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INFORMACIÓN IMPORTANTE	Busque alguien que le traduzca	알려드립니다 이것을 번역해 주십시오
CHỈ DẪN QUAN TRỌNG	Xin nhờ người dịch hộ	ਗੁਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੰਘਾ ਕਰਵਾਓ

MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 4071, THE EUROPA, HELD ON THURSDAY, MAY 24th, 2007, AT 6:30 P.M., IN THE THEATRE, 63 KEEFER STREET, VANCOUVER, B.C.

Council in Attendance:	Fern Jeffries John Tulev Tim Richards Marcello Pavan David Holtzman Sandi Frank Jim Clark	President Vice-President Treasurer Secretary (arrived at 6:36 p.m.) Privacy Officer (arrived 7:32 p.m.)
Property Manager:	Geraldine Svisdahl	The Wynford Group
Guests:	Ken Kaneko Henry Ki Chi Chan	Unit #702 Unit #1608

1. CALL TO ORDER

The Council President, Fern Jeffries, called the meeting to order at 6:34 p.m.

2. OWNERS' FORUM

Mr. Chan was present to suggest that the camera outside the lobby front doors should be moved to the interior of the lobby.

Mr. Chan also expressed concern over the fact that the swing stage, used during last year's deficiency repair work, was in the same place for months with no work being undertaken. He also said that caulking had been scraped off one of his windows and not replaced. This will be checked when the 2007 deficiency repair work commences.

Jim Clark expressed an interest in arranging a 999-year lease on parking stall #16 on P1. The Property Manager is to ascertain who to contact at Henderson.

3. MINUTES OF PREVIOUS MEETING

It was **MOVED** and **SECONDED** (Clark / Tulev) to approve the Minutes of the Council meeting of April 26th, 2007. **CARRIED.**

4. BUSINESS ARISING FROM THE MINUTES

A. Legal Fees

Of the \$5,000 line item in the 2007 / 2008 Operating Budget, \$2,906.44 has been spent as of today's date.

It was **MOVED** and **SECONDED** (Frank / Tulev) to recode the invoice paid to Jenkins Marzban Logan, in the amount of \$2,906.44, from the Operating Fund to the Contingency Reserve Fund, as per the Resolution passed at the Annual General Meeting on April 27th, 2006. **CARRIED**.

It was **MOVED** and **SECONDED** (Richards / Clark) to obtain the Court transcripts with respect to the Small Claims action in front of Madam Justice Russell and in front of Judge Romelly, and to fund the expense from the Contingency Reserve Fund, as per the Resolution passed on April 27th, 2006. **CARRIED**.

B. Bylaw Review

The Minutes of the Bylaw Review meeting have been sent to the Council President for approval. The suggested Bylaw and Rule changes will now be sent to lawyer, Stephen Hamilton, for a review. Once the Bylaws and Rules have been returned by the lawyer, the Strata Corporation will set a date for a Special General Meeting.

C. Emergency Planning

Bring Forward.

D. 5th Floor Benches

Bring forward to the report from the Maintenance Committee.

E. Deficiency Repairs

Council is concerned over the length of time it is taking for Levelton's to prepare the contracts. The Property Manager will follow up.

F. Pressure Washing Townhouse Fences

The pressure washer contractor has quoted \$525.00, plus GST, to pressure wash the townhouse fences, using a 50% bleach solution. Concern was expressed over using bleach and the concomitant plant damage. Jim Clark will get back to the Property Manager with respect to information on algaecides.

G. Taylor Street Exits

The Strata Corporation's security staff is checking the Taylor Street exits nightly and have found them to be closed.

H. Penthouse Metal / Glass Screen

John Tulev advised that he has consulted with the City of Vancouver and has been informed that the City of Vancouver will not review his request to remove the metal panels without a letter of permission from the Strata Corporation. A definitive letter of information from the engineer is required before the Strata Council can consider this and call a Special General Meeting, as it involves a change to common property.

I. Residents' Insurance

The Property Manager advised that she had received insurance cover notes from the Residents of Strata Lot 19 and Strata Lot 36

5. COMMITTEE REPORTS

A. Repairs & Maintenance

The Repairs & Maintenance Committee will meet next week and will discuss fences and benches on the 5th floor.

B. Communications / Website

It was **MOVED** and **SECONDED** (Clark / Tulev) to switch the website from One Community to WPCN as soon as possible. **CARRIED.**

C. Keefer Place Community Group

No report.

D. Keefer Steps

No report.

E. Emergency Planning

No report.

F. Gardening / Landscape

No report.

6. NEW BUSINESS

A. Fire Hazards

Residents are reminded that the National Fire Protection Association has indicated that scented fabric softener sheets can cause a waxy film to build up on the lint screen in the dryers. This waxy film does not allow air to pass through. You can test this by taking your lint trap out and running water through it. If the trap is fine, water will flow through it; if it is not, it will catch the water. Residents should clean out the lint trap with a toothbrush and hot, soapy water on a regular basis.

B. Landscaping

It was **MOVED** and **SECONDED** (Richards / Frank) to proceed with removing the pansies on the 5th floor and replacing them with variegated hostas and Huecheras, as per the quote received from Coconut Grove, in the amount of \$975 + GST. **CARRIED.**

C. Parking Passes

The Strata Corporation currently charges a \$100 replacement fee for a parking pass. Considerable discussion took place with respect to whether or not parking passes are necessary behind locked security gates.

It was **MOVED** and **SECONDED** (Tulev / Richards) to eliminate parking passes, effective immediately. **CARRIED.**

D. Impark Cashiers' Attitude

Discussion took place with respect to the attitude of some of the Impark cashiers and it was agreed that, as the Strata Corporation has no control over Impark's employees, no action can be taken.

However, it was suggested that, perhaps, the exit swipes could be modified to work on remotes, or that they could be moved. The Property Manager will research and report back to Council.

E. Elevator Contract

Thyssen-Krupp Elevator has advised that, effective May 1st, 2007, the quarterly billing for elevator maintenance will be \$2,574.00, plus GST, as per the contract between Thyssen-Krupp Elevator and the Strata Corporation.

F. Insurance

Residents are reminded of Bylaw #34(3), which states, "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."

G. Parking / Locker / Bike Stall List

Members of the Council were provided with an updated list of these leases.

H. #2708 Hot Tub

It was **MOVED** and **SECONDED** (Clark / Richards) to grant permission for the Owner of #2708 to have a hot tub on the limited common property deck, subject to the Owner using a hose from his own water supply to fill the hot tub. **CARRIED, with 2 abstentions.**

The request from the same Owner to install a faucet on common property on the top floor was denied, as Honeywell has expressed concern over use of the Strata Corporation's water line because of the adverse effect it will have on the cooling tower.

I. Security Cameras

Bring forward to the next Council meeting.

7. FINANCIAL REPORT

A. Operating Statements

Following a review of the statement of the receipts and disbursements and invoices paid on behalf of the Strata Corporation, it was **MOVED** and **SECONDED** (Richards / Tulev) to approve the Operating Statement for the month of April 2007, as prepared by The Wynford Group. **CARRIED.**

B. Lease on Exercise Equipment

The Property Manager advised that the lease on a piece of exercise equipment has been paid out, in the amount of \$635.63.

C. Keefer Steps Invoices

The Property Manager was directed to pay the outstanding Keefer Steps invoices. It was noted that the Strata Corporation has a line item in the Operating Budget, in the amount of \$5,800, covering Keefer Steps expenses.

8. PROPERTY MANAGER'S REPORT

A. Staff Reports

Copies of the Property Manager's site inspection reports and the Concierge report were provided to Council by e-mail

B. Correspondence

Nine items of correspondence were reviewed. Welcome letters have been sent to the following new Owners:

Don Morrison & Fern Jeffries	Strata Lot 1
V. Rockburn, R. Menses, D. Hollingsworth, P. Drummond and H. Gill	Strata Lot 2 (Non-Resident Owners)
Cheryl Sie	Strata Lot 90
Paul Valkama	Strata Lot 112
Amber Gergley	Strata Lot 111

C. Request for Laminate Floors

It was **MOVED** and **SECONDED** (Pavan / Frank) to grant permission for the Owner of Strata Lot 79 to install laminate flooring, subject to the Strata Corporation's Bylaws. **CARRIED.**

D. Items in Progress

1. P2 enterphone replacement.
2. Insurance claim #2707.
3. Replace balcony glass #2609.
4. Piping repair #2101.
5. Seal / paint over old stain #1809 (deferred – area still leaks).
6. Audit.
7. Work on mail readers.
8. Light repairs.
9. Test main PRV.
10. Tile repairs men's shower.
11. Test fire pump.
12. Light fixtures on order.

E. Completed Items

1. Quarterly exercise equipment service.
2. Repair fountain lights #2 / #7 / #21.
3. Tree and grasses planted.
4. Glass tabletop replaced in lobby.
5. DDC trouble shooting (HVAC).
6. Repair pump on 5th floor.
7. Replace pressure gauges.
8. Repair parkade exhaust fan #5.
9. Cleaning, pool supplies and fountain chemicals purchased.
10. Volunteer insurance coverage in place.
11. Pool / spa temperature problems resolved.
12. Quarterly HVAC service.

13. Replace pump #5.
14. Re-hang clothes hook – men's room.
15. Replace access computer.
16. Lobby floor polished.

9. OTHER BUSINESS

As all guests had left the meeting, the Council discussed the receivables list.

The Property Manager was directed to send a letter to Strata Lot 4 demanding full payment by June 30th, 2007, failing which the Strata Corporation will take legal action.

The Property Manager was directed to ask the Strata Corporation's lawyer to provide an estimate of legal costs involved in taking Strata Lot 19 to Court to collecting outstanding charge back.

The Council President advised that a date for a settlement conference has yet to be set for the Small Claims action against Strata Lot 107.

It was agreed by all members of the Council that the Strata Corporation needs to modify Bylaw #2(2) to allow the Strata Corporation to charge interest on all funds owing to the Strata Corporation, not just Strata Fees.

The Council President advised that a default judgement is being obtained in the Small Claims Court, with respect to Strata Lot 142.

The Property Manager was directed to send a letter to the Owner of Strata Lot 191 with respect to contravention of Bylaw #34(3), and to advise the Owner concerned that, if the proof of insurance coverage is not received for all suites owned by this Owner by June 15th, 2007, the Strata Corporation will fine the Owner in accordance with the Strata Corporation's Bylaws.

10. MEETING TERMINATION

There being no further business, the Council Meeting was terminated at 8:40 p.m.

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

<p style="text-align: center;">ATTENTION</p> <p>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.</p>

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 Council's e-mail address is: europacouncil@novuscom.net

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: _____ (05/29/07) (Min-05.24.4071)