

## **MINUTES OF COUNCIL MEETING STRATA CORPORATION VR 1025**

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**HELD:** Monday, January 15, 2007 at 6:30 p.m. at "Sunrise on the Park"  
#221 – 2222 Prince Edward Street, Vancouver, BC

<b><u>PRESENT:</u></b>	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 6:35 p.m.

### **PREVIOUS MINUTES**

It was moved, seconded (Rapagna/Chociolko) and carried to approve the Minutes of the November 28, 2006 Council meeting as distributed by Bayside.

### **BUSINESS ARISING FROM MINUTES**

1. Dryer Duct Cleaning: City Wide will reschedule the cleaning of the dryer vents that are still outstanding, as soon as weather permits.
2. Unit #115 repairs: Belfor is in the final stages of completing the structural repairs to unit #115.
3. Roof Drains: Phil from TLC was onsite to inspect the drains and found that none were clogged or causing any problems. He removed some debris that was around them.
4. Roof Inspection: Mastercraft Roofing is waiting for the weather to improve and the drains to thaw in order to perform their roof and drain inspection.

### **FINANCIAL REPORTS**

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

### **NEW BUSINESS**

1. Correspondence: Unit #312 forwarded a letter regarding noise from the hallway fan. Council has directed Bayside to contact Xpert Mechanical to inspect and repair, if necessary.
2. 2007 Landscaping Contract: Council has approved the contract for Costa Landscaping to continue as the building's landscapers.
3. Garbage Bin Lock: Bayside has once again contacted Superior Disposal to have the lock checked, some Owners are having difficulty with re-locking it.
4. Structural Repairs Outstanding: With Unit #115's repairs nearing completion, Council has directed Bayside to have Ennova Engineering and Belfor Restoration schedule the inspection of the remaining units that were identified in the Ennova Report as units with possible structural problems. There are six units that need to be inspected. Bayside will notify the Owners by mail as soon as Ennova and Belfor confirm a date for the inspections.
5. Replacement Keys: Council would like to inform residents that the cost for the replacement of the common area key is \$25.00 per key, and the replacement of the garbage lock key is \$10.00 per key.

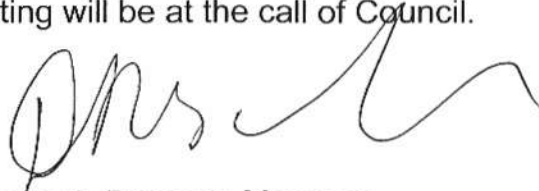
**Tenants are reminded that only Owners are permitted to request replacement keys. Tenants must make any requests for key replacement through the Owner of the Unit.**

**Owners, if you require replacement keys, please contact Shirley Loxterkamp at 604-875-1997.**

6. Tree Pruning: Council will be scheduling the tree pruning for early spring.
7. 2007 Budget: Council went over the preliminary budget for the 2007 Annual General Meeting. Council will finalize a budget to present to the Owners for their approval once they have more information on the depth of the structural repair costs and some of the other projects they would like to see completed in 2007.

There being no further business to discuss, the meeting was terminated at 9:10 p.m. on a motion by Christina Chociolko.

The next meeting will be at the call of Council.



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<b><u>Owners:</u> Please retain all Minutes as required by Real Estate Regulations.</b>
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