

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

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

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

The meeting was called to order at 6:32 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 2nd – Security refused two young people entry into the building early morning; three hours later, at around 8 am, security found them asleep in the Hornby lobby and ejected them. One of them had blue paint or ink on their hands and got it on the bench;
- July 2nd – At around 8:30 am, found Cab 1 stuck on 23 with doors closed. Elevator company dispatched and running at around 11:00 am;
- July 2nd – Disposal company came and removed all the junk;
- July 2nd – At around 1:50 pm. Cab 1 trapping people for short periods and it is shut down and elevator company called to attend;
- July 5th – At about 9:45 pm, Fire Alarm caused by low air in P4 sprinkler line. Alarm reset including maglocks by 10:08 pm. In addition to P4 Valve, there is also a 15th North Tone fault and speaker tampering suspected;
- July 6th – 2 of the branches at the Hornby entry plants have been snapped & 1 Smithe lane plant bent;
- July 6th – Mechanical company reported no power to compressor. It had tripped out the main breaker on P3; obviously there is still a leak in the line and compressor is overworked to keep it full of air. Technician found a leak on P4 and corrected it;
- July 9th – At around 8:10 am, cab 6 failed and got stuck on 4th; called elevator company and it was back on-line by 10:45 am;
- July 13th – Entryphone company came in to reprogram our boards to accept 26 & 36 bit fobs. We were having an issue with new type of fobs;
- July 13–17th – 5 elevators are each separately scheduled for day-long safety tests. Notices up advising residents;
- July 14th – Fire Prevention company on-site to take care of maglocks releasing with Scotia Theatre alarms; it is still to be tested with an alarm from the Theatre but is believed to have been completed;
- July 14th – Two males broke the glass on stair 17, P3's stairwell door to gain access back onto the

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level once going through it. Cleaned up the galss and dispatch the glass company to attend. Apparently an owner had activated the garage gate and let two other vehicles in to the parkade. Will report to the Police;

- July 15th – Garbage company doing service check on compactor;
- July 15th – Glass company finished replacing stair 17, P3 broken glass. Person who broke the glass had been contacted by the Police to make restitution or possibly be charged;
- July 15th – At around 2:48 pm, Fire Alarm activated by someone on the P2 station at stair 17. All clear by 2:58pm;
- July 15th – While doing the safety checks on Cab 3, a board blew and it will be down over-night and repaired on Thursday and that should complete the safety tests this week as cabs 5 & 6 had been done last year;
- July 18th – IHN Repaired Cab 1 elevator Camera and will come back for cab 3 elevator;
- July 20th – At around 12:54 pm. Fire Alarm caused by prank activation of P1 station at stair 16. All clear approx. 1:07 pm;
- July 21st – Reset cabs 2, 3 & 5 screens;
- July 21st – Fire Prevention company finished check of all fire extinguishers.

This concludes Resident Manager's report.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held June 25, 2009 as circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Treasurer updated the Council with regards to the July preliminary financial statements. It was noted that the surplus continues with some invoices have not been received and posted. The weather has been improving and the strata is benefiting from the reduced steam heat costs. The Treasurer encourages Council to continue to save and to transfer the surplus at the yearend to help pay for painting of the building post Olympics.

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

Owners are advised that a past owner has filed a small claim with regards to the dishwasher leaking repairs expenses (Please see NEW BUSINESS – Small Claim for more details information).

BUSINESS ARISING FROM PREVIOUS MINUTES

1. Winter Olympic – Security Patrol
Council has received four quotes with regards to the security patrol during the winter Olympic. Council agreed to discuss with the Commercial Representative the security company currently in place to negotiate a price with our needs and if that is unsuccessful, Council would engage one of the security companies which provided the quote for the work.
2. Rental - Lockers
As the insurance issue relating to the rental lockers had been looked after, Council agreed to source for more quotes with regards to changing the bike area into rental lockers and present to the owners for endorsement at the Annual General Meeting. Council would decide on the rates for the existing un-rented spaces.
3. Building Notices and Signs
Council agreed to order eight signage, consisting of four set of two for the front entrance doors. In addition the President had obtained some free “No Smoking” stickers from the Lung Association. Council agreed to donate a small sum of \$25.00 to the Lung Association for the free stickers received.
4. Rooftop Drainage Pipe
Council received a quote to clean the rooftop drains. As a preventive maintenance item, Council agreed that the drains on the rooftop should all be cleaned and checked regularly. The Property Manager would follow up further on this.
5. Contingency Reserve Fund Study
Council agreed to proceed with Option 2 detailed in the report and would advise the Property Manager the variations noted to be forwarded to Halsall & Associates for modification for the final version.
6. Kiosk Network
Council discussed the pros and cons of having a Kiosk Network to be installed on the common area (lobbies). After a vote was taken, the decision was not to proceed forward with this item.
7. Residential Manager Office HVAC
To alleviate the unbearable hot temperature inside the Residential Manager office, Council approved an air conditioner unit to be purchased. Quote to have the lobby HVAC unit upgraded is forthcoming.
8. Residential Maglock Reprogramming
This item had since been completed.

CORRESPONDENCE

Council received several requests with regards to waiving late fine. Council reviewed and discussed the details presented and the requests were denied.

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Several warning letters and letters including fines were issued to the offending parties with regards to bylaw contraventions, specifically for Breach of Security, Unscheduled Moving, Use of Common Area Power, Rollerblades on Common Area, Washing of Balcony, Bikes on Common Area, Smoking on Balcony, Oil Leak at Parking Stalls 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. 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) AS PER BYLAW 3 (5).**
- 6. 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. Small Claims**
Council agreed to engage a legal representative to file for a reply disputing all charges as stated in the Notice of Claim. The Property Manager would forward all pertinent information to the lawyer and advise the Council accordingly.

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2. Landscaping – 19th Floor Shrubs Replacement
Council received a quote from the landscaping company with regards to the replacement of some Ceanothus (California Lilac) with Ceanothus thyrsiflorus ‘Victoria’ located on the 19th floor. Council agreed to table this item pending further investigation.
3. Landscaping Contract
Council agreed to renew the landscaping contract as presented. The Property Manager was requested to contact the landscaper to have the ornamental grass area on the 11th floor properly trimmed.
4. Changing Rooms – Paper Dispenser
Council discussed the paper dispense in the changing rooms and agreed to source for better quality products.
5. Painting of Garbage Room
The cleaner had been requested for more frequent checks and regular thorough cleanings of the garbage room. Quotes would be solicited for the painting of the garbage room including half way up the wall and this would be discussed with the commercial representative in terms of cost sharing.
6. Annual Fire Inspection – Missed Suites
A date would be set and the owners concerned would be notified to have the missed units fire alarm re-tested. Fire Inspection company and the locksmith would be engaged to be on-site to ensure that access is gained.
7. Media Room – Computer Hookup
Quotes would be obtained with regards to upgrading the equipment, which enable for computer hook-up.

There being no further business, the meeting was adjourned at 7:50 p.m. The next meeting will be on Thursday, August 27, 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.