

MINUTES OF COUNCIL MEETING

STRATA PLAN LMS-3170

HELD: On Wednesday, May 17, 2006 at 7:30 p.m. in Club Solo, 2228 Marstrand Avenue, Vancouver, B.C.

PRESENT:

Glenys MacIsaac	(President)	Unit 212D
Jim Butterfield	(Vice President)	Unit 102S
Alison Miller		Unit 108S
Carol Schram		Unit PH11S
Christine Funk		Unit 305T
James Payne	(Treasurer)	Unit 403D
Sean Aslani		Unit 402S

STRATA AGENT: Jade Fraser, 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 April 12, 2006 council meeting, as circulated.

FINANCIAL REPORT

- Monthly Statements: After review and discussion, it was moved, seconded and carried to adopt the February, March and April, 2006 financial statements. 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.
- The current balances for the 3rd month as at April 30, 2006 in the appropriate funds are as follows:
 - Total Cash Balance \$391,067 (including CRF Balance)
 - CRF Balance \$206,481 (Contingency Reserve Fund)
- Arrears: Council noted that there are still a few owners who have not paid the special levy that was assessed on September 21, 2005 at the Special General Meeting for the security upgrade and bike patrol. The agent was directed to send lien warning letters and to fine those owners who are still in arrears. The agent has already filed one lien against an owner in serious arrears.
- Invoices:

- (a) Council discussed payment to Poscan Security Systems. Council has deferred paying the remaining 50% of the invoice as all the deficiencies have not yet been corrected.
- (b) The Restoration Shop in the amount of \$7,168.20 was quoted to complete repairs and install new flooring in suite #201S. This invoice was approved.
- (c) The Restoration Shop in the amount of \$297.35 to make repairs to the ceiling of suite #201 which had experienced a leak due to a toilet overflow in the suite above. Council has decided that, as per the bylaws, this amount will be charged back to the owner of suite #301.

COMMITTEE REPORTS:

1. Block Watch: At this time there are no Block Watch updates.
2. Landscaping: Council member Alison Miller presented the following landscaping update:
 - #104S experienced breaks in the irrigation line of the planters. These have been repaired by Harris Irrigation.
 - 214S needs to remove the ivy that is growing onto the face of the building.
 - 109D has trimmed their trees to 5 feet, but council still feels that for security reasons, they need to be trimmed one more foot as per the original agreement.
 - 106T The dead yews have been replaced.
 - 103S has removed their trellis. Council would like to thank the owner.
 - 111D needs to remove the dead plants from the patio.
 - 101D has contacted the agent to say that she will remove the vines growing onto the building from her patio in early June.
 - 106S/108S Trees Plus still plan to cut out the dead plants and install new soil. 105S is negotiating with Trees Plus for new Yews.
 - 102D is growing a lattice which is contained to the patio area, but council would like to remind this owner to monitor the plant to ensure it will not grow on the building. However, the owner is conscious of this problem.

BUSINESS ARISING

1. Security:
 - (a) Neighbourhood Patrol: Council President Glenys Maclsaac updated the council on the neighbourhood bike patrol performed by Genesis Security. Council noted that the bike patrol has been more visible in the area recently. The security company has been providing Ms. Maclsaac with the report proving that the patrol is monitoring the parkade three times a night. While there have been no reported break-ins in the Solo, Duo, and Treo buildings, there was a break-in to a vehicle at the New Yorker building and also at a 10th and Yew building where a thief gained access to a second floor suite by climbing on a barbeque on the ground level. Ms.

Maclsaac has been continually posting these reports on the bulletins in all three buildings.

- (b) Upgrade: Poscan Security Systems has said that the cameras have now been repositioned. There are a few minor painting deficiencies that need to be corrected, and the enterphones are almost ready for programming. Poscan believes that this will be completed by the end of May.

Council noted that Poscan also needs to look at the west side door of Solo as that entrance is still not working properly. Council will continue to look for deficiencies, and owners are welcome to contact Jade Fraser at Vancouver Condominium Services Ltd. to report any problems.

- (c) Additional Cameras: The agent has been directed to find another company to provide a quotation for the installation of cameras at the mailbox areas. Council is also considering purchasing one moveable camera.
- (d) Re-Key: The re-keying of Solo occurred on May 6, 2006. No problems with the changeover have been reported to Vancouver Condominium Services Ltd. or to council. Council has decided that as this is a more secure system and there have been no complaints from Solo residents, the agent will arrange for both Duo and Treo to be re-keyed, but will be fob access only. The locks will be changed over to high security locks; however, these keys will not be distributed unless there is an emergency.

2. Housekeeping:

- (a) Visitor Parking: Council continues to monitor the visitor parking areas. As a reminder, if residents have guests for an extended period of time, they should contact Jade Fraser at Vancouver Condominium Services Ltd. to register the vehicle licence plate.

Council also discussed the problem of Telus employees parking their vans in the fire lane on Marstrand Avenue as well as directly in front of the garage gate. The agent has been directed to send a letter to Telus asking the company to remind their employees not to park in this area as it is a fire lane and, as such, a "No Parking" zone. The agent will also remind Telus that they had agreed not to use the other gate and that they are tracking dirt in the lane.

- (b) Plaque: Council member Carol Schram created the wording for plaques to be placed at the enterphones informing visitors that residents are not allowed to hold doors open for people. Various style options were prepared by B.C. Signs Illuminated and council member Jim Butterfield will review the enterphone areas and come up with the appropriate size. Thank you to both council members for the efforts.

- 3. Annual Fire Testing: The third and last attempt to complete the annual fire testing to in-suite devices was performed on April 20, 2006. Fire Code Plus was still unable to gain access to three suites in the Solo building (#614, #610 and #306). The agent has been

directed to write letters to these owners informing them that it is now their responsibility to contact either Fire Code Plus or the Fire Department to have their in-suite devices tested.

4. Sewer Stacks: Service Plus Mechanical has performed a video inspection of the sewer stack line in order to investigate the problem experienced by the ground floor suite where the toilet is backing up and overflowing with what appears to be laundry soap. The video investigation provided evidence that the piping between the 7th and 6th floors is not at a correct angle. The pipe is unable to breathe and function properly. Service Plus Mechanical has submitted a rough estimate for the work at a cost of \$700 for labour and \$100 in material to correct this problem. In order for it to be performed, Service Plus Mechanical will need access to a 6th floor suite in order to cut open their ceiling and perform the repair. The council has approved this quotation and the agent will contact the 6th floor suite owner. Thank you for your cooperation in advance.
5. PH 11 - Balcony Repairs: West Rim Projects has performed the repairs to the balcony of suite #PH11 for the quoted amount of \$2,500. The drainage has been corrected and the suite below should no longer experience any leaks. Although the drain area has been repaired, West Rim Projects has submitted a quote at a maximum cost of \$19,700 to make further repairs to the insulation underneath the pavers, which is saturated with water. The insulation will need to be replaced sometime in the future.
6. Treo Lights: The agent and council wanted to make it clear to Nikls Services that they did not want any miss-matched brick on the Treo building as a result of the electrical rewiring. Nikls has submitted a new quote in the amount of \$3,400 to remove the bricks and repair the lights to the treo suites. Council has approved this new amount and the agent has been directed to contact the owners who will be affected by the construction. Council is hoping that this work can be performed right away.
7. Security Cabinets: Council has chosen the type of security cabinet they wish to install for the security system and council member Christine Funk has volunteered to obtain prices for the cabinet.
8. #201S - Floor Restoration: These repairs were completed on March 16, 2006.
9. Storage: The agent has been directed to write a fourth letter to a Solo owner who has been using their balcony as a storage area and who also has a satellite dish on their balcony. The agent will continue to fine this owner for the violation of this bylaw.

As a reminder to all residents, no satellite dishes are allowed in any of the buildings.
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10. Window Replacement: Those owners who wrote to council requesting to have various windows replaced have had their windows replaced by Action Glass.
11. Duo Rat Problem: There were two additional complaints by Duo owners who have seen rats in the area. One of these owners lives in a third floor suite. The agent has arranged for Canadian Pest Control to set poison traps in the area. Canadian Pest Control claims that it only takes three to four days to get rid of the problem.

All owners are advised that they should not leave garbage or pet food on their patio. You should also not feed birds or any small rodents such as squirrels any kinds of nuts or food as this attracts rats. Many rats live off of vegetation. If you would like to have the pest control company visit your suite to install poison traps in your planting areas, please contact Jade Fraser at Vancouver Condominium Services Ltd.

If you see any rats in the Solo or Treo areas, please report it to your agent right away!

12. Garbage Removal: The agent had provided the current waste management company North West Waste Services with 30 days notice for cancellation of the contract. Council had planned to change to Waste Management for the new garbage removal contract. However, Northwest Waste Systems will not accept 30 days notice as the strata corporation is on contract until September, 2006. The agent will make full attempts to try to switch this contract.
13. Piping Review: The agent has received a revised quotation from McCuaig & Associates to develop an assessment and review of the piping at Solo, Duo Treo. As the original quote pertains to just one building, the quote has now been revised for Phase I at \$3,500. The council has authorized the agent to employ McCuaig & Associates to begin Phase I. This will include the investigation and recommendations.
14. #501S - Leak: The Restoration Shop has returned to suite #501 in order to clean the carpet from the stain that PBEM had created when using a water soluble dye in order to assess where the leak from the exterior was. The Restoration Shop has reported that the stain came out of the carpets.
15. Notice Removal: As of late, the notices that have been placed on the bulletin boards in Solo Duo & Treo have not been removed. As a reminder, residents are not allowed to remove notices. Security notices are posted at the discretion of council, they are not be written on or tampered with. These notices are posted for the security of all residents and it is at the discretion of council to have them removed.
16. Treo Leak: The agent is in receipt of a quotation from Balfour Restorations in the amount of \$10,825 to perform repairs to suites #108 and #306 in the Treo building after a dishwasher leaked into the suite below and damaged the hardwood floors in the dishwasher's suite. As dishwashers are not a strata responsibility to maintain and repair, the agent has been directed to contact the owner and inform them that their own personal insurance should cover the full cost of this repair to their suite and the strata will pay for the cost of the suite below.

As a reminder to all owners, dishwasher maintenance should be a regularly scheduled item for maintenance. The damages that occur from a dishwasher leak are not the responsibility of the strata to repair.

In order to help strata owners, as a courtesy the agent will attempt to arrange a dishwashing machine repair company to perform investigations in each of the buildings. A sign-up sheet will be posted. However, all owners will have to pay for the check up. An

estimated cost will be posted. Those who sign up will have the cost divided between them and the amount will be charged back to your account. Again, this is not a maintenance item the strata is responsible for, but is a courtesy to all owners.

17. Window Washing: Additional quotes from Old English Window Washing and Sea To Sky Window Washing have been received. Council has decided to employ the services of Sea To Sky Window Washing and the agent will arrange for them to begin as soon as possible. Council would also like to have the skylights acid washed if necessary.
18. Insurance: BFL Canada has agreed to be the insurer for Strata Plan LMS-3170. The annual premium is significantly lower at a total of \$40,834. Council is pleased with the change of insurers.

CORRESPONDENCE

Owners are invited to write council via the management company regarding any strata matters. Owners are advised that, pursuant to the Strata Property Act, correspondence which is addressed to the strata corporation must be made available to any other owner interested in such correspondence, and to certain other persons in specified circumstances. What this means is that any correspondence which is sent to the strata council in confidence might not be protected or privileged, and is subject to any other overriding and applicable law.

1. Refund Request: A letter was received from a Solo owner who would like to have their late fees refunded to them as they were not in receipt of a letter informing them of the necessary payment for the security upgrade and bike patrol. Council has denied this request.

As a reminder to all owners, when a special levy is assessed, it is the responsibility of each owner to review the Annual General Meeting or Special General Meeting minutes to find out how much your suite has been assessed. An individual letter is not sent to each owner. Again, it is the owner's responsibility to ensure that their accounts are up to date.

2. Treo Noise Complaint: Two letters were received from an owner in a Treo suite regarding noise complaints coming from the suite above. The council and agent discussed these letters at length and the agent has been directed to write a letter to both the offending suite and the owner who wrote the letter.
3. Noise Complaint Reply: A letter was received from the Treo owner who the first noise complaint was directed against in rebuttal to the accusations. The agent will write a letter to both owners.
4. #108S – Stain: A letter was received from an owner of suite #108S informing council that the unit has experienced a stain on the hardwood floor that was coming from behind the dishwasher. The agent called Service Plus Mechanical who attended to the problem and discovered that the plumbing for the dishwasher was causing the leaking.

As dishwasher leaks are not the responsibility of the strata, council will wait for the report from Service Plus Mechanical before determining which party will be responsible for the cost of repair.

5. Stoops: A letter was received from an owner of #305 Solo asking council to consider cleaning the stoops around Solo. After some discussion, council could not figure what the owner meant by the stoops at the north side of the Solo building. The agent will contact the owner for clarification.
6. #304 Duo Leak: A letter was received from an owner of suite #304D requesting that council look into a leak that is developing between her sliding glass doors. The agent will contact Nikls Services and ask that they investigate her balcony.

NEW BUSINESS

1. Parkade Powerwash: The agent has been directed to obtain a quotation to perform the parkade power washing.
2. Graffiti: It was brought to the attention of council that there is some graffiti in a Duo parking stall on the second parkade level. The agent will contact the building's painting contractor to have it cleaned.

There being no further business, the meeting was adjourned at 10:00 p.m. The next meeting will be held on Tuesday, June 13, 2006 at 7:00 p.m. at Club Solo, 2228 Marstrand Avenue.

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