

MINUTES OF COUNCIL MEETING

STRATA PLAN LMS-3170

SOLO, DUO, TREO

HELD: On Wednesday, October 13, 2010 at 7:00 p.m. in Club Solo, 2228 Marstrand Avenue, Vancouver, B.C.

PRESENT Howard Olsen President
Dominic Mattman Treasurer
Christine Funk Landscaping
Norm Bogner

REGRETS Marc Prefontaine Vice President

GUEST: Sandra Hermanson #402

STRATA AGENT Bunny Porteous, Vancouver Condominium Services Ltd.

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

GUEST BUSINESS

Sandra Hermanson of unit #402 attended the council meeting to discuss the flooring damages incurred from a failed pipe within the walls in November 2009.

BUILDING MANAGER'S REPORT

A walk about was completed of the parkade and it was observed there are several owners storing unauthorized items in their parking stalls which is in violation of the City of Vancouver Fire & Safety Code. Parking stall use is restricted to a currently insured motor vehicle, motorcycle, or trailer. Residents are requested to remove all unauthorized items by November 1st or the items will be removed and disposed of.

There has been an increase in complaints of residents smoking cigarettes and marijuana on their balconies which is not only a violation of the strata corporation's bylaw 3.2 & 28.3, but also a severe health hazard to residents with breathing problems from the second hand smoke.

3. Use of Property

- (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.*

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

This is the FINAL warning to all residents in violation of the strata corporation "No Smoking" bylaws. Any further complaints will result in a \$200 bylaw violation fine assessed to the owner's account. Please be cognizant of your neighbours and refrain from smoking on your balcony or near a door or window that will allow the smoke to filter into neighbouring units.

MINUTES

It was moved, seconded and carried to adopt the minutes of the August 31, 2010 council meeting, as circulated.

FINANCIAL REPORT

1. Monthly Statement: Following review, it was moved, seconded and carried to adopt the August and September, 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 8th month ending September 30, 2010 in the appropriate funds are as follows:
 - Total Cash Balance \$528,395.53 (Including CRF Balance)
 - CRF Balance \$192,520.81 (Contingency Reserve Fund)
3. Arrears: The council would like to thank all owners for ensuring that their strata fees are submitted on time.
4. Audit: The council approved Reid Hurst Nagy to complete the January 31st year end audit.

BUSINESS ARISING

1. **Failed Window Seal Repairs:** Action Glass has completed the installation of 64 failed window seals in 17 units in the Solo, Duo and Treo buildings at a cost of \$17,736.14. Due to budget constraints, no further window repairs will be completed at this time unless they are urgent. A survey will be posted in the Solo, Duo and Treo buildings in the spring of 2011 for residents to sign up with failed window seals.
2. **Elevator Repairs:** ThyssenKrupp Elevator technicians and Vibra Sonic Engineering were on site to review the repairs completed on the elevator in the Solo building outlined in the Vibra Sonic report to prevent vibration sounds. ThyssenKrupp will provide a report for council's review
3. **Landscaping:** Trees Plus has completed the landscaping upgrades on the grass strip in front of the Treo building on Vine Street at a cost of \$2,650 plus HST.
4. **Silverfish Treatment:** Many residents are experiencing silverfish in their units. Allied Pest Control was on site October 9th to complete silverfish treatment in some of the resident's units in the Solo building.

Allied Pest Control is scheduled to return October 16th, 23rd and 30th to complete further treatments. Residents who are experiencing silverfish should sign their names in the mailroom of the building.

- Solo Building: October 16th from 9:00 am to 3:00 pm
- Duo Building: October 23rd from 9:00 am to 3:00 pm
- Treo Building: October 30th from 9:00 am to 3:00 pm

The technicians will start at the top floors of each building and work down. Residents will be required to leave the unit for three (3) hours following the treatment. Memos are posted in the mailroom with details on the treatment process and residents' requirements before the technicians can access each unit.

CORRESPONDENCE

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

1. **Cigarette/Marijuana Smoke:** Complaints were received from several residents regarding the smoking of marijuana on a balcony in the Solo building which is a violation of the strata corporation bylaw 28.3:

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

A bylaw violation letter will be sent to the owner outlining the complaint and the strata corporation bylaws.

2. A letter was received from the owner of PH7 requesting the replacement of a failed and sagging windows. As the window replacement program has been completed for this fiscal year and the repairs are not urgent, the owner will be advised to register their unit on the failed window survey to be posted in the spring 2011.
3. Correspondence was received from an owner in the Solo building requesting the following issues be addressed:
 - Late night excessive noise in a unit on the 4th floor in the Solo building
 - Residents parking long term in the guest parking
 - Unauthorized storage of items in parking stalls

The council will follow up with the owner's concerns.

4. Correspondence was received from the owner of unit #406/Solo requesting council's approval to install laminate flooring. Details of the required sound transmission rating of the underlay were received. The agent submitted a letter of approval on condition that:
 - A copy of the flooring invoice be submitted to VCS.
 - Area rugs be laid in high traffic areas.
 - Shoes not to be worn inside the unit when walking on the hardwood floors.
 - Memos distributed to neighbouring units and posted in the mail room with the time frame of renovations.

In addition, the owner was advised that the strata corporation's insurance policy does not provide coverage for improvements or betterments. As a result, it is the responsibility of the resident to obtain separate insurance for the upgrade flooring.

NEW BUSINESS

1. Roof Anchor Testing: The agent has contacted Pro Bel to schedule the annual roof anchor testing for the Solo building in November.

There being no further business, the meeting was adjourned at 8:15 p.m. The next meeting will be held on Wednesday, November 24, 2010 at 7:00 p.m.

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BP/md

WHAT YOU NEED TO KNOW ABOUT AN EARTHQUAKE

The idea of an earthquake is unwelcome and not something any of us would like to consider happening in Vancouver; however, it is imperative that we all understand the reality of dealing with the aftermath of a major earthquake should it happen here...

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/email 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.preperez-vous.ca/fl/earthquakes-what-to-do-eng.pdf>