEIGHBOURS.

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

Preventive Maintenance Program

The Property Manager was requested to contact Halsall Engineering to prepare a preventive maintenance program tailored specifically for Electric Avenue.

Underground Security Cameras

A quote for the installation of security cameras at the underground pakrade was received and presented to the Council for review. It was noted that Council Member, Roy Grinshpan will be meeting with two other security camera companies on-site and their quotes are forthcoming. Council agreed that once the details are finalized, this item would be presented to the ownership at the Annual General Meeting for consideration and voted on.

Dryer Vent Cleaning

Two quotes for the cleaning of the dryer vent were presented to the Council for review. Council discussed the two options available and it was agreed that to preserve the integrity of the building in the long run, the more detail cleaning (pull/push method) was selected. With the pull/push method, access to the individual suites is required. Council agreed that as soon as the budget permits, this item would be scheduled and carried out.

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Bylaw – Access of Individual Suite

Council discussed the addition of a bylaw with regards to accessing the individual suites particularly for event like Annual Fire Inspection (mandatory) and dryer vent cleaning. Council agreed that a bylaw be drafted that should access be denied after advance notices had been posted then a fine would be imposed and should a locksmith be hired to gain access to the suites, the cost incurred by the Strata would be assessed back to the owners concerned.

Proposed Budget

A draft budget was presented to the Council to review. The Treasurer then reviewed the detail of the draft budget with the Council. It was noted that with the higher cost of insurance due to the higher appraised value and the escalating material and labour cost encountered, the strata fees will have to be increased appropriately to reflect the higher expenditure anticipated. Council discussed the amount of contribution to the Contingency Reserve Fund and the allocation of the surplus to the budget. Council unanimously agreed that since the strata fees has remained the same for the past years, a 6% increase in the fees for the new fiscal year is in line.

Christmas Get Together

In celebrating the spirit of the seasons, Council plans to have a get together with the residents of the Electric Avenue. Council President, Jason Upton volunteered to coordinate this event with the Resident Manager.

There being no further business, the meeting was adjourned at 8:30 p.m. The next scheduled Council meeting will be held on Thursday, November 15, 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.