



**MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 4071,
THE EUROPA, HELD ON THURSDAY, MAY 25th, 2006, AT 6:30 P.M., IN THE
THEATRE, 63 KEEFER STREET, VANCOUVER, B.C.**

Council in Attendance:	Fern Jeffries	President
	John Tulev	Vice-President
	Tim Richards	Treasurer
	Kirby Morrow	Secretary
	Sidney Dennison	Privacy Officer
	Marcello Pavan	(arrived 6:41 p.m.)
	Helen McLaughlin	
Property Manager:	Geraldine Svisdahl	The Wynford Group

1. CALL TO ORDER

The Council President, Fern Jeffries, called the meeting to order at 6:30 p.m.

The Property Manager was directed to change the notice, which is placed in the elevators the week of the Council meeting, to indicate that the Owners' Forum is at 6:30 p.m.

2. MINUTES OF PREVIOUS MEETING

It was **MOVED** and **SECONDED** (McLaughlin / Dennison) to approve the Minutes of the Council meeting held March 23rd, 2006. **CARRIED**

3. BUSINESS ARISING FROM THE MINUTES

A. Deficiencies – Henderson

The Property Manager advised that Levelton's will shortly be providing Council with a proposal to prepare specifications, put the deficiency repair work out to tender and oversee the work.

The Council agreed to put out a communication bulletin to the Owners to explain the Strata Council's strategy, insofar as this repair work is concerned.

The Property Manager advised that she went through all of the binders and plans, and was able to come up with a shortlist of sub-trades involved in the original building of Europa. This list has been provided to the Strata Corporation's lawyer. The lawyer is away on vacation until June 6th, 2006, so we do not expect any recommendations from the lawyer until mid-June.

The Property Manager was directed to add the problems of townhouse #19 to the list of exterior work to be accomplished.

B. Strata Corporation's Website

Marcello Pavan has taken over the position of Webmaster.

C. Strata Lot 160

Negotiations continue with respect to a settlement, vis-à-vis Strata Lot 160. The delay is still caused by one of the parties objecting to the wording of the settlement agreement.

D. Community Liaison

Marcello Pavan will take over the position of community liaison. It is hoped to meet with surrounding developments every two months. The next meeting is planned for June 2006.

E. Concierge Company Contract

A letter has been received from CIR with respect to wage structure of the Concierge staff, which is in accordance with the Strata Corporation's budget.

F. Keefer Steps Insurance

The Property Manager advised that she had asked Henderson (via e-mail) for a copy of the Henderson Steps cover note, on two occasions, with no response. The Property Manager was directed to send a formal letter of request to Henderson, and to send it to Henderson's office via courier, so that proof of receipt can be obtained.

G. Plumbing Line

Thirty-four of the suites, where the Owners signed up to have their plumbing lines changed, have been completed and it is hoped that the rest of the suites will be accomplished within a week.

Discussion took place with respect to supply lines and it was noted that braided stainless steel is the best product available.

4. NEW BUSINESS

A. Maintenance Manual

The Property Manager advised that she is obtaining updated proposals for a maintenance manual.

B. Rule Change

Following discussion, it was **MOVED** and **SECONDED** (Morrow / Richards) to change Rule I "Inline Skates /Roller Blades" to read:

- Residents are not permitted to wear inline skates or roller blades on interior common property.

CARRIED

Discussion took place with respect to an Owner, who is verbally abusing children playing on the 5th floor playground and garden area, and the Property Manager was directed to send a letter to that Owner asking that he cease and desist this practice.

C. Meeting Dates

Council agreed to meet on the following dates:

June 28th

July 24th

August 28th

September 28th

October 23rd

November 22nd

D. Owners' Responsibilities

Owners are urged to take note of Bylaw #34, which states:

34 (1) An owner and all of his tenants, occupiers or visitors must not do, or omit to do, whether deliberately or negligently, any act which would result in costs being incurred by the strata corporation due to a claim being made on the insurance policy of the strata corporation.

(2) In the event that loss or damage occurs that gives rise to a valid claim under the strata corporation's insurance policies, and where such loss or damage arises as a result of a negligent or deliberate act of an owner, tenant, occupant or visitor, then such owner or tenant or the owner or tenant who is responsible for the occupant or visitor, shall, as permitted by section 11 of the Act, be responsible for paying to the strata corporation the reasonable costs of the strata corporation remedying the contravention of bylaw 32(1), being an amount equal to the insurance deductible payable by the strata corporation.

(3) In view of potentially large deductibles and section 158(2) of the Act noting that the Strata Corporation may sue an owner in order to recover the deductible of an insurance claim on the strata corporation's insurance, each owner and tenant shall insure their own contents and possessions and, upon request of the strata council or the strata corporation's managing agent, shall provide evidence of such insurance coverage.

It is a tremendous responsibility to Owners if they undertake repairs to their Strata Lot, particularly to plumbing and electrical services, which they are not qualified to undertake.

The Property Manager was directed to put this liability reminder on the annual schedule.

E. Fitness Equipment

It was **MOVED** and **SECONDED** (Tulev / Dennison) to purchase a Pre-Core 936i treadmill and a Pre-Core 846i recumbent cycle, at a cost of \$7,805, plus GST, plus PST. **CARRIED**

The Property Manager was directed to delay this purchase until after July 1st, 2006, to save one percent of the GST.

It was noted that this purchase was approved by the Owners at the Annual General Meeting and will be funded from the Contingency Reserve Fund.

F. Communications with Residents / Newsletter

Tim Richards, Marcello Pavan and Kirby Morrow will serve on the "Communication Committee" and will come up with proposals for the next Council meeting, with respect to key messages for the Residents.

G. Requests for Trees

It was **MOVED** and **SECONDED** (Dennison / McLaughlin) to grant permission for the Owner of townhouse #16 to plant trees on limited common property, between the townhouse and #507. **CARRIED.**

It was noted that the Owner of #507 had agreed to this work.

H. Lobby Carpet

As there are funds in the 2006 / 2007 Operating Budget to replace some of the lobby carpet, the Property Manager was directed to have samples available for the next Council meeting.

I. Trailer Parking

Following a review of Rule B(5), which states:

“No vehicle exceeding 9,000 lbs., i.e. G.V.W., trailers, campers, boats or motor homes shall be parked in the stall without prior written approval of the Council,” it was **MOVED** and **SECONDED** (Dennison / Tulev) to grant permission for the Owner of #2305 to park a utility trailer, subject to the utility trailer having liability insurance, in the parking stall assigned to the Owner. **CARRIED**

J. Landscaping

Concern has been expressed over the quality of landscaping services being provided by Coconut Grove.

Council discussed the planter at the front entrance and it appears that the leak has been fixed. Concern was also expressed over the root structure of the trees planted in the front entrance planters. The Property Manager was directed to obtain information from Coconut Grove with respect to the root system of these trees and to obtain a proposal to replace the tree.

Fifth floor Residents will be asked for input with respect to landscaping on the 5th floor.

It was noted that recent filming has resulted in cables running over the landscape area at the front of Europa. The Property Manager was directed to make sure that the Concierge is aware that this is not permitted and that if cables are run over our property, the Property Manager is to be advised, so that appropriate compensation can be arranged.

K. Monitoring Contract

It was **MOVED** and **SECONDED** (McLaughlin / Morrow) to sign the Price's Alarm Systems Ltd. / Monital Monitoring contract (elevators / fire alarms / emergency phones), at a quarterly cost of \$202.50, plus taxes, for a period of two years. **CARRIED**

L. Fire Alarm System

The Property Manager was directed to have a representative of Fire Code Plus to walk the Council, particularly new Council members, through the fire alarm system one half hour before the next Council meeting.

M. Emergency Planning

Helen McLaughlin volunteered to work on this project.

<p>RESIDENTS ARE REMINDED THAT THEY ARE NOT PERMITTED TO USE THE RED CALL BOXES, LOCATED THROUGHOUT THE PARKADE AND ON THE MAIN LOBBY AREA, UNLESS IT IS AN EMERGENCY. THESE CALL BOXES ARE NOT TO BE USED TO GAIN ACCESS TO THE BUILDING.</p>

The Property Manager was directed to check the call box in the garbage area.

N. Water Damage Emanating from Suite #209

Considerable discussion took place and Council referred to Bylaw #34 and it was **MOVED** and **SECONDED** (Dennison / Tulev) to direct the Property Manager to charge the Owner of #209 for all of the expenses incurred by the Strata Corporation to respond to the water leak and to effect the necessary repairs. **CARRIED**

Invoices received to date include the following:

- Honeywell – \$355.78 for the original callout.
- Citylock Systems Ltd. – \$192.00 for the callout to attempt to gain access to the suite.
- M&N Electric Ltd. – \$57.78 to check the electrical wiring.
- Fire Code Plus Engineering Inc. – \$1,277.90, covering the initial work on the fire alarm panel.
- Fire Code Plus Engineering Inc. – \$6,142.87, covering replacement of the Edwards loop controller card.
- Easy Care Restorations Ltd. – \$6,401.94, covering the emergency callout and flood control.
- CIR – \$96.30, Concierge overtime
- CIR – \$1,235.58, Fire Watch

In addition to these expenses, there will be approximately \$500, plus taxes, payable to CASI, to replace a lobby camera and \$23,794.23, to repair the damage to common property and suites #208 and #209 (not including the bamboo flooring in #208, which is an Owner improvement).

5. **FINANCIAL REPORT**

A. Operating Statement

Following a review of the statement of receipts and disbursements and invoices paid on behalf the Strata Corporation, it was **MOVED** and **SECONDED** (Richards / Tulev) to approve the Operating Statement for the months of March and April 2006, as prepared by The Wynford Group. **CARRIED**

B. Receivables

One hundred and twenty-three Strata Lot Owners have not paid the Special Levy.

The Property Manager will follow up.

6. **PROPERTY MANAGER'S REPORT**

A. Staff Reports

Copies of the Property Manager's Site Inspection Reports, the Concierge Report and the Non-Resident Owner List were provided to Council via email.

The Property Manager advised that the Pest Control Reports are on file.

The Property Manager was directed to ensure that funds are placed in the 2007 / 2008 Operating Budget to repair and paint the fences on the 5th floor.

B. Correspondence

Twenty-five items of correspondence were reviewed.

It was **MOVED** and **SECONDED** (Richards / Morrow) to ratify the Council's previous e-mail decision to grant permission for the Owners of #1206 and #2507 to install laminate flooring, in accordance with the Strata Corporation's Bylaws. **CARRIED**

It was **MOVED** and **SECONDED** (Richards / Morrow) to grant permission for the Owner of #1206 to cover the existing linoleum in the kitchen and bathroom with ceramic tile. **CARRIED**

C. Items in Progress

1. Repair Universal Gym
2. Audit
3. Seal around gas lines TH#1, TH#2, TH#3
4. Repair window trim #1208
5. P2 enterphone repair
6. Service computer access points and backup data
7. Water damage repairs (caused by #209)

D. Completed Items

1. Window / balcony glass cleaning
2. Pest control (ants) TH#11, TH#15
3. Exercise equipment serviced
4. Annual ULC test of monitoring lines
5. Carbon monoxide sensor replaced stall #159
6. Hot tub repaired (water not hot enough)
7. Film installed on lobby windows
8. Quarterly HVAC service
9. New Biohazard container purchased
10. Pressure washing
11. Fan repaired stall #67
12. Concrete crack repaired stall #20, #21, #26, #101, #102
13. Pool chlorinator line repaired
14. Irrigation system started-up and backflow preventer tested
15. Astogals installed on parkade stairwell doors P1 / P2
16. MUA unit (on roof) repaired
17. FOB supply purchased
18. Concierge desk gate repaired
19. Lobby floors polished
20. Tyco sprinkler heads installed
21. Light ballast replaced by #1608
22. Fountain light #18 replaced
23. Elevator safety test
24. Repair spa pump
25. Fire safety repairs

7. OTHER BUSINESS

A key to the office was provided to new members of Council.

8. MEETING TERMINATION

There being no further business, the Council meeting was terminated at 8:33 p.m.

The next Council meeting will be held on **Wednesday, June 28th, 2006.**

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.

Do you have a question regarding payment of your account?
If so, please call 604-261-0285 and ask for Local 335.

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 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: _____ (05/30/06) (Min-05-25.4071)