

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

Held on Tuesday, June 3, 2008 at 6:30 p.m.
Within the 2nd Floor Meeting Room

COUNCIL IN ATTENDANCE:	Cory Sutton Gary Chow Ann Hilliker Mike Coric Roy Grinshpan	Vice-President Treasurer
REGRETS:	Jason Upton Marian Verdicchio	President
GUEST:	Pat Gleeson & Chris Ken McPherson	3One Media 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.

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:

- May 5th – Mechanical company installed a new storm pump down on P5;
- May 6th – ServiceMaster cleaned the common area hallway carpet, next visit is scheduled for August;
- May 12th – Locksmith dispatched to repair damaged door knob for stair #18 on 19th floor and at Retail's stairwell #17's door lock;
- May 12th – There is an issue with the entryphone-elevator controller and visitors can't be let up to floors in elevators #5 & 6 and trade was dispatched to have it rectified;
- May 12th – One of the elevators on south side is squeaking loudly, elevator company was called;
- May 13th – Power was off for about 35 minutes for the replacement of a main breaker to a suite;
- May 21st – Houle Electric doing the infrared scan of the main electrical rooms for hot spots;
- Roger is doing some touch up painting to sections of walls as well as south elevator lobbies.

This concludes Resident Manager's report.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held May 6, 2008 as circulated.
CARRIED.

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APPROVAL OF FINANCIAL STATEMENTS

The Treasurer provided the updates with regards to the month ended May preliminary financial position to the Council. The Treasurer mentioned that the cumulative surplus has dropped primarily due to timing differences for dryer duct cleaning and window washing expenses for the year have been incurred during the first 6 months, but were budgeted over a 12 month period. Constant wear and tear from the moving needs to be factored into the budgeting process and higher move in/out fees should be considered.

It was moved/seconded to accept the financial statements for the month of May 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 since Halsall Associates did not receive any further reply from the developer, they have submitted a request for claims adjustment inspection to the warranty provider on the remaining outstanding common area deficiencies items.

Cost Sharing with Bosa Properties

The Property Manager mentioned that the final cost sharing agreement will be forwarded to Bosa Properties for completion and this item is still in progress.

Contingency Reserve Fund Study

The Property Manager mentioned to the Council that Halsall Associates is still in the process of preparing the Contingency Reserve Fund Study. 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

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.

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Several letters were addressed to residents with regards to expired cars/motorcycles insurance and storage of personal items at the parking stalls.

OWNERS/RESIDENTS ARE REMINDED THAT:

AS PER BYLAW 34 (2) OF ELECTRIC AVENUE, VEHICLES MUST BE INSURED AND HAVE PROOF OF STORAGE INSURANCE VISIBLE ON DASHBOARD.

STRATA COUNCIL THANKS YOU FOR YOUR CO-OPERATION

Several letters were addressed to residents with regards to storage of personal items at the parking stalls, including fines were issued to the offending parties with regards to bylaw contraventions, specifically Smoking on Balcony, Dog on Garden Level, Noise Disturbance, 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, 19TH FLOOR, 11TH FLOOR, AND 4TH FLOOR, VIOLATORS CAUGHT WOULD BE 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

NEW BUSINESS

Vancouver Downtown Bottle Recycling Proposal

Council discussed the reply from Vancouver Downtown Bottle Recycling with regards to the collection of the recyclables. Council would like to review in greater detail the agreement presented and agreed to table this item for future discussion.

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Loose Wires on Exterior Wall

It was brought to the attention of the Council that there are two wires on the exterior wall belonging to the Commercial section that are not properly secured. The Commercial representative would be contacted to have this rectified. There were concerns as to whether the wires are properly installed as per building code and this would be looked into. Council agreed that any work contemplated by the Commercial section for the common area should be conveyed to the Council and authorization obtained prior to the work being conducted.

Cleaning of Balcony Concrete Lip

A request was received from an owner with regards to the cleaning of the upper floors balcony concrete lip. Council noted that the coating on concrete cornices for the upper floors is one of the outstanding deficiency items to be addressed and would prefer to see this item completed prior to the cleaning of the concrete lip.

Paladin Security Guard Pager

Council discussed the possibility of engaging the Paladin security guard currently patrolling the building to carry a pager, so the monitoring of the underground parkade gate and attending to noise concerns issues could be addressed. The Commercial representative would be contacted to explore this possibility.

Glass Windows on 24th Floor

It was brought to the attention of the Council that there are several glass windows on the 24th floor where the seals are loose. For liability concerns, quotes would be obtained to have the seals replaced.

Painting of Garbage Room Floor

Quotes would be obtained for the painting of the garbage room floor for ease of maintenance. The Commercial representative would be contacted with regards to the sharing of the cost.

Re-Levelling of Pool Table

Council agreed the pool table to be re-levelled as it was noted that the table had been moved by two residents.

There being no further business, the meeting was adjourned at 8:10 p.m. The next meeting will be on Tuesday, July 8, 2008.



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.