

MINUTES OF COUNCIL MEETING STRATA CORPORATION VR 1025

HELD: Tuesday, November 28, 2006 at 6:30 p.m. at "Sunrise on the Park"
#221 – 2222 Prince Edward Street, Vancouver, BC

<u>PRESENT:</u>	Art Mackenzie	President	# 212
	Madeleine Rapagna	Vice President	# 215
	Christina Chociolko	Treasurer	# 407
	Steve Cullingworth		# 313
	Shirley Loxterkamp		# 221

AGENT: Debra Moschenross Bayside Property Services Ltd.

CALL TO ORDER

Art MacKenzie, Council President, called the meeting to order at 6:36 p.m.

PREVIOUS MINUTES

It was moved, seconded (Rapagna/Loxtercamp) and carried to adopt the Minutes of the October 10, 2006 Council meeting as distributed by Bayside.

BUSINESS ARISING FROM MINUTES

1. Dryer Duct Cleaning: City Wide has cleaned most of the outside dryer ducts but will require suite access to finish some of the stacks. Bayside will contact the Units involved for access.
2. Parkade Power Washing and Line Painting: Both the power washing and the parkade cleaning has been completed by TLC and RPD respectively.
3. Lighting Sensors: Council reviewed the quote from MDE Electrical for the outside light sensors and Council has decided to table this matter until the next year's budget.
4. Storage Room Door Security Lock: Council reviewed the quote received from Broadway Lock to have a security timed lock placed on the storage room lockers. Council has decided to table this matter until the next year's budget.
5. Unit #115 repairs: Belfor will be completing the structural repairs to Unit #115. They are currently waiting for the permit from the City of Vancouver and as soon as Belfor receives the permit they will schedule the work.

FINANCIAL REPORTS

1. Financial Reports: It was moved, seconded (Cullingworth/Chociolko) and carried, to approve the September and October 2006 Financial Reports as prepared by Bayside's Accounting Department.

Art McKenzie directed Bayside to check the possibility that an invoice may have been paid twice.

2. Accounts Receivable: Council reviewed the accounts receivable report and is happy to report that other than one unit that is going through a forced sale, there are no significant arrears to report.

Thank you to all those Owners who continue to keep their strata lot accounts up-to-date.

NEW BUSINESS

1. **Parkade Issues**: Council would like to remind Owners that the parking stalls in the underground parkade are not to be used for storage. This is a violation of the City of Vancouver fire code. Any residents that may have items stored in their parking stall, **PLEASE CLEAN IT UP IMMEDIATELY.**

2. Roof & Leak in Unit #408: Council has directed Bayside to have Crown Roofing do a thorough inspection of the roof and drainage system on the roof. Crown will be asked to produce a report on repair recommendations for the roof (if necessary).

A leak was reported in the solarium of Unit #408. Crown Roofing was called to attend and they believe that there is a pipe that has broken due to it being frozen. Crown roofing needs to wait for the weather to improve in order to repair it.

3. Unit #313: The Owner reported a substantial ceiling leak which originated from the balcony drain from the unit above. Edenvale Restorations was called out and is currently working with the insurance company to complete repairs.
4. Roof Drains: Council directed Bayside to make arrangements with Phil from TLC to attend and check all the drains as soon as the snow starts melting to ensure there are no drains that are plugged.

5. Project Report: Council has started putting together a list of possible building projects for 2007. Some of these include: the sprinkler system, a card lock system for the exit doors, and possibly starting a fund for future carpet replacement.

6. Lost Mail Box Keys: A reminder that if you lose your mail box key, it is the Owner's responsibility to replace it. Please contact a Locksmith to have it re-keyed as neither Bayside nor the Strata Corporation have access to the mail boxes, so therefore do not have replacement keys.

There being no further business to discuss, the meeting was terminated at 8:48 p.m. on a motion by Madeleine Rapagna.

The next meeting will be held on Monday, January 15, 2007 at 6:30 p.m. in Unit #221.



Debra Moschenross, Property Manager
Bayside Property Services Ltd.

#100 - 6400 Roberts Street

Burnaby, BC, V5G 4C9

Direct: 604-629-8758

Office: 604-432-7774 (24 hours - after office hours, emergencies only)

Fax: 604-430-2698

Email: dmoschenross@baysideproperty.com

Owners: Please retain all Minutes as required by Real Estate Regulations.

Season's Greetings and Best Wishes for the New Year!



From: Bayside Property Services Ltd.