

**MINUTES  
OF THE COUNCIL MEETING  
THE OWNERS STRATA PLAN LMS 2446  
SPACE**

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Held on Thursday, September 28, 2006 at 6:30 pm  
Within the Meeting Room

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<b>COUNCIL IN ATTENDANCE:</b>	Barry Promislow	President
	Peter White	Treasurer
	Chris Schachtay	Vice-President
	Mike McHolm	
	Valerie Richmond	

<b>REGRETS:</b>	David Hairsine
	John Murphy

<b>PROPERTY MANAGER:</b>	Fernanda Mendo	Crosby Property Management Ltd
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The Council President, Mr. Barry Promislow called the meeting to order at 6:30 pm.

**CARETAKER REPORT**

The Caretaker reported on the following matters:

1. The Caretaker informed Council that a digital camera was recently found, notices have been posted and one has claimed it.
2. An owner suggested a phone be installed in the meeting/lounge room to be able to buzz guests directly. The Council advised that this would be costly and suggests that guests be met by the owners at the door for entry to the building.
3. The Caretaker inquired if shelves could be installed in the storage locker used to store the buildings power washer, paint, carpet and other large strata items. After discussion the Strata Council agreed provided that the cost will not exceed \$500.00, if over the amount of \$500.00, the Strata Council will need to approve it.
4. Other information was discussed in regards to parking situation.
5. The location of all shut-off valves has been identified in the building. A request was made to Council as who would be available in case of emergency; the members who agree will have a key for access to the catwalk in order to obtain a ladder and the shut-off valve list.
6. The following items have been completed:
  - The bike auction – all 38 bikes were sold.
  - The faulty sprinkler heads have all been replaced in the parkade common areas and in-suites.
  - The floor mats at the front and back lobby entrances have been replaced.
7. The Caretaker provided Council with some additional information and comments to be discussed at the Annual General Meeting.

### **APPROVAL OF COUNCIL MEETING MINUTES**

There being no errors or omissions, it was moved/seconded to approve the minutes of August 23, 2006 as circulated. CARRIED.

### **APPROVAL OF FINANCIAL STATEMENTS**

The financial statement for July and August 2006 were tabled for review and discussion at the next Council meeting.

1. Arrears Review - An updated status of the arrears report was presented to Council.
2. Draft Budget - The Budget was reviewed with further changes being considered and a final draft will be presented to the ownership at the Annual General Meeting.
3. Invoice Payments - Previously to the Council meeting the Treasurer had recommended payment of the outstanding invoices.

### **REPORT ON UNAPPROVED EXPENDITURES**

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

### **REPORT ON LITIGATION**

The Council President Mr. Barry Promislow reported on the litigation regarding strata accounts in arrears and what procedures are being taken to collect the arrears owing to the Strata Corporation.

### **BUSINESS ARISING FROM PREVIOUS MINUTES**

1. Directives to Review - The Council then reviewed a list of directives from the previous meeting concluding that several items will remain outstanding as they require follow up with trades.

The following directives have been completed:

- a) Clarification letters were sent regarding door bells.
- b) Correspondence was sent to owners in violation of the Space Bylaws.
- c) The gate and a section of fence around the back yard has been completed.
- d) The underground parking speed bumps will be repaired within the next couple of weeks. Council approved a quote from Davie Reich of \$135.00 to remove and reinstall with compound the 8 anchors for each speed bump, these bumps are noisy and gouging the cement beneath them.
- e) Council member Valerie Richmond will be purchasing the ashtray for the 4<sup>th</sup> floor from ABM Janitorial.
- f) A match paint sample has been provided.
- g) Even More Plants has pruned the trees and shrubbery surrounding the generator.
- h) Cummins Western Canada has conducted the generator load test - this was not done previously because of the overgrown shrubbery.

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- i) Waterworks Irrigation has repaired the pipe leak on the 4<sup>th</sup> floor.
- j) On September 7<sup>th</sup> a Council member reported some burned bulbs out in the lobby area and outside the back door – bulbs have been replaced.
- k) Pacific Wholesale delivered the washer/dryers on September 21<sup>st</sup>, unfortunately these were not delivered to the ground floor suites as requested. The Resident Caretaker is making arrangements with the owners for delivery of their machine.
- l) The signs for motorcycle and scooter parking have been completed by a Council Member – installation of the signs will be done shortly.
- m) Every resident has been delivered a fridge magnet with contacts for emergency purposes.

The following is a list of various projects being handles by Council Members:

- Concrete Barriers – Mentioned on the previous Minutes - delivery of the materials will be sometime in mid-October, our handy man Davie Reich will be required to assist. The Resident Caretaker has been asked to coordinate this project.
- 4<sup>th</sup> Floor Rules – Further changes have been recommended and when completed they will be presented to the owners.
- Storage – The Council Member in charge advised that quotes are still pending for this project other companies will be contacted for a quotation.
- Podium and Chair – After discussion it was agreed to look for something more permanent.

The following is a list of Work In Progress:

- Gym – A Special General Meeting by proxy will take place on October 9, 2006, where the owners have been provided with information and costs related to a Fitness/Recreation Centre for the Space Building.
- Elevator – Several requests have been made to Thyssen Elevator to provide shop drawings to install a cover over the elevator controls to protect the area from floods.
- Fire Alarm Panel – Simplex Grinnell provided a quote to replace the Fire Alarm Panel amplifier for \$1,880.00, their recommendation is that eventually all six amplifiers will need to be replaced. Royal City submitted a lower quote but could not find a problem with the amplifier. This is on hold until we can ascertain from Simplex Grinnell what exactly is wrong with the amplifier and why it needs to be replaced.
- Elevator Cab Upgrade – It will take several more weeks for the materials to arrive. A follow up call will be made for an exact starting date.

**CORRESPONDENCE**

Council then reviewed the items of correspondence received from or sent to the date of the meeting and the Property Manager was directed to issue responses.

**NEW BUSINESS**

1. Incident – An incident was reported on Thursday September 21<sup>st</sup> at 4:30 am where the fire alarm went off in the building, one of the sprinklers in P2 had gone off. The Caretaker was not able to reset the system and called Simplex Grinnell, they found a small air leak somewhere in the pipes. The system could not be reset until the sprinkler pipes in the parkade were re-pressurized. During this time both elevators were not accessible for use.

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2. Faucet Leak – A complaint was received from an owner on the 16<sup>th</sup> floor about water coming through the ceiling of the bathroom. The plumber was called and traced the leak to a faucet problem on the 17<sup>th</sup> floor. The Strata Council informed that the charges related to this leak be applied to the individuals strata lot account where the problem originated.
3. Latham's – During the August preventive maintenance service the technician noted that one of the fuses has blown in the domestic cold water booster pump panel which is located in the parkade mechanical room. Previously noted the last spare fuse was installed in December 2005. The cost to replace the blown fuse and supply four extra fuses to be left on site, the technicians are also recommending that the electrician further trouble shoot the electrical panel to verify the reason for the blown fuses. The cost would be \$595.00 plus GST. A decision was not made at this time.
4. Painting – The Strata Council then reviewed quotations received from Style Pro Painting and Renovations. It was agreed to have Davie Reich carry out the work at the same cost, most of the painting items discussed are charge backs to various owners.

There being no further business, the meeting was adjourned at 8:30 pm. The next meeting is the **Annual General Meeting** scheduled for **October 24, 2006 at 7:00 pm** – Registration to commence at 6:30 pm. A notice package will be sent to every owner in advance of the meeting.



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Fernanda Mendo, Property Manager  
CROSBY PROPERTY MANAGEMENT LTD.  
General Office (604) 683-8900 (24 Hours)  
www.crosbypm.com

<p><b>Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act; will be assessed for replacement copies.</b></p>
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**MINUTES  
OF THE SPECIAL GENERAL MEETING BY PROXY  
THE OWNERS STRATA PLAN LMS 2446  
SPACE**

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Held on Monday, October 9, 2006  
Within the Meeting Room at 1238 Seymour Street  
Vancouver, B.C.

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The meeting was called to order at 6:10 pm by Barry J. Promislow.

**CALLING THE ROLL AND CERTIFICATION OF PROXIES**

The attendance register confirmed at the time of commencement of the meeting that 76 proxies had been received. The quorum requirements had been achieved, and the meeting proceeded.

**PROOF OF NOTICE**

It was moved/seconded that the notice dated September 19, 2006 complied with the notice requirements. CARRIED.

It was moved/seconded that a Special General Meeting by Proxy be called to propose to expend a sum of money not to exceed \$60,000.00 to build a Fitness/Recreational Centre. CARRIED.

**CONSIDERATION OF RESOLUTION "A" 3/4 VOTE BY PROXY**

It was moved/seconded to approve Resolution "A" as follows:

Be it resolved by a resolution, passed by a 3/4 vote by proxy, of The Owners Strata Plan LMS 2446 (the "Strata Corporation") that the Strata Council is hereby authorized to expend a sum of money not to exceed \$60,000.00 from the prior Home Owners Warranty received funds for the purposed of building a Fitness/Recreational Centre.

The vote was called, with the result being 71 IN FAVOUR, 5 OPPOSED and 0 ABSTAINED. CARRIED.

There being no further business, the meeting was adjourned at 6:12 pm.

  
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Fernanda Mendo, Property Manager  
CROSBY PROPERTY MANAGEMENT LTD.  
General Office #683-8900  
[www.crosbypm.com](http://www.crosbypm.com)

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**MINUTES  
OF THE ANNUAL GENERAL MEETING  
THE OWNERS STRATA PLAN LMS 2446  
SPACE**

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Held on Tuesday, October 24, 2006  
Within the Meeting Room at 1238 Seymour Street  
Vancouver, BC

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The meeting was called to order at 7:30 pm by Barry Promislow, Council President.

Crosby Property Management Ltd. was represented by Fernanda Mendo.

The Council Chairman spoke to the general ownership and reviewed the events taking place at this meeting and then proceeded with the regular business at hand.

**CALLING THE ROLL AND CERTIFICATION OF PROXIES**

The attendance register confirmed at the time of commencement of the meeting there were 28 eligible voters in attendance and 23 represented by proxy for a total of 51. The quorum requirements had been achieved and the meeting legal to proceed.

**PROOF OF NOTICE & RECEIPT OF FINANCIAL STATEMENTS**

On October 1, 2006, notice of meeting was mailed to all the owners, with the information package and it is therefore filed as proof of notice of meeting according to the Rules and Regulations stipulated in the *Strata Property Act*.

It was moved/seconded that the notice dated October 1, 2006 complied with the notice requirements and that the financial statements had been received. **CARRIED.**

**APPROVAL OF GENERAL MEETING MINUTES**

There being no errors or omissions, it was moved/seconded to approve the Minutes of the Annual General Meeting held October 20, 2005 as circulated. **CARRIED.**

**PRESIDENT'S REPORT**

The Council Chairman, Mr. Barry Promislow addressed the ownership welcoming everyone to the Annual General Meeting.

This has been a banner year for "Space" and for council who have for the first time in many years been able to put their efforts into matters other than the litigation over the construction deficiencies, which have all been corrected and are now behind us.

The last year we moved forward with the long awaited conversion of the activity room to a full service exercise room. We have been able to collect resolve all but one of the major delinquent accounts and we are going to have the issue involving the one remaining account which is disputed resolved in the courts.



**Minutes of the Annual General Meeting**  
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We have had the hallways painted, we have replaced the garage door, the bike room was finally cleaned up and we are investigating whether we can with the extra room now created build more storage lockers. We have had the floors and the sidewalks cleaned and we have held yet another successful barbeque and "meet your neighbors" afternoon.

On the management side we have welcomed a new resident manager and thankfully we have been able to retain the most welcome services of Julio.

I would thank each and every of the council members and each of you who have during the year volunteered and assisted your neighbors. Of the seven council members two have left us, David has moved to Vernon and John has finally decided to retire after many years of service to the council and to the building. Hopefully John will be continuing as a volunteer and will continue to supervise the grounds which he has done so well for many years.

For those of you who have felt that council has not done an adequate job of running the building we invite you to step forward and fill the vacancies. There are up to two positions to fill.

It is of course every owners responsibility to assist in the running of our building, not just the Strata Council members. If you cannot or do not wish to serve on Council I invite you to participate and volunteer your services when needed. Do not make assumptions but if you have questions write letters, or ask a council member and most importantly show up at the Annual General Meeting. Remember decisions that effect your building and your pocket book are made at the AGM and if you don't bother to show up these decisions will be made by those who do take the effort to be involved. If you see something around the building that needs attention please advise the Management Company or the Council. It is only when everyone takes ownership proudly that a Strata Corporation functions properly

With respect to this years AGM you will have noticed a number of issues to be considered tonight. One of those is the suggestion that would impose a rental restriction. This motion is due to the fact that while there are good owners and good tenants, and most of you and most of your tenants fit that description there are some bad tenants – for example we had one owner who simply left it to a rental agency to fill his rental suite and the agency put in a tenant that had in fact been evicted from another building managed by the same company. That tenant caused substantial damage to our building, let his dog urinate in the halls, in the elevators, let suspicious guests into the building at all hours of the night and was removed only when the police were able to connect him to several break ins and robberies. Similarly while all halls have been painted there has been already substantial damage which would appear to have been caused primarily due to moving, in many cases without proper notice and proper attention, to avoiding damage to the building. In addition as moving in and out requires that we maintain door security during the move council has recommended increasing the costs so as to better allocate these costs to those costing us the wages for the security.

Finally I would like to thank all members of council who have worked hard for you during the last year, and I would like to thank those of you who have volunteered, and finally Jayde and Julio who have kept our building a great place to live.

Barry J. Promislow.

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**REPORT ON INSURANCE COVERAGE**

The Property Manager briefly reviewed with the ownership present the insurance coverage. It was recommended that owners carry "betterments and improvements" insurance to cover any upgrades to their suite. Should there be substantial damage to the building; the insurance would restore it to an "as built" condition.

If, in the course of a fire, flood or some other incident, a resident's possessions are damaged, that person must make a claim for compensation to his or her own insurance. This would not be covered under the building insurance policy. Non-resident owners should be sure to advise their tenants that they clearly understand this.

It is also recommended that the "Insurance Cover Sheet" be kept on file to provide the owners with the information related to the building insurance coverage and limitations should they need to refer to it.

It was moved/seconded that the report on insurance coverage had been received. **CARRIED.**

Following discussion, the Chairperson called for the vote, the result being ALL IN FAVOUR 0 OPPOSED 0 ABSTAINED. **CARRIED.**

**APPROVAL OF PROPOSED OPERATING BUDGET**

A brief discussion then ensued; it was moved/seconded to approve the proposed operating budget as circulated for the fiscal year August 2006 to July 2007.

The Treasurer, Mr. Peter White presented his report that the financial year 2005/2006 was unusual. A surplus of \$45,561.00 was carried over from 2004/2005 Operations, but 2005/2006 Operations ended with a deficit of \$19,374.00.

Prior to 2005, many non-essential projects were deferred, as Council was preoccupied with managing and financing the envelope rehabilitation and subsequent law-suite against the builders of Space. The 2005/2006 Operations cost over-run was the result of Council carrying out projects that were long overdue. Major changes are increases in Security Service costs for more coverage, and an allocation to the Building Envelope Reserve fund for anticipated future expenditures on building envelope maintenance.

The Contingency Fund Balance is \$309,358.00 compared to the minimum legal requirement of \$125,000.00 (25% of annual operating expenditure).

Funds from the Insurance and Boiler Reserves, which are unnecessary because of the large surplus in the Contingency Fund, have been used to pay the 2005/2006 deficit.

During 2005/2006 an unbudgeted payment of \$463,382.00 was received from the New Home Warranty Bankruptcy Trustees. \$161,000.00 was distributed to the Owners and the balance transferred to the building Improvement and building Envelope Maintenance Reserve funds which are no longer treated as Operating costs.



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After expenditures for the new Exercise/Fitness Room and the elevator upgrade the balance in the Building Improvement Fund will be about \$40,000.00 and the Building Envelope Maintenance Reserve Funds is \$227,279.00.

The 3% increase in the recommended Operating Fund Budget reflects these changes and inflationary increases for gas and other fees.

RDH did a full review of the building envelope and found no leakage; the building is in excellent condition.

We will require to conduct a building envelope maintenance and we propose to spend from the operating expenses.

Following discussion, the Chairperson called for the vote, the result being 59 IN FAVOUR, 0 OPPOSED, 0 ABSTAINED. **CARRIED.**

**PLEASE SEND (12) TWELVE POST-DATED CHEQUES PAYABLE TO STRATA PLAN LMS 2446. ANY CHANGE IN STRATA FEES IS EFFECTIVE FROM AUGUST 1, 2006**

**IF THERE IS ANY CHANGE IN STRATA FEES, ANY OWNER ON P.A.C. WILL AUTOMATICALLY HAVE THEIR WITHDRAWAL FOR STRATA FEES ADJUSTED. PLEASE NOTE, THIS MAY BE RETROACTIVE BASED ON THE FISCAL YEAR END.**

**If you have any questions regarding your account, please contact Vivien Lau in our Accounting Department at (604) 689-6944.**

**CONSIDERATION OF RESOLUTION "A" 3/4 VOTE –  
OPERATING FUND DEFICIT RECOVERY**

It was moved/seconded to approve Resolution "A" as follows:

**BE IT RESOLVED** by a 3/4 vote of the owners in attendance in person and proxy that, Strata Plan LMS 2446, Space (the "Strata Corporation") undertake to repay the August 2005 to July 31, 2006 operating deficit in the amount of \$19,870.00. The expenditure will be funded from the Boiler and Insurance Reserve fund.

Following the discussion, the Chairperson calls for the Vote, the result being 50 IN FAVOUR 1 OPPOSED 0 ABSTAINED. **CARRIED.**

**CONSIDERATION OF RESOLUTION "B" 3/4 VOTE –  
BYLAW AMENDMENT - 3. REPAIR AND MAINTENANCE OF PROPERTY BY OWNER**

It was moved/seconded that the proposed Resolution "B" be amended as follows:

**Preamble**

Some strata lots have been left in disrepair resulting in damage to other units from water leaks, etc. Measures must be taken to minimize this damage and the subsequent insurance claims and liability issues.

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**BE IT RESOLVED** by a 3/4 vote of the owners in attendance in person and proxy that, Strata Plan LMS 2446, Space (the "Strata Corporation") that the Bylaws of LMS 2446 be amended by the following:

**By the addition of:**

3.3 For the purpose of bylaws 3.1 and 3.2, the Strata Corporation shall direct and the owner shall ensure an ongoing maintenance of their Strata Lot; Strata Lot Owners shall also ensure that:

- (a) Prompt repair and replacement of faulty items including but not limited to worn out caulking in the areas of the shower, bathtub, toilets and drains, damaged or blocked dryer exhaust hoses, dishwasher leaks (including doors), sink and appliance pipe and hose leaks.
- (b) the proper operating condition of all appliances, including the garburator within the owner's strata lot;

Following the discussion, the Chairperson calls for the Vote, the result being 40 IN FAVOUR 11 OPPOSED 0 ABSTAINED. **CARRIED.**

**CONSIDERATION OF RESOLUTION "C" 3/4 VOTE –  
BYLAW AMENDMENT – 5. PETS**

It was moved/seconded that the proposed Resolution "C" be amended as follows:

**BE IT RESOLVED** by a 3/4 vote of the owners in attendance in person and proxy that, Strata Plan LMS 2446, Space (the "Strata Corporation") that the Bylaws of LMS 2446 be amended by the following:

**Existing Bylaw 5.15:**

A resident who contravenes any of Bylaws 5.1 to 5.7 (inclusive) or 5.10 to 5.13 (inclusive) will be subject to a \$50.00 fine.

**Replacing existing Bylaw 5.15 with:**

5.15 A resident must not harbour in a strata lot:

- (a) a Pitt bull Terrier, American Pitt Bull Terrier, Pitt Bull, Staffordshire Bull Terrier, American Staffordshire Terrier or any dog of mixed breeding which includes any of the aforementioned breeds, or any dog which has bitten another domestic animal or human without provocation, or
- (b) any dog with a known propensity, tendency, history or disposition to attack without provocation other domestic animals or humans.

**Renumbering with changes existing Bylaw 5.15:**

5.16 A resident who contravenes any of Bylaws 5.1 to 5.7 (inclusive) or 5.10 to 5.15 (inclusive) will be subject to a \$50.00 fine.

Following the discussion, the Chairperson calls for the Vote, the result being 43 IN FAVOUR 8 OPPOSED 0 ABSTAINED. **CARRIED.**

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**CONSIDERATION OF RESOLUTION "D" 3/4 VOTE –  
BYLAW AMENDMENT – 40. MOVING IN/OUT PROCEDURES**

It was moved/seconded that the proposed Resolution "D" be amended as follows:

**BE IT RESOLVED** by a 3/4 vote of the owners in attendance in person and proxy that, Strata Plan LMS 2446, Space (the "Strata Corporation") amend the Bylaws as follows:

**Existing bylaw 40.2:**

A resident must provide notice to the resident Manager of all moving arrangements including booking of an elevator at least 48 hours before the moving date. All moves must take place between 9:00 am and 8:00 pm.

**Be amended to:**

A resident must provide notice to the resident Manager of all moving arrangements including booking of an elevator at least 48 hours before the moving date. All moves must take place between 9:00 am and 5:00 pm. Monday through Friday, Saturdays 10:00 am to 5:00 pm, Sundays and Statutory holidays moves allowed from 12:00 noon to 5:00 pm with additional hours at a cost of \$30.00 per hour.

Following the discussion, the Chairperson calls for the Vote, the result being 43 IN FAVOUR 8 OPPOSED 0 ABSTAINED. **CARRIED.**

**CONSIDERATION OF RESOLUTION "E" 3/4 VOTE –  
BYLAW AMENDMENT – 40. MOVING IN/OUT PROCEDURES**

It was moved/seconded to approve Resolution "E" as follows:

**Preamble:**

The number of moves in and out of the building remains relatively high. The wear and tear on the building is costly (for example it costs about \$400.00) to replace the elevator hooks on which the pads are hung and costs for extra cleaning and security monitoring requirements. At this time there is only a charge for moving in, an adequate fee should also be charged for moving out to cover costs as well.

**BE IT RESOLVED** by a 3/4 vote of the owners in attendance in person and proxy that, Strata Plan LMS 2446, Space (the "Strata Corporation") amend the Bylaws as follows:

**Existing bylaw 40.8:**

In addition to the deposit in 40.7 a non-refundable move in fee of \$100.00 will be charged for each move into the building.

**Be amended to:**

In addition to the deposit in 40.7 a non-refundable **move in and move out fee of \$100.00** will be charged for each move into and out of the building.

Following the discussion, the Chairperson calls for the Vote, the result being 2 IN FAVOUR 49 OPPOSED 0 ABSTAINED. **DEFEATED.**

*If the above Resolution "E" is defeated, then:*

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**CONSIDERATION OF RESOLUTION "F" 3/4 VOTE –  
BYLAW AMENDMENT – 40. MOVING IN PROCEDURES**

It was moved/seconded to approve Resolution "F" as follows:

**BE IT RESOLVED** by a 3/4 vote of the owners in attendance in person and proxy that, Strata Plan LMS 2446, Space (the "Strata Corporation") amend the Bylaws as follows:

**Existing bylaw 40.8:**

In addition to the deposit in 40.7 a non-refundable **move in fee of \$100.00** will be charged for each move into the building.

**Be amended to:**

In addition to the deposit in 40.7 a non-refundable **move in fee of \$150.00** will be charged for each move into the building.

Following the discussion, the Chairperson calls for the Vote, the result being 42 IN FAVOUR 9 OPPOSED 0 ABSTAINED. **CARRIED.**

**CONSIDERATION OF RESOLUTION "G" 3/4 VOTE –  
BYLAW AMENDMENT – 45. RESIDENTIAL RENTALS**

It was moved/seconded to approve Resolution "G" as follows:

**BE IT RESOLVED** by a 3/4 vote of the owners in attendance in person and proxy that, Strata Plan LMS 2446, Space (the "Strata Corporation") amend the Bylaws as follows:

**By the addition of:**

45. Residential rentals
- 45.1 No strata lot may be rented unless the owner has been in residence at the building for at least one year and pursuant to a written rental agreement with the owner and wherein the tenant agrees to strictly observe all of the provisions of these bylaws.
- 45.2 Where an owner leases a strata lot in contravention of bylaw 45.1, the owner shall be subject to a fine of \$200.00, and the Strata Corporation shall take all necessary steps to terminate the lease or tenancy, including, but not limited to, seeking a declaration or Court injunction to enforce the bylaw.
- 45.3 Any legal costs incurred by the Strata Corporation in enforcing a rental restriction bylaw shall be the responsibility of the contravening owner and shall be recoverable from the owner on a solicitor and own client basis by the Strata Corporation.
- 45.4 Prior to possession of a strata lot by a tenant, an owner must deliver to the tenant the then current bylaws and rules of the Strata Corporation and a Notice of Tenant's Responsibilities in Form K.
- 45.5 Failure to submit the required Form K within 14 days of the beginning of the tenancy will result in a fine of \$200.00 per week until the form is submitted

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Following the discussion, the Chairperson calls for the Vote, the result being 36 IN FAVOUR 15 OPPOSED 0 ABSTAINED. DEFEATED.

Chris Shachtay was away in Toronto to attend a business conference and on his absence Mike McHolm addressed the owners present with the following:

Chris would like to continue to serve on council for an additional term. As a council member for the last three years he has been involved in many aspects of building management including:

- Organizing the annual Resident's summer BBQ
- Chairing the Common Rooms Upgrade Committee, which is in the process of building the fitness room.
- Assisting council with hiring staff and resolving staffing issues.

His focus next year is to continue working with the Common Rooms Upgrade Committee to refurbish the games room and amenities room.

#### **GENERAL DISCUSSION**

The floor was opened for questions with the following results:

- Suggestion to install intermittent sprinklers, jagged edges on top of the planters on the ground floor suites to prevent street people from sitting
- One owner inquired about installing more lighting on the area of the ground floor suites
- There appears to be a continue drip from up above to the 15<sup>th</sup> floor balcony, hitting the smaller balconies and continues down to the 14<sup>th</sup> floor – Peter White will discuss this problem with the Buildings Engineers (RDH)
- A suggestion to upgrade the elevator lobbies in the parking elevator areas
- Valerie Richmond informed that the patio on the 4<sup>th</sup> floor has just been completed
- An owner asked to provide a table for the security guard
- An owner complimented Jayde and Julio for an excellent job they have done, the residents are extremely pleased with both of their performance
- There was some discussion regarding speed bumps; if they could be replaced, removed - The new elected Council will be looking into this matter
- Discussion was entered into regarding the street activities, people loitering the area, sleeping, hiding around the corner – an owner has approached the Covenant House next door for some type of program available for the street people. The possibility of installing some kind of architecture design to prevent people from sitting on the edge of the planters. The next Council to discuss and put forward something for the ground floor owners.

#### **ELECTION OF COUNCIL**

The members of the outgoing Council were thanked for all of their hard work throughout the past year.

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The following persons were elected for Council and will hold office until the next Annual General Meeting.

Mike McHolm  
Peter White  
Chris Shachtay

Barry Promislow  
Valerie Richmond  
Patricia Ray

There being no further business, the meeting was adjourned at 9:30 p.m.



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Fernanda Mendo  
Property Manager  
CROSBY PROPERTY MANAGEMENT LTD.  
General Office # (604) 683-6930  
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**LMS 2446 - SPACE**  
**Approved Budget**  
**Aug 01, 2006 to Jul 31, 2007**

**INCOME**

**FEES**

Operating Fund Contribution	500,772
<b>TOTAL FEES</b>	<b>500,772</b>
Bylaw/Late Pymt Fine	650
Common Room/Guest Suite Income	150
Garage Door Openers	900
Interest Income	1,000
Miscellaneous Income	1,000
Move In/Out Fee Revenue	5,000
Rental-Strata's Suite	7,200
Security Card/Key Income	600
Trf from Other Reserves	5,400
<b>TOTAL INCOME</b>	<b>522,672</b>

**EXPENSES**

**OPERATING EXPENSES**

Administration	13,000
Audit	318
Bank Charges/Interest	120
Strata's Suite-Property Taxes	1,258
Strata's Suite-Strata Fee	2,227
Caretaker Wages & Benefits	36,360
Door/Gate	2,000
Electricity	33,500
Elevator Maintenance	16,100
Fire Equip Mtce/Monitoring	9,500
Garbage Removal	13,700
Gas	60,000
Grounds-Maintenance	14,000
Insurance	34,050
Insurance Deductible	10,000
Janitorial Services	37,080
Legal Fees	180
Management Fees	44,784
Mechanical Maintenance	10,200
Repair & Maintenance	40,000
Security Services	48,295
Supplies	6,000
Water/Sewer	35,000
Window Cleaning	9,000
<b>TOTAL OPERATING EXPENSES</b>	<b>476,672</b>
Reserve-Building Envelope/Roof	46,000
<b>TOTAL EXPENSES</b>	<b>522,672</b>
<b>CURRENT YEAR SURPLUS/(DEFICIT)</b>	<b>0</b>
Operating Surplus (Deficit) B/F	0
<b>ENDING OP SURPLUS/(DEFICIT)</b>	<b>0</b>

**LMS 2446 - SPACE**  
**Approved Fee Schedule**  
**Aug 01, 2006 to Jul 31, 2007**

<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlements</u>	<u>Monthly</u> <u>Fees</u>
1	#101 - 1238 SEYMOUR ST	106	321.59
2	#102 - 1238 SEYMOUR ST	130	394.40
3	#103 - 1238 SEYMOUR ST	65	197.20
4	#104 - 1238 SEYMOUR ST	128	388.34
5	#105 - 1238 SEYMOUR ST	108	327.66
6	#106 - 1238 SEYMOUR ST	103	312.49
7	#107 - 1238 SEYMOUR ST	63	191.13
8	#108 - 1238 SEYMOUR ST	81	245.74
9	#109 - 1238 SEYMOUR ST	97	294.29
10	#201 - 1238 SEYMOUR ST	102	309.46
11	#202 - 1238 SEYMOUR ST	96	291.25
12	#203 - 1238 SEYMOUR ST	76	230.57
13	#204 - 1238 SEYMOUR ST	74	224.51
14	#205 - 1238 SEYMOUR ST	96	291.25
15	#206 - 1238 SEYMOUR ST	109	330.69
16	#207 - 1238 SEYMOUR ST	102	309.46
17	#208 - 1238 SEYMOUR ST	67	203.27
18	#209 - 1238 SEYMOUR ST	82	248.78
19	#210 - 1238 SEYMOUR ST	80	242.71
20	#211 - 1238 SEYMOUR ST	83	251.81
21	#212 - 1238 SEYMOUR ST	75	227.54
22	#213 - 1238 SEYMOUR ST	51	154.73
23	#214 - 1238 SEYMOUR ST	51	154.73
24	#215 - 1238 SEYMOUR ST	76	230.57
25	#216 - 1238 SEYMOUR ST	63	191.13
26	#301 - 1238 SEYMOUR ST	103	312.49
27	#302 - 1238 SEYMOUR ST	70	212.37
28	#303 - 1238 SEYMOUR ST	86	260.91
29	#304 - 1238 SEYMOUR ST	84	254.85
30	#305 - 1238 SEYMOUR ST	58	175.96
31	#306 - 1238 SEYMOUR ST	57	172.93
32	#307 - 1238 SEYMOUR ST	87	263.95
33	#308 - 1238 SEYMOUR ST	86	260.91
34	#309 - 1238 SEYMOUR ST	90	273.05
35	#310 - 1238 SEYMOUR ST	89	270.02
36	#311 - 1238 SEYMOUR ST	104	315.52
37	#312 - 1238 SEYMOUR ST	67	203.27
38	#313 - 1238 SEYMOUR ST	81	245.74
39	#314 - 1238 SEYMOUR ST	81	245.74
40	#315 - 1238 SEYMOUR ST	83	251.81
41	#316 - 1238 SEYMOUR ST	76	230.57
42	#317 - 1238 SEYMOUR ST	51	154.73
43	#318 - 1238 SEYMOUR ST	51	154.73
44	#319 - 1238 SEYMOUR ST	76	230.57
45	#320 - 1238 SEYMOUR ST	64	194.17
46	#321 - 1238 SEYMOUR ST	87	263.95
47	#322 - 1238 SEYMOUR ST	69	209.34
48	#401 - 1238 SEYMOUR ST	45	136.52
49	#402 - 1238 SEYMOUR ST	87	263.95

**LMS 2446 - SPACE**  
**Approved Fee Schedule**  
**Aug 01, 2006 to Jul 31, 2007**

<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlements</u>	<u>Monthly</u> <u>Fees</u>
50	#403 - 1238 SEYMOUR ST	57	172.93
51	#404 - 1238 SEYMOUR ST	57	172.93
52	#405 - 1238 SEYMOUR ST	94	285.18
53	#406 - 1238 SEYMOUR ST	45	136.52
54	#407 - 1238 SEYMOUR ST	42	127.42
55	#408 - 1238 SEYMOUR ST	77	233.61
56	#409 - 1238 SEYMOUR ST	51	154.73
57	#410 - 1238 SEYMOUR ST	51	154.73
58	#411 - 1238 SEYMOUR ST	56	169.90
59	#412 - 1238 SEYMOUR ST	43	130.46
60	#501 - 1238 SEYMOUR ST	52	157.76
61	#502 - 1238 SEYMOUR ST	80	242.71
62	#503 - 1238 SEYMOUR ST	57	172.93
63	#504 - 1238 SEYMOUR ST	57	172.93
64	#505 - 1238 SEYMOUR ST	80	242.71
65	#506 - 1238 SEYMOUR ST	52	157.76
66	#507 - 1238 SEYMOUR ST	57	172.93
67	#508 - 1238 SEYMOUR ST	77	233.61
68	#509 - 1238 SEYMOUR ST	51	154.73
69	#510 - 1238 SEYMOUR ST	51	154.73
70	#511 - 1238 SEYMOUR ST	77	233.61
71	#512 - 1238 SEYMOUR ST	57	172.93
72	#601 - 1238 SEYMOUR ST	52	157.76
73	#602 - 1238 SEYMOUR ST	80	242.71
74	#603 - 1238 SEYMOUR ST	57	172.93
75	#604 - 1238 SEYMOUR ST	57	172.93
76	#605 - 1238 SEYMOUR ST	80	242.71
77	#606 - 1238 SEYMOUR ST	52	157.76
78	#607 - 1238 SEYMOUR ST	57	172.93
79	#608 - 1238 SEYMOUR ST	77	233.61
80	#609 - 1238 SEYMOUR ST	51	154.73
81	#610 - 1238 SEYMOUR ST	51	154.73
82	#611 - 1238 SEYMOUR ST	77	233.61
83	#612 - 1238 SEYMOUR ST	57	172.93
84	#701 - 1238 SEYMOUR ST	52	157.76
85	#702 - 1238 SEYMOUR ST	80	242.71
86	#703 - 1238 SEYMOUR ST	57	172.93
87	#704 - 1238 SEYMOUR ST	57	172.93
88	#705 - 1238 SEYMOUR ST	80	242.71
89	#706 - 1238 SEYMOUR ST	52	157.76
90	#707 - 1238 SEYMOUR ST	57	172.93
91	#708 - 1238 SEYMOUR ST	77	233.61
92	#709 - 1238 SEYMOUR ST	51	154.73
93	#710 - 1238 SEYMOUR ST	51	154.73
94	#711 - 1238 SEYMOUR ST	56	169.90
95	#712 - 1238 SEYMOUR ST	57	172.93
96	#801 - 1238 SEYMOUR ST	52	157.76
97	#802 - 1238 SEYMOUR ST	80	242.71
98	#803 - 1238 SEYMOUR ST	41	124.39
99	#804 - 1238 SEYMOUR ST	57	172.93

**LMS 2446 - SPACE**  
**Approved Fee Schedule**  
**Aug 01, 2006 to Jul 31, 2007**

<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlements</u>	<u>Monthly</u> <u>Fees</u>
100	#805 - 1238 SEYMOUR ST	80	242.71
101	#806 - 1238 SEYMOUR ST	52	157.76
102	#807 - 1238 SEYMOUR ST	57	172.93
103	#808 - 1238 SEYMOUR ST	77	233.61
104	#809 - 1238 SEYMOUR ST	51	154.73
105	#810 - 1238 SEYMOUR ST	51	154.73
106	#811 - 1238 SEYMOUR ST	77	233.61
107	#812 - 1238 SEYMOUR ST	57	172.93
108	#901 - 1238 SEYMOUR ST	52	157.76
109	#902 - 1238 SEYMOUR ST	80	242.71
110	#903 - 1238 SEYMOUR ST	57	172.93
111	#904 - 1238 SEYMOUR ST	57	172.93
112	#905 - 1238 SEYMOUR ST	80	242.71
113	#906 - 1238 SEYMOUR ST	52	157.76
114	#907 - 1238 SEYMOUR ST	57	172.93
115	#908 - 1238 SEYMOUR ST	77	233.61
116	#909 - 1238 SEYMOUR ST	51	154.73
117	#910 - 1238 SEYMOUR ST	51	154.73
118	#911 - 1238 SEYMOUR ST	56	169.90
119	#912 - 1238 SEYMOUR ST	58	175.96
120	#1001 - 1238 SEYMOUR ST	39	118.32
121	#1002 - 1238 SEYMOUR ST	80	242.71
122	#1003 - 1238 SEYMOUR ST	57	172.93
123	#1004 - 1238 SEYMOUR ST	57	172.93
124	#1005 - 1238 SEYMOUR ST	80	242.71
125	#1006 - 1238 SEYMOUR ST	52	157.76
126	#1007 - 1238 SEYMOUR ST	57	172.93
127	#1008 - 1238 SEYMOUR ST	77	233.61
128	#1009 - 1238 SEYMOUR ST	51	154.73
129	#1010 - 1238 SEYMOUR ST	51	154.73
130	#1011 - 1238 SEYMOUR ST	77	233.61
131	#1012 - 1238 SEYMOUR ST	58	175.96
132	#1101 - 1238 SEYMOUR ST	52	157.76
133	#1102 - 1238 SEYMOUR ST	80	242.71
134	#1103 - 1238 SEYMOUR ST	57	172.93
135	#1104 - 1238 SEYMOUR ST	57	172.93
136	#1105 - 1238 SEYMOUR ST	80	242.71
137	#1106 - 1238 SEYMOUR ST	52	157.76
138	#1107 - 1238 SEYMOUR ST	57	172.93
139	#1108 - 1238 SEYMOUR ST	77	233.61
140	#1109 - 1238 SEYMOUR ST	51	154.73
141	#1110 - 1238 SEYMOUR ST	51	154.73
142	#1111 - 1238 SEYMOUR ST	77	233.61
143	#1112 - 1238 SEYMOUR ST	58	175.96
144	#1201 - 1238 SEYMOUR ST	39	118.32
145	#1202 - 1238 SEYMOUR ST	58	175.96
146	#1203 - 1238 SEYMOUR ST	41	124.39
147	#1204 - 1238 SEYMOUR ST	41	124.39
148	#1205 - 1238 SEYMOUR ST	58	175.96
149	#1206 - 1238 SEYMOUR ST	39	118.32

**LMS 2446 - SPACE**  
**Approved Fee Schedule**  
**Aug 01, 2006 to Jul 31, 2007**

<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlements</u>	<u>Monthly</u> <u>Fees</u>
150	#1207 - 1238 SEYMOUR ST	44	133.49
151	#1208 - 1238 SEYMOUR ST	56	169.90
152	#1209 - 1238 SEYMOUR ST	35	106.19
153	#1210 - 1238 SEYMOUR ST	35	106.19
154	#1211 - 1238 SEYMOUR ST	56	169.90
155	#1212 - 1238 SEYMOUR ST	43	130.46
156	#1401 - 1238 SEYMOUR ST	101	306.42
157	#1402 - 1238 SEYMOUR ST	29	87.98
158	#1403 - 1238 SEYMOUR ST	31	94.05
159	#1404 - 1238 SEYMOUR ST	43	130.46
160	#1405 - 1238 SEYMOUR ST	8	24.27
161	#1406 - 1238 SEYMOUR ST	44	133.49
162	#1407 - 1238 SEYMOUR ST	90	273.05
163	#1408 - 1238 SEYMOUR ST	35	106.19
164	#1409 - 1238 SEYMOUR ST	35	106.19
165	#1410 - 1238 SEYMOUR ST	31	94.05
166	#1411 - 1238 SEYMOUR ST	11	33.37
167	#1412 - 1238 SEYMOUR ST	45	136.52
168	#1501 - 1238 SEYMOUR ST	69	209.34
169	#1502 - 1238 SEYMOUR ST	41	124.39
170	#1503 - 1238 SEYMOUR ST	41	124.39
171	#1504 - 1238 SEYMOUR ST	69	209.34
172	#1505 - 1238 SEYMOUR ST	72	218.44
173	#1506 - 1238 SEYMOUR ST	35	106.19
174	#1507 - 1238 SEYMOUR ST	35	106.19
175	#1508 - 1238 SEYMOUR ST	71	215.41
176	#1601 - 1238 SEYMOUR ST	66	200.24
177	#1602 - 1238 SEYMOUR ST	41	124.39
178	#1603 - 1238 SEYMOUR ST	41	124.39
179	#1604 - 1238 SEYMOUR ST	67	203.27
180	#1605 - 1238 SEYMOUR ST	70	212.37
181	#1606 - 1238 SEYMOUR ST	35	106.19
182	#1607 - 1238 SEYMOUR ST	35	106.19
183	#1608 - 1238 SEYMOUR ST	69	209.34
184	#1701 - 1238 SEYMOUR ST	66	200.24
185	#1702 - 1238 SEYMOUR ST	41	124.39
186	#1703 - 1238 SEYMOUR ST	41	124.39
187	#1704 - 1238 SEYMOUR ST	67	203.27
188	#1705 - 1238 SEYMOUR ST	70	212.37
189	#1706 - 1238 SEYMOUR ST	35	106.19
190	#1707 - 1238 SEYMOUR ST	35	106.19
191	#1708 - 1238 SEYMOUR ST	69	209.34
192	#1801 - 1238 SEYMOUR ST	65	197.20
193	#1802 - 1238 SEYMOUR ST	41	124.39
194	#1803 - 1238 SEYMOUR ST	41	124.39
195	#1804 - 1238 SEYMOUR ST	66	200.24
196	#1805 - 1238 SEYMOUR ST	70	212.37
197	#1806 - 1238 SEYMOUR ST	35	106.19
198	#1807 - 1238 SEYMOUR ST	35	106.19
199	#1808 - 1238 SEYMOUR ST	69	209.34

**LMS 2446 - SPACE**  
**Approved Fee Schedule**  
**Aug 01, 2006 to Jul 31, 2007**

<u>Strata</u> <u>Lot #</u>	<u>Unit Address</u>	<u>Unit</u> <u>Entitlements</u>	<u>Monthly</u> <u>Fees</u>
200	#1901 - 1238 SEYMOUR ST	65	197.20
201	#1902 - 1238 SEYMOUR ST	41	124.39
202	#1903 - 1238 SEYMOUR ST	41	124.39
203	#1904 - 1238 SEYMOUR ST	66	200.24
204	#1905 - 1238 SEYMOUR ST	70	212.37
205	#1906 - 1238 SEYMOUR ST	35	106.19
206	#1907 - 1238 SEYMOUR ST	35	106.19
207	#1908 - 1238 SEYMOUR ST	69	209.34
208	#2001 - 1238 SEYMOUR ST	60	182.03
209	#2002 - 1238 SEYMOUR ST	38	115.29
210	#2003 - 1238 SEYMOUR ST	38	115.29
211	#2004 - 1238 SEYMOUR ST	61	185.07
212	#2005 - 1238 SEYMOUR ST	65	197.20
213	#2006 - 1238 SEYMOUR ST	31	94.05
214	#2007 - 1238 SEYMOUR ST	31	94.05
215	#2008 - 1238 SEYMOUR ST	64	194.17
216	#2101 - 1238 SEYMOUR ST	70	212.37
217	#2102 - 1238 SEYMOUR ST	53	160.80
218	#2103 - 1238 SEYMOUR ST	53	160.80
219	#2104 - 1238 SEYMOUR ST	67	203.27
220	#2105 - 1238 SEYMOUR ST	76	230.57
221	#2106 - 1238 SEYMOUR ST	31	94.05
222	#2107 - 1238 SEYMOUR ST	31	94.05
223	#2108 - 1238 SEYMOUR ST	76	230.57
<b>Total =</b>		<b>13,755</b>	<b>41,731.04</b>

**Total Yearly Fee ( X 12 months) = 500,772.48**



**MINUTES  
OF THE COUNCIL MEETING  
THE OWNERS STRATA PLAN LMS 2446  
SPACE**

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Held on Wednesday, November 22, 2006 at 6:30 pm  
Within the Meeting Room

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**COUNCIL IN ATTENDANCE:**

Barry Promislow	President
Peter White	Treasurer
Chris Schachtay	Vice-President
Mike McHolm	
Valerie Richmond	
Patricia Ray	

**PROPERTY MANAGER:**                      Fernanda Mendo                      Crosby Property Management Ltd

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The meeting was called to order at 6:30 pm.

**CARETAKER REPORT**

The Caretaker reported on the following matters:

1. The Caretaker advised that there is an apparent serious problem with flooding of the ground floor yards. The grass on the north side has been submerged at times under 2 to 3 inches of water. There does not appear to be a drain. This may explain some of the underground parking leaks located underneath this area.
2. It appears that someone is letting their dog urinate in the lobby, elevators and stairwells. Both Julio and Jayde have been cleaning up the areas 3 to 4 times a day. Notices have been posted regarding the Space Bylaws.

**5.10     *A pet owner must ensure that a permitted pet is kept quite, controlled and clean. Any excrement or urine on common property or excrement on land that is a common asset must be immediately cleaned and disposed of by the pet owner.***

**5.13     *A strata owner must assume all liability for all actions by a permitted pet, regardless of whether the owner had knowledge, notice or forewarning of the likelihood of such action.***

Fines will be applied to the owners responsible for this type of action.

3. On separate incidents homeless people have been found in the building, either sleeping in the stairwells or wandering through the hallways. When confronted as to how they gained access to the building, they informed that they were let in by residents. ***For security reasons it is important that you do not let strangers into the building, if the person trying to enter cannot provide a key fob, then please do not***

*allow access. Under no circumstances should anyone let people into the building you do not know. Everyone should use their own access for entry. Suspicious activities should be immediately reported to the onsite people and the Police.*

4. During the last six weeks there have been two separate incidents regarding the smoke alarm going off. On both occasions someone was smoking in the stairwell. ***Smoking is not allowed on common areas, those caught smoking will be fined.***
5. Jayde reported that someone threw a flower pot and it landed on someone's car. It is believed that this may have been done on purpose. Residents have been observed parking their vehicles directly in front of the buildings stairwell and making access to the building difficult. It was suggested to install a sign.
6. A quotation was presented to the Strata Council to upgrade the camera security system.
7. Latham's will be sending a quotation to repair a portion of the hot water pipe located in the Boiler room, the pin hole leak has been clamped until the quote is received.
8. The following items have been completed:
  - The concrete barriers have been installed in the back turn-around.
  - A storage locker was built in one of the P2 storage rooms for the Resident Caretaker.
  - The irrigation system and dry sprinkler system have been winterized.
  - Buster's Towing has been assigned to remove illegally parked vehicles from the property.
  - The faulty door on the P1 lobby door has been replaced.
  - Pressure washing has been completed on the Seymour side.

Jayde was thanked and left the meeting.

#### **COUNCIL APPOINTMENTS**

The following appointments were agreed to:

Barry Promislow for Council President  
Chris Schachtay for Vice-President  
Peter White will continue as Treasurer

#### **APPROVAL OF FINANCIAL STATEMENTS**

The financial statements for September and October 2006 were tabled for review and discussion at the next Council meeting.

1. **Arrears Review** - An updated status of the arrears report was presented to Council.
2. **Invoice** - The Treasurer would like to confirm the part number, brand name and compare the costs with a different supplier before proceeding with payment of Bridge Electrical invoice.
3. Discussion took place regarding a request to waive a move in fee.

### **REPORT ON UNAPPROVED EXPENDITURES**

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

### **REPORT ON LITIGATION**

The Council President Mr. Barry Promislow reported on the litigation regarding strata accounts in arrears and what procedures are being taken to collect the arrears owing to the Strata Corporation.

### **BUSINESS ARISING FROM PREVIOUS MINUTES AND ANNUAL GENERAL MEETING**

1. **Directives to Review** - The Council then reviewed a list of directives from the previous meeting concluding that several items will remain outstanding as they require follow up with trades.

The following directives have been completed:

- a) Shelves have been installed in the storage locker used for the buildings equipment.
- b) Violation letters have been distributed as per the information reported by the Caretaker.
- c) Two ashtrays have been purchased for the 4<sup>th</sup> floor, these will be installed shortly.
- d) The concrete barriers have been installed.

The following is a list of Work In Progress projects:

- **Storage Lockers** – The Council member in charge of this project reported that Overhead door are not able to install these lockers and he is in the process of obtaining quotes from other companies.
- **Podium and Chair** – Mike McHolm will be checking some of the furniture stores who carry these items.
- **Elevator Cab Upgrades** – Patricia Ray informed that work on the elevators panels would start within two to three weeks.
- **Elevator** – Several requests have been made to Thyssen to provide Peter White with shop drawings to install a cover over the elevator controls that would protect the area from flooding. A response was received on November 15<sup>th</sup> from Sue Edmondson who has passed the request to the outside supplier fabricating the PPU cover boxes. Once the drawings have been received they will be forwarded to Mr. White for his review.
- **Latham's** – During the August preventive maintenance, the service technician noted that one of the fuses has blown in the domestic cold water booster pump panel. The cost to replace the fuses is \$595.00 plus GST. Council to approve.
- **Dryers** – Delivery and installation of most of the dryers or washer/dryer combo has been completed.
- **Building Envelope Maintenance** – Peter White is to finalize the details with RDH to proceed within the next week.
- **Doors** – Replacement of the doors on the Seymour side is pending the exact colour match, the residents on the ground floor have made a preference to having the doors in the red colour and it was agreed to have the existing door to the games room be painted in the same colour. Patricia Raye will have the doors delivered to the shop for painting.

**Minutes of the Council Meeting**  
**The Owners Strata Plan LMS 2446**  
**Held on Wednesday, November 22, 2006**

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- Discussion ensued in relation to a reported water drip coming from the 15<sup>th</sup> floor – we believe that this drip is coming off the balconies of the 20<sup>th</sup> floor. This will be investigated by RDH.
- **Street Activities** – Patricia Raye informed that she had met with the director of Covenant House to discuss what, if anything could be done about the homeless kids hanging around the ground floor suite, leaving garbage in the planters and on the sidewalk. He presented the following solutions after a meeting he had with the staff members as well as directors of other Covenant Houses around North America.
  1. The staff will ensure that periodic checks are made around the problem area and asking the kids to move along.
  2. Since the House services hot meals every Monday, the staff will come out and clean up any garbage left behind.
  3. No bananas or oranges will be served since the peels tend to find their way onto the sidewalk instead of a garbage can.
  4. The kids will be encouraged to eat at the building instead of taking food away.
  5. The plastic wraps will be removed from noodle cups prior to them being served to the kids.

They are currently waiting for funding to proceed with the following:

- Installing a gate for the “penalty box” area at the Seymour Street side of the building. This would allow the kids to wait there for the food services instead of out in front of the Space building.

### **CORRESPONDENCE**

Council then reviewed the items of correspondence received from or sent to the date of the meeting and the Property Manager was directed to issue responses.

- The items of correspondence received made reference:
- Correspondence was received from an owner requesting permission to have a slightly over the height limit dog in the building.
- A complaint has been received in reference to ongoing renovations in the suite above past midnight.
- One other complaint was received regarding excessive loud music and dogs running loose through the hallways.
- One other item of correspondence was received in reference to an incident that took place during the dryer duct cleaning.

### **NEW BUSINESS**

1. **Mail Boxes** – Two companies have been contacted to provide quotes to replace the mailboxes.
2. **P2 Workshop** – Council inquired if the lock had been changed to a common area key. *Please note that spray painting is not allowed in the workshop room as it does not have the proper ventilation system installed.*
3. A request was made to remove or recover the panels in the parkade elevator lobby area
4. It was suggested that at some point the shut off valves in the suites should be inspected.
5. Effective immediately all moves will be monitored by an outside person. The Caretaker will provide a schedule.

**Minutes of the Council Meeting**  
**The Owners Strata Plan LMS 2446**  
**Held on Wednesday, November 22, 2006**

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There being no further business, the meeting was adjourned at 9:00 pm. The next meeting is scheduled for January 4, 2007.



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Fernanda Mendo, Property Manager  
CROSBY PROPERTY MANAGEMENT LTD.  
General Office (604) 683-8900 (24 Hours)  
[www.crosbypm.com](http://www.crosbypm.com)

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