

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

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Held on Tuesday, July 8, 2008 at 6:30 p.m.  
Within the 2<sup>nd</sup> Floor Meeting Room

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<b>COUNCIL IN ATTENDANCE:</b>	Gary Chow Marian Verdicchio Mike Coric Roy Grinshpan	Treasurer
<b>REGRETS:</b>	Jason Upton Cory Sutton Ann Hilliker	President Vice-President
<b>GUEST:</b>	Simon Kim  Ken McPherson	Vancouver Downtown Bottle Recycle Inc. 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 Property Manager.

**GUEST BUSINESS**

Mr. Simon Kim of Vancouver Downtown Bottle Recycle Inc. attended tonight's meeting to present to the Council with regards to the collection of recyclables (plastic bottles, glass bottles, aluminium cans, and other recyclable containers) from the property with the incentive of profit sharing. (Please see NEW BUSINESS – Vancouver Downtown Bottle Recycling 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:

- June 26<sup>th</sup> – a pest control company came to give an estimate for rodent control at the garbage room as I saw mouse myself;
- June 27<sup>th</sup> – a car was left running since early morning, and finally running out of fuel, the police officer came on-site and arranged for it to be towed;
- June 27<sup>th</sup> – the cleaner cleaned the woodwork in both lobbies.
- June 29<sup>th</sup> – west door to Smithe entrance doors not working, the hinge is sprung and maglock is not engaging, Action Glass came and problem rectified;
- July 3<sup>rd</sup> – contacted Cobra with regards to the magnetic contacts on all P-level doors as there was no communication from several doors, the technician came and corrected the problem;

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- July 3<sup>rd</sup> – contacted the Pool Table person as someone had moved the table again last month;
- July 4<sup>th</sup> – not all of the gardens are getting water and contacted the sprinkler company to have the system check out to ensure it's working;
- July 5<sup>th</sup> – Scotia Bank theatre alarm tripped at 9:35 p.m. and was subsequently resolved.

This concludes Resident Manager's report.

**APPROVAL OF COUNCIL MEETING MINUTES**

It was moved/seconded to approve the Minutes of the Council Meeting held June 3, 2008 as circulated.  
CARRIED.

**APPROVAL OF FINANCIAL STATEMENTS**

The Treasurer provided the updates with regards to the month ended June preliminary financial position to the Council. The Treasurer mentioned that Bosa is requesting that part of the amount owing (security patrol and fire pump testing) be paid while the cost sharing agreement is in progress. Council discussed and agreed that until the agreement is completed, no payment would be advanced.

It was moved/seconded to accept the financial statements for the month of June 2008 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

The Property Manager mentioned to the Council that once a date is confirmed with the warranty provider, Council would be advised accordingly.

Cost Sharing with Bosa Properties

The Property Manager mentioned that the final cost sharing agreement signed by Council had been forwarded to Vice President of Property Management of Bosa Properties for completion and awaiting their reply.

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Contingency Reserve Fund Study

A reply from Halsall Associated was presented to the Council for reference. It was noted that the Contingency Reserve Fund Study would be ready by the end of August. Once received this would be presented to the Council for review.

Underground Parkade Security Camera

This item is still in progress and the Property Manger would advise the Council accordingly.

**CORRESPONDENCE**

Several requests were received by Council to reverse the special levy and the bylaw violation fines. Council reviewed, deliberated, and the decision was to deny the requests brought forward.

A request was received from an owner seeking 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 Strata Plan, BCS1433, Electric Avenue are strictly adhered to.

Several letters including fines were issued to the offending parties with regards to bylaw contraventions, specifically noise disturbance, relocating of the pool table, unscheduled moves, and dumping of personal items in the garbage room, which is a common area.

**OWNERS/RESIDENTS ARE REMINDED THAT:**

1. **SMOKING ON THE BALCONY IS PROHIBITED AND VIOLATORS CAUGHT WOULD BE FINED AS PER BYLAW 3 (7).**
2. **DOG IS NOT ALLOWED IN THE AMENITY AREA AND ON THE GARDEN LEVEL, INCLUDING BUT NOT LIMITED TO THE PENTHOUSE, 19<sup>TH</sup> FLOOR, 11<sup>TH</sup> FLOOR, AND 4<sup>TH</sup> FLOOR, VIOLATORS CAUGHT WOULD EB FINED AS PER BYLAW 3 (6).**
3. **EXCESSIVE NOISE FROM THE SUITES IS PROHIBITED, ANY OFFENDER CAUGHT WOULD BE FINED AS PER BYLAW 3 (1) (A), (B) & (C).**
4. **DUMPING OF PERSONAL ITEMS IN THE GARBAGE ROOM IS PROHIBITED, ANY OFFENDER CAUGHT WOULD BE FINED AS PER BYLAW 3 (2) (K).**

**STRATA COUNCIL THANKS YOU FOR YOUR CO-OPERATION**

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**NEW BUSINESS**

Vancouver Downtown Bottle Recycling

Council discussed with Mr. Simon Kim of Vancouver Downtown Bottle Recycling Inc., with regards to the pilot program for the collection of the recyclables. Council requested from Mr. Kim the references discussed and the detail of the agreement prior to making an educated decision on this matter.

Scotia Theatre & Communications

It was noted that recently the fire panel was triggered by the Scotia Theatre and there was some communications issue involved with regards to procedures of clearing the fire alarm experienced. The fire alarm company servicing the building is in the process of investigating this issue.

There being no further business, the meeting was adjourned at 7:45 p.m. The next meeting will be on Tuesday, August 26, 2008.



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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.**