

**MINUTES OF THE STRATA COUNCIL MEETING of VAS 2876** held Wednesday, April 2, 2008 @ 6:30 P.M. within the offices of R. JANG & Associates Ltd., 1010 West Broadway Street, Vancouver, BC.

In attendance:

103	Eleni Galanis	Council President
203	Alex Fisher	
401	Jonathan Marshall	

Raymond Jang	R. JANG & Associates Ltd.
Gilbert Alcayde	R. JANG & Associates Ltd.

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The meeting was called to order at 6:32 PM.

**1. Minutes of January 9, 2008 Council Meeting**

It was moved, seconded, (Eleni, Jonathan) and **CARRIED UNANIMOUSLY** to adopt the minutes of the Strata Council meeting held on January 9, 2008 as circulated.

**2. Financial Review**

Financial statements as at February 29, 2008 were distributed to those present and reviewed briefly. Key figures as of this date include the following:

Operating Fund	\$ 2,729.35
CRF	\$ 18,052.82
Accounts Receivable	\$ 871.54

*Accounts receivable* – One unit remains in arrears. A letter has been sent to this owner to bring her account current but as of this date, no reply has been received.

**3. Old Business**

- *Unit #303 leak* – damaged interior wall has been repaired.

**4. Correspondence Received - none**

**5. New Business**

- a) *Gutter cleaning* – completed.
- b) *Building security*

- Additional lights in front of garage gate – completed
- Repair sensor light at back door – completed

- Install additional sensor lights by wood gate – completed
- Install full length interlocking plate on south stairwell door – completed
- Install full length interlocking plate on south exit door – completed
- Various repairs to front lobby door - completed
- Installation of tamper proof screws to intercom panel - completed
- Deactivation of Canada Post access during off hours - completed

- Vancouver Police Department recommendations

a) Front door – *“use a Schlage B660 spring latch (and new door?)”*

- Council suggests a  $\frac{3}{4}$  vote resolution for consideration at the Annual General Meeting. The purpose of the resolution is to allow for discussion and voting for replacement and funding of a new lobby door. In the interim, Council requested the Strata Manager to solicit costing to replace the front door lock and new keys for all the owners.
- The Strata Manager will solicit costing for a FOB type of access system.

b) Mail – *“mailbox unit is unsecure, get new one from Bell Locksmith. Get Canada Post to change to Abloy keys. Deactivate buzzer completely at night. For those who’ve had identity theft, get name on credit bureau list.”*

- Council agreed to solicit quotes from Bell Locksmith and Broadway Locksmith
- Canada Post has already been contacted to replace the crown keys of the intercom and the mailbox panel lock. Canada Post will arrange with the Strata Manager about the plan and timing.

c) Unit doors – *“all suites should have 12” interlocking plate on the outside (protects against crowbar opening) and 18” armour strike plate on the inside wood frame (protects against shoulder push-in of door off frame)”*

- Although this is not a strata issue, strictly speaking, the Strata Manager will arrange for a locksmith to speak directly with owners

d) Consider Tenant Verification Service – *“to assess tenant credit history and police background check”.*

- Council was advised that the Strata Property Act is specifically precluded from screening tenants

Investor Owners

Owners who wish to rent their suites are advised to consider tenant verification service as per recommendation by the Vancouver Police Department to reduce the risk of fraud and prevent income loss.

For more information, please visit the site [www.tenantverification.com](http://www.tenantverification.com) or call 604 576 3004.

e) *Consider Strata on Blockwatch – “the Council agreed to include the building in the blockwatch not only for security reasons but also to know the people in the neighbourhood.”*

- Council agreed to include this item on the AGM agenda

- c) *Garage Door* – Strata Manager to consider potential upgrades to increase the security of the garage
- d) *Copper Pipe in front of the garage door* – Council was informed that a copper pipe was cut and stolen in front of the garage door. This pipe is for the bathtub drain of suite 101. Arrangements have already been made to replace this pipe with a plastic pipe.

There being no further business the meeting was declared adjourned at 7:36 p.m. The next Council pre-AGM meeting is scheduled for Tuesday June 10, 2008 at 6:00 PM within the offices of R. JANG & ASSOCIATES LTD.

R. JANG & Associates Ltd.  
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(604) 738-1011 fax

## REMINDERS

### **Council Correspondence:**

The Strata Council welcomes comments and questions from all owners.

Owners are invited to correspond with Council formally by writing to the Strata Manager. Please remember that all correspondence received by the strata manager's office becomes a public document.

An owner requesting to be heard by Council should allow up to one month for a Council meeting to be convened.

### **Strata Meeting Minutes:**

Please keep these minutes in a safe place. These minutes are official documents which are typically required when you decide to sell your strata unit. Should you require additional copies at that time a fee is charged as allowed for under the Strata Property Act.

### **After Hours Emergencies:**

In the event of an "after hours common area emergency" all owners and residents are reminded to call the strata manager's office @ (604) 738-1010. Please select the "repairs and maintenance menu" and follow the instructions to leave your message which will then be paged to our "on call" staff.

Please turn off any "call block" features you may have on your telephone line to allow our staff to return your page; and please refrain from using your telephone until your page is returned.

*Thank you for your co-operation.*