

# MINUTES OF COUNCIL MEETING

## STRATA PLAN LMS-3170

### SOLO DUO TREO

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**HELD:** On Wednesday, October 28, 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 (Arrived at 7:30 p.m.)

**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 the September 30, 2009 council meeting, as circulated.

### **FINANCIAL REPORT**

- Monthly Statement:** Following review it was moved, seconded and carried to adopt the September 2009 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 8<sup>th</sup> month ending September 30, 2009 in the appropriate funds are as follows:
  - Total Cash Balance \$ 546,734.73 (including CRF Balance)
  - CRF Balance \$ 70,964.53 (Contingency Reserve Fund)
  - Exterior Maintenance Project \$ 252,290.27
- Arrears:** The agent advised council that the two owners with liens filed against their account for outstanding significant balances have yet to submit payment. The agent was directed to contact the strata corporation legal council to begin legal proceedings.

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

## **BUSINESS ARISING**

1. Exterior Maintenance Project Update: Alumni Restoration is 99% complete with the exterior maintenance project. Alumni Restoration submitted deficiency questionnaires to all residents to complete by October 28<sup>th</sup>. Four minor deficiencies were received and will be attended to by November 5<sup>th</sup>.

Alumni Restorations will be installing a drain to direct the stream which flows in the Solo Parkade. Council would like to thank Alumni Restoration for their work and excellent communication with the residents during the project which has been completed as scheduled and within budget.

2. Unit #502 - Leak: Spratt Emanuel engineer was contacted to investigate water ingress in the concrete wall of Unit 502. The engineers here scheduled a flood test to determine the source of the leak and will submit a report for council's review.
3. Landscaping: A quote was received from Nikls Property Services in the amount of \$6,511 plus GST to remove the soil and roots and install compacted concrete sub base on the grass strip in the front of the Treo building. The council will discuss the options and costs to upgrade the grass strip at the next AGM.
4. Solo/Elevator Vibration: A letter was received from an owner in the Solo who is concerned with the vibration sounds from the elevator in front of his unit. The owner has requested the strata council hire Vibrosonic Control to analyze the elevator problem and should there be nothing. The owner has advised that if nothing is found to be faulty, the owner is willing to reimburse the council for the cost of engaging Vibrosonic Control. The owner has also requested that if problems are found with the system, the council continue to employ the engineers to provide shop drawings for the upgraded isolation. The council directed the strata agent to obtain a quote from Vibrosonic Control to complete the testing.
5. Dyer Vent Cleaning: The annual dryer vent cleaning was completed from the inside and entrance between October 21<sup>st</sup> and October 26<sup>th</sup>. A report was received from National Air Technologies to advise that 65% of the owner's units were accessed from the inside.
6. Gutter Cleaning: International Building Maintenance are on site to complete the gutter and drain cleaning on Solo, Duo and Treo Buildings.

## **CORRESPONDENCE**

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

1. A letter outlining noise complaints was received from a resident on the 3<sup>rd</sup> floor of the Treo building. A bylaw violation complaint letter will be submitted to the owner requesting compliance with strata corporation bylaw 3.1(b).

### **3. Use of Property (see also Bylaws 28 and 34)**

- (1) *An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that:*
  - (a) *causes a nuisance or hazard to another person;*
  - (b) *causes unreasonable noise;*
  - (c) *unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot;*
  - (d) *is illegal;*
  - (e) *is for solely professional or commercial purposes; or*
  - (f) *is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan.*

There being no further business, the meeting was adjourned at 7:45 p.m. The next meeting will be held on Monday, November, 23 2009 at 7:00 p.m.

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