

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

HELD: Wednesday March 26th, 2008 7:00 p.m. at Kimount Club
395 E 6th Ave, Vancouver, BC.

<u>PRESENT:</u>	Art Mackenzie	President	#212
	Christina Chociolko	Treasurer	#407
	Shirley Loxterkamp		#221
	Rob Cesnik		#115
	Randy Zeegers		#109
	Mimy Belhomme		#306

AGENT: Debra Moschenross Bayside Property Services Ltd.

CALL TO ORDER

Art MacKenzie, Council President, called the meeting to order at 7:03 p.m.

PREVIOUS MINUTES

It was moved, seconded (Loxtercamp/Chociolko) and carried to approve the Minutes of the January 28th, 2008 Council meeting as previously circulated.

BUSINESS ARISING FROM MINUTES

1. **Structural Repairs Outstanding:** Belfor Restoration continues the repairs as required. The repairs are taking longer than anticipated; however, they should be completed in the near future.
2. **Parkade Moisture:** Avante Construction has supplied Council with a report stating that the moisture in the parkade is normal. When the sump collects a heavy amount of ground water (which is then pumped up to the main storm sewer outlet) the water is likely trapped somewhere in the perimeter area due to the high water table. The problem seems to subside during the summer months when the water table is lower.
3. **Parkade Storage Issues:** Owners are reminded to keep your parking stalls clear of all items other than licensed and insured motor vehicles. This is a Sunrise on the Park Bylaw and a City of Vancouver Fire Bylaw.
4. **Window and Stucco Cleaning:** Council has approved a quote from West Coast Home Services for cleaning of all inaccessible windows and exterior stucco. Bayside has contacted West Coast and is currently waiting for the scheduled date. Notification to the Residents will be posted.
5. **Flashing Repair:** Council discussed the issue of the flashing that is not flush with the building and Randy Zeegers has volunteered to inspect the area to determine whether there are any other options to redirect the flashing.

6. Tree Pruning: Bayside has been unable to find an Arborist that does not also do the tree pruning. Council decided that this is not necessary; however, an Arborist will be contacted to attend and provide a full report including recommendations for pruning and possible tree removal. Bayside has contacted Davey Tree Services.

FINANCIAL REPORTS

1. Financial Reports: It was moved, seconded (Allen/Chociolko) and carried to approve the January and February 2008 financial reports as prepared by Bayside's Accounting Department.
2. Accounts Receivable: Council reviewed the accounts receivable report and noted that some Owners remain in significant arrears. Two owners have had a lien placed on their Units and another Owner has been sent a lien threat letter. Owners are reminded to pay their maintenance fees and levy payments in a timely fashion. The building can not operate without your maintenance contribution and it is the same Owners that continue to neglect their responsibility.

NEW BUSINESS

1. Roof Discussion: Council discussed the roof maintenance repairs that are pending. Bayside was directed to forward the quote provided by Mastercraft to the new Council members. Details of the repairs will be discussed at the next Council meeting. Council also discussed the roof hatch that Mastercraft had brought to their attention as needing to have hinges installed to keep it from falling on to the roof area which can cause damage to the roof. Bayside was directed to investigate this further.
2. Elevator Pads: Council would like to remind Residents that if the pads for the elevator are required for moving in or out or having furniture delivered that adequate notification must be given. TLC installs the pads; however, they are not at the building on a daily basis and will not make an extra trip to install them.
3. Bed Bugs: It was thought that the bed bug issue was resolved; however, an Owner has reported that they have been sighted in their suite. Pest Free was contacted to attend, and reported that, judging from the number of bed bugs in the unit, they had been there for some time. Residents are reminded that it is very important to report any sightings as soon as possible to ensure that the bed bugs are eradicated immediately and do not make their way to other units and cause additional problems in the building.
4. Bike Area: An Owner had asked at the AGM if an enclosed bike room could be considered. Council discussed this previously; however, because of the high cost and the shortage of space it was decided at that time not to pursue the matter any further. Christina Chociolko will investigate further.

5. TLC Increase: Council discussed a five-percent contract increase submitted by TLC. Council discussed the increase and because TLC has not asked for an increase in several years and Council is very happy with their work, the increase was approved.
6. Security: Residents are reminded to be vigilant in the parkade and lobby area when letting people in to the building. If the person lives in the building they will understand that security is an issue and all residents should be asking them to use their own key or remote to enter the building area. Council has also directed Bayside to contact a locksmith for a quote on re-keying the building and upgrading to security keys. Bayside has contacted Broadway Locksmith and the quote is pending.
7. Leaks: There have been a number of recent leaks which were caused by toilet and tap repairs which were required. Owners are reminded that interior fixtures in your unit are your responsibility. Delaying maintenance and repairs can cause damage to other units and increase repair costs which will be charged back to the Owner found responsible.

REMINDER TO OWNERS: Please ensure to inspect plumbing fixtures regularly and have them repaired when necessary. Be proactive! If you have plumbing that is getting older it is time to have it inspected and upgraded.

8. Unit #109: The Owner reported to Council that a crack had appeared in the stucco outside his unit and asked that it be inspected. Bayside has contacted Stucco Doctor in the hopes that they can attend as they did the original stucco work in 2002.
9. Spring Clean Up: Council will be scheduling a "Spring Clean Up Day" for Owners. A rubbish removal company will be scheduled to do a pick up. It is an opportunity for residents to dispose of unused "household items" that cannot go in to the regular garbage bins, such as old furniture, microwaves, old gardening items, derelict bicycles etc. Once a date is determined a Notice will be posted with the date and instructions for how and where to drop off your unwanted items.

NOTICE TO RESIDENTS RE CONDENSATION PROBLEMS – The following is a recommendation for residents experiencing condensation problems in their units causing excessive moisture on your windows:

All Residents must use kitchen and bathroom exhaust fans whenever any steam or water vapour is generated inside the suites. Excessive humidity in the suite may also diffuse into the exterior walls and roof and cause condensation to occur. Avoid spilling water or liquids on the floors or window ledges and wipe up spills promptly. If you are still experiencing condensation problems try turning your fans on for a couple of hours daily to eliminate moisture.

There being no further business to discuss, the meeting was terminated at 8:50 p.m. on a motion by Art MacKenzie.

The next Council meeting is tentatively scheduled for Wednesday May 21st, 2008 at 7:00 pm at the Kimount Club.



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****Recent recommendations to the Real Estate Regulations require a vendor to provide purchasers with copies of minutes. Please retain these minutes provided to you, at no cost, as replacement minutes will be subject to payment of a fee.**

Weekend / Holiday / Evening Service Call Instructions

Should you encounter a situation requiring emergency attention, please contact Bayside's office at 604-432-7774 and advise the operator of the situation giving as many details as possible. Ensure that you state it is an emergency and leave your name and telephone number. Your call will be returned promptly by the on-call Property Manager so please keep your telephone line free so that the emergency may be addressed. Your cooperation in this regard is appreciated.