

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

Held on Thursday, April 23 2009 at 6:30 p.m.
Within the 2nd Floor Meeting Room

COUNCIL IN ATTENDANCE:	Cory Sutton Gary Chow Ann Hilliker Marian Verdicchio	President Treasurer Secretary
REGRETS:	Mike Coric Roy Grinshpan	Vice President
GUEST:	Ken McPherson	Resident Managers.
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:

- April 6th – Parkade Power-washing scheduled for April 13 – 16th, 16th being an extra day if needed. Signs posted within the elevators this week;
- April 7th – Cleaned out the intake vents for the lobbies' air and turned off the Hornby lobby duct heater; Smithe is already off;
- April 7th – At about 12:30 am standpipe of the Theatre started a fire alarm; our maglocks were reset by Paladin at around 12:55 am. We were not affected;
- April 8th – At around 7:50 am we have a brown-out due to blown fuse of the same emergency circuit – floor and stairwell lights, Security & Fire system, etc. Electrician contacted and replaced fuse(s) and will try checking the panel for proper grounding. P4 lights' breaker will remain off until rectified;
- April 8th – A resident reported a hole in ceiling by 11th floor and Roger started the repair;
- April 8th – At 2:00 pm, activated irrigation timer and ran a test. Checked 11th floor for proper coverage;
- April 9th – Arranged for the junk pickup by 1-800-RID-OF-IT for the unwanted items discarded in the garbage room by residents;
- April 13th – Two tenants were noted smoking on the 11th floor garden at around 7:00 pm by accessing the area without authorization through a hallway window;
- April 14th – A guest of a resident was ticketed by Paladin for leaving the car on the firelane. Despite signage, people continue to park at the no parking zone on the firelane (or docks);
- April 23rd – Elevator #3 is still out and elevator company is attending to it;
- April 23rd – Parkade cleaned, but some stalls have signs of oil leak and residents will be informed.

This concludes Resident Manager's report.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held March 26, 2009 as circulated.
CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Treasurer provided an updates with regards to the financial position to the Council. It was noted that the cash flow is improving and we have a small surplus. There is only one category where we are over the budget and that is the Steam Heat. Hopefully, with the warm weathers ahead, the situation will improve. Council noted that a few owners are behind in their strata fees and the collection of the arrears continues.

It was moved/seconded to accept the financial statements for the month of March 2009 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

1. Common Area Deficiencies
Council noted that the representative of Halsall Associates had met with the Resident Manager and completed the final inspection with regards to the outstanding common area deficiencies items as indicated on the Travellers Claims Adjustments letter. Halsall Associates representative confirmed the outstanding deficiencies items had been corrected satisfactory with the exception of a balcony scupper for an owner that needs to be verified as access was not available at the time of inspection. Although the concrete curb at the roof level had been sealed under warranty, the capping of that area was discussed and Council agreed that as a preventive maintenance item, quotes would be obtained for review.
2. Contingency Reserve Fund Study
Mr. Grasty of Halsall Associates had modified the funding scenarios as requested and they were presented to the Council for review. Although, Council noted that one of the scenario looks more reasonable, but agreed that further fine tuning is needed. Council would continue to work on this with Halsall Associates to produce a feasible scenario to be discussed with the ownership at the next Annual General Meeting.
3. Parking Security Upgrades
The President mentioned to the Council that he continues to work with the security company with regards to the license plate security camera. The security company had re-scheduled a date

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originally set to coincide with the return of the Resident Manager, who is on vacation. Overall, the system is working fine. More training would be provided to the Resident Manager with regards to the new system when the security company is on-site again.

4. Rental - Lockers
The President mentioned that the dimensions for building the lockers had been taken and quotes are forthcoming. The number of spaces and cost of rental were briefly touched upon. This item is still in progress.
5. Smithe Lobby Ceiling Repairs
It was noted that Scotia Theatre is in the process of obtaining another quote for cost comparison. Council would continue to work with Scotia Theatre to determine which company would be the appropriate one to carry out the repair taking into consideration the quality of the workmanship involved.
6. Lounge Carpet Repair
Council approved the quote for the Hornby side carpet replacement and agreed that part of the cost would be recovered from the resident who caused the stains.
7. Gym Weights
Council agreed to purchase a rack for the free weights and a mat for the exercise room. Council agreed not to pursue any further the option of having an exercise company placing some of their ads in the gym in return for some free weights.
8. Changing Rooms Countertop Repair
A quote was received to have the changing rooms' countertop repaired. More quotes would be sourced for cost comparison.
9. Water Damage Claim – Faulty Dishwasher
A reply was received from this past owner who is claiming a refund from the strata with regards to his faulty dishwasher damaging the suite below. The reply detailed the cost of fixing the dishwasher, the cost of emergency restorations on his behalf to mitigate the damage, and the cost of repairs to the suite below.

Council reviewed the reply from this past owner and noted that the strata had gone above and beyond to satisfy his request and to handle the water damage caused by his dishwasher to the suite below. Council further noted that without immediate action to mitigate the damages more serious situation would be experienced. It was noted that this past owner does not have homeowners' insurance coverage. In view of the circumstances, Council agreed not to reimburse the claim requested by this past owner.

IMPORTANT!

INSURANCE COVERAGE

Owners are reminded that it is the owners' responsibility to cover any water losses below the deductible that they (or their tenants) were responsible for in regards to their strata

lot, other owners' strata lots which were damaged, and including the common area property.

It is the responsibility of individual owners to obtain their own content/liability insurance for their Strata Lots. Owners are also responsible for improvements made to their units (e.g. Hardwood Floor, etc) and should also obtain "betterment" insurance in this regard.

Residents, owners and tenants are also strongly urged to ensure that they maintain a "secondary living expense fund" in the event that an incident within the building keeps them from living in their residences for an extended period of time. The Strata Corporation's insurance is not responsible for these costs.

Owners should also be aware that if, in the course of a fire, flood or some other unforeseen occurrence, a resident's possessions are damaged, that person must make a claim for compensation through their own insurance company as this is NOT covered under the building's insurance policy. Non-residents should also ensure that their tenants clearly understand this.

Strata Council thanks you for your Co-operation and Understanding

10. Parkade Power Washing

Council noted that the parkade power washed had been completed. Council further noted that there are some cars with oil leaks at their stalls. Warning letters would be issued to the residents to have their stalls cleaned and notices would be posted inside the elevators as well.

RESIDENTS ARE REMINDED:

AS PER STRATA BYLAW 3 (5) – "...AN OWNER SHALL NOT ALLOW OIL LEAKS AND EXHAUST POLLUTION STAINS FROM VEHICLES AND SHALL CLEAN UP SUCH LEAKS AND STAINS FROM THE OWNER'S PARKING STALL(S).

OWNERS ARE RESPONSIBLE TO INFORM THEIR TENANTS ACCORDINGLY REGARDING THIS.

STRATA COUNCIL THANKS YOU FOR YOUR CO-OPERATION.

11. Winter Olympics – Security Patrol

The Property Manager had contacted two companies for quotes specifically for Winter Olympics security patrol. Once received, they would be forwarded to Council for review.

12. Exterior Window Cleaning

The cleaning of the exterior inaccessible windows is in the process of being scheduled. Once the dates are confirmed, notices would be posted to remind the residents regarding this event.

CORRESPONDENCE

Council received a request to waive the bylaws violation fine for inappropriate action of dumping personal items in the garbage room. Council discussed and the request was denied.

OWNERS/RESIDENTS ARE REMINDED:

STRATA HAVE TO PAY FOR A JUNK REMOVAL COMPANY TO DISPOSE OFF THE PERSONAL ITEMS YOU LEFT INSIDE THE GARBAGE ROOM. KINDLY ARRANGE TO HAVE YOUR PERSONAL UNWANTED ITEMS DISPOSE OFF PROPERLY. LEAVING YOUR UNWANTED ITEMS ON THE COMMON AREA (E.G. GARBAGE ROOM) WOULD RESULT IN A FINE BEING ASSESSED. OWNERS ARE RESPONSIBLE TO INFORM THEIR TENANTS ACCORDINGLY REGARDING THIS.

FOR YOUR INFORMATION, SHOULD YOU HAVE ITEMS TO DONATE, YOU COULD TRY CONTACTING THE FOLLOWING ORGANIZATIONS:

**LARGE ITEMS – WWW.HOMESTART.CA – 604-708-9556
SMALL ITEMS – WWW.GATHERANDGIVE.ORG – 604-637-2250
CLOTHING – WWW.DEVELOP.BC.CA/CONTRIBUTE – 604-273-4332
ELECTRONICS – HTTP://FREEGEEKVANCOUVER.ORG – 604-879-4335
MISCELLANEOUS – WWW.SALVATIONARMY.CA – 604-299-3908**

STRATA COUNCIL THANKS YOU FOR YOUR CO-OPERATION

Several warning letters and letters including fines were issued to the offending parties with regards to bylaw contraventions, specifically Unscheduled Moving, Noise Disturbance, Smoking on Balcony, Storage of items at Parking Stall, Throwing of Cigarette Butts over the balcony, and Dumping of Personal Items inside the garbage room (which is a common area despite the notices posted on the garbage room door and the minutes repeatedly reminding the residents not to do so).

OWNERS/RESIDENTS ARE REMINDED THAT:

- 1. TO ENSURE THE AVAILABILITY OF AN ELEVATOR AT THE REQUIRED TIME, A BOOKING MUST BE MADE WITH THE MANAGER AS PER BYLAW 32 (4).**
- 2. EXCESSIVE NOISE FROM THE SUITES IS PROHIBITED, ANY OFFENDER CAUGHT WOULD BE FINED AS PER BYLAW 3 (1) (A), (B) & (C).**
- 3. ELECTRIC AVENUE IS A NON-SMOKING RESIDENCE. PERSON WANTING TO SMOKE MAY DO SO OUTSIDE OF THE BUILDING AT SIDEWALK LEVEL OR IN THE PRIVACY OF A RESIDENT'S SUITE. THERE IS NO SMOKING PERMITTED ON THE COMMON AREA AND LIMITED COMMON AREA (E.G. BALCONY, PATIO, ETC) OF THE BUILDING. RESIDENT VIOLATORS OR VIOLATING GUESTS OF RESIDENT WILL BE FINED. THE FINE IS \$200 PER VIOLATION.**

4. **THROWING OF MATERIAL, ESPECIALLY BURNING MATERIAL SUCH AS CIGARETTES OR MATCHES OR PERMIT MATERIAL TO FALL OUT OF ANY WINDOW, DOOR, BALCONY, PATIO, STAIRWELL, PASSAGE OR OTHER PART OF THE STRATA LOTS OR COMMON PROPERTY IS PROHIBITED, AS PER BYLAW 3 (2) (P).**
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

1. Building Notices & Signage
Quote from the sign company for a more visible “Electric Avenue Residences” signs for the lobby doors is forthcoming. Once received it would be forwarded to Council for consideration. Council discussed the No Smoking signage available from the City and the Property Manager would inquire about this.
2. Form K – Short Term Rental
Council noted that a few agents have been using the suites as short term rental and Form K has not been provided. Council agreed that fines should be assessed to those suites that are used as short term rental, which is against the bylaws of the strata corporation.
3. Garbage Room Door
It was noted that the garbage room door is not functioning properly and a new set of door might be needed. Quotes would be sourced with the possibility of cost sharing with the commercial section.
4. Annual Fire Inspection
The annual fire inspection is in the process of being scheduled. Council noted that a number of suites were not being tested for the past years and agreed that a locksmith should be engaged this year to gain access, so that all the suites could be properly inspected.
5. Resident Manager’s Office
Residents are reminded that as courtesy, please do not barge into the Resident Manager’s office without being asked, especially when there is already someone meeting in the office. Please wait for your turn to be admitted. (Owners are kindly requested to inform their tenants regarding this)

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There being no further business, the meeting was adjourned at 8:35 p.m. The next meeting will be on Thursday, May 28, 2009.



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.