

IMPORTANT INFORMATION Please have this translated	重要資料 請找人為你翻譯
RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire	これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。
INFORMACIÓN IMPORTANTE Busque alguien que le traduzca	알려드립니다 이것을 번역해 주십시오
CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ	ਗੁਰੀ ਜਾਣਕਾਰੀ ਵਿਰਧਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੰਘਾ ਕਰਵਾਓ

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 4071, THE EUROPA, HELD ON THURSDAY, MAY 22nd, 2008, AT 6:00 P.M., IN THE THEATRE, 63 KEEFER STREET, VANCOUVER, B.C.

Council in Attendance:	Fern Jeffries John Tulev Tim Richards Peter Regier Marcello Pavan Keith Anderson Blaine Bray	President Vice-President Treasurer Privacy Officer Secretary
Property Manager:	Bettina Rodenkirchen	The Wynford Group
Guests:	Debra Barker	Townhouse #15

1. OWNERS' FORUM

Ms. Barker was in attendance to enquire about the compost bin on the 5th floor and volunteered to take charge of this. She will circulate a letter to the townhouse residents. The use of the bin will be offered to 5th floor residents first and expanded later if possible.

2. CALL TO ORDER

The Council President, Fern Jeffries, called the meeting to order at 5:40 p.m.

3. MINUTES FROM PREVIOUS MEETING

It was **MOVED** and **SECONDED** (Richards / Tulev) to approve the Minutes of the Council meeting held on April 24th, 2008. **CARRIED**

4. BUSINESS ARISING FROM THE MINUTES

A. Balcony Railings

A copy, with coloured pictures, of the engineer's report has been forwarded to the engineer's insurance adjuster. As well, a letter was sent to Henderson Developments, with a copy of the report, although it had been copied to them already on August 28th, 2007. In the letter, Henderson was asked to advise what steps they will take to remedy the railing problems and asking for a written response no later than May 20th, 2008. A response has not been received. Council will be seeking legal advice as to what the Corporation's options are. Council would like to have the railing repaired as soon as possible.

B. Settlement Conference Strata Corporation v Colin Wrinch

There was nothing new to report. If Mr. Wrinch doesn't settle by May 29th, 2008, the matter will be scheduled for a Pre-Trial Conference.

C. Deficiency Repairs

Phase II of the repairs to the Tower is underway. Ocean West Construction also had, under the direction of the Corporation's engineer, Levelton, proceeded with the partial removal of the exterior insulated finish at the exterior of the bay windows of one of the townhouses, for exploratory reasons. The cost, to date, for this to erect scaffolding, strip stucco, investigate and then remove debris is about \$5,000. Ocean West is now awaiting for direction from Levelton as to the repair methodology, after which they will be able to provide budget cost estimates.

It had been reported that there are some weeds on the flat roofs of the townhomes. Ocean West advised that there are zinc pellets available that can be sprinkled on to these roofs, which would not be very costly and Ocean West will be asked to perform this work during the deficiency repairs.

D. Third Party Notices

Discussion on this item was held in camera.

5. COMMITTEE REPORTS

A. Repair & Maintenance

The Committee has met and has made up a list of outstanding items to be done on a priority basis. This list will be distributed to Council. The Committee also reviewed the maintenance manual that was prepared in 2007, and recommends to start using the manual, especially the annual checklist. Council directed The Wynford Group to manage this process.

Particularly on the top floor, there are door scratches, and dents etc., obviously caused by various contractors over time. This item will be discussed with Ocean West Construction.

Council then reviewed three quotations for power washing the front of the building, the back courtyard on the 5th floor, and to paint the trelliswork and fences on the 5th floor. The preferred quote was from NewForm Painting Inc., in the amount of \$8,500.

It was then **MOVED** and **SECONDED** (Bray / Richards) that the quotation from NewForm Painting be accepted and that we proceed to negotiate the contract. **CARRIED. (One abstention)**

The specifications will be reviewed to ensure that the patio fences on the 5th floor around the Tower are included, that insurance coverage for the contractor is in place, and that the contractor assumes responsibility for any damage caused during the work.

It was also suggested that the contractor advise on a price to power wash the individual patio deck floors on the 5th floor, which would be an individual Owner's responsibility, and the contractor will be asked to distribute notices to the townhouse Owners, if they are interested in having this work done at their cost. It was noted that the quotation does not include the rear patio fences of the townhomes and this will be considered for next year's budget.

B. Communications / Website

The Committee is presently exploring options for another website. Such website is intended to store documents, give notices, and must restrict membership.

C. Keefer Place Community Group & False Creek Residents Association

A couple of events are coming up. On June 3rd, 2008, and there will be a municipal election candidates meeting. Notices will be posted. The False Creek Residents Association is planning an information campaign to ensure that everyone is aware the Concord Pacific is not moving forward on the delivery of Creekside Park but is, instead, continuing to use that property for parking, special events like Cirque de Soleil, and their Presentation Centre, which is now open without the requisite occupancy permit.

There is presently no fee to join the Association; however, there could be some form of a levy down the road. Council believes it would be beneficial to join this Association and a formal motion was then proposed.

WHEREAS our building is close to False Creek, a significant community amenity; and

WHEREAS we have a considerable interest in preserving False Creek and its environs as a public benefit; and

WHEREAS it is important for our community to have a voice in promoting and protecting a high quality of life around False Creek.

BE IT THEREFORE RESOLVED (Jeffries / Richards) that Strata Corporation LMS 4071 will belong to and participate in the False Creek Residents Association. **CARRIED**

Residents are encouraged to visit the False Creek Residents Association's website, which is www.falsecreekresidents.org.

D. Keefer Steps

The Council President reported that the requested information from Henderson has not yet been received. Council will examine the original agreement to determine whether Henderson can unilaterally change the amounts charged.

E. Emergency Planning

Council met with a representative of the fire systems contractor immediately prior to this meeting. Blaine Bray volunteered to prepare a manual in this regard.

F. Gardening / Landscaping

There was nothing to report.

G. Communications

Peter Regier will prepare a draft newsletter for the next meeting of Council.

6. FINANCIAL REPORT

A. Operating Statements

Following a review of the statement of receipts and disbursements and invoices paid on behalf of the Strata Corporation, it was **MOVED** and **SECONDED** (Richards / Tulev) to approve the operating statements for the month of April 2008, as prepared by The Wynford Group. **CARRIED**

B. Receivables

Council reviewed the accounts receivables and directed the Property Manager to follow up, as necessary.

There are a significant number of Owners in arrears for the Special Levy, which was payable on May 1st, 2008. Payment of the Special Levy cannot be withdrawn by the Pre-Authorized Payment Plan. Please ensure that you forward payment IMMEDIATELY, otherwise late payment charges will be applied.

C. Invoices for Approval

An invoice was received from the engineers, Levelton Consultants Ltd., regarding Phase II of the maintenance and repair work. The invoice is based on the base contract amount between the Strata Corporation and Ocean West Construction, which is \$98,090. Levelton's fee is 10% of that. There is also an additional fee for contract documents and for a meeting that was held on March 27th, 2008. Including disbursements and GST, the total invoice amount is \$11,460.14.

It was **MOVED** and **SECONDED** (Richards / Pavan) that this invoice be approved for payment, subject to clarification on a disbursement item, in the amount of \$166.32. **CARRIED**

7. PROPERTY MANAGER'S REPORT

A. Staff Reports

Copies of the Property Manager's site visit reports were presented to Council.

It was reported that a plumber will be visiting two townhouse suites regarding slow water flow and, based on the plumber's report, it will be determined as to whether the Strata Corporation or the individual Owner is responsible for the cost.

As to locks having been installed through the R3 and R4 stair exiting by townhouses #1 and #20, respectively, it will be checked whether this was keyed to the master key.

B. Correspondence

Various items of correspondence were reviewed. Complaints have been received about the Kentizen Fusion Lounge located on the 2nd Floor, International Village Mall. A number of residents have submitted their complaints to the City of Vancouver and a complaint will also be registered from the Strata Corporation.

C. Items in Progress

1. Ocean West Construction – Phase II.
2. Installation of bigger hard drive for monitor A.
3. Purchase of new computer.
4. Exterior repairs – Units #2709 / #2708 – replace weather stripping in glass panels.
5. Deficiencies re: annual fire systems test.
6. Mechanical repairs as per priority 2 list.
7. Installation of air / dirt separator & bypass valve – townhomes.
8. Installation of new cooling tower spray pump.
9. Lock 5th floor – R4 stairwell door by TH#20.
10. Repair leaking relief valve – 7th floor booster tank.

11. Repair to spa leak.
12. Audit.

D. Completed Items

1. Received 20 new fobs.
2. Repairs to #5 pump in P2 mechanical room.
3. Repair PRVs on pump 1.
4. Start up of irrigation and repairs due to broken pipe.
5. Installation of lock on R3 – stair door by TH#1.
6. Replace fountain light #16.
7. Electrical repairs outside of Units #502 and #505, and ceiling light above concierge desk.
8. Elevator flooring.

8. NEW BUSINESS

A. Legal Action Against Cheng & Buck

This matter was passed by the Owners at the Annual General Meeting. The Corporation's lawyer has been asked to initiate Supreme Court action.

B. Honeywell Agreement

Honeywell, the Corporation's mechanical contractor, had advised that, effective August 1st, 2008, the annual price of the agreement will be \$8,190, plus GST, which is a 5% increase.

C. Energy Audit

The Property Manager had asked Commercial Lighting Products to conduct an energy audit and Commercial Lighting has provided various suggestions as to energy-efficient common area lighting. Overall, Commercial Lighting advised that the majority of the common area replacement lighting is energy-efficient. There is, however, room for some savings. Some of these savings can be achieved by simply using different lights for the elevators and in the lobby, as well as in the parking areas where the existing lamps can be changed out with lower wattage, long fluorescent tubes. These two suggestions will be implemented when new lighting products have to be ordered.

Another suggestion is to change the existing ballasts in the stairwells, which will be considered for next year's budget.

9. MEETING TERMINATION

There being no further business, the Council meeting was terminated at 7:35 p.m.

The next meeting will be held on **Thursday, June 26th, 2008, at 6:15 p.m.**

<p>NOTE: PLEASE MAKE YOUR CHEQUES PAYABLE TO "STRATA PLAN LMS 4071" AND ENSURE THAT YOUR UNIT NUMBER IS CLEARLY MARKED ON THE FACE OF YOUR CHEQUES.</p>
--

<p>Do you have a question regarding payment of your account? If so, please call 604-261-0285 and ask for Accounts Receivable.</p>

ATTENTION

Please keep these Minutes on file as a permanent legal record of your Strata Corporation's business. Replacement of either Minutes or Bylaws will be at the Owner's expense and not at the expense of the Strata Corporation.

Please note that The Wynford Group office has a multiple phone line system and that there are several different numbers that may appear on your call display. These numbers are for outgoing calls and cannot be used to return calls. Please use only the main contact number: 604-261-0285 to ensure a proper response. Thank you for your cooperation.

**The Strata Corporation's website is: www.theeuropa.com
The Council's e-mail address is: europacouncil@novuscom.net**

THE WYNFORD GROUP OFFICE HOURS ARE MONDAY TO FRIDAY, 9:00 A.M. TO 5:00 P.M. FOR AFTER-HOUR EMERGENCIES ONLY, PLEASE CALL 604-261-0285, THEN PRESS "1" TO BE CONNECTED TO THE ANSWERING SERVICE.

APPROVED _____ DATE: _____

BY
COUNCIL: _____ (05/22/08) (Min-05.27.4071)

These Minutes have been reviewed by the Council President.