

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

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Held on Thursday, September 27, 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 Patrick Wendt Gary Chow Roy Grinshpan Kevin Masse Cory Sutton	President Vice-President Treasurer
<b>REGRETS:</b>	Ann Hilliker	
<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 6:40 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:

- August 21<sup>st</sup> – Exercise equipment company came in for routine maintenance;
- August 27<sup>th</sup> – Spider Power Washing will be cleaning the secured parkade starting September 4<sup>th</sup>;
- August 28<sup>th</sup> – Electronic latch failure at garbage room door and it was replaced the next day;
- August 29<sup>th</sup> – Locksmith came in to fix 2 door handles that were man-handled: 11<sup>th</sup> floor stair #15 and P1 North elevator lobby.
- September 4<sup>th</sup> – Work is about to start on 11<sup>th</sup> hallway and 1118 – Re. flood damage.

This concludes Resident Manager's report.

**APPROVAL OF COUNCIL MEETING MINUTES**

It was moved/seconded to approve the Minutes of the Council Meeting held August 30, 2007 as circulated.  
CARRIED.

**APPROVAL OF FINANCIAL STATEMENTS**

The Treasurer reported to Council that there is a small surplus for the month end of August mainly due to revenues generated from the moving and slightly lower stem heat consumption.

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

Council noted that a letter had been issued to the developer with regards to the common area deficiencies. It was noted that a representative from Wall Financial was on-site to review the situation and this item would continue to be monitored.

Landscaping Proposal/Roof Top Planters

The landscaper provided a proposal to maintain the various overhand, sheltered planters, which border the hallways on 12<sup>th</sup> floors through 23<sup>rd</sup>. This expenditure would be included in the budget for the new fiscal year. The landscaper further commented on the 12 Japanese Maple and 19 Aspen-like deciduous trees on the rooftop and noted they are in good condition. The landscaper indicated the roots of these trees typically do not damage the membrane, however if there are any pre-existing tears or cracks for faulty section(s) of the membrane, then the roots can help expand the opening. Council discussed and agreed that no action is required for now.

Setting Off of the Fire Alarm

Council discussed this item tabled from the last meeting. After deliberation, Council agreed that as a **Rule – Door must not be left ajar at all time**. Warning would be given to the first time offender and any subsequent or chronic offender would be fined. The Property Manager was requested to draft a bylaw regarding this issue to be voted on by the ownership at the Annual General Meeting.

**RESIDENTS ARE REMINDED TO BE CONSIDERATE TO YOUR NEIGHBOURS AND NOT TO LEAVE YOUR INDIVIDUAL SUITE'S DOOR AJAR AT ALL TIME. THIS WILL PREVENT YOUR COOKING SMELL, AND NOISE FROM ESCAPING TO THE COMMON AREA AND DISTURBING OTHER RESIDENTS.**

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

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**CORRESPONDENCE**

A letter was received from a resident expressing concern with the level of second hand smoke received from neighbours. *Council discussed and agreed to present a bylaw with regards to no smoking on Limited Common Property (LCP) at the Annual General Meeting for owners' consideration.*

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 presented to the Council the analysis report from Prism Engineering with regards to the cost sharing of water and sewer bills between the Commercial and the Residential section. Council reviewed and discussed the suggestion indicated on the report and the Property Manager was requested to contact the Commercial representative to initiate an agreement on the percentage of the cost sharing.

Two quotes with regards to painting of the columns and sign bands below the canopies; lane plus two loading bays; breezeway and residential lobbies were presented to the Council for review. Council reviewed and discussed and do not considered this to be a top priority.

**Steam Heat Costs Increase**

It was noted that Central Heat Distribution Limited application to the British Columbia Utilities Commission for rate increase had been approved. The proposed tariff increase, taking into account of the fuel adjustment component effective October 1, 2007 will result in an average net increase in steam costs of approximately 2.74%, or a range of between 2.43% to 3.05% depending on customer size.

**Interior Lobby Plants**

Vice President, Patrick Wendt updated the Council with regards to his research on the lobby plants. Council discussed and it was noted that this item was mentioned at the last Annual General Meeting. Council agreed to proceed on this.

**Gym and Lounge TV**

Council Members, Roy Grinshpan and Cory Sutton presented the Council with their research on the installation of the TV in the gym. Council discussed and would like to obtain a firmer quote on the electrical work prior to the installation. The Property Manager would contact another electrician to provide a second quote. Once the electrical work is confirmed, the installation would proceed as agreed.

**Dryer Vent Cleaning**

Council discussed the cleaning of the dryer vent and the Property Manager was requested to obtain quotes for Council to review.

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Meeting Room Door

It was noted that the meeting room door that had been ordered from Grantson construction for quite sometime had not materialized. The Property Manager was requested to contact Granston construction to retrieve the old sample door and look for alternative company.

Resident Manager/Relief Manager Annual Review

Once again, Council would like to express their heartfelt thank you and appreciation to the Resident and Relief Manager for their commitment to the building. Council discussed the increase and the bonuses and it was agreed unanimously that both the Resident and Relief Manager deserved an increase as well as a bonus for their excellent performance.

There being no further business, the meeting was adjourned at 8:00 p.m. The next scheduled Council meeting will be held on Thursday, October 25, 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.**