

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

Held on Thursday, March 26 2009 at 6:30 p.m.
Within the 2nd Floor Meeting Room

COUNCIL IN ATTENDANCE:	Cory Sutton Mike Coric Gary Chow Ann Hilliker Roy Grinshpan	President Vice President Treasurer Secretary
REGRETS:	Marian Verdicchio	
GUEST:	Kevin Grasty Ed Lau	Halsall Associates Former Owner
PROPERTY MANAGER:	Eric Chua	Crosby Property Management Ltd.

The meeting was called to order at 6:40 p.m. by the Council President.

GUESTS BUSINESS

Mr. Kevin Grasty of Halsall Associates attended the meeting to review the Contingency Reserve Fund study with the Council (Please see NEW BUSINESS – Contingency Reserve Fund Study for more detail information). A former owner attended tonight's meeting to present his case with regards to the dishwasher leaking from his suite to the Council (Please see NEW BUSINESS – Water Damage Claim – Faulty Dishwasher for more detail information).

RESIDENT MANAGER BUSINESS

Ken McPherson, the Resident Manager, was absent from the meeting due to a personal emergency. The Resident Manager presented earlier a summary of the activities occurring within the building over the past month for Council's review, the highlights being:

- March 2nd – We continue to receive unscheduled moving, some Owners are not advising their Tenants that moves need to be booked and Tenants just showing up and demanding to move in;
- March 3rd – The Security Camera company came to repair the 3 parkade (elevator lobby) door strikes;
- March 5th – Glass company installed Lexan at the 4th floor canopy and replace bad vinyl stripping at the 3 post features in the lobbies;
- March 7th – The lobbies' windows and the 2nd floor amenity interior windows were cleaned;
- March 7th – We have a problem with the Sump pump and the mechanical company was notified;
- March 10th – A contractor was in for roof access to the top floor balcony with drainage problem;
- March 16th – Gas detector company (annual inspection) came to calibrate the CO2 sensors in the entire parkade;
- March 16th – The Roof Anchors company did the inspection today, but need to reschedule with a few units for access to check some areas;

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- March 18th – We experienced an electrical problem, electrician replaced 600A fuse and power restored, Security company and Mechanical company was also contacted to have the related problem rectified;
- March 18th – Someone tore down the pads in elevator #1 and could be the same person that broke one of the palm pots in the Smithe lobby, someone contacted police to investigate;
- March 18th – Started a survey of storage lockers to determine which are empty and which need to be cleaned out;
- March 18th – Junk company contacted to pickup the discarded items left by residents and retail;
- March 25th – Irrigation company came in today to do our spring irrigation start-up;
- March 25th – We still have problem with our maglocks being open whenever the theatre set off their alarm, fire prevention company and electrician was contacted to have this further investigated.

This concludes Resident Manager's report.

APPROVAL OF COUNCIL MEETING MINUTES

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

APPROVAL OF FINANCIAL STATEMENTS

The Treasurer provided an update with regards to the financial position to the Council. It was noted that the cash flow is improving and we have a small surplus. Primary reasons for the surplus are the Gas prices have declined about 15% and certain categories of the budgeted amount have not been expended. Council would continue to monitor the performance and handle repair and maintenance projects in terms of priority.

It was moved/seconded to accept the financial statements for the month of February 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. Vacant Council Position
Council discussed the vacant position available and agreed to continue with the current Six (6) members' team till the end of the year.

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2. Special General Meeting – Move In Fees

In view of the cost involved (booking of a location, cost of distributing, etc) Council agreed to table this item to the next Annual General Meeting to be discussed with the owners instead of conducting a Special General Meeting.

3. Common Area Deficiencies

The Property Manager presented a reply from the President of Wall Financial with regards to the common area deficiencies. It was noted that in response to the Travellers Claims Adjustments, Bosa Construction indicated that the outstanding items have been completed. Council discussed and agreed to engage Halsall Associates to conduct the final inspection to confirm the satisfactory of the outstanding common area deficiencies work completed.

4. Contingency Reserve Fund Study

Mr. Kevin Grasty of Halsall Associates reviewed the draft Contingency Reserve Fund Study with the Council. The two scenarios of funding for the long term maintenance projects were discussed. Council discussed with Mr. Grasty the various interest rate assumptions used in the report and the shorter term projects (interior painting, carpet replacement) intended. Mr. Grasty would modify the funding scenario with the agreement discussed and forward to the Council for their consideration.

5. Parking Security Upgrades

The President updated the Council with regards to the on-going of the parkade security upgrades. It was noted that the security company attended the site and the options of installing the plastic post or a speed bump is being further investigated. The security company would also conduct a proper training for the Resident Manager in terms of the actual system in place. This item is still on-going.

6. Rental - Lockers

Council and the Resident Manager had conducted a walk through to source out the availability of additional storage lockers for rental. During the walk through it was noted that residents have their personal items lying outside their lockers (which is a common area), some have items on top of their lockers (which is against the fire code) and some lockers have no locks on them. The Resident Manager has posted signage to remind the residents to have their personal items properly stored inside their lockers or dispose of appropriately.

OWNERS ARE REMINDED:

LEAVING/DUMPING OF PERSONAL ITEMS OUTSIDE/ONTOP OF THE STORAGE LOCKER IS TOTALLY PROHIBITED. FOR SAFETY AND LIABILITY CONCERNS ANY DISCARDED ITEMS ON COMMON AREA WOULD BE REMOVED WITHOUT FURTHER WARNING.

STRATA COUNCIL THANKS YOU FOR YOUR CO-OPERATION.

7. Garage Gate – Counterweight Balance

Council discussed the quote from the garage company with regards to the installation of the counterweight balance on the overhead gate and decided to table this item for future consideration.

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8. Elevator Floor Tile Grout Replacement
Council discussed the replacement of the elevator floor tile grout for the 5 elevators and agreed to proceed forward with this item.
9. Smithe Lobby Ceiling Painting
It was noted that the Commercial representative had been notified of Council's decision and waiting for the confirmation from Scotia Theatre with regards to the repair.
10. Lounge Carpet Repair
Council briefly discussed the quote for the Hornby side carpet replacement and this item would be further discussed once the quote is received.
11. Gym Weights
Council is in the process of discussing with an exercise company with regards to placing an ad in the gym in returns for some free weights.
12. Water Damage Claim – Faulty Dishwasher
A former owner requested a hearing with the Council to present his case with regards to the leaking from his dishwasher that damaged the suite below. Council noted that the owner does not have homeowner's insurance, hence could not file a claim to absorb the cost incurred. Council discuss the details with this owner and the Property Manager would continue to update the Council accordingly.

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

CORRESPONDENCE

Council received several requests from owners to waive the special levy fines assessed for the late payment of the Long Range Maintenance resolution passed at the last Annual General Meeting, which is due on March 1, 2009. Council deliberated and authorization was given to the Property Manager to have the late fine reversed.

Three requests were received by Council to waive the bylaws violation fine for inappropriate action of dumping personal items in the garbage room. Council discussed and the requests were denied.

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, Bike on common area, Dog Barking, 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).

A request was received from an owner seeking permission from Council to install laminated floor. 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. 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. 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).**
- 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. Exterior Inaccessible Windows Cleaning
Council reviewed two quotes with regards to the exterior inaccessible windows cleaning. Council discussed and the Property Manager was requested to contact the selected company to have the work scheduled.
2. Changing Room Countertop Repair
Council President noted that a contractor was on-site to provide a quote for this work and the Property Manager was requested to follow up further. Once the quote is received, it would be forwarded to the Council for final decision making.
3. Building Notices & Signage
A more colourful and hence visible “Electric Avenue Residences” signs for the lobby doors is recommended, as the current one is white and translucent. Quotes would be solicited for Council’s consideration at the next meeting.
4. Parkade Power Washing
Council discussed the pressure washing of the underground parkade and agreed to have this work scheduled for late Spring.
5. Winter Olympic – Security Patrol
Council discussed the hiring of additional security patrol during the Winter Olympic. Quotes would be obtained for Council’s review.
6. Security
Council noted that some residents have been letting strangers into the building, which is jeopardizing the security for everyone. ***Residents are reminded NOT to allow anyone who you do not know into the building.***

<p style="text-align: center;"><u>OWNERS ARE REMINDED:</u> FOR SAFETY AND SECURITY CONCERNS, PLEASE DO NOT ALLOW ANY STRANGER INTO THE BUILDING. VISITORS MUST BE MET PERSONALLY OR USE THE ENTRYPHONE TO BUZZ IN. OWNERS ARE RESPONSIBLE TO INFORM THEIR TENANTS ACCORDINGLY REGARDING THIS.</p> <p style="text-align: center;">STRATA COUNCIL THANKS YOU FOR YOUR CO-OPERATION</p>

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There being no further business, the meeting was adjourned at 8:40 p.m. The next meeting will be on Thursday, April 23, 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.