

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

Held on Thursday, August 20, 2009 at 6:30 p.m.
Within the 2nd Floor Meeting Room

COUNCIL IN ATTENDANCE:	Cory Sutton Gary Chow Ann Hilliker Roy Grinshpan	President Treasurer Secretary
REGRETS:	Mike Coric Marian Verdicchio	Vice President
GUEST:	Ken McPherson	Resident Manager
PROPERTY MANAGER:	Eric Chua	Crosby Property Management Ltd.

The meeting was called to order at 6:30 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:

- July 28th – At 11:00 pm, Scotiabank Theatre had a fire alarm, with the reprogramming done, our maglocks weren't affected;
- July 23rd – Roger is repairing wall around 23rd north (elevator lobby) standpipe for the 3rd time. Either pipe is vibrating or moving on its own or someone is jarring it;
- July 27th – There are 3 semi-large unscheduled deliveries today;
- July 28th – Bought an air conditioner for office and shut off F-47, the ceiling unit for Smithe lobby; it's not working;
- July 29th – Removed some junk from the parkade and informed the residents about their BBQ with propane tank and a cabinet in a stall on P5;
- July 29th – A couple of Residents were complaining about the hot air pumping into the hallways, tried resetting it and mechanical company was called;
- July 30th – Cab 6 was acting erratically last night according to a resident, reported to the elevator company;
- July 31st – 6:46 pm, fire alarm activated by pull station on P2 Stair 17 and reset;
- August 2nd – A resident's cat was noted roaming and got into several other suites. This makes 3 similar instances recently, not including one feline fatality;
- August 4th – Elevator 2 & 3 Screens were out and needed resetting. Elevator 5 camera not working, a request for service has been made to the company;
- August 4th – Tenants broke a pool cue in a deliberate act of throwing it across the Lounge, amenity access suspended and landlord advised;
- August 9th – Approximately 10:50 am, a tenant forced his way into Amenity area and used the lounge without booking;
- August 9th – ServiceMaster doing a big extraction clean of the building;

**Minutes of the Council Meeting
The Owners Strata Plan BCS 1433
Held on Thursday, August 20, 2009**

- August 10th – AHU is off-line, keeps kicking out, mechanical company is aware;
- August 13th – Some tenants are calling the office about their suites' TV remote and garburetor not working (in-suites), some have no idea where the parkade ramp and gate is;
- August 14th – Glass company was in to check and adjust the lobby doors and remarked that due to negative air pressure they will still occasionally slam;
- August 15th – Roger fixed the Hornby back door astragal, it was coming off at the bottom;
- August 17th – Fitness Fixations here for routine maintenance check of gym equipment.

This concludes Resident Manager's report.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held July 23, 2009 as circulated.
CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Treasurer updated the Council with regards to the August preliminary financial statements. It was noted that the expenses are in control and within the amount budgeted for and surplus continues to accumulate.

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

No further updates with regards to the dishwasher leaking small claim incident. The Property Manager would follow up with the legal representative and advise the Council accordingly.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. Winter Olympic – Security Patrol
Council had reviewed four quotes with regards to the security patrol during the winter Olympic. A meeting with the Commercial Representative is in scheduled. This item is in progress.
2. Rental - Lockers
Council was advised that quotes with regards to changing the bike area into rental lockers are forthcoming and this would be presented to the owners for endorsement at the Annual General Meeting.

**Minutes of the Council Meeting
The Owners Strata Plan BCS 1433
Held on Thursday, August 20, 2009**

3. Building Notices and Signs
Council agreed to proceed with the front entrance doors signage with the blue backing as proposed.
4. Rooftop Drainage Pipe
Council noted that the drains at the rooftop had all been cleaned. An owner noted that the problem of overflow continues. Council is in the process of investigating other options.
5. Contingency Reserve Fund Study
Council would forward the variations noted to the Property Manager for Halsall & Associates to fine tune the report with the intention of relying on Option 2 for the Long Term Maintenance program.
6. Residential Manager Office HVAC
The Resident Manager had purchased an air conditioner unit for the office and is very content with the situation. Quote to have the lobby HVAC unit upgraded from the mechanical company is forthcoming.
7. Changing Rooms – Paper Dispenser
Council noted that new paper dispensers had been installed. This item is now completed.
8. Repainting of Garbage Room
Quotes are forthcoming. This item is in progress.
9. Missed Fire Inspection Units
Once the fire inspection company has confirmed the date, notices would be addressed to those units which missed the annual fire inspection. Locksmith would be engaged to assist in the situation of access and cost would be charged back to the units accordingly.

CORRESPONDENCE

Council received a request with regards to waiving the bylaw fine assessed. Council reviewed and agreed that more detail information is needed prior to making the final decision.

Several warning letters and letters including fines were issued to the offending parties with regards to bylaw contraventions, specifically for Watering of plants on the Balcony, Unscheduled Moving, Bikes on Common Area, Smoking on 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. **AN OWNER, TENANT, OCCUPANT OR VISITOR MUST NOT USE A STRATA LOT, THE COMMON PROPERTY OR COMMON ASSETS IN A WAY THAT CAUSES A NUISANCE OR HAZARD TO ANOTHER PERSON AS PER BYLAW 3 (1) (A).**
2. **TO ENSURE THE AVAILABILITY OF AN ELEVATOR AT THE REQUIRED TIME, A BOOKING MUST BE MADE WITH THE MANAGER AS PER BYLAW 32 (4).**

3. AN OWNER SHALL NOT USE OR RIDE, OR PERMIT OTHERS TO USE OR RIDE, AS THE CASE MAY BE, ROLLERBLADES, INLINE SKATES, SKATEBOARDS, BICYCLES, SCOOTERS OR SIMILAR ITEMS ANYWHERE ON COMMON PROPERTY OR LIMITED COMMON PROPERTY OR IN A STRATA LOT AS PER BYLAW 3 (2) (R).
4. 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.
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

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.

NEW BUSINESS

1. Cleaning Contract
Council noted that after several meetings with the cleaning company, the shortfalls continued. Council agreed to investigate for alternative arrangements.
2. Landscaping Contest
With the permission of Council, the landscaping company had entered Electric Avenue into the contest for 2009 BC Landscape Awards of Excellence.
3. Landscaping – Tree on 11th floor
It was noted that a tree on the 11th floor is infested and the landscaper would be contacted to have this attended to.
4. Repainting of Front Entrances
Quotes would be sourced to have this attended to.
5. Window's Limiter/Restrictor
Council noted that some residents had been tampering with the window's limiter. For safety and liability concerns, residents are advised that the window's limiter is there for a reason, please do not remove it or tamper with it.
6. Front Entrance Planters
Due to constant vandalism, Council agreed to source for a round shape artificial planter to replace the current one. Cost to remove the planters all together would also be contemplated.

**Minutes of the Council Meeting
The Owners Strata Plan BCS 1433
Held on Thursday, August 20, 2009**

7. Interior Painting
Council received a quote for interior painting for budgetary purposes.
8. Rooftop Seagulls
Council received a request to have rooftop spikes or net installed to curtail the seagulls' issue. This would be further investigated.
9. Shaw Exclusive Offer
Council received Shaw Exclusive Offer promotion and after reviewing the details, decided not to proceed forward with it.
10. Insurance Appraisal
Appraisal of the building was completed and a copy of the report was presented to the Council for reference.
11. Media Room – Computer Hookup
Quotes would be obtained with regards to upgrading the equipment, which enable for computer hook-up and Blue ray capabilities for Commercial grade.
12. Meet and Greet
Council would set a date for a meet and greet in the lobby to get to know the owners at Electric Avenue. Notices would be posted once the date is arranged and confirmed.
13. Office Computer Upgrade
Council approved the office computer to be upgraded at a cost of \$600.
14. LED light bulbs
Council discussed the changing of the current halogen light bulbs to LED in the common area. This would be further investigated.

There being no further business, the meeting was adjourned at 8:05 p.m. The next meeting will be on Thursday, September 24, 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.