

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

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Held on Tuesday, January 27, 2009 at 7:00 p.m.  
Within the 2<sup>nd</sup> Floor Meeting Room

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**COUNCIL IN ATTENDANCE:** Ann Hilliker  
Marian Verdicchio  
Gary Chow  
Mike Coric  
Roy Grinshpan  
Cory Sutton  
Jason Upton

**GUEST:** Ken McPherson Resident Manager

**PROPERTY MANAGER:** Eric Chua Crosby Property Management Ltd.

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The meeting was called to order at 7:30 p.m. by the Property Manager.

**COUNCIL POSITION**

Both Council Members, Cory Sutton and Jason Upton expressed their interest to be the Council President and each presented their experience briefly to the Council for their considerations. A secret ballot was taken and the following appointments were confirmed:

Cory Sutton	–	President
Mike Coric	–	Vice President
Gary Chow	–	Treasurer
Ann Hilliker	–	Secretary

At this time, Council Member, Jason Upton mentioned to the Council that he is stepping down and excused himself and the meeting proceeded.

**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:

- November 19<sup>th</sup> – 9:57 am. Mechanical company set off the fire alarm on P3 mechanical room. The security assisted and it was all cleared and reset at 10:10 am;
- December 10<sup>th</sup> – Mechanical company came to do the backflow prevention test, all in order;
- December 11<sup>th</sup> – Roger completed the repairs and touch ups again from 23<sup>rd</sup> to 17<sup>th</sup> and he is painting the new Lounge trim and I will be sealing the counters in the kitchen;
- December 12<sup>th</sup> – Mechanical found the parts for the Pressure Reducing Valve and the work will be completed the week of December 15<sup>th</sup>;

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- December 15<sup>th</sup> – Elevator 5 got stuck on 11<sup>th</sup> floor. Elevator company could not leave it running when they came in for service due to the “governor” is failing. Service Department needs to investigate further. Elevator will be out of service. I have posted an “Elevator 5 Out of Order” sign in both lobbies so residents can be made aware;
- December 16<sup>th</sup> – Fitness Fixations came in to do requested repairs to one Treadmill and the one station’s cable replacement;
- December 18<sup>th</sup> – Security company installed key pads in stair 16 P3 to P5 to bypass alarm for several seconds to allow entry to the parkade and came back a few days later to program alarms for the doors;
- December 19<sup>th</sup> – Roger has mudded up the next 4 floors for repairs prior to touch-ups and is installing the new pool cue rack base today;
- December 31<sup>st</sup> – At about 11:22 pm, visitors to a suite were entrapped in the elevator 1. The security company set the elevators to fire service but could not get the elevator down or restore the other elevators. I came down at 11:44 pm and restored the elevators and dispatched the elevator company and they arrived at 12:10 am. The people were released by 12:32 am and elevator remained out of service.
- January 3<sup>rd</sup> – Roger located the video that elevator cab 1 was not working the reason being the visitors were jumping inside the elevator;
- January 7<sup>th</sup> – Glass company came in to replace a missing cylinder cover on a lobby door and replace a mailroom door closer;
- January 8<sup>th</sup> – Elevator 5 repairs continued today;
- January 8<sup>th</sup> – Elevator 5 running by 12:50 pm. There were a few computer boards not working besides the main governor issues.

This concludes Resident Manager’s report.

**APPROVAL OF COUNCIL MEETING MINUTES**

It was moved/seconded to approve the Minutes of the Council Meeting held October 21, 2008 as circulated. CARRIED.

**APPROVAL OF FINANCIAL STATEMENTS**

The Treasurer provided the updates with regards to the month ended December 2008 and January 2009 preliminary financial position to the Council. It was noted that for year to date, the financial shows a small surplus. However, due to the recent heavy snowfalls, the next two months will be challenging, as we are expecting significant bills for steam heat and might be running into a deficit.

It was moved/seconded to accept the financial statements for the months of November and December 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 Bosa, the developer had been attending to those items requested by the warranty company. The Property Manager was requested to follow up with the developer for an update.

Garbage Room Painting

It was noted that the painting of the garbage room had since been completed. To maintain the cleanliness, it was mentioned that the garbage room should be properly hosed down and mop cleaned regularly. The cleaning company would be advised accordingly.

Contingency Reserve Fund Study

The draft of the Contingency Reserve Fund Study from Halsall Associates had since been forwarded to the Council. Council would review the details of the draft and submit any changes to the Property Manager, to be forwarded to Halsall Associates for a final copy. There was an inquiry of whether the 4% interest rate assumption used in the report is a realistic figure and this would be brought to their attention.

Parking Security Upgrades

It was noted that the parkade exit cameras had been installed, but not working systematically. It was further noted that those cameras are exposed and should be properly encased. The security company would be made aware of this.

Power Surge Protection

This item had since been completed.

Pigeon Spike Installation

This item had since been completed.

**CORRESPONDENCE**

Council received a request from an owner regarding the reversal of a fine assessed for the unscheduled move. Council reviewed the details presented and the Property Manager was requested to reply to the owner accordingly. **Owners are reminded that ALL moves must be coordinated through the Resident Manager at all times and there is no exception provided.**

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Several warning letters and letters including fines were issued to the offending parties with regards to bylaw contraventions, specifically **Unscheduled Moving, Noise Disturbance, 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).

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. 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. 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**

**Move In Fees**

At the recent Annual General Meeting, a resolution with regards to rental fees was tabled for the owners' consideration and defeated. An owner had since forwarded her suggestions and comments with regards to this issue for Council's consideration. Council agreed to continue their research and information gathering and would like to table this item for future meeting.

**Water Damage Claim – Faulty Dishwasher**

The Property Manager brought to the attention of the Council with regards to a claim from a past owner for the cost of repairs to the suite below due to his faulty dishwasher. The owner mentioned that he was not being advised of the situation when the repairs were conducted. It was noted that this is a rental suite and the owner does not have his homeowner's insurance to claim for. Council noted that the strata does not have the obligation to advise the owner with regards to the affairs in an owner's suite, especially if it is a rental suite. ***It is the responsibility of the owners to inspect and check on their suites regularly and it is the responsibility of the owners to obtain homeowner's insurance.*** The Property Manager mentioned that a meeting had recently been conducted with the owner concerned and the restoration company would be contacted to determine if the cost assessed could be adjusted to accommodate this owner's request. The Property Manager would update the Council accordingly.

**OWNERS ARE REMINDED:**

**PLEASE INSPECT YOUR APPLIANCES (E.G. DISHWASHER, WASHING MACHINE, GARBURATOR, ETC.) AND PLUMBING FIXTURES (E.G. WATER CLOSET, KITCHEN TAP, FAUCET, SHOWER HEAD, ETC.) REGULARLY TO ENSSURE THAT THEY ARE OPERATING AS INTENDED AND THERE IS NO SIGN OF WATER LEAK. IF NECESSARY, PLEASE HAVE YOUR APPLIANCES AND PLUMBING FIXTURE REPLACED PROFESSIONALLY.**

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

Elevators Issue

Council discussed briefly the elevators issue in the building and the cost of repairs. It was noted that Electric Avenue is a large strata and the wear and tear on the elevators daily is quite substantial. The concerns raised for the operation of the elevators would be brought to the attention of the elevator company.

Rental - Lockers

It was brought to the attention of the Council that there might be a few lockers that had not been assigned and could be advertised for rental. It was agreed to have these lockers sourced out and confirmed.

Dryer Vents Cleaning – Missed Units

This issue was briefly touched upon and the Property Manager was requested to provide an update to the Council at the next meeting.

There being no further business, the meeting was adjourned at 9:00 p.m. The next meeting will be on Thursday, February 26, 2009.



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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.**