

MINUTES OF COUNCIL MEETING
STRATA PLAN LMS-3170
SOLO, DUO, TREO

HELD: On Wednesday, May 28, 2008 at 7:00 p.m. in Club Solo, 2228 Marstrand Avenue, Vancouver, B.C.

PRESENT:

Christine Funk	President	Unit #305T
Sam Grill	Treasurer/Landscaping	Unit #107S
Howard Olsen		Unit #PH1S
Richard Mishra		Unit #301D

REGRETS:

Shawn Aslani	Vice President	Unit #402S
Radha Reddy	Security	Unit #610S
Marc Prefontaine	Security	PH #11S

STRATA AGENT: Bunny Porteous, Vancouver Condominium Services Ltd.

The meeting was called to order at 7:05 p.m.

MINUTES

It was moved, seconded and carried to adopt the minutes of the April 28, 2008 council meeting, as circulated.

FINANCIAL REPORT

- Monthly Statement:** It was moved, seconded and carried to adopt the April, 2008 financial statement, as presented. Any owner wishing a copy of the strata corporation's financial statements should contact Vancouver Condominium Services Ltd. during regular business hours, 9:00 a.m. to 4:30 p.m., Monday to Friday.
- Account Balances:** The current balances for the 3rd month as at April 30, 2008 in the appropriate funds are as follows:
 - Total Cash Balance \$474,136.25 (including CRF Balance)
 - CRF Balance \$187,725.28 (Contingency Reserve Fund)
- Arrears:** The agent advised council that liens have been filed against two owners' strata lots with significant outstanding balances at a cost of \$150 to be charged against the owners' account thus preventing conveyance of the strata lot.

TO PROTECT NEW CARPETS

When entering the building, please wipe:

1. Your children's feet
2. Pets' paws
3. Stroller wheels
4. Your feet

It has been noted that a resident's pet urinated on the new carpets and did not clean it up. Residents are reminded that allowing dogs to poop or urinate on common property is not only unsightly, but creates a health hazard for owners with breathing difficulties and is a violation of the strata corporation bylaw 4(e):

4(e) No owner, occupant or tenant shall permit his or her pet to urinate or defecate on the common property or limited common property. If this event occurs, the owner, occupant or tenant shall immediately and completely remove all of the pet waste and dispose of it in a sanitary manner.

Accidents do happen, and when they do, residents are requested to clean up after their pet. Residents noted in violation will be assessed a bylaw fine of \$200 against their account.

6. Parkade Violations: A walkabout was completed of the parkade area and council would like to thank all owners for complying with the strata corporation bylaws and removing unauthorized items from their parking stalls.
7. Unit #101 – Laminate Flooring: The owner of unit #101 has requested the damaged laminate flooring in her living room incurred from an exterior leak be repaired. The repairs to the balcony are completed and the agent will schedule a contractor to review and submit a quote for the repairs.
8. Summer Party: Due to a lack of participation with volunteers to assist with organizing a summer block party at the Solo, Duo and Treo, the party has been cancelled.

CORRESPONDENCE

Owners are invited to write council via the management company regarding any strata matters.

1. A letter was received from the Head Master of Fraser Academy to advise the strata council that Fraser Academy has recently retained traffic flow consultants and together they are working with the City of Vancouver to find solutions to the traffic and parking congestion in the area. Mr. Phillip Holysh at the school has requested a member of council contact him to discuss any concerns about maintaining the area on 10th Avenue and Vine Street. to discuss any concerns about maintaining the area on 10th Avenue and Vine Street. The council President Christine Funk will follow up with Mr. Phillip Holysh.