

MINUTES OF COUNCIL MEETING

STRATA PLAN LMS-3170

SOLO, DUO, TREO

HELD On Wednesday, January 19, 2011 at 6:00 p.m. in Club Solo, 2228 Marstrand Avenue, Vancouver, B.C.

PRESENT Howard Olsen President
Christine Funk Landscaping
Norm Bogner

REGRETS Marc Prefontaine Vice President
Dominic Mattman Treasurer

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 November 24, 2010 council meeting, as circulated.

FINANCIAL REPORT

1. **Monthly Statements:** Following review, it was moved, seconded and carried to adopt the November and December, 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 11th month ending December 31, 2010 in the appropriate funds are as follows:
 - Total Cash Balance \$549,330.93 (Including CRF Balance)
 - CRF Balance \$195,381.25 (Contingency Reserve Fund)
3. **AGM:**
 - (a) **Date:** The Annual General Meeting has been scheduled for April 7, 2011 in Club Solo, 2228 Marstrand.
 - (b) **Budget:** The agent distributed an updated draft budget for council's review. The draft budget is for discussion purposes only. Once the draft audit has been completed, the budget will be updated and included in the AGM notice.

(c) Agenda:

(i) $\frac{3}{4}$ Vote Resolution – Bylaw Amendments (parking/storage).

4. Audit: Reid Hurst Nagy has been approved to complete the audit for the fiscal year end January 31, 2011. A copy of the draft audit will be included in the AGM notice.

BUSINESS ARISING

1. Solo Elevator: A letter was received from the legal counsel of PH4 requesting the strata corporation take appropriate action to remedy the noise/vibrations the owner hears from the elevator in front of his unit. The strata received a report from Vibra Sonic on December 5, 2009 outlining a 3 stage repair strategy. The council approved first phase as per Vibra Sonics recommendation and completed by ThyssenKrupp. Vibra Sonic agreed the work was completed as per their recommendation, resulting in minimal vibration in the upper isolated section of the drive assemblies. The consultant informed the council that the deflector sheaves could be the source of vibration, and would have to be isolated from the structure to reduce the vibration path on the lower section of the drive. ThyssenKrupp has been requested to investigate the deflector sheaves. BLK Consultants have been requested to complete an acoustical test on the vibrations to determine if the vibration level is within an acceptable range for the building.
2. BC Energy Savings Program: No report available.
3. Website: Council member Howard Olsen is upgrading the strata corporation's website soloduotreo.com. In compliance with the *Strata Property Act*, owners will be required to obtain a username/password to access the minutes, bylaws, rules, Club Solo Rentals, Fobs insurance policy and all important building reports. Owners who wish to get set up for the website should go to "soloduotreo.com" and follow the directions, once the upgrades have been completed.
4. Fire Inspection: Vancouver Fire & Security were onsite January 10, 2011 to inspect and test the fire safety equipment in all units and common areas. All in-suite fire safety devices must be tested in accordance with the local fire code. The agent is awaiting a final report on deficiencies and units not accessed to complete the testing. Owners whose units were not accessed will be charged for the cost of the second visit.
5. Parkade Vandalism: Several acts of vandalism occurred in the parkade during the month of December. A vehicle was stolen from the visitor parking, license plates were stolen from several vehicles and several vehicles vandalised. Providence Security completed a walkabout and no signs of forced entry were observed. It has been brought to the council's attention that on several occasions and it was observed by Provident Security and residents that the west side door between the Solo and Duo has been propped open. Provident Security has increased the patrolling of the area.

Important Reminders

1. **Wait until the gate has completely closed before moving on.**
2. **Do NOT leave keys, access cards and fobs in your vehicle.**
3. **NEVER let a stranger into the lobby when you enter/exit.**
4. **Make sure ALL doors are closed behind you.**
5. **Report ANY suspicious activity to “911” or contact VCS to file a report**

The council approved the following new rule for the Building.

Owners observed leaving doors open will be assessed a violation fine.

6. Building Maintenance:

- (a) Leak/Unit 304/305: Milani Plumbing was contacted on December 19, 2010 to investigate a leak in unit 304 and discovered a leak on the domestic flow guard pipe which has damages to units #304, #302, #301, #106, #103 and #101. The plumbers were required to shut down the water to complete the repairs, however when they turned the water back slowly, a pipe burst in unit #305 causing damages to units #305 and #107.

Barclay Restoration was contacted to complete the emergency repairs and the agent has filed an insurance claim with the strata corporation's (BFL Canada) Insurance. Quotes were received from Firstonsite and Barclay Restoration to complete the water damage repairs. Barclay Restoration was approved to proceed with the repairs at a cost of \$62,159 and will contact the residents to schedule the repairs.


The insurance provider BFL has qualified the pipe bursts on December 19th, as two separate claims. The \$20,000 in water damage deductibles will be funded from the Contingency Reserve Fund, as it is deemed as an emergency repair.

- (b) Leak/PH2: Milani Plumbing was contacted to investigate a leak in unit #603 and discovered a break in the flow guard pipe in Penthouse 2 causing water damages into unit #603. As the damage is under the strata corporation \$10,000 water damage deductible, the owner was requested to contact their personal home insurance to complete the water damage repairs.
- (c) Exterior Leak/PH: January 3, 2011 Milani Plumbing was contacted to investigate a leak in unit #411 in the Solo building and discovered a pipe leak in a common area wall which has caused water damage to units #411, #311 and #211. Barclay Restoration was contacted to complete the emergency restoration repairs, and have submitted a quote in the amount of \$15,000 to complete the water damage repairs in #411, #311 and #211. The agent was requested to contact BFL Canada, the strata corporation's insurance carrier to inquire if the strata corporation deductible and premium would increase for the May 1, 2011 insurance renewal, if a third claim within one month was filed.

BFL Canada Insurance advised that they were in a good position to argue renewal terms with the underwriter and maintain the same deductible as the history of the strata corporation indicates that there was a three year period with no claims at Solo, Duo Treo. However, with the filing of two claims in December and another claim for water damage in January 2011, it will change the position and result in higher water/sewer backup deductibles when the policy matures on May 1, 2011 of \$15,000 or \$25,000.

Following discussion, and the feedback received from BFL Canada Insurance, the council agreed not to file an insurance claim and fund the water damage repairs for the three units \$15,100 from the Contingency Reserve Fund.

- (d) The owner of unit Penthouse 5 in Solo contacted VCS to report two areas of water infiltration. Spratt Emmanuel Engineering was contacted and will be on site Thursday, January 20th to review and determine the source of the leak.
- (e) The owner of unit #110 Solo contacted VCS to report water staining on the drywall above the patio door. Spratt Emanuel Engineering will investigate the area on Thursday, January 20th.

IMPORTANT	
	<p>Homeowners are encouraged to obtain a condominium unit package which not only covers personal contents but also the current \$10,000 water damage deductible. This deductible could be charged back to the current unit, should they be deemed responsible for an insured loss. In the event the loss or damage in a unit does not exceed the strata deductible, there is no duty on the strata corporation to repair or maintain within the strata lot, the unit owner involved may benefit from coverage from his/her personal insurer.</p>

CORRESPONDENCE

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

1. **Noise Violation:** There has been an increase in excessive noise complaints and smoking on balconies. Bylaw violation letters have been sent to owners in violation requesting a reply within 14 days if they are in disagreement with the particulars of the complaint or wish to attend a hearing at the next council meeting to discuss the particulars of the complaint. No response could result in a bylaw violation fine (\$200) assessed to the owner's account.

REMINDER TO RESIDENTS

Solo Duo Treo is home to people of various ages, family sizes, cultures and lifestyles.

Please keep in mind the challenges and limits of high density living and keep noise levels to a reasonable limit. Disturbing other occupants is not acceptable and the Bylaws will be strictly enforced.

2. Unit #404 Duo - Window Seals: A letter was received from the owner of #404 Duo requesting the window seals in two or three balcony windows be replaced. The strata corporation has completed the window replacement program for this fiscal year, (38 failed windows were replaced). A survey will be posted in the spring 2011 for all residents to sign up with window deficiencies.

NEW BUSINESS

1. Dryer Vent Cleaning: National Air will be onsite January 19th and 27th to complete the cleaning of all dryer vents from the exterior. Access is NOT required into owners' units.
2. Landscaping Contract: After review, council approved the landscaping/maintenance contract with Trees Plus commencing February 1, 2010 to December 30, 2011 at a cost of \$900 plus HST per month (no increase).
3. Make-Up Air Unit: Siemens Canada was onsite to investigate the failure of the rooftop make up air units on the 3 building on several occasions and discovered that the combustion air fan motor was seized and the air switch was not closing in the "stand by" mode. A new motor is required for the Solo MUA and the air switch for the Treo MUA has been replaced. Siemens Canada has recommended a combustion analysis be completed on the makeup air units to ensure they are operating adequately. The agent has requested a quote to complete the combustion analysis.
4. Condition Assessment: Spratt Emanuel Engineering completed a condition assessment in 2008, and the engineers recommended the strata budget begin to budget to replace the roof on the Solo Building within five years. The agent was requested to obtain an updated quote on the replacement of the roof.
5. Solo Parkade: Spratt Emanuel was contacted to review the water stream in the Solo parkade. The building was built on a stream, however Alumni Restoration installed a curb in 2010 to direct the water into the drain, which is not functioning properly. The agent contacted Spratt Emanuel Engineering to review.

There being no further business, the meeting was adjourned at 8:30 p.m. The next meeting will be held on Tuesday, March 9, 2011 at 7:00 p.m.

Bunny Porteous
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Telephone: 604-684-6291 (24 Hour Emergency Services)
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BP/lc

24-Hour Emergency Services

Clients using Telus Anonymous Call Blocking feature must deactivate this service (*87) to receive return calls from VCS after hours.

Please note that we will take no action on any emergency unless we have talked first to the person placing the call. If you have placed an emergency call, please keep the phone line clear so that VCS can return your call promptly.

PLEASE NOTE THAT THIS SERVICE IS FOR BUILDING EMERGENCIES ONLY: IT IS NOT FOR PERSONAL EMERGENCIES. Personal emergencies include lost building or suite access devices (i.e., keys, fobs, IRTs, garage remotes) access to relatives' apartments, inquiries about account balances, "someone parked in my stall", neighbours are having a loud party, and neighbours' security alarm is going off and similar situations. We are also unable to provide assistance on calls such as "I saw a strange person enter the garage..." Suspicious activity and loud parties should be reported to the police. Break and enter and/or vandalism to your automobiles or suites should be reported to the police department.

Please feel free to report floods, broken water lines, fires, fire alarms, stuck elevators, garage gates not working and other similar building/property issues requiring immediate attention.

The 24-hour answering service is not available for general inquiries concerning accounts, council policies and other matters which are regular administration items.