

MINUTES OF THE COUNCIL MEETING OF THE OWNERS, STRATA PLAN VR 2691, HELD ON THURSDAY, JUNE 10th, 2010 IN 2nd FLOOR MEETING ROOM-711 EAST 6th AVENUE, VANCOUVER, BC

The meeting was called to order at 7:15 pm

Council members present: Marisa Barbetta
Elisabeth Kraus
Brandy Ward

Condex Property Management Ltd. Markus Schmid, Strata Manager

1. Previous Minutes:

It was duly **MOVED AND SECONDED** to approve the minutes of the previous Council meeting held March 9th, 2010 as circulated. **CARRIED**

2. Financial Statement:

Council reviewed the February through to May 2010 financial statement. Following discussion and questions it was duly **MOVED AND SECONDED** to approve the statements as presented. **CARRIED**

3. Balconies - Quotations:

Council received four quotations for repairing and re-surfacing twenty-two remaining balconies. Prior to finalizing which company to proceed with, Council requested copies of all quotations be forwarded to members of Council, and references be sourced from the companies for review. Council agreed to make a final decision in a weeks time. Council noted work needs to proceed as soon as feasible.

4. Building Items:

a) Automatic Bleeder Valves -

Council noted installation of automatic bleeder valves has been completed in all top floor suites except for one. Council wishes to thank all residents for their diligence in ensuring access.

Council noted three suites were impacted by leakage from the heating system as work was underway. Emergency work has been completed, remedial follow-up repairs are in process. Council noted this leakage was a one-time event, and was unavoidable.

b) Waste Lines -

Council noted installation of an accessible manhole on the building waste lines is ready to proceed. Trades are awaiting a week of dry weather prior to undertaking the work.

c) Fire Inspection – Deficiencies -

Council was advised nine suites were not inspected during the annual fire inspection. Council wishes to thank all residents who provided access.

Council requested arrangements be made for the nine outstanding suites to be inspected.

d) Back Fence -

Council received input from trades advising approximately fourteen panels will eventually require replacement on the back fence. Council agreed further discussion be deferred to the next meeting.

e) Sump / Catch Basin Cleaning – Quotation -

Council received quotation for cleaning of the sump / catch basins in the amount of \$1,300.00. Council agreed this work is to proceed immediately. Council further agreed this cleaning be scheduled every two years as trades recommend this cleaning be done at a minimum every two years.

f) Heating Boiler – Update -

Council noted continuing follow-up is in process with Latham's to ensure all outstanding items on the boiler are complete. Council agreed an onsite meeting be scheduled with Latham's.

5. Correspondence:

a) Correspondence was received from a third floor resident regarding noise concerns and a couch being hoisted up to a fourth floor suite from the parking lot below. Council noted follow-up had been done with the suite in question. Council requested a reply letter be forwarded advising of the follow-up.

b) Correspondence was received from a third floor resident requesting tree trimming be considered for a group of trees at back of the property. Council noted most trees at the back of the property are the same height, and trimming would be purely aesthetics. Council agreed tree trimming be considered for review in the Fall and part of the larger landscaping project for the building. Council directed a reply letter be forwarded to the suite.

c) Correspondence was received from a fourth floor resident requesting permission to install an outside water tap. Council requested a letter be forwarded advising the renovation will not be approved at this time as installing an outside tap on the fourth floor presents a potential liability issue.

d) Correspondence was received from a second floor resident noting four items. Council requested a reply letter be forwarded advising all repairs and maintenance expenses in the past fiscal year were deemed reasonable however a review of certain companies will be done to determine if invoicing is consistent with industry norms, windows were outlined at the annual general meeting and match the residents' outline, laundry room hours were adjusted in the past year with the exception of the basement laundry room and will be considered when the laundry contract is renewed in 2011, and regarding the parkade ceiling Council noted this is outlined in previous minutes. It is a future project but not deemed urgent.

e) Correspondence was received from a first floor resident regarding a pet in a neighbouring suite. Council directed a letter be forwarded asking them to address the issue.

f) Correspondence was received from a third floor resident regarding noise from a suite above. Council requested a letter be forwarded advising of an area rug to be used in rooms with hard surface flooring as per the building bylaws, no heavy soled shoes to be worn in-suite, and consideration be given to neighbours.

6. Other Business:

a) Disposal -

Council wishes to remind all residents when undertaking renovations, all renovation debris must be disposed of off-site. Council wishes to further remind all residents household garbage must be taken directly to the garbage bins and not left on common property.

Council requested input be sourced for design and construction of an enclosure for the garbage bins, as there is frequently furniture and other debris dropped in and left by the bins. Council noted this debris must be removed at additional costs to the strata and all owners. Council agreed this be reviewed at the next council meeting.

b) Reminder on Special Assessments -

Council wishes to remind all residents special assessments on the balconies will start as of August 1st, 2010. Balcony assessments are due over two installments, with the next and final installment on October 1st, 2010. Please be sure to check the schedules sent out with the minutes of the Annual General Meeting held on April 29th, 2010.

If you are not sure about the assessments, please contact Condex Property Management Ltd at (604) 682-5611.

c) Council Positions -

Members of Council took on the following positions:

Chair - Marisa Barbetta

Vice-Chair - Brandy Ward

Finance - Elisabeth Kraus

d) Fire Doors -

Council noted a couple of fire doors require follow-up and need to be addressed by Action Lock.

e) Bicycle Locker Clean-up -

Council wishes to advise residents, starting in June any resident who is storing their bicycle in the bicycle locker must tag their bicycle with their suite #. Residents must ensure their bicycle is tagged prior to July 31st, 2010. Any bicycles without tags stating suite # after this date will be removed and donated to charity. Council directed notices to be prepared and posted to remind owners accordingly. Council would also like to remind residents that the bicycle locker is for active and functioning bicycles and not for storage of parts.

There being no further new business the meeting adjourned at 10:00 pm. The next Council meeting is scheduled to be held on Tuesday, July 20th, 2010 at 7:00 pm in Second Floor Meeting Room.

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