

None NR Residents Mortgage Directory
Single Space Double Space PDF Revised PDF Final

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

HELD: On Tuesday, January 13, 2009, at 7:00 p.m. in Club Solo – 2228 Marstrand Avenue, Vancouver, B.C.

PRESENT: Shawn Aslani Vice President Unit #402S
 Marc Prefontaine Security PH #11S
 Dominic Mattman PH9S
 Howard Olsen Unit #PH1S

REGRETS: Christine Funk President Unit #305T
 Richard Mishra Unit #301D
 Radha Reddy Security Unit #610S

STRATA AGENT: Bunny Porteous, Vancouver Condominium Services Ltd.

The meeting was called to order at 7:30 p.m.

MINUTES

It was moved, seconded and carried to adopt the minutes of the December 16, 2008, council meeting, as circulated.

FINANCIAL REPORT

1. **Monthly Statement:** It was moved, seconded and carried to adopt the December 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.

2. Account Balances: The current balances for the 11th month as at December 31, 2008, in the appropriate funds are as follows:
 - Total Cash Balance \$363,186.55 (including CRF Balance)

 - CRF Balance \$151,406.27 (Contingency Reserve Fund)

3. Arrears: The agent advised council that the owner with the lien filed against the title of a strata lot for significant outstanding payments has yet to submit payment. Late fines will be levied against the owner's account on a monthly basis until the outstanding balance is submitted in full.

4. AGM Date:
 - (a) The Annual General Meeting has been scheduled for March 31, 2009 in Club Solo at 7:00 p.m.

 - (b) Budget: The agent distributed an updated draft budget to the council for the new fiscal year commencing February 1, 2009. The draft budget is for discussion purposes only. Once the audit has been completed in February 2009, the budget will be finalized and attached to the AGM notice.

5. Audit: Reid Hurst Nagy will proceed to complete the audit for the fiscal year end January 31, 2009. The draft audit will be distributed with the AGM notice.

BUSINESS ARISING

1. Preventative Maintenance Project: An SGM was held prior to the council meeting, where the owners approved a $\frac{3}{4}$ vote resolution to proceed with Phase I of the recommended preventative maintenance and minor repairs project (based on the building condition survey completed by Spratt Emanuel Engineering) at a total cost of \$300,000, to be charged as a special levy upon the owners in proportion to the unit entitlement of the respective strata lot. As a matter of financial convenience the owners will be required to pay the special levy over a six-month period commencing February 1, 2009 and ending July 1, 2009.

The agent was requested to contact 2 engineering firms to obtain quotes to review the condition survey completed by SEE, and a quote to provide professional services during the project.

As soon as an engineering firm has been selected, the engineers will proceed to prepare the specifications to be submitted for tender to qualified contractors. An owners' information meeting will be held with the selected contractor to outline the details of the project (dates, timeframe, etc).

2. PH#11 Repairs:
 - (a) Exterior & Interior Repairs: Spratt Emanuel Engineering was on site to complete a water test on the recently completed exterior membrane repairs at PH#11 and discovered water ingress in 2 locations. PBEM was contacted and discovered a leak under the corrugated steel walls between the patio and penthouse 9 and announced that the wall broke down. The railing and flashing were removed to install extra sealant. Spratt Emanuel Engineering will return to complete additional water tests to ensure no further leakage occurs. The council is awaiting the warranty documentation from PBEM for the repairs on the balcony of PH#11.

- (b) Interior Repairs: At the last council meeting, the council approved a quote from Final Choice Contractors in the amount of \$7,500 to complete the interior repairs at PH#11. An additional quote was received in the amount of \$1,500 to rebuild the framing/drywall around all the windows due to the metal strapping and extra rain barrier on the inside of all patio windows installed by PBEM. The council approved the additional scope of work in the amount of \$1,500.
3. PH#11 / #9 / #5: During the recent snow and heavy rains, the owner #9 noted water seepage into their unit. The agent was directed to contact Spratt Emanuel Engineering to schedule water testing on the balcony of #9, and also to the balconies of PH12 and PH5, who have noted water stains on their flooring.
 4. FOB/Security Update: The council is proceeding to install new software for the security system in order to update the FOB security database system and resolve the issues with the enterphone system.
 5. Lawsuit - Units #308 and #408: Council President, Christine Funk will attend a three-day discovery hearing commencing February 25, 2009 for the lawsuit filed by the owner of units #308 against the owners of #408 Treo and the strata council regarding nuisance issues.
 6. Dryer Vent Cleaning: National Air will schedule a second visit once the weather permits to complete the dryer vent cleaning in the 36 units of the Solo building which were not completed during the first visit. Notices will be posted with the scheduled dates.
 7. Elevator/Door: ThyssenKrupp advised the agent that they are awaiting parts for the Duo elevator to correct the noisy banging of the elevator door.

CORRESPONDENCE

1. Correspondence was received from the owner of unit 302D requesting the council assist with the expense to replace the owner's laminate flooring, which was damaged from a dishwasher leak. The council has denied the request as the dishwasher is an owner's responsibility. The owner should contact their own personal insurance to replace the flooring.

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

There being no further business, the meeting was adjourned at 8:30 p.m. The next meeting will be held on February 10, 2009, at 7:00 p.m.

Bunny Porteous
Vancouver Condominium Services Ltd.
#400 - 1281 West Georgia Street
Vancouver, B.C., V6E 3J7
Telephone: (604) 684-6291 (24 Hour Emergency Services)
Toll Free: 1-877-684-6291 / Fax: 604-684-1539
BP/jms

24-Hour Emergency Services

Clients using Telus Anonymous Call Blocking feature must deactivate this service (*87) to receive return calls from VCS after hours.

Please note that we will take no action on any emergency unless we have talked first to the person placing the call. If you have placed an emergency call, please keep the phone line clear so that VCS can return your call promptly.

PLEASE NOTE THAT THIS SERVICE IS FOR BUILDING EMERGENCIES ONLY: IT IS NOT FOR PERSONAL EMERGENCIES. Personal emergencies include lost building or suite access devices (i.e., keys, fobs, IRTs, garage remotes) access to relatives' apartments, inquiries about account balances, "someone parked in my stall", neighbours are having a loud party, neighbours' security alarm is going off and similar situations. We are also unable to provide assistance on calls such as "I saw a strange person enter the garage..." Suspicious activity and loud parties should be reported to the police. Break and enter and/or vandalism to your automobiles or suites should be reported to the police department.

Please feel free to report floods, broken water lines, fires, fire alarms, stuck elevators, garage gates not working and other similar building/property issues requiring immediate attention.

The 24-hour answering service is not available for general inquiries concerning accounts, council policies and other matters which are regular administration items.