

MINUTES OF COUNCIL MEETING

STRATA PLAN LMS-3170

SOLO, DUO, TREO

HELD: On Wednesday, September 30, 2009 at 7:00 p.m. in Club Solo, 2228 Marstrand Avenue, Vancouver, B.C.

PRESENT:

Marc Prefontaine	Co-President
Dominic Mattman	Treasurer
Christine Funk	Landscaping
Shawn Aslani	

REGRETS: Howard Olsen Co-President

STRATA AGENT: Bunny Porteous, Vancouver Condominium Services Ltd.

The meeting was called to order at 7:00 p.m.

MINUTES

It was moved, seconded and carried to adopt the minutes of July 28, 2009 council meeting, as circulated.

BUILDING MANAGER'S REPORT

The council reviewed the Building Manager's Report for the months of August and September. The following highlights are as follows:

- Parkade: Powerwashed both entrances from the street down to the visitor parking.
- Garbage Room: The floor and recycling bins washed weekly. The garbage bins powerwashed.
- Leaves at walkway and courtyard cleaned three times a week and daily at entrances.
- The exterior windows at Club Solo and three building entrances cleaned.
- Hallway elevator doors and frames cleaned.
- Milani Plumbing augered and cleaned the drains at Solo, Duo, Treo and discarded construction debris blocking the drains.
- Siemens Technology repaired boilers #1 and #2 in the Solo building on September 10th.

FINANCIAL REPORT

1. Monthly Statements: Following review, it was moved, seconded and carried to adopt the July, August and September 2009 financial statements, as presented. Any owner wishing a copy of the strata corporation's financial statements may 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 7th month ending August 31, 2009 in the appropriate funds are as follows:
 - Total Cash Balance \$669,124.58 (including CRF Balance)
 - CRF Balance \$ 67,615.58 (Contingency Reserve Fund)
 - Exterior Maintenance Project \$397,986.48
3. Arrears: The agent advised council that there are three owners with liens filed against their account for outstanding significant balances on their accounts with a \$150 charged against the owners' accounts, thus, preventing conveyance of the strata lot.

Owners with outstanding late strata fees or levy payments will have \$100 fines applied to their accounts on a monthly basis until payment is received in full as per the strata corporation bylaws.

The council would like to thank all owners for submitting their strata fees and levy payments on time.

4. Audit: Council approved Reid Hurst Nagy to proceed with the fiscal year end audit January 31, 2010 at a cost of \$2,950 plus GST.

BUSINESS ARISING

1. Exterior Maintenance Project Update: (Sealant, balcony membrane, painting):

SOLO:

North Elevation: Complete
East Elevation: Complete
West Elevation: Complete
South Elevation: Complete by end of September
(Identified ceiling vent repairs to be completed on North and South elevations.)

DUO:

East Elevation: Complete
North Elevation: Complete
South Elevation: Complete
West Elevation: Complete by end of September

TREO:

Start September 30th; complete by approx. October 15. Occupants will be notified when we will be working in their areas.

Spratt Emanuel Engineering and Alumni Contractors will review the tenant's concern of water splashing off the flashing outside a bedroom. A report will be sent to council for review.

2. Landscaping: The agent was directed to obtain a quote to remove the grass strips in front of the Treo building and replace with concrete.
3. Units PH9/PH12 – Repairs: VCK Services completed the exterior repairs to the balconies of units PH9/PH12 with the installation of an additional emergency overflow scupper and an application of mastic sealant to the perimeter of the decks of PH9 and PH12 to ensure that water can no longer flood levels high enough for water ingress into the two penthouses.
4. Solo/Elevator Vibration: ThyssenKrupp technicians and equipment supervisors were on site to check the hoistway equipment and equipment in the elevator machine room to identify any failed or aged pieces of equipment and determined everything is operating at normal levels. Further investigations will be completed.
5. Olympic Rentals: SPECIAL NOTICE AS OF JULY 29, 2009:

Information and Resources for Owners: Between January 1st and March 31st, 2010, owners are allowed to rent dwelling units (condos, apartments, houses, secondary suites, etc.) and a bedroom in an owner occupied dwelling unit as temporary accommodation for periods of less than 30 days.

A dwelling unit (e.g. a house, condominium or apartment) rented on a nightly basis is permissible only for related individuals, or a maximum of five unrelated people. This provision is consistent with the requirements of the Zoning and Development Bylaw.

[www.http://olympichostcity.vancouver.ca/services/bylaws/accommodation/owers.htm](http://olympichostcity.vancouver.ca/services/bylaws/accommodation/owers.htm)

Applying for a Business Licence: Owners wishing to rent their home, condominium, apartment, etc. from less than 30 days during Games time will need to apply for a special business license from the City of Vancouver. A license is not required to rent a single room. Licences will cost \$106, the proceeds from which will pay for the administration of the program. Copies of Licenses should be provided to VCS.

Penalties for Non-Compliance: A person who does not comply with the proposed bylaw is punishable upon conviction by a fine of \$2,000 for each offence. Residents are required to submit a Form K and tenants information within two (2) weeks of rental to VCS or a bylaw violation fine (\$200) will be assessed to the owner's account.

CORRESPONDENCE

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

1. Correspondence was received from owners in PH10 – Solo and #210 – Duo requesting council's approval to install hardwood/laminate flooring in their units. A letter of approval was submitted to the owners with the following conditions:
 - To absorb noise the maximum available soundproofing (68 – 72 sound transmission rating) must be installed between the hardwood and the underlying structure. A copy of the manufacturer's details should be submitted to VCS before proceeding.
 - Area rugs are to be laid in high traffic areas.
 - Shoes should not be worn inside the unit when walking on hardwood floors.
 - A memo outlining the time line of renovations should be distributed to neighbouring units and posted in the mailroom.

In addition, all bylaws pertaining to renovations and alterations must be strictly adhered to all times without exception.

In addition, the strata corporation's insurance policy does not provide coverage for improvements or betterments. As a result, it is the responsibility of the owners/residents to obtain separate insurance for hardwood/laminate flooring.

2. Correspondence was received from an owner requesting upgrades in the fitness room including new treadmills and an elliptical machine. At the last AGM residents voted (show of hands) against recommended fitness room upgrades. The council recommends the owner present the recommendations to upgrade the fitness room to the owners at the next AGM.
3. Letters outlining noise complaints were received from two owners and a resident of one of the owners. The owners and resident attended separate hearings to review their concerns at the council meeting. The council directed the agent to send the owners a letter regarding council's decision regarding the noise complaints.

NEW BUSINESS

1. Dryer Vent Cleaning: National Air Technology will be on site to clean the dryer vents as follows:

TREO: (Inside) Wednesday, October 7th starting at 4:00 pm
(Outside) Thursday, October 8th, 9:00 am to 4:00 pm

DUO: (Inside) Thursday, October 8th starting at 4:00 pm
(Outside) Friday, October 9th, 9:00 am to 4:00 pm

SOLO: (Inside) Wednesday, October 21 starting at 4:00 pm
(Outside) Thursday, October 22 to Monday October 26, 9:00 am-4:00 pm

The contractors will start on the top floor and work down. Access to suites is necessary and if you are unavailable to be home, leave a key with a neighbour. Items should be cleared away from the dryer vent areas on the balcony and inside the unit.

2. Towing/Unauthorized Parking: It has been brought to council's attention that residents or guests of residents are parking in the exterior Solo parking area longer than the authorized 20 minute limit. Residents are reminded that the area is being closely monitored and vehicles noted parking longer than 20 minutes will be issued a warning letter, and a second violation will result in towing of the vehicle at the owner's cost.
3. Appraisal: The appraised value for the Cost of Reproduction New for Strata Plan LMS-3170 was received on August 22, 2009 in the insurable amount of \$37,245,600.
4. Fitness Equipment: The council approved a quote from AGR Fitness Repair to replace the drive motor of the treadmill in the amount of \$776.65 plus labour.
5. Exterior Drains: The agent was directed to contact IBM Maintenance to complete the cleaning of the drains and gutters at the end of October.
6. Irrigation: Universal Sprinklers is scheduled to complete the winter shut down of the irrigation system the middle of October.
7. Hose Bibs: Residents with hose bibs on their balconies are recommended to remove the hoses from the taps and drain the water or wrap a towel around the tap/hose bib to prevent the hose bib from freezing and cracking causing costly damages for residents in their units and neighbouring units.
8. Gas Fireplace Cleaning: The agent will obtain dates from Sure Fire Gas Services to complete gas fireplace cleaning. Notices will be posted for owners to sign up with the cost to complete.

It is highly recommended to complete annual cleaning/maintenance check to prevent gas leaks.

There being no further business, the meeting was adjourned at 9:00 p.m. The next meeting will be held on Wednesday, October 28, 2009 at 7:00 p.m.

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