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RENSEIGNEMENTS IMPORTANTS	Prière de les faire traduire	これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。
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, SEPTEMBER 27th, 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	President Vice-President Treasurer Secretary
Property Manager:	Geraldine Svisdahl	The Wynford Group
Guests:	Scott Birchall Kyle Roguski	
Regrets:	David Holtzman	Privacy Officer
Absent:	Jim Clark	

1. CALL TO ORDER

The Council President, Fern Jeffries, called the meeting to order at 6:35 p.m.

2. OWNERS' FORUM

Scott Birchall was present to appeal the Rule (now a Bylaw) concerning the ban on renting parking stalls at Europa to people who do not live at the Europa. Mr. Birchall stated that renting to non-Residents provides a larger revenue stream. Considerable discussion took place. It was noted that the Strata Council is not aware of any other Strata Corporations that allow non-Residents to rent parking stalls. It was suggested that Mr. Birchall draft a Bylaw amendment for review by Council and possible inclusion in the 2008 Annual General Meeting Agenda. The alternative would be for Mr. Birchall to draft a Bylaw and have a petition signed by 25% of the Owners at Europa, calling for a change in the Bylaw in order to allow Owners to rent parking stalls to non-Residents, and demanding the Strata Council call a Special General Meeting.

Mr. Roguski was present to advise Council that his insurance policy covers his tenant and he asked that the fine on his account be reversed.

It was **MOVED** and **SECONDED** (Pavan / Richards) to reverse the \$25.00 fine assessed to Mr. Roguski's Strata Lot. **CARRIED**

3. MINUTES OF PREVIOUS MEETING

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

4. BUSINESS ARISING FROM THE MINUTES

A. Townhouse Fences

It was agreed that funds would be placed in the operating budget on an annual basis for maintenance / painting / cleaning of the townhouse fences.

B. Taylor Street Exit Reader

The Strata Corporation's security contractor has advised that it will cost approximately \$700, plus GST, to move the Taylor Street exit reader further away from the corner by the cashier's kiosk, to make it easier for Residents exiting the parkade. It was agreed to present a 3/4 Vote Resolution to undertake this project at the 2008 Annual General Meeting. In the meantime, the Property Manager was directed to contact Tinsel Town mall management to obtain approval for this project.

C. Maintenance Manual

Bring forward.

D. Sprinkler Recall

Bring forward.

E. Proof of Insurance

Forty Owners and 33 tenants have not provided proof of insurance.

The Property Manager will follow up and fines will be assessed on a monthly basis.

Discussion took place with respect to keeping insurance information up to date and it was agreed that Dominic, the Head Concierge, would be asked to do up a spreadsheet and to follow up on insurance renewals, just as he does with unlicensed vehicles in the parkade.

F. 2010 Banner Contract

The contract, which was drawn up by the Strata Corporation's lawyer, has been reviewed by Tunnel Vision Advertising and two minor changes were proposed. The Council agreed with the changes, one of which was an error in grammar and the other required two signatures on the contract, rather than one. Once these changes have been made, the contract will be forwarded, once again, to Tunnel Vision Advertising for final review.

G. Keefer Steps Disclosure Statement

The disclosure statement is silent on the issue of the measurements of the Keefer Steps.

H. Lobby Lights

The Strata Corporation's electrician has advised that it would be extremely difficult and hugely expensive to modify the lobby lights, in order to allow some of them to be shut off during daylight hours. Accordingly, no action will be taken on this item by the Strata Council.

I. Deck Cleaning

In order to prevent dirty water from dripping onto balconies below, it is suggested that balconies be washed only when it is raining heavily.

J. Balcony Railings

The Strata Corporation's engineers have reported that the balcony railings have not been built to code, which is why a notice was distributed to everyone in the building, asking that they take extreme care around the balcony railings. The situation has been reported to the engineer who designed the railing, who has reported this to her insurers. An independent adjuster has been appointed. The Property Manager was asked to contact the engineer's insurance company and ask for action by October 20th, 2007.

K. Front Planter

It has finally been ascertained that the reason the front planter is leaking, has something to do with a drain in the planter, which is slightly below the City sidewalk. The Property Manager was directed to send a letter to Henderson, asking them to attend to this problem.

5. COMMITTEE REPORTS

A. Repairs & Maintenance

The Levelton engineering staff are very impressed with the work being done by Ocean West Construction and the contract has been extended for 20 days, to October 1st, 2007, in order to accomplish as much as possible. The balance of the work will commence as soon as weather is conducive in the spring of 2008.

The Property Manager was directed to ask Henderson for an update on their water guard warranty work and to advise Henderson that we have an engineer and a contractor on site to assist.

B. Communications / Website

A newsletter will shortly be distributed.

C. Keefer Place Community Group

A meeting is planned at Paris Place on October 3rd, 2007, at 7:00 p.m., and the guest speaker will be Colin Downton, of the Vancouver Police Department.

D. Keefer Steps

No report.

E. Emergency Planning

No report.

F. Gardening / Landscape

No report.

6. 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 months of July and August 2007, as prepared by The Wynford Group. **CARRIED**

Tim Richards noted that we were over budget in the steam heat category.

B. Invoices for Approval

It was **MOVED** and **SECONDED** (Richards / Tulev) to authorize payment to Levelton Consultants Ltd., in the amounts of \$1,054.97 and \$7,214.63, covering work on the balcony railing problem, to be funded from the Contingency Reserve Fund and ratified by the Owners at the next Annual General Meeting. **CARRIED**

C. Audit

It was **MOVED** and **SECONDED** (Pavan / Tulev) to approve the audit for the fiscal year ended February 28th, 2007. **CARRIED**

The audit and the Strata Corporation's nil tax return were signed by the Treasurer and the Council President.

D. Receivables

Owners are indebted to the Strata Corporation, in the amount of \$65,602.94, most of which comprises of charge backs to Owners who have been held responsible for damage.

E. Cash Flow

Because of the aforementioned arrears, the Strata Corporation has a severe cash flow problem and it was **MOVED** and **SECONDED** (Richards / Tulev) to borrow \$40,000 from the Contingency Reserve Fund, in order to pay outstanding invoices, conditional on these funds being paid back by the end of the fiscal year. **CARRIED**

7. PROPERTY MANAGER'S REPORT

A. Staff Reports

Copies of the Property Manager's site inspection reports were presented to Council.

Residents are reminded that they MUST NOT disconnect the fire alarm speaker in the suite, as it puts the entire system into trouble and it is difficult to trace. Thank you for your cooperation.

The Concierge report was provided to Council via e-mail.

The Property Manager advised that the pest control reports and the backflow preventer test reports are on file.

Discussion took place with respect to the townhouse heating and the Property Manager was directed to bring this matter forward on the next Council Agenda.

Discussion took place with respect to cigarette butts that continue to show up in the back hallway between #2708 and #2709. Accordingly, the Property Manager was directed to change the locks and have the cigarette butts cleaned up.

The curved surfaces of the hallway walls in front of the elevators on the 27th and 5th floors need to be painted and the Property Manager was directed to proceed.

The Property Manager advised that the Strata Corporation's computer will need to be replaced sooner or later, as it is now almost eight years old.

The Property Manager further reported that the garage clicker problem has been resolved, as the software was re-inputted and now the staff is able to code clickers so that they only open P1 or P2 gates, as necessary.

B. Correspondence

Twenty-nine items of correspondence were reviewed, including welcome letters to the new Owners of Strata Lots 20, 59, 172 (NRO) and 183 (NRO).

A request has been received for a third dog, under the terms of the Strata Corporation's Bylaws, and it was **MOVED** and **SECONDED** (Tulev / Richards) to approve a third dog for Strata Lot Unit 28.
CARRIED

The Property Manager advised that she had written a letter to the Property Manager for Firenza, with respect to light pollution coming from the roof of the towers. To date, there has been no response.

C. Items in Progress

1. Winterize parkade sprinkler system.
2. Repair software problems – garage clickers.
3. Repair concrete block wall in P2.
4. Adjust fire doors, stair R2 – 7th & 8th floors.
5. Balcony railing repair.
6. Building deficiency work.
7. Insurance claim – Unit #2707.
8. Seal / paint over old stain – Unit #1809 (deferred, still leaks).

D. Completed Items

1. Lobby A/C fixed.
2. Fountain drain augured.
3. Test PRV.
4. Replace heating pump #5.
5. Repair gyproc on 3rd floor post leak on 5th floor.
6. Damage repaired post sprinkler head leak in Unit #510.
7. Lobby floor polished.
8. Lock handle repaired, lobby backdoor.
9. Light supplies purchased.
10. Theatre exit button fixed.
11. Fire panel reset after a fire alarm was pulled by person (s) unknown on 16th floor.
12. Astragal installed on Telus room door.
13. Solarium glass panel replaced – Unit #2608.
14. Quarterly HVAC service.
15. Repair pumps – P1 / P2.
16. Pool chemicals, fountain and cleaning supplies purchased.
17. Filters purchased and distributed.
18. Digital box purchased for theatre room (for Chinese channels).
19. Quarterly service, exercise equipment.
20. Ten sprinkler head wedged on site (in office).
21. Fountain lights #8 / #10 repaired.
22. Repair heating coil in air handling Unit #11.

23. New elevator pads purchased and old ones disposed of.
24. Supply line list sent to G. Rossi (42 suites).
25. Release received (Metzger & Seguin).
26. Booster tanks replaced 5th / 7th floors.
27. Carbon monoxide / propane sensors tested on P1 / P2 parkade levels – report on file.
28. Garbage room doors re-keyed.
29. Garage gate service.
30. Handle replaced on tap in garage room.
31. Window cleaning, except 01 / 10 suites because scaffolding in the way.
32. Replace various parkade ballasts.
33. Service computer access points and backup data.
34. Replace switch cover plates (x 2).
35. Replace red call box in pool area.
36. Replace A/C hose in exercise room.
37. Repair leak in supply line to condensate cooler.
38. Repair heating pump #4.
39. Repair DHW pump #19.

8. NEW BUSINESS

A. Garage Gates

The garage gates have been serviced and the opening timing and sensitivity adjusted.

B. Alternate Gas Suppliers

Information was recently placed on the lobby mail table with respect to alternate gas suppliers. Residents are urged to do due diligence before changing gas suppliers.

C. Honeywell

Honeywell has advised that their hourly rate is now \$86.00 and \$138.50 for overtime callouts.

D. Central Heat

The central heat tariff will be increased by approximately 2.74%, effective October 1st, 2007.

E. K9 Dog Drug Detection

Following discussion, it was agreed that this is not necessary at Europa.

F. Bylaw Review

Following discussion and suggestions at the recent Special General Meeting, with respect to Bylaw review, it was agreed that the Council would review Bylaws concerning the following items, prior to the next Annual General Meeting:

- Window coverings.
- Move-in fee.
- Council Quorum.
- Don't block suite doors open.

The Property Manager was directed to put this item on the Agenda as a deferred item, in order that it not be forgotten when planning the Annual General Meeting.

G. Fountain Lights

Because one of the fountain lights has been stolen, it was **MOVED** and **SECONDED** (Tulev / Richards) to remove the fountain lights that are not operational, at a cost of approximately \$500.00, plus GST, and to store these lights in the Council storage room. **CARRIED**

H. Lobby Table

Council has researched the Fung Shui with respect to the lobby table and agreed that it should remain in the middle of the lobby. However, the flower arrangement should be refurbished on an annual basis.

I. Meeting Room Table

John Tulev and Tim Richards volunteered to fix the meeting room table.

J. Replacement Council Member

Due to the recent resignation of Sandi Frank, there is a vacancy on the Strata Council. The Property Manager was directed to post a notice in the building, soliciting applications from interested Owners.

K. Henderson

Henderson has advised the Strata Corporation that their work crew were hampered by the Strata Corporation's work. This is absolutely untrue and the Property Manager was directed to send a letter to Henderson refuting this allegation.

L. Satellite Dish Installation

The Property Manager advised that she had inspected Strata Lot 189 and learned that a former Resident had punched a hole through the window frame of the solarium, presumably in order to hook up to a satellite dish. The Property Manager was directed to put the current Owner on notice with respect to a possible charge back for repairs and to ask Levelton to provide advice as to how to proceed with a repair.

M. Request to Reverse a Fine – Strata Lot 161

The Owner of this unit has requested Council reverse the fine because of late filing of the insurance information and the Council advised the Property Manager to inform the Owner that the fine will not be reversed.

N. Air Conditioning System

The Property Manager advised that three suites have a problem with the air conditioning system that has been traced to a building system fault and has nothing to do with the heat pumps. Honeywell is investigating the situation and a proposal is expected.

9. MEETING TERMINATION

There being no further business, the Council Meeting was terminated at 8:51 p.m.

The next Council meeting will be held on **Thursday, October 25th, 2007.**

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

ATTENTION

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.

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: _____ (10/02/07) (Min-09.27.4071)