

**MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN LMS 4071,
THE EUROPA, HELD ON MONDAY, OCTOBER 23rd, 2006, AT 6:30 P.M., IN THE
THEATRE, 63 KEEFER STREET, VANCOUVER, B.C.**

Council in Attendance:	Fern Jeffries	President
	John Tulev	Vice-President
	Tim Richards	Treasurer
	Kirby Morrow	Secretary
	Marcello Pavan	(arrived at 6:45 p.m.)
	Helen McLaughlin	
Property Manager:	Geraldine Svisdahl	The Wynford Group
Guests:	Sandra Frank	
Regrets:	Sidney Dennison	Privacy Officer

1. CALL TO ORDER

The Council President, Fern Jeffries, called the meeting to order at 6:37 p.m.

2. OWNERS' FORUM

Nil. Sandra Frank was present as an observer.

3. MINUTES OF PREVIOUS MEETING

It was **MOVED** and **SECONDED** (Tulev / McLaughlin) to approve the Minutes of the Council meeting held September 28th, 2006. **CARRIED**

4. BUSINESS ARISING FROM THE MINUTES

A. Janitorial Contract

The Property Manager provided Council with quotations for the janitorial contract, both of which are more expensive than the existing contract. As funds are not in the Budget to allow for choosing a new, more expensive contractor, it was agreed that the Property Manager would ask the current contractor to provide a cleaning schedule. On receipt of this, Kirby Morrow will go over the cleaning schedule with the worker assigned to the building and with the janitorial contractor, with this to be undertaken within a week of receipt of the cleaning schedule. It was noted that there has been some improvement since the Property Manager spoke with the cleaning contractor and wrote a very strongly worded letter. However, there is still a lack of supervision and more quality work is required. This topic will be reviewed again at the next Council meeting.

B. Emergency Planning

Work in progress.

C. Landscape Quote

Coconut Grove has provided a quote, in the amount of \$975, plus GST, to remove the pansies on the 5th floor and replace them with hostas and huechera. The Property Manager was directed to budget for this work in the 2007 / 2008 Operating Budget.

D. 5th Floor Bench

Work in progress.

E. Special General Meeting / Resolution

Regrettably, the Strata Council did not get anywhere with the Council President's new contact at Henderson.

It was **MOVED** and **SECONDED** (McLaughlin / Richards) to support individual Owners' attempts to recoup their Special Levy and share of Contingency Reserve Funds through a small claim action against Henderson, and to retain the services of John Logan, the Strata Corporation's lawyer, to prepare wording for this small claims action and to prepare a strategy. **CARRIED**

The Council President was directed to send a registered letter to Michael Mortensen, at Henderson, outlining the Council's position.

F. 2010 Agreement

The 2010 advertising agreement has been received and is to be passed along to a lawyer for review prior to signature.

G. Townhouse 5

The contractor, who is doing the repair work at townhouse 5, has indicated that the upstairs carpet requires replacement as he maintains that, when the carpet was removed for drying, it was not cut on the seams, which means it cannot be successfully reinstalled. The contractor who removed the carpet asserts that he did cut the carpets on the seam. Accordingly, the Property Manager was directed to have an independent contractor take a look at the carpet and provide information to the Council.

5. COMMITTEE REPORTS

A. Communications

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

Members of the Communications Committee are:

Marcello Pavan
Tim Richards
Perry Boldt
Fern Jeffries

It was agreed that the Committee would meet before the next Strata Council meeting to develop a communications strategy, particularly with respect to the small claims action.

6. NEW BUSINESS

A. Dogs

All Residents are reminded that dogs should be leashed in accordance with Rule H, which states:

"All pets must be restrained on a leash, in a carry all or cage or similar restraining device while on common property...."

The Property Manager was directed to have the Concierge post a reminder, to this effect, in the elevators.

B. Realtors & Suite Access

Many realtors are giving keys to suites that are for sale to the Concierge and expecting the Concierge to do their job. Because of the liability involved with respect to keeping these keys, the Council instructed the Property Manager to advise the Concierge staff that they are no longer allowed to hold keys for realtors.

C. Halloween

The Property Manager was directed to purchase Halloween candy for the children in the building, which will be kept at the Concierge desk.

D. Miscellaneous Revenue

Thanks were extended to Fern Jeffries for obtaining the sum of \$375 to cover the Owners' inconvenience during recent filming.

7. FINANCIAL REPORT

A. Operating Statements

Following a review of the statement of receipts and disbursements and invoices paid on behalf the Strata Corporation, it was **MOVED** and **SECONDED** (Richards / Tulev) to approve the Operating Statement for the month of September 2006, as prepared by The Wynford Group. **CARRIED**

B. Receivables

As the guest had left the meeting, the receivables list was reviewed and the Property Manager advised that four Owners have been lienied for non-payment of the Special Levy.

8. PROPERTY MANAGER'S REPORT

A. Staff Reports

Copies of the Property Manager's Site Inspection Reports and the Concierge Reports were provided to Council by e-mail.

The Property Manager advised that the pest control reports are on file.

B. Correspondence

Sixteen items of correspondence were reviewed.

Welcome letters have been sent to the new Owners of Strata Lot 52, Strata Lot 71 and Strata Lot 88 (NRO).

Two requests for reversal of late payment penalties were reviewed and it was **MOVED** and **SECONDED** (McLaughlin / Pavan) to deny the request from Strata Lot 163 and Strata Lot 81 for reversal of late payment penalties. **CARRIED**

It was **MOVED** and **SECONDED** (Richards / Morrow) to grant permission for the Owner of Unit #2205 to install hardwood floors, in accordance with the Strata Corporation's Bylaws. **CARRIED**

C. Items in Progress

1. Preparation of maintenance manual
2. Repairs #2108 post leak under sink
3. Plant grasses / tree

4. Replace trim on window at #1208
5. Repair ceiling #1801
6. Winterize parkade sprinkler system
7. Levelton work
8. Bylaw review (President / Property Manager)
9. P2 enterphone repair

Considerable discussion took place with respect to the Levelton work. Kirby and Marcello reported on a meeting with Tim Stubbins of Levelton to go over the effervescence below the balconies of the townhouses. Levelton has suggested doing moisture tests in two or three of the townhouse. Levelton has also suggested that going to tender for the main work, authorized by the Special Levy (attending to the developer's deficiencies), will take too long and will probably be too expensive. The Strata Council awaits a written report from Levelton with respect to the proposed moisture detectors, tests and the costs involved, and a written recommendation with respect to finding one contractor to do the work.

The Council President and the Property Manager will meet on November 5th, 2006 to start the Bylaw review.

D Completed Items

1. New chair purchased for concierge desk
2. Ballast repairs
3. Plumbing repairs #1801
4. Hose bib repair in garbage room
5. Repair garage fan in stall 78
6. Insurance renewed and documents on file
7. Payout received (\$3,000.00) from S/L 160
8. Lobby furniture repaired and reinstalled
9. Repair #2110 post plumbing problems
10. Repair noisy ventilation fan floors 5 to 8
11. Repair leaks in water entry room on P1 and in top floor mechanical room
12. Repair heating leak #1110
13. Filter distribution
14. Window / balcony glass cleaning

9. MEETING TERMINATION

There being no further business, the Council Meeting was terminated at 8:02 p.m.

The next Council Meeting will be held on **Wednesday, November 22nd, 2006.**

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 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**

PLEASE NOTE
HOLIDAY SEASON OFFICE HOURS

The Offices of The Wynford Group will be closed over the holidays as follows:

Wednesday, December 20th	At 12:00 Noon (Staff Function)
Monday, December 25th	All Day (Stat Holiday)
Tuesday, December 26th	All Day (Stat Holiday)
Monday, January 1st, 2007	All Day (Stat Holiday)

Our "On Call" Property Manager will be available for emergencies.

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: _____

(10/26/06) (Min-10.23.4071)