

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

Held on Thursday, September 24, 2009 at 6:30 p.m.
Within the 2nd Floor Meeting Room

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

The meeting was called to order at 6:30 p.m. by the President.

GUESTS BUSINESS

An owner attended tonight's meeting to discuss with Council regarding lit cigarette butts being thrown over the balcony. The owner expressed concern over the bushes that are outside of his unit directly touching his windows, which poses a fire hazard and requested that Council attend to this. Council thanked the owner, who then left the meeting.

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:

- September 1st – At around 9:30 am, shortly after a move-in started, tenant came to report elevator not working, door problem. Reported to Thyssen for repair. Tech. arrived shortly after 11:30 am. Movers were able to continue using elevator anyway for the duration of move by nudging door closed;
- September 2nd – At around 10:00 am, Safe-Air came in to check the ceiling unit F-47 and stated unit definitely needs to be larger and some extra work would be required for upgrading and a new ceiling hatch installed as well. No filter fan and recommend a fan that's belt-driven and that has a filter, but it would need to be occasionally serviced;
- September 2nd – Called Cobra, on behalf of Canada Post because the postie can't access the Hornby St. Postal lock and also want to change their locks;
- September 3rd – Dog wastes noted at a parking stall and Roger cleaned it up. Posted a notice that addresses these issues on the parkade levels;
- September 5th – At around 12:15 pm, some time before noon elevator 3 got stuck on 15th floor. Called Thyssen and arranged for service;
- September 5th – Emergency after hours call at around 11:15pm about a flood at Scotia Theatre and no water at the upper floors, all the water was shut off at that time, after situation resolved, the water

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was turned back on again:

- September 6th – Fire Alarm, approx. 7:15 am, no details provided, but apparently caused by the restaurant;
- September 6th – At approximately 10:00 pm, cleared panel from P3; found P3 electrical and P2 Vault's air conditioning and fans not working. 104 degrees Fahrenheit in P2 electrical vault, mechanical company notified;
- September 8th – Cleaned up cardboard and more dog wastes from different stalls today on P4;
- September 9th – At around 6:27 am, Garbage Company apparently collided with a cardboard bin and the light switch and we lost all lighting in the garbage room. Electrical company was contacted to have the problem rectified;
- September 9th – Cleaned up items from a few stalls and gotten most of the accumulated junk down to P0 storage room awaiting pickup;
- September 14th – Cleaned garbage room doors, they were filthy and only a bit better now;
- September 15th – Security camera 5 (Smithe lobby) out of order for unknown reason, security camera company contacted;
- September 15th – Although the situations improve, we continue to have residents accessing strangers to areas of the building, new owners not notifying us after Closing/Possession to confirm moving and number of fobs they have, suites being (sub)tenanted without us knowing who they are;
- September 12th – At around 10:00 pm, the security guard informed that the Ladies and Mens' washrooms floor flooded from overflow from clogged drains. Shut off the water valve and contacted mechanical company. He arrived around 10:45 pm and was done around 1 am. I stayed and cleaned up throughout.
- September 14th – At around 3:00 pm, the drain appears clogged again on 2nd floor; Plumber contacted and all resolved at around 7:00 pm;
- September 15th – At approximately 1:45 pm, elevator #3 entrapment on 17th. Called Thyssen, who arrived by 2:15 pm, let tenant out, then started to work on elevator; it had stopped 2' above 17th. Working by 2:45 pm.

This concludes Resident Manager's report.

APPROVAL OF COUNCIL MEETING MINUTES

It was moved/seconded to approve the Minutes of the Council Meeting held August 20, 2009 as circulated.
CARRIED.

APPROVAL OF FINANCIAL STATEMENTS

The Treasurer updated the Council with regards to the preliminary September financial statements. It was noted that the expenses are in check and surplus continues to accumulate. Council continues to monitor the expenses and agreed that surplus accumulated at the yearend would be transferred into the interior painting project intended for the new year.

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

The Property Manager mentioned to Council that no further updates is available with regards to the dishwasher leaking small claim incident and would continue to advise the Council accordingly.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. Winter Olympic – Security Patrol
Council agreed to engage Paladin security to patrol the building during the Winter Olympic. The details would be finalized with the Commercial representative.
2. Building Notices and Signs
This item had since been completed. Council expressed satisfaction with the work completed.
3. Rooftop Drainage Pipe
The Property Manger contacted the developer and obtained more insights with regards to the rooftop drains. This would be further investigated.
4. Contingency Reserve Fund Study
The Property Manger had forwarded the variations to Halsall & Associates to fine tune the report and awaits the adjustments.
5. Residential Manager Office HVAC
Council received the quote to have the lobby HVAC unit upgraded. Another quote would be sourced for cost comparison.
6. Re-Painting of Garbage Room
Council reviewed the quote presented and agreed to table this item for future discussion if warranted.
7. Building Cleaning Quotes
Quotes are forthcoming, once received they would be forwarded to the Council for review.
8. Landscaping – Tree on 11th Floor
Council received the reply from the landscaping company with regards to the tree on the 11th floor. Council agreed that more spigots (sprinkler heads) would be added around that area during the start up of the sprinklers in spring time to provide better coverage needed.
9. Re-Painting of Lobby Entrances
Council reviewed the quote and agreed to proceed forward with it.

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10. Repair of Front Entrance Planters
Council reviewed the quote to have the front entrance planters replaced due to constant vandalism. Council agreed to have three (3) of the planters replaced and those located on the breezeway would be removed.
11. Media Room Computer Hookup
Council reviewed the quote to have the media room computer hookup upgraded and agreed to table this item for future discussion.
12. Missed Fire Inspection Units
The Fire Inspection Company had confirmed the date of **October 16, 2009 (Friday) from 9:00 am to 11:30 am**, to have those units that missed the regular Annual Fire Inspection tested. Notices would be provided to those units to inform them about access for the date scheduled above.

CORRESPONDENCE

Several warning letters and letters including fines were issued to the offending parties with regards to bylaw contraventions, specifically for Smoking on Balcony, Noise Disturbance, Newspaper on Windows, Cat Roaming on Common Property, Washing of Balcony, Bikes on Common Area, Amenity Room Access & No Form K, Storage of Items at Parking Stalls and 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. **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.**
2. **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).**
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. **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

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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. Assistant Manager Leaving
It was noted that Assistant Manager, Roger Haddow had accepted a full time position with another strata. Mr. Haddow had been with Electric Avenue for about three and half years and would be greatly missed. Council thanks Mr. Haddow for his years of contributions and wish him the best in his future endeavor.
2. Thank you to Resident Manager
Council thanked the Resident Manager, Ken McPherson for continuing to maintain the building smoothly without the present of the Assistant Manager. It was difficult, but his effort was greatly appreciated.
3. Assistant Manager Position
Council thanks the President for screening the applicants applying for the Assistant Manager's position and narrowing them down to three ideal candidates. The Property Manager would interview the three potential candidates and update the Council accordingly.
4. Smithe Lobby Water Damage
It was noted that the Scotia Theatre had another leak to the Smithe lobby. The Property Manager would follow up with the Commercial representative regarding the repairs.
5. Annual General Meeting Date
Council discussed briefly the date for the Annual General Meeting. To ensure proper closing of the book, Council agreed to conduct the Annual General Meeting sometime in the January instead of December.

There being no further business, the meeting was adjourned at 8:05 p.m. The next meeting will be on Thursday, October 29, 2009.



Eric Chua
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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.