

MINUTES OF COUNCIL MEETING

STRATA PLAN LMS-3170

SOLOR, DUO, TREO

HELD On Tuesday, June 28, 2010 at 7:00 p.m. in the Solo Room, 2228 Marstrand Avenue, Vancouver, B.C.

PRESENT Howard Olsen President
Marc Prefontaine Vice President
Christine Funk Landscaping

REGRETS Dominic Mattman Treasurer
Norm Bogner

STRATA AGENT Bunny Porteous, Vancouver Condominium Services Ltd.

The meeting was called to order at 7:10 p.m.

MINUTES

It was moved, seconded and carried to adopt the minutes of May 25, 2010 council meeting, as circulated.

BUILDING MANAGER'S REPORT

IMPORTANT

Gas Fireplace: The council highly encourages all residents to turn off the pilot on their gas fireplaces for the summer months as an energy savings and cost savings program for the strata corporation. Although you may not use your fireplace during the summer months, unless you turn off the pilot light, it will continue to exert heat. If you require assistance with turning off and on your pilot light, please leave a note in the strata mailbox in Club Solo and the building manager will contact you.

“Please help the environment and also save \$\$\$ for the strata corporation.”

FINANCIAL REPORT

1. **Monthly Statement:** It was moved, seconded and carried to adopt the May 2010 financial statement, 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 4th month as of May 31, 2010 in the appropriate funds are as follows:
 - Total Cash Balance \$410,368.93 (including CRF Balance)
 - CRF Balance \$188,936.85 (Contingency Reserve Fund)
3. **Arrears:** The agent advised council that letters have been sent to 36 owners who yet have to submit payment for the Special Levy, passed on February 1, 2010, requesting payment within 14 days. The first payment was due on May 10th. The Special Levy will not be added to the PAC pre-authorized chequing plan. Please issue post-dated cheques payable to "Strata Plan LMS-3170".

A copy of the strata fee, catch-up fees and special levy schedule has been posted on the strata corporation's website www.soloduotreo.com. Late payments for strata fees or special levy payments are subject to late fines as per the strata corporation's bylaws.

The council would like to thank all owners for ensuring that their strata fees and special levy payments are submitted on time.

BUSINESS ARISING

1. **Landscaping:** Council member Christine Funk completed a walkabout with Trees Plus Landscaping to review the landscaping and review resident concerns. Christine requested a quote to upgrade the pots in front of the Solo building and the grass strip in front of the Treo Building.
2. Spratt Emanuel Engineering completed a leak investigation on the small roof of Solo PH7. While on site, the engineers observed that all 6 small roofs were flooded with water 6 hours after a rain event and were not draining, as there is no roof area drain provided, only an over-flow scupper which sits much too high to allow proper drainage.

A summary was received from SEE:

- (a) Although the water is ponding on the roof, the membrane is not allowing water ingress.

- (b) Sealants from the cap flashing on the small roof of PH7 have deteriorated. Spratt Emanuel Engineering recommends immediate replacement of the flashing on the small roof with a new standing seam flashing onto a new self-adhered membrane roof perimeter waterproofing.
- (c) The soffit venting strip is necessary for proper ventilation of the roof curbs however it is usually held 2-3 inches out from the face of the building to prevent back splash off the wall. Spratt Emanuel Engineering recommends that the new roof parapet cap flashings should extend an additional inch down the wall to prevent back splash and have a one inch extension away from the wall to increase protection.

Proactive Building Maintenance will provide a quote for council's review.

- 3. Fitness Upgrades: The council would like to thank owner Dominic Shew for volunteering to purchase the new fitness equipment (a new DVD player and organizer, dumbbells, sports blocks, bosu balls, resistant bands) at a total cost of \$1,003.43.

Dominic has posted workout info for the new equipment in the gym area.

Residents are reminded that the fitness equipment must remain in the gym.

- 4. Failed Window Seals: Two quotes were reviewed to replace the identified failed windows in survey completed by 15 owners.
 - (a) Action Glass, \$14,827 plus taxes;
 - (b) Accurate Glass \$20,300 plus taxes.

Council approved Action Glass to proceed with the window replacement in the following units:

The Solo Building: 406, 504, 515, 512, PH1, PH5, TH3, PH12, PH9, 610 and PH7.

Owners will be contacted the scheduled date the windows will be replaced.

- 5. Elevator Repairs: ThyssenKrupp is scheduled to repair the Governor shieve and cable in the Solo building elevator in July at a cost of \$8,967.60 plus taxes.
- 6. Elevator Inspection/Vibra Sonic Controls: The council approved Vibra Sonic complete a site inspection on the elevator noise in the Solo building following the concerns from the owner of PH4.

Vibra Sonic submitted a report with the following conclusions:

- There is a low level vibration induced noise from the elevators regenerating in PH4. This will be more evident at night when the ambient noise is lower.
- PH4's is largely 'hard surfaced', hence any noise entering, or within, his suite will tend to be amplified.
- The 'tone' which the engineer experienced is borne out by the objective measurements by Brown and Strachan and it is this 315Hz 'tone' that predicates the overall Noise Criteria (NC) levels in PH4 ... and should be addressed.

The engineer advised that there could be a three phase resolution to the issue; however, believes that there are "better than even odds" that it can be resolved with the first phase.

The council approved a quote received from ThyssenKrupp in the amount of \$4,826.38 to complete Phase 1.

7. **Block Party:** Council president Howard Olsen has contacted several neighbouring buildings who are very keen on holding an Arbutus Walkway Summer Party on Sunday, August 8th from 12:00 noon to 6:00 p.m. Council approved a maximum expenditure of \$500 to rent a large BBQ and purchase corn on the cob as a contribution to the party from the residents of Solo, Duo and Treo. Howard is seeking volunteers to assist with the summer party. If you are interested please leave your name and number in the Solo Room or sign up on the website www.soloduoatreo.com block party. First volunteer meeting will be held Monday, July 5th in Club Solo.

Residents are highly encouraged to mark the date August 8th on your calendar, and come on out and meet your neighbours.

CORRESPONDENCE

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

1. A complaint was received from a resident on the fourth floor of the Solo building outlining excessive noise. A bylaw violation complaint has been sent to the owner of the unit outlining the complaint and the strata corporation's bylaws. The owner has been requested to submit in writing prior to July 15th if they disagree with the particulars of the complaint or if they feel the imposition of a fine would be inappropriate for any other reasons and may contact VCS if they wish the opportunity to present their position in person at a council meeting in accordance with Section 135 of the *Strata Property Act*.
2. The owners of unit 502 submitted a letter to the council for completing the small roof repairs outside their master bedroom to prevent further water ingress. Due to the water ingress on numerous occasions, the owners have requested the original carpet be replaced. The agent was directed to obtain a quote for the carpet replacement.

3. Correspondence was received from the owner of PH4 in the Solo building requesting Phase 1 of the Vibra Sonic Report recommendations be completed in a timely manner. The council has approved the quote to proceed and requested the agent follow up with ThyssenKrupp to schedule the repairs.
4. A letter was received from the owner of unit #204 requesting council's approval to complete renovations. Details of the renovations were received including the maximum required sound proofing (STC rating 60) to be installed under the laminate flooring. A letter of approval was submitted to the owner on condition a copy of the City of Vancouver building permit is provided and the strata corporation alteration bylaws are strictly adhered to. A memo outlining the time frame of the renovation should be distributed to the neighbouring units for awareness of potential noise.
5. The owner of unit #208 in the Duo building requested council's approval to maintain the plant in the Duo lobby and recommended the plants in the two exterior pots be replaced. The council would like to thank the owner for maintaining the plant in the lobby and has requested Trees Plus to replace the plants in the pots outside the Duo door.

NEW BUSINESS

1. **BC Hydro Energy Savings:** Council member Marc Prefontaine has volunteered to contact BC Hydro to complete a walkabout to obtain recommendations on energy savings within the buildings.
2. **Garbage Room:** It was brought to the council's attention that residents are continuing to dump unwanted unauthorized items in the garbage room. The garbage room is for security tied garbage bags to be dumped in the garbage bin and recycling items in the recycling bins. Residents with unwanted items are required to dispose of their items off site. The garbage room is being carefully monitored and owners noted in violation will be fined and charged for the cost of the removal of the items.
3. **No Smoking Bylaw:** Several complaints have been received of a resident smoking marijuana on a balcony of the 4th floor on the southeast side of the Solo building which is in direct violation of the strata corporation bylaws. Strata corporation bylaw 28.3:

28. (3) *Owners/visitors are not permitted to smoke in common or limited common areas (i.e. balconies).*

The council is requesting residents who live on the southeast side of the Solo building to monitor the area and if they witness a resident smoking on the balcony, to please contact VCS.

3.

IMPORTANT SUMMER TIME BYLAW REMINDERS

Summer time is upon us (we hope) and windows and doors are left open for air circulation. In consideration of your neighbours, residents are requested to keep noise levels to a reasonable limit.

28. (1) An owner shall not:

(b) make undue noise in or about any strata lot or common property;

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.

(i) use, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to use, a barbecue, hibachi or other like cooking device on a balcony, deck or patio unless such barbecue, hibachi or cooking device is powered by propane or electricity and such propane or electricity powered barbecues, hibachis and other like cooking devices shall not be used except in accordance with rules and regulations made by the strata corporation from time to time;

(p) hang or display, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to hang or display, any laundry, washing, clothing, bedding or other articles from windows, patios, balconies or other parts of the building so that they are visible from the outside of the building;

(u) place, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to place, any items on any deck, patio or the balcony except free-standing, self-contained planter boxes, planter boxes properly and securely fastened to railings, summer furniture and accessories and indoor-outdoor carpeting nor install, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to install, any articles of a hanging nature within three feet of a balcony railing line;

HAVE A GREAT SUMMER

There being no further business, the meeting was adjourned at 7:35 p.m. The next meeting will be held on August 31, 2010 at 7:00 p.m.

Bunny Porteous
Vancouver Condominium Services Ltd.
#400 - 1281 West Georgia Street
Vancouver, B.C.
V6E 3J7

Telephone: (604) 684-6291 (24 Hour Emergency Services)
Toll Free: 1-877-684-6291 / Fax: 604-684-1539

BP/tr

HST AND STRATA FEES

The HST legislation became law on April 30th, and becomes effective July 1st. Do you have to add HST to your monthly strata fee payments? The answer is “NO” if you own a residential strata lot. Continue to make your payments at the same amount as you have been doing in the past. However, note that most items in your strata corporation’s budget are subject to HST. This means that your strata corporation’s next budget will include an allowance for the additional HST expense which will result in an overall budget to pay for the HST. In other words, you do not have to add 7% to your payments. (The 5% GST is already in the budget). It will be “built into” your strata fees starting with your next strata corporation’s budget. In some strata corporations, an allowance has already been factored in. If you own a commercial strata lot, the HST will be an additional payment to make starting July 1st.