

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

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Held on Thursday, June 25, 2009 at 6:30 p.m.  
Within the 2<sup>nd</sup> Floor Meeting Room

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<b>COUNCIL IN ATTENDANCE:</b>	Cory Sutton Mike Coric Gary Chow	President Vice President Treasurer
<b>REGRETS:</b>	Ann Hilliker Marian Verdicchio Roy Grinshpan	Secretary
<b>GUEST:</b>	Marzieh Jahanshenan Simon Kim Ken McPherson	Owner IHN Media Inc. Resident Manager
<b>PROPERTY MANAGER:</b>	Eric Chua	Crosby Property Management Ltd.

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The meeting was called to order at 6:38 p.m. by the President.

**GUESTS BUSINESS**

An owner attended tonight's meeting for a hearing with regards to the fines assessed to her account. The owner presented her explanation and the Council thanked the owner, who then left the meeting. Council deliberated and the Property Manager was requested to inform the owner of the decision accordingly.

Mr. Simon Kim, the proprietor of IHN Media Inc., attended tonight's meeting to present his proposal with regards to installing a Kiosk Network on the common area. (Please see BUSINESS ARISING FROM PREVIOUS MINUTES – Kiosk Network for more details information).

**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:

- June 2<sup>nd</sup> – Approximately 5:45 pm, it was noted that cab 6 was stuck with the doors closed on 12<sup>th</sup>, so Thyssen was called for service;
- June 3<sup>rd</sup> – Called National to advise building-wide comments about lower than average water pressure, and ladies handicap Toilet needing a repair;
- June 4<sup>th</sup> – At 8:40 am, fire panel alert for Theatre and maglocks went off. We were not advised of fire testing at Theatre for today and tomorrow. Ended at 2:30 pm then we could reset the maglocks;
- June 5<sup>th</sup> – 9:10 am Theater is continuing their fire testing until 10:30 am. Mag-locks were reset;
- June 5<sup>th</sup> – Cab 2 elevator is stuck on 23<sup>rd</sup> floor with the doors shut. 9:40 am Thyssen worked on cab 2 for a few hours but needs parts so cab 2 will be down for the weekend. Cab 2 running by 11:45 Monday;

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- June 5<sup>th</sup> – 11:10 am Carrier Air in to repair air cooling unit for P3 phone room;
- June 8<sup>th</sup> – Abell Pest Control on-site for routine check of garbage room poison feeders;
- June 8<sup>th</sup> – Approximately 9:29 am, there was a fire alarm caused by Earl's doing some grill cleaning;
- June 9<sup>th</sup> – Surveyed parkade for dirty stalls, oil leaks, items and junk stored;
- June 9<sup>th</sup> – Contacted National to investigate why lobby and office air is so warm in relation to outside;
- June 10<sup>th</sup> – Investigated with the irrigation company and adjusted the timing for the watering of plants during the periods of extreme heat;
- June 10<sup>th</sup> – Cab 1 stuck on P4 and was last used just after 10 pm last night. Called Thyssen for service and it was running at 11:30 am;
- June 10<sup>th</sup> – National corrected a run-on toilet in ladies room and to correct lower water pressure. They cleaned out a 5<sup>th</sup> floor PRV that was slightly clogged;
- June 15<sup>th</sup> – Tenants of a suite were noted accessing the Theatre the evening of June 14<sup>th</sup> by forcing the lock;
- June 17<sup>th</sup> – Around 1:20 pm, Thyssen's technician on-site to do some safety checks on the elevators;
- June 22<sup>nd</sup> – Around 6:25 pm, 8<sup>th</sup> floor south resident cooking and smoke set off the fire alarm;
- June 22<sup>nd</sup> – Found 6 large bags of garbage left in fire stairwell #15 on the 7<sup>th</sup> floor;
- June 22<sup>nd</sup> – GE Security here to begin building fire inspection;
- June 24<sup>th</sup> – Roger almost finished repair and repainting the area around a 13<sup>th</sup> floor maglocks that was damaged by an unknown resident. Roger is also touching up bathroom vanities to improve their appearance;
- June 25<sup>th</sup> – Roger repairing the gate bollard that was hit and dislodged recently. He picked up new bolts and will have to lay some new concrete;
- June 28<sup>th</sup> – Noon time, garage gate roller out of track, called Ideal Door and the gate was fixed by 1:25 pm;
- June 30<sup>th</sup> – Cold water pump sprung a leak this morning and mechanical company was contacted.

This concludes Resident Manager's report.

**APPROVAL OF COUNCIL MEETING MINUTES**

It was moved/seconded to approve the Minutes of the Council Meeting held May 28, 2009 as circulated.  
CARRIED.

**APPROVAL OF FINANCIAL STATEMENTS**

The Treasurer updated the Council with regards to the June preliminary financial statements. It was noted that the surplus continues with some invoices have not been received and posted. The Treasurer encourages Council to keep the expenditures in check with the plan of transferring any surplus at the yearend to the painting project contemplated for next year. Due to the poor state of the economy, the building experienced a foreclosure recently and the management company had taken the necessary legal procedures (filing of a Lien and an Appearance) to ensure that the outstanding strata fees would be protected and paid when the foreclosure is completed.

It was moved/seconded to accept the financial statements for the month of May 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. Winter Olympic – Security Patrol  
Council received a second quote with regards to the security patrol during the winter Olympic. The Property Manager mentioned that two more quotes are forthcoming. Once received, they would be forwarded to the Council for final approval.
2. Smithe Lobby Ceiling Repairs  
This item had since been completed.
3. Lounge Carpet Repair  
This item had since been completed.
4. Changing Rooms Countertop Repairs  
This item had since been completed.
5. Gym Weights  
Council thanks the President and Resident Manager for purchasing and installing the rack for the free weights in the Gym. To reduce the clutter inside the Gym, Council agreed that the dumbbells be removed.
6. Rental - Lockers  
The Property Manager mentioned to the Council that the insurance company had been contacted with regards to the addition of the rental lockers. The reply would be forwarded to the Council for their review.
7. Building Notices and Signs  
Council discussed the quote from a sign company with regards to the duplication and relocating the front entrance signage from the bottom portion of the glass doors to the eye level, which is more visible. Colour of the signage was discussed and the Property Manager was requested to follow up with the sign company further.
8. Rooftop Drainage Pipe  
The Property Manager mentioned to the Council that the contractor met him on-site to review the feasibility of relocating the rooftop drainage pipe. The contractor noted that there is a possibility that the roof drainage pipe is clogged and suggested that this be examined as a first approach. Quote would be obtained and forwarded to the Council for approval.

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9. Media Room  
Council received a quote from a media company with regards to the installation of a connection for the computer in the media room. Council discussed and agreed to table this item for future consideration.
10. Contingency Reserve Fund Study  
Council received the revised copy of the Contingency Reserve Fund study from Halsall & Associates and noted a few variations. Council would review the revised copy in-depth and fine tune the variations with Halsall & Associates further.
11. Garbage Room Doors Replacement  
Council briefly discussed the replacement of the garbage room doors and agreed that an appointment be scheduled with the Commercial Section to further review and finalize this item.
12. Residential Maglock Reprogramming  
Council noted that this item is still in progress.
13. Kiosk Network  
Mr. Kim, the principal of IHN Media Inc., brought a model of the Kiosk and made a presentation to the Council with regards to the benefits of installing the Kiosk Network on the common area for the residents. Questions regarding the Kiosk were raised and the pros and cons were discussed. Council thanked Mr. Kim, who then left the meeting. Council agreed that this issue be further review with the rest of the members prior to making the final decision.

**CORRESPONDENCE**

Council received a request from an owner for reimbursement with regards to rental income lost. Council reviewed and discussed the details of the reimbursement presented and the request was denied.

Several warning letters and letters including fines were issued to the offending parties with regards to bylaw contraventions, specifically for Use of Meeting Room, Unscheduled Moving, Washing of Balcony, 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 constantly 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. 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. Pest Control  
Council received a quote from the landscaping company with regards to controlling the proliferation of root weevils noted on the 11<sup>th</sup> floor garden. Council discussed and approval was given to have this implemented in early fall as suggested by the Certified Arborist of the landscaping company.
2. Fire Evacuation Plan  
Council received information from WPS Disaster Management Solutions with regards to implementing the plans for emergency evacuations. Council would review and react accordingly.
3. Interior Painting  
Council is contemplating of the interior painting project for next year. Quotes would be obtained for budgetary purposes.
4. Wall Protection  
Council noted that the wall for the lobbies, particularly the one by the Hornby Street is quite grubby due to damage caused by moving as well as wear and tear. Quotes would be obtained to have the wall protection installed.
5. Resident Manager Office – HVAC  
It was noted that since the Resident Manager's office has no window and during the hot seasons, it

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is quite uncomfortable. The Property Manager was requested to follow up with the mechanical company regarding a quote for installing a cooling unit for the office.

There being no further business, the meeting was adjourned at 8:20 p.m. The next meeting will be on Thursday, July 23, 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.**