

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

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

1. **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.
2. **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)

3. 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.

Owners are reminded that as per the strata bylaws, late fines will be assessed to the owner's account on a monthly basis until the outstanding payments are submitted in full.

5. Invoices: The following invoices were reviewed and approved by council:

- (a) PBEM \$8,394.75 - PH11 Roof deck
- (b) Steve Evans \$ 840.00 - Paint touch-ups in hallways, lobby and Club Solo common room.

6. Units 101/301T - Leak: The council approved that the \$10,000 insurance water deductible for the leak in unit #301 be funded from the CRF.

BUSINESS ARISING

1. Security:

- (a) Neighbourhood Patrol: The council reviewed the Security neighbourhood Patrol Report outlining the patrols around the Solo, Duo and Treo buildings.
- (b) Unit #107: Canstar Restoration is proceeding to complete the repairs in unit #107 from the attempted break-in on March 4th.

2. Envelope Review/Spratt Emanuel: Spratt Emanuel Engineers are proceeding to complete the visual inspection for the building condition assessment. The report should be available for council's review for the July council meeting

3. PH11: The agent reported that PBEM has received the sub-contractor's quotes in order to complete the additional repairs for PH11, requested by Spratt Emanuel Engineering. Mr. Dunsmere from PBEM informed the agent that the quote to complete the required repairs to the patio membrane and window detailing is estimated to be \$70,000 (approved at the SGM on December 11, 2007). PBEM will forward the quote and the work will be scheduled upon availability of the contractors. Mr. Dunsmere projected the work to begin in June.
4. Landscaping: Trees Plus will be replacing the 11 trees that were removed with 11 Styrax Japonicas. The landscapers have re-seeded the grass area in front of the Treo building.
5. Carpet Installation: Beatty Flooring commenced with the installation of the new carpeting in the Solo and Duo buildings on May 21st and is projected to be completed by Friday, May 30th.

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 have been corrected. 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.

NEW BUSINESS

1. Deck/Balconies: Summer is fast approaching and below are a few reminders to residents with the use of patios and decks:

g. Use and protection of decks, balconies and parking stalls

- (1) *No carpets shall be on decks from October 1st to April 1st of the next year. An owner, occupant or tenant shall be responsible to ensure the deck surfaces under the carpet stay dry and do not affect the material of the deck.*
- (2) *No storage is permitted on decks, parking stalls or patios, except for seasonal furniture on patios and decks unless approved, in writing, by the strata council.*
- (3) *No flower boxes or containers that contribute to the deterioration of the wood surfaces may be kept on wooden decks or mounted on balcony railings, and/or fences.*
- (4) *No flower boxes or containers are allowed on balcony rails because of the safety hazard to patio owners below unless they are securely attached in a manner that is not damaging to the exterior of the building.*
- (5) *An occupant of a strata lot shall ensure that no water is permitted to overflow a balcony or deck of the strata lot when watering plants.*
- (6) *An occupant of a strata lot shall ensure that objects are not permitted to fall over a balcony or deck of the strata lot. "Objects" shall include water used to clean a balcony or deck.*

The council thanks all residents for their cooperation in complying with the above noted bylaws.

There being no further business, the meeting was adjourned at 8:10 p.m. The next meeting will be held on Wednesday, July 21, 2008 at 7:00 p.m.

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BP/md

EARTHQUAKE INSURANCE

Following news reports of major earthquakes in North America, owners inquire about earthquake insurance for their strata corporations. Yes, your strata corporation is covered, but remember that your

contents are not covered and that the strata corporation's policy has a deductible (see below). Please note that the strata corporation's insurance policy does not cover your contents and, as such, you should ensure that your homeowner's policy does. If there is a good shake "fixtures" and flooring installed by you will not, except in limited circumstances, be covered by your strata corporation's insurance policy either. Think of your strata corporation's insurance as covering your strata lot only to the extent, and in the form, that it existed on "day one" when it was sold by the developer. Most improvements and betterments since then are not covered by the strata corporation's insurance policy. You should check with your own insurance agent to obtain coverage for these items. If you do not have a "tenant's" or "home owner's" package, you should consider it.

Deductible:

Your strata corporation has a full insurance policy, which includes earthquake coverage. Please note, however, that the earthquake coverage has a deductible which, at this time, is between 10 - 20% of the full appraised and insured value of the strata corporation. It is clear that such a deductible means a lot of money in the event of an earthquake, even a mild one. To put it another way, your strata corporation is uninsured for earthquake caused damage up to the deductible amount. It is not possible to purchase supplementary insurance to cover this deductible; however, it may be possible for you, as a homeowner, to purchase an earthquake rider on your homeowner's policy, which may provide coverage for your own strata lot **but not for the strata corporation's common property**. Your own insurance broker should be able to provide further information on this topic.

If you have any questions concerning the strata corporation's insurance coverage, please feel free to contact your strata agent during regular business hours.