

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

HELD On Tuesday, February 23, 2010 at 6:00 p.m. in Club Solo, 2228 Marstrand Avenue, Vancouver, B.C.

PRESENT

Howard Olsen	Co-President	
Marc Prefontaine	Co-President	
Christine Funk	Landscaping	
Dominic Mattman	Treasurer	(arrived 6:30 p.m.)

REGRETS Shawn Aslani

STRATA AGENT: Bunny Porteous, Vancouver Condominium Services Ltd.

The meeting was called to order at 6:00 p.m.

MINUTES

It was moved, seconded and carried to adopt the minutes of the January 19, 2010 council meeting, as circulated.

FINANCIAL REPORT

1. **Monthly Statement:** Following review, it was moved, seconded and carried to adopt the January 2010 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 12th month as at January 31, 2010 in the appropriate funds are as follows:
 - Total Cash Balance \$417,296.64 (including CRF Balance)
 - CRF Balance \$ 90,924.51 (Contingency Reserve Fund)
 - Exterior Maintenance Project \$ 80,962.06
3. **Audit:** The draft audit for the fiscal year end January 31st is being prepared by Reid Hurst Nagy and will be attached to the Annual General Meeting Notice.

4. Annual General Meeting:

- (a) Date: The Annual General Meeting has been scheduled for Tuesday, March 30, 2010 in Club Solo, 2228 Marstrand Avenue, Vancouver, BC.
- (b) Budget: The strata agent distributed an updated draft budget for the strata council's review for the fiscal year commencing February 1, 2010. Following discussion, the strata council approved the recommended budget for the fiscal year commencing February 1, 2010, to be included in the AGM Notice.
- (c) Agenda: The following $\frac{3}{4}$ vote resolutions will be presented to the owners for their consideration:
 - (i) $\frac{3}{4}$ Vote Resolution #1 – CRF Contributions: To increase the CRF to replace the funds (\$116,000) approved at the SGM on July 28, 2009 to complete the Exterior Maintenance Project, such expenditure to be charged as a special levy upon the owners in preparation to the unit entitlement of their respective strata lots.
 - (ii) $\frac{3}{4}$ Vote Resolution #2 – Bylaw Amendment – Flooring Upgrades
 - (iii) $\frac{3}{4}$ Vote Resolution #3 – Bylaw Amendment – Smoking Policy

BUSINESS ARISING

1. Exterior Maintenance Project: The strata agent is awaiting the final invoices from Alumni Painting and Spratt Emanuel Engineering to determine the final cost for the Exterior Maintenance Project. Excess funds will be deposited to the Contingency Reserve Fund.
2. Elevator/Vibrations: Vibrasonic Engineers completed an investigation into an owner's concern of vibration sounds emanating from the elevators in the Solo building and is preparing a report for councils review.
3. Unit #502/Solo – Leak: The strata agent has requested quotes from Tek Roofing and Proactive Building to repair the balcony roof membrane and flashing details at unit 502 as per the investigative report completed by Spratt Emanuel Eng to prevent further water seepage into the unit.
4. Legal Opinion/Water Loss Responsibility: The strata council has engaged legal counsel David Linden to prepare a legal opinion on responsibility of the strata corporation and/or owners in the event of water loss and the resultant damages, which will be posted on the website when available.

5. Air Systems/Treo Building: Pacific Rim Technical Services was contracted to balance the hallway pressurization system in the Treo Building and inspect suites #302 and #305 for ventilation concerns. The technicians rebalanced the MUA Roof system and repaired the minor excess air flowing into the parking level outlet. Following a review of units 302 and 305, the technician recommended the owners permit some hallway make-up air flow into the suites to pressurize the space and keep any unwanted smells out, close the fireplace exhaust pipe when not in use, and contact a plumber to clean and sanitize the kitchen, bathroom and bathtub sinks, drains and traps. A copy of the Pacific Rim report was submitted to the owners.

6. Fire Inspection: Levitt Safety was on-site January 25th and 26th to complete the annual fire inspection in all common areas and in suites. A report was received from Levitt Safety as follows:

- (a) 45lb. ABC fire extinguishers are due for hydro testing. A technician recommending replacing new ones at the same cost.
- (b) Two extinguisher cabinet glass is broken and require replacement.
- (c) One smoke alarm in unit #107 in Solo building requires replacement.
- (d) A second visit be scheduled to complete mandatory testing in the following units not available for testing on the first visit:

Solo – Units #P5, #604, #505, #506, #406, #410, #214, #106
Duo – Units #311, #312, #213, #104, #106, #108
Treo – Units #403, #405, #406, #407, #104

Total cost of deficiencies is \$3,038.69. The strata agent was directed to contact Levitt Safety to proceed with the deficiencies. A second visit to test the fire equipment in the units not available during the first visit has been scheduled for March 18th between 4:30 – 6:30. Owners will be charged for the shared cost of the second visit as per the first inspection notice.

The Fire and Safety Code requires all safety equipment in owners' units be tested on an annual basis.

CORRESPONDENCE

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

- 1. A letter was received from the owners of unit #311 (Solo) requesting the strata council evaluate the noise level of the parkade gate. The owners' unit is located directly above the garage door in the Solo building. The owners will be advised that the parkade motor has been recently replaced and is running with minimum noise level.

NEW BUSINESS

1. **Parkade Lighting Upgrade:** A quote was received from Atomic Electrical Solutions with estimate costs of \$50,000 to complete lighting retrofit in the parkade area as part of the BC Hydro Power Smart Program. The council will review the report in further detail, and any recommendations will be presented at the AGM in 2011.
2. **Fitness Upgrades:** An owner has requested the strata corporation upgrade the fitness equipment with power blocks, resistant bands and a DVD player for the fitness room. The council recommended the owner bring forward the recommendation for discussion at the AGM on March 30th. \$2,000 has been allotted in the operating budget to be approved at the AGM.
3. **Fireplace Maintenance:** Sure Fire Gas Services will be conducting fireplace maintenance for Solo, Duo and Treo on March 11, 2010.

Sign up sheets are posted in the mail rooms of Solo, Duo and Treo.

It is a good time to complete your annual fireplace maintenance before turning off your fireplace for the season (in order to save gas consumption and \$\$\$ for the strata corporation).

Servicing will prevent damage to the fireplace and vital for the safety of the resident and is also a necessity for insurance purposes.

Cost for the service is \$51.45 (payable by owners upon completion of the maintenance). For further information contact Sure Fire Gas Services 604-728-2245.

4. **Noise Complaints:** There has been an increase in noise complaints recently. Residents are reminded of the strata bylaws 3.1(a) & (b), (c) and 37(a):

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;***

37. Noise

An owner, tenant or occupant must not:

- (a) use a strata lot or common property for any purpose which involves undue traffic, loitering or noise in or about the strata lot or common property between the hours of 11:00 pm and 8:00 am.***

Solo, Duo, Treo is a home to people of various ages, family sizes, cultures and lifestyles. Please keep in mind the challenges and limit of high density living and keep noise levels to a reasonable limit. Disturbing other occupants is not acceptable and the bylaws will be enforced.

There being no further business, the meeting was adjourned at 7:15 p.m. The next meeting will be the Annual General Meeting to be held on Tuesday, March 30, 2010 at 7:00 p.m. in Club Solo, 2228 Marstrand Avenue, Vancouver, B.C.

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BP/lc

WHAT YOU NEED TO KNOW ABOUT AN EARTHQUAKE

We recognize that this is a sensitive topic due to the recent devastating earthquake in Haiti; however, it is imperative that we all understand the reality of dealing with the aftermath of a major earthquake ...

1. You are on your own. Do not count on your strata council or management company for assistance.
2. There is not a supply of food, water, blankets or other survival provisions stored anywhere on the property. You are on your own and need to prepare accordingly.
3. If there is natural gas service to your strata corporation there is no plan for shutting off the gas supply.
4. There are no arrangements for alternate living quarters if you are unable to return to your strata lot. You are on your own.
5. Depending on the severity of the earthquake, you may not be able to telephone the management company for assistance.
6. The contents of your strata lot, your automobile(s) and other personal property are not insured by the strata corporation. If you have made improvements to your strata lot, such improvements or betterments are not insured by the strata corporation either.
7. The strata corporation is insured for earthquake damage; HOWEVER, there is a deductible which means that there is no coverage for damages within that deductible. Generally the deductible is 10% of the value of the strata corporation although in some instances (ie. Richmond) the deductible could be 15% or 20% of the value of the property. In most cases this will amount to millions of dollars. Your strata corporation does not have reserve funds available to meet such a huge deductible. Repairs will have to be funded by one or more special levies. These could be substantial.
8. There is **NO** government plan or fund to assist either you or your strata corporation. You are on your own.

While it would be nice to hear that there are plans and that there is a safety net, your strata council and VCS bring you the above information in an effort to alert you to the reality of an earthquake scenario. The Government of Canada advises you should be prepared to be self sufficient for at least 72 hours. Accordingly, you need to develop your own personal plans for survival. Like many people, you will not be adequately prepared and that is "human nature". Please remember, however, that "You are on your own" is the hard truth and the only rule that counts.

For further information, please visit the following websites:

Ministry of Public Safety & Solicitor General

http://www.pep.bc.ca/hazard_preparedness/earthquake_preparedness.html

City of Vancouver Earthquake Preparedness Tips

<http://vancouver.ca/emerg/prepyourself/earthquaketips.htm>

Public Safety Canada - What To Do during an Earthquake

<http://www.preparez-vous.ca/fl/earthquakes-what-to-do-eng.pdf>