

MINUTES OF COUNCIL MEETING

STRATA PLAN LMS-3170

SOLO, DUO, TREO

HELD On Tuesday, August 31, 2010 at 7:00 p.m. in Club Solo, 2228 Marstrand Avenue, Vancouver, B.C.

PRESENT Marc Prefontaine Vice President
Dominic Mattman Treasurer
Christine Funk Landscaping

REGRETS Howard Olsen President
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 the June 29, 2010 council meeting, as circulated.

BUILDING MANAGER'S REPORT

Bylaw Reminders

- 9(5) *An occupant of a strata lot shall ensure that no water is permitted to overflow a balcony or deck of the strata lot when watering plants.*
- 9(6) *An occupant of a strata lot shall ensure that objects are not permitted to fall over a balcony or deck of the strata lot. "Objects" shall include water used to clean a balcony or deck.*
- 10 (1) *Residents are not allowed to park their vehicles in the Visitor Parking Areas.*
- (2) *A visitor may park in the Visitors' Parking Areas while they are visiting an owner or resident for a period of no longer than three (3) days; provided that the suite number being visited must be noted on a piece of paper on the dashboard clearly visible from the outside of the vehicle. After three (3) days, the vehicle may be subject to a warning and/or may be removed at the expense of the vehicle owner.*

Anyone requiring staying in excess of the three (3) day period is to seek approval of the strata council representative or the property manager. Permission may be granted for a stay to a maximum of fourteen days.

(4) Vehicles may be towed without notice from the 20 Minute zones in the front of the buildings when the time limit is exceeded.

(5) Hereafter, anyone violating the Parking Regulations will be warned subject to the following:

First Violation - Warning

Second Violation - Tow without notice and at the owner's expense

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

37 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.

FINANCIAL REPORT

1. **Monthly Statements:** Following review, it was moved, seconded and carried to adopt the June and July, 2010 financial statements, 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 6th month ending July 31, 2010 in the appropriate funds are as follows:

- Total Cash Balance \$484,926.73 (Including CRF Balance)
- CRF Balance \$185,645.72 (Contingency Reserve Fund)

3. **Arrears:** The agent advised council that demand letters requesting payment within 21 days have been sent to seven owners who have yet to submit payment for the special levy passed on March 30, 2010. A lien has been filed against one strata lot for significant outstanding arrears on their account. A \$165 lien charge has been applied to the account. Non-payment could result in legal proceedings.

BUSINESS ARISING

1. **Exterior Maintenance Project/Small Roof Repairs:** The council approved Proactive Building Maintenance to repair the cap flashing and details on the small roof above penthouse 7.

2. **Failed Window Seal Repairs:** Action Glass is proceeding to replace the 64 failed window sealant units in 17 units at an estimated cost of \$17,000 plus taxes. Action Glass reported that they are having difficulties obtaining access into owners' units to replace the windows.

Residents are reminded that the cost to replace the failed windows was contingent on two installation dates. Residents who deny access to Action Glass will be charged for the extra costs for the contractors to return and install the windows.

3. Elevator Repairs: ThyssenKrupp Elevator has completed the following upgrades:
 - (a) Phase 1 from the Vibra Sonic report completed on November 5, 2009 to reduce vibrations. Cost: \$4,826.38 GST.
 - (b) Replace the damaged Governor shieve and cable in one of the Solo elevators. Cost: \$10,043 (funding approved from the CRF).

4. Landscaping: A proposal was received from Trees Plus in the amount of \$2,650 plus GST to upgrade the four plots of lawn along Vine Street as follows:
 - (a) Remove all lawn and roto-till at all lawn areas
 - (b) Add new top soil to be level with sidewalk
 - (c) Lay landscape fabric down along all four plots (this will prevent weeds from growing through river rock)
 - (d) Plant 35 Skimma shrubs throughout the four plots
 - (e) Apply 3" to 4" river rock over landscape fabric and throughout all four plots

The council approved the quote in the amount of \$2,650 plus HST and requested the agent contact Trees Plus to proceed.

5. Unit #402: As the contractors were unable to repair the two damaged floor tiles from a pipe leak, the council approved the replacement of the tile flooring (original flooring) in the entranceway/kitchen in unit #402 at a total cost of \$5,016.48.

6. 1st Annual Summer Block Party: The council would like to thank council president Howard Olsen and owners Michaela Stapf (Solo), Kathy Lepard (Solo), Steve McFarlane (Solo) and Kathleen Gauley (Duo) for all the volunteer hours spent arranging the fun, well attended 1st Annual Summer Block Party. The council received many thank you notes from neighbouring buildings, who are interested with contributing and volunteering with next summer's block party.

CORRESPONDENCE

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

1. A letter was received from the owner of unit #101 in Duo to request council's permission to replace the existing carpeting with bamboo flooring. Details of the required sound transmission rating materials for the underlay was submitted. A letter of approval was sent to the owner on condition area rugs are to be laid in high traffic areas, shoes not be worn inside the unit and notices submitted to neighbouring units and posted in the mailroom with the time frame of the renovations.

2. Letters were received from several residents outlining concerns with neighbouring residents smoking on their balconies and tossing cigarette butts over the balcony railings which is not only a violation of the strata corporation bylaw 28.3, it causes an unsightly mess and poses a potential fire hazard.

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

Bylaw violation complaint letters were submitted to three residents in the Solo building for smoking on the balconies.

A REMINDER TO ALL RESIDENTS

Residents are NOT PERMITTED to smoke on common or limited common property i.e. balconies and MUST refrain from tossing cigarette butts and garbage over their balcony. Residents should also take caution when watering their plants to avoid soil and water spilling onto the balconies below.

There being no further business, the meeting was adjourned at 7:40 p.m. The next meeting will be held on Wednesday, October 13, 2010.

Bunny Porteous
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BP/am

INSURANCE COVERAGE

All owners and residents are reminded that the strata corporation's insurance policy does not provide coverage for any individual contents, betterments, or improvements (i.e. storage locker contents, clothing, furniture, decorating, upgrading of carpets, flooring, etc.). Owners and residents must carry their own "Owner Package" insurance for this coverage, including any and all improvements. You should contact your home insurance company to determine if you have this coverage or not.