

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

Held on Tuesday, September 16, 2008 at 6:30 p.m.
Within the 2nd Floor Meeting Room

COUNCIL IN ATTENDANCE:	Jason Upton Gary Chow Ann Hilliker Mike Coric Roy Grinshpan	President Treasurer
REGRETS:	Cory Sutton Marian Verdicchio	Vice-President
GUEST:	Ken McPherson	Resident Manager
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:

- August 25th – At around 11:30 pm, Police was on-site visiting a suite;
- August 26th – A tenant informed of water in his storage room behind his washroom, the mechanical company checked and later discovered it was due to lack of grout care;
- August 28th – Visitor of tenants caused damage in the suite and a flood setting off leak detection module for the area. The restoration company was called and met the owner. The owner has already asked the tenants to move out;
- September 2nd – At around 7:42 pm the fire alarm went off, someone pulled a station near stair #12 on 5th floor, no fire, smoke or apparent reason;
- September 2nd – Electrician came in to repair 8 bad ballasts;
- September 3rd – Mechanical company came in to clear the clogged amenity washroom drain;
- September 3rd – At around 9:30 pm Police was on-site visiting a suite;
- September 4th – Parkade cameras are on-line as is licence plate camera. Cobra has tried to sync the clocks on the various systems to make it easier to identify fob use and pictures;
- September 10th – Fire alarms went off at 4:33 pm due to a pull station on P2 by stair 17. It was determined to be a false alarm;
- September 12th – Fire Alarm at Scotiabank Theatre went off early morning and cause was unknown. Security took care of the maglock resetting.

This concludes Resident Manager's report.

**Minutes of the Council Meeting
The Owners Strata Plan BCS 1433
Held on Tuesday, September 16, 2008**

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held August 26, 2008 as circulated.
CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Treasurer provided the updates with regards to the month ended August and September preliminary financial position to the Council.

It was moved/seconded to accept the financial statements for the month of August 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 he is still waiting for the report from the warranty company. Once received it would be forwarded to the Council for their review.

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. The detail of the amount owing between the two parties is being finalized

Garbage Room Painting

The Resident Manger is in the process of co-ordinating with the Commercial representative to have this item completed.

Pest Control Quotes

Council received two quotes from the Pest Control companies with regards to the monthly preventive maintenance for the building. Council approved the Option 1 from Abell Pest Control company and the Property Manager was requested to finalize the details with regards to the contract.

**Minutes of the Council Meeting
The Owners Strata Plan BCS 1433
Held on Tuesday, September 16, 2008**

Theatre Exterior Satellite Cables

This item is still in progress.

Window Cleaning Damages

This item is still in progress.

Roof Top Glass Railing Panels – Seals

Council received the quote from the glass company servicing the building with regards to the seals for the rooftop glass railing and the installation of two lexan canopies. Council approved the quote as presented and the Property Manger was requested to proceed forward.

Contingency Reserve Fund Study

The Property Manager mentioned to the Council that the Contingency Reserve Fund Study from Halsall Associated is anticipated to be ready by the end of the month. Once the report is ready, it would be presented to the Council for review.

Parking Security Upgrades

It was brought to the attention of the Council that when the license plate recognition camera was installed, there was exposed wire noted. This would be investigated with the security company and rectified.

Fire System - Door Unlocking

The Resident Manager mentioned that the Commercial representative is working with the related parties on this issue and it should be resolved fairly soon.

Common Area Carpet

This item is still in progress.

CORRESPONDENCE

Several letters including fines were issued to the offending parties with regards to bylaw contraventions, specifically Smoking on Balcony, Dog Barking, Unscheduled Moving, and Dumping of Personal Items inside the garbage room, which is a common area despite the notices posted on the garbage room door.

Several requests were 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.

OWNERS/RESIDENTS ARE REMINDED THAT:

1. **SMOKING ON THE BALCONY IS PROHIBITED AND VIOLATORS CAUGHT WOULD BE FINED AS PER BYLAW 3 (7).**
2. **BURNING MATERIAL SUCH AS CIGARETTES OR MATCHES ARE NOT PERMITTED TO FALL OUT OF ANY WINDOW, DOOR, BALCONY, PATIO, STAIRWELL, PASSAGE OR OTHER PART OF THE STRATA LOTS OR COMMOM PROPERTY AS PER BYLAW 3 (2) (P), ANY OFFENDER CAUGHT WOULD BE FINED.**
3. **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 EB FINED AS PER BYLAW 3 (6).**
4. **EXCESSIVE NOISE FROM THE SUITES IS PROHIBITED, ANY OFFENDER CAUGHT WOULD BE FINED AS PER BYLAW 3 (1) (A), (B) & (C).**
5. **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

Insurance Appraisal/Renewal

A copy of the appraisal report conducted recently was presented to the Council for review. The Property Manager mentioned that a copy of the appraisal report would be forwarded to the insurance company to have the policy renewed.

Glass Doors

Council discussed the replacement of the glass doors when the situation arises. Quotes would be obtained for Council to review.

Vancouver Downtown Bottle Recycling

Council discussed the Vancouver Downtown Bottle Recycling Inc., with regards to the pilot program for the collection of the recyclables. The Property Manager was requested to follow up with Mr. Kim regarding this matter.

**Minutes of the Council Meeting
The Owners Strata Plan BCS 1433
Held on Tuesday, September 16, 2008**

There being no further business, the meeting was adjourned at 7:30 p.m. The next meeting will be on Tuesday, October 21, 2008.



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.