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重要資料 請找人為你翻譯

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

ਬਹੁਤੀ ਜਾਣਕਾਰੀ ਵਿਰਧਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੰਘਾ ਕਰਵਾਓ

**MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 4071,
THE EUROPA, HELD ON THURSDAY, JULY 24th, 2008, AT 6:30 P.M., IN THE THEATRE,
63 KEEFER STREET, VANCOUVER, B.C.**

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|------------------------|---|---|
| Council in Attendance: | Fern Jeffries John Tulev Tim Richards Marcello Pavan Keith Anderson Blaine Bray | President Vice-President Treasurer Secretary (left at 7:00 p.m.) |
| Property Manager: | Bettina Rodenkirchen | The Wynford Group |
| Regrets: | Peter Regier Blaine Bray | Privacy Officer |
| Guests: | Marjalisa Vartiainen Eric Bright Tania Student Michael Gyori & Martina Cervinkova George Jin Matt Ross | #901 #609 #1101 #1905 #2102 #517 – 618 Abbott Street |

1. CALL TO ORDER

The Council President, Fern Jeffries, called the meeting to order at 6:30 p.m.

2. OWNERS' FORUM

Matt Ross from the neighbouring building was in attendance regarding the noisy fan issue from the Kentizen Restaurant. He has spoken repeatedly to an inspector at Vancouver City Hall and has provided the Europa Council with his telephone conversation highlights with the inspector.

The Council President reported that there are two issues with the fan; one with the noise and the other with exhaust fumes next to the fresh air intake of the Europa. Apparently a noise level of up to 78 decibels is acceptable and the restaurant's fan is over 90 decibels at street level. It is expected that a silencer part will be installed in August 2008. It appears that the City is not addressing the issue of the

exhaust and the Corporation may end up having to go against the restaurant owner directly. Overall, the exhaust fumes have badly affected the air quality.

Mr. Bright was in attendance regarding security concerns in that the elevators should be locked off, so that only Residents of a floor can access this particular floor. This is an expensive upgrade, which has been brought before the Owners previously, and it had been decided at that time not to pursue this matter. It would require approval via a 3/4 Vote of the Owners.

Michael Gyori and Martina Cervinkova were in attendance regarding a Noise Bylaw infraction fine that had been levied. They are disputing this fine and feel it should be reversed. Council bases its decision on the Concierge's reports. Council advised that it would verify the complaint with the Concierge's report and would make a determination accordingly. A warning was sent out previously about a prior noise Bylaw infraction.

Mr. Jin was in attendance disputing a charge back for an elevator service call out during the night. He had forgotten his prox card and could not gain entry to the building. He activated the elevator emergency telephone. The monitoring station received the alarm and an elevator service technician was dispatched, as it appeared there was someone trapped in one of the elevators. The Strata Corporation was charged for this emergency call. Council advised him that the charge back would remain as it was Mr. Jin's fault that the technician was dispatched, in what was a non-emergency matter.

Ms. Student was in attendance to inquire about renting during the Olympics. Apparently, the City of Vancouver is contemplating a new Bylaw, which would restrict hotel-type rentals less than 30 days Other than that she would be able to rent under the existing Bylaws of LMS 4071.

3. MINUTES FROM PREVIOUS MEETING

It was **MOVED** and **SECONDED** (Richards / Tulev) to approve the Minutes of the Council meeting held on June 26th, 2008. **CARRIED**

4. BUSINESS ARISING FROM THE MINUTES

A. Balcony Railings

A meeting was held with the Strata Corporation's engineer, Levelton, prior to this meeting. The Council is now waiting for an opinion whether the railings pose a significant danger. The Strata Corporation's lawyer had advised that the Corporation should repair or replace the one railing and should charge the cost back to the developer.

B. Settlement Conference Strata Corporation v Colin Wrinch

A letter has been written to the Registrar in order to obtain a trial date.

C. Deficiency Repairs

The deficiency repairs by Ocean West Construction have started. The repairs to townhouse #20 were completed. This resulted in the development of new design for the soffits, which will avoid the deterioration and staining evident in Henderson's design. The engineer advised that there were possible code violations on the part of the developer, which will be followed up on. Engineering advice on cleaning and ensuring that the exterior is maintained will be forthcoming.

D. Legal Action Against Cheng & Buck

The actions are proceeding in Supreme Court.

E. Electrical Vault Cleaning

This work has finally been completed. The mall manager is continuing to negotiate with B.C. Hydro, also on behalf of the Europa, to have B.C. Hydro absorb the increased costs.

F. Third Party Action

There was nothing to report.

5. COMMITTEE REPORTS

A. Repair & Maintenance

Priority items that will be undertaken will be intense cleaning and polishing of the lobby floor, as proposed by Blackstone Marble Care Ltd.; power washing the parkades; cleaning the hallway carpets; deep cleaning of some of the common areas, such as the walls in the hallways and lobby, the pool areas, and the lights. In addition, a quotation to improve the elevator area in the lobby is planned. The intent is to insert a board, painted blue, between the two elevators to present a clean and colour coordinated look. In addition, Council will obtain a quotation for painting in the P1 and P2 elevator lobbies.

The deficiency repairs include the cleaning out of the dryer vents from the exterior. This includes the townhouses. A quotation has been received from Power Vac to clean the dryer vents from the inside, at a cost of \$24.00 per unit, plus GST. This price is based on all units being cleaned at the same time and access to suites is required to complete cleaning.

It was then **MOVED** and **SECONDED** (Richard / Tulev) that the quotation from Power Vac, in the amount of \$24.00 per unit, plus GST, be accepted. **CARRIED**

Correspondence has been received from an Owner regarding a pipe labelled “irrigation” in the P1 parkade. Water is dripping from this pipe at times, leaving unsightly water marks. The Corporation’s irrigation contractor was contacted. He does not believe that wrapping these pipes would help the situation. The Corporation’s engineer was asked to check into this. The engineer is further investigating a rust-type leak into the P1 parkade.

RDH Engineering was contacted regarding the administration of the Multi-System Maintenance & Renewal Plan. They will not quote on this service if it excludes the building envelope maintenance. RDH also indicated that they had provided recommendations for maintenance custodian services, but that these appear to have been rejected. Council is surprised at this statement when, in fact, Council is of the view that they had accepted the recommendations. This will be followed up with RDH. The engineer from Levelton’s was also asked about the maintenance custodian services and they do not see a problem if another firm provides the building envelope maintenance. He indicated that if Levelton were to draft a maintenance plan for the building envelope portion, it would cost in the neighbourhood of \$5,800.

C. Keefer Place Community Group & False Creek Residents Association

There was nothing to report.

D. Keefer Steps

Council is pursuing having the City take over the maintenance. The poor state of the trees in the area has been brought to the attention of Henderson Development.

E. Emergency Planning

A draft for this manual will be distributed to Council in the very near future.

F. Gardening / Landscaping

The grass on the 5th floor contains lots of weeds and dandelions. The landscaper has advised that they could treat this area with ‘weed and feed’.

G. Communications / Website / Newsletter

There was nothing to report.

6. FINANCIAL REPORT

A. Operating Statements

Following a review of the statement of receipts and disbursements and invoices paid on behalf of the Strata Corporation, it was **MOVED** and **SECONDED** (Richards / Anderson) to approve the operating statements for the month of June 2008, as prepared by The Wynford Group. **CARRIED**

B. Receivables

Council reviewed the accounts receivables and directed the Property Manager to follow up, as necessary.

A number of Owners have still not paid any portion of the Special Levy.

It was then **MOVED** and **SECONDED** (Anderson / Tulev) that the lien process be started against those Owners that have not paid anything towards their Special Levy. **CARRIED**

C. Invoices for Approval

Council reviewed three small invoices from the janitorial company for cleaning supplies, which were placed in May and July, 2007. These invoices are minor and are in the amounts of \$43.35, \$61.71 and \$98.32, and Council directed that those be paid.

Two invoices from the engineer, Levelton Consultants, were received in the amounts of \$374.22 and \$2,393.75.

Two invoices were also received from Hammerberg Altman Beeton & Maglio LLP, pursuant to the legal action against suites #2707 and #209, in the amounts of \$952.53 and \$341.60.

It was then **MOVED** and **SECONDED** (Richards / Tulev) that all the above invoices be paid. **CARRIED**

D. Draft Audit

Council then reviewed the draft audited financial statements for the year ending February 29th, 2008, as prepared by Berris Mangan Chartered Accountants. The Corporation’s operating deficit for the year is higher than had been anticipated, the total amount being \$67,964.

It was then **MOVED** and **SECONDED** (Richards / Tulev) that the draft audited financial statements be accepted to be finalized. **CARRIED**

7. PROPERTY MANAGER’S REPORT

A. Staff Reports

Copies of the Property Manager’s site visit reports were presented to Council.

B. Correspondence

Various items of correspondence were reviewed.

C. Items in Progress

1. Ocean West Construction – Phase II
2. Exterior repairs – Units #2709 / #2708 – replace weather stripping in glass panels.
3. Mechanical repairs, as per priority 2 list.
4. Installation of air / dirt separator and bypass valve.
5. Audit.
6. Replace seal – pump #11 – P2.
7. Troubleshoot filter problem pump P7-P2.
8. Repair pipe leak – P2 mechanical room.
9. Delivery of 10 clickers.
10. Painting 5th floor and power washing, also front entrance.
11. Replace ballasts – fluorescents in front of stalls 12 and 11.
12. Repair lock for 3/F gas meter room.
13. Repair fountain jets.

D. Completed Items

1. Cleaning of electrical vault.
2. Various small handyman jobs.
3. Installation of bigger hard drive for monitor A.
4. Purchase of new computer.
5. Repairs to elliptical trainer.
6. Repairs to main door strike.
7. Troubleshoot valve problem of pump P10-P2.
8. Quarterly mechanical service.

8. NEW BUSINESS

A. Break-ins

Break-ins occurred into the P1 locker room and a number of personal possessions were stolen. The police suggested that a camera be installed in the locker room.

A break-in also occurred in the P2 parkade, two cars were broken into. This break-in occurred via the stairwell from the mall, with the thieves smashing the glass of a pedestrian door into the parkade. It was suggested that these doors be made solid and this is an item that will be considered at budget time.

9. MEETING TERMINATION

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

The next meeting will be held on **Thursday, September 25th, 2008.**

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.

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

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: _____

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These Minutes have been reviewed by the Council President.