

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

Held on Thursday, April 14, 2011 at 6:30 pm
Within the 2nd Floor Meeting Room

COUNCIL IN ATTENDANCE:	Gordon Hilliker	President
	David Ashby	Vice President
	Gary Chow	Treasurer
	Cheri Eklund	Secretary
	Amy Li	
	Gurjivan Mattu	
	Camilo Salamanca	
GUEST:	Marian Verdicchio	Tenant
	Roger Haddow	Resident Manager
SENIOR STRATA MANAGER:	Eric Chua	Crosby Property Management Ltd.

The meeting was called to order at 6:35 pm by the Council President.

GUESTS BUSINESS

A tenant attended the meeting to discuss the extension of the use of the storage locker. Council discussed and agreed to extend the use till the end of the month.

RESIDENT MANAGER BUSINESS

Roger Haddow 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:

- March 9th – Insurance adjuster on-site to look at the in-suite water leak;
- March 10th – Garbage room door frozen and would not unlock, dispatch entryphone company to attend;
- March 11th – Emergency call after hours due to a toilet leak in a suite, contact restoration company to extract water from the suite;
- March 14th – Roof anchors company on-site to performed the annual anchors testing;
- March 14th – 7:23 am Fire Alarm triggered, FD attended and investigated and gave authorization to reset elevator and mag-locks;
- March 14th – Fire prevention company on-site to check the fire panel;
- March 15th – Irrigation company start up the sprinkler for spring and set it to off until needed;
- March 16th – Exercise equipment on-site to check and repair the equipment in gym;
- March 17th – Security company on-site to attend to the Smithe street camera, error message on TV entry and service garbage room door latch;
- March 17th – Cab 6 stuck on main, contact elevator company to service;
- March 22nd – Cab 2 stuck on main, contact elevator company to service;
- March 23rd – P3 heat exchanger issue, contacted mechanical company, found sensor valve issue, will be replacing the part this afternoon;

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- March 23rd – Painter on-site to do touch up painting. 2 men painted patches from 11th floor to 14th floor;
- March 24th – Commercial section did a transfer switch and generator testing from 9:30 – 11:00 am;
- March 24th – Reset breakers for gym equipment;
- March 25th – A tenant was noted bringing her pets to the courtyard gardens and not cleaning up after them. I talked to the tenant about no pets on the gardens. Had more reports of taking dogs out, last being April 3rd at 7:45 am;
- March 28th – Cab 3 stuck on 21st floor with people inside. I got them out and have elevator working;
- March 28th – I repaired four large holes on 11th floor, a ceiling hole on the 13th floor and patched other smaller damage through out the building in preparation for painters;
- March 28th – Booked carpet cleaning company for deep carpet cleaning April 17th & 18th and Parkade cleaning for April 27th, 28th & 29th;
- March 28th – Elevator company serviced Cab 5;
- March 28th – Noticed a water leak on 11th floor in hot water mid loop line, contacted mechanical company to attend;
- March 29th – 7:30 pm Cab 3 stuck again on 21st floor again with someone in it. Security called the elevator company, but I was able to get the people out and restore elevator. Cancelled service for after hours call and asked for daytime service;
- March 30th – Technician checked cab 3 for reason elevator stopping on 21st floor, but did not find reason, so he serviced the elevator, changed out the brakes on cabs 1, 2 and 3;
- April 1st – Central Heating monthly steam flow reading showed that the consumption for the month of Mar. was 4-5 times the average, possibly a faulty heat Exchanger valve. Called mechanical to investigate;
- April 2nd – Men’s washroom stall door was taken off. Eli called door company who came out and said they would come back with parts;
- April 3rd – I fixed the washroom door and will let door company know on Monday. Also fixed broken door stop in the large meeting room;
- April 4th – Painters touched up floors 11-14 & 22, 23;
- April 5th – Police attended the site to investigate an assault;
- April 8th – Cab 1 stuck at main, Cab 5 stuck on 12. Cab 1 & 5 fixed at 12:45 pm and Cab 3 was back in service at 2:00 pm;
- April 13th – Cleaner buffed lobby, elevators and gym.

This concludes Resident Manager’s report.

APPROVAL OF COUNCIL MEETING MINUTES

Council noted that the March minutes were not posted to the web, as the Strata Manager was away during the Spring break. The approval of the March minutes would be tabled to the next meeting.

APPROVAL OF FINANCIAL STATEMENTS

The Treasurer updated the Council with regards to the March financial statements. The Treasurer mentioned that the expenses for the repairs and maintenance were under budget, but the amount will change due to the replacement of the heat exchanger and the elevator cameras. The water is also under budget, but this item needs to be investigated further. The garbage removal is under budget as well due to the increase in recycling fees less than anticipated and there are fewer junk pickups as needed. The Treasurer detailed several options to the Council regarding the funding of the heat exchanger and the elevator cameras.

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It was MOVED/SECONDED to accept the financial statements for the month of March 2011 as circulated.
CARRIED.

REVIEW OF ACCOUNTS RECEIVABLE

Council noted that currently there is one forced sales and three units had been Liened, and the management company has taken the necessary steps to recover the arrears.

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. 5 Year Warranty Review
Council President updated the Council regarding discussion with Halsall & Associates Engineering for the outstanding concrete work at the garage and was advised that the effervescent could easily be cleaned up and any crack rectified by epoxy injection if needed.
2. Contingency Reserve Fund Study
This item is in progress.
3. Parkade Cleaning Issue
This item has been completed.
4. Elevator Camera and Screens Repair
The security camera is in process of meeting with the elevator camera on-site to detail the quote for the installation of the elevator cameras. Once the quote is received, it will be forwarded to the Council for review and decision making.
5. Touch Up Painting
This item has since been completed.
6. Water Consumption Updates
This item is still in progress.
7. Concrete Repairs Around P4 Door
This item has since been completed.

CORRESPONDENCE

Council reviewed a request to waive a late fee. Council deliberated, voted, 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 Washing of Balcony, Noise Disturbance, and Lounge Abuse.

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, CAUSES UNREASONABLE NOISE, UNREASONABLY INTERFERES WITH THE RIGHT OF OTHER PERSONS TO USE AND ENJOY THE COMMON PROPERTY, COMMON ASSETS OR ANOTHER STRATA LOT, AS PER BYLAW 3 (1) (A) (B) & (C).**
- 2. VEHICLES MUST BE INSURED AND HAVE PROOF OF STORAGE INSURANCE VISIBLE ON DASHBOARD AS PER BYLAW 34 (2).**
- 3. AN OWNER SHALL NOT USE OR ALLOW THE STRATA LOT, THE COMMON PROPERTY AND THE LIMITED COMMON PROPERTY TO BE USED IN ANY MANNER WHICH IS CONTRARY TO THE RULES OF THE STRATA CORPORATION FROM TIME TO TIME AS PER BYLAW 3 (2) (S).**
- 4. AN OWNER, TENANT, OCCUPANT OR VISITOR MUST NOT CAUSE DAMAGE, OTHER THAN REASONABLE WEAR AND TEAR, TO THE COMMON PROPERTY, COMMON ASSETS OR THOSE PARTS OF A STRATA LOT WHICH THE STRATA CORPORATION MUST REPAIR AND MAINTAIN UNDER THESE BYLAWS OR INSURE UNDER SECTION 149 OF THE ACT AS PER BYLAW 3 (3).**

**OWNERS ARE RESPONSIBLE TO ADVISE THEIR TENANTS ACCORDINGLY
STRATA COUNCIL THANKS YOU FOR YOUR CO-OPERATION**

Several requests were received from an owner seeking permission from Council to install laminated flooring in the suite. The approvals were granted subject to the proper underlayment materials being used and the Bylaws of Strata Plan, BCS 1433, Electric Avenue are strictly adhered to.

NEW BUSINESS

- 1. Elevator Pit Sealing
Quotes are forthcoming regarding the sealing of the crack for the elevator pit.**
- 2. Window Cleaning
Council discussed and agreed that the window cleaning company be contacted to inquire about the inclusion of the balconies' glass.**

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3. Dogs at Courtyard/Garden patios

It was noted that a resident was observed bringing her dogs to the courtyard, which is against the rules of the Strata Corporation. Residents are reminded of the rules for the garden patios:

- ***No animals are allowed on the garden patios***

There being no further business, the meeting was adjourned at 8:30 pm. The next meeting will be on Thursday, May 12, 2011.



Eric Chua
Senior Strata 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.