

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

HELD On Wednesday, July 13, 2011 at 7:00 p.m. in Club Solo, 2220 Marstrand Street, Vancouver, B.C.

PRESENT Howard Olsen President PH1 Solo
Mark Prefontaine Vice-President/Security PH11 Solo
Lorna Thom

REGRETS Perveen Engineer Treasurer/Security Unit #102 Duo
Eric Kerr Legal Unit #106 Duo
Andrea Vallis Landscaping Unit #401 Treo

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 May 25, 2011 council meeting, as circulated.

BYLAW REMINDER

10. Visitor Parking Restrictions

- (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. Prohibitions (see also Bylaw 3)

- (1) An owner shall not:
- (a) use his strata lot for any purpose which may be illegal or injurious to the reputation of the building;
 - (b) make undue noise in or about any strata lot or common property;
 - (e) make, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to make, undue noise in or about any strata lot or common property or to do anything which will interfere unreasonably with any other owner or occupant;
 - (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 barbeque, 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;
 - (n) feed, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to feed, pigeons, gulls or other birds, squirrels, rodents or other animals from the strata lot or anywhere on or in close proximity to the common property, but this shall not apply to a pet permitted to be kept in his strata lot pursuant to these bylaws and the rules and regulations made hereunder, which pet shall be fed only in his strata lot;

FINANCIAL REPORT

1. **Monthly Statement:** Following review, it was moved, seconded and carried to adopt the May and June 2011 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 5th month as at June 30, 2011 in the appropriate funds are as follows:
 - Total Cash Balance \$ 797,381.64 (including CRF Balance)
 - CRF Balance \$ 240,857.01 (Contingency Reserve Fund)
3. **Arrears:** The agent advised council that there are numerous owners who have yet to submit payment for the water pipe replacement. Letters have been submitted to the owners requesting payment with 14 days.

WATER PIPE REPLACEMENT SPECIAL LEVY

A special levy was passed at the Annual General Meeting on April 7, 2011. As a matter of financial convenience, the payments were spread over 12 months commencing May 1, 2011. Owners were required to submit post-dated cheques or visit the www.vancondo.com website to complete Internet banking.

The special levy payments are subject to late fines as per the resolution and any owners who fail to make in accordance with this resolution shall be assessed a fine of \$100 on each such late payment. The strata corporation may further add 10% per annum compounded annually.

4. The agent was directed to close the Caulking Fund (\$20,703.02) and the close the Deck Membrane Fund (\$10,071.47) and transfer the funds to the Contingency Reserve Fund.

BUSINESS ARISING

1. Elevator / Solo: BKL Consultants & Acoustics was on site to complete a sound transmission testing between the elevator machine room and PH4 bedroom. A copy of the report has been submitted to the owner.
2. B.C. Energy Saving Program: Commercial Lighting has completed a walkabout of the building and will submit recommendations on energy savings in accordance with the B.C. Hydro Energy Savings program.
3. Re-Piping Quotes: The agent has received quotes from Brighter Mechanical and Manna Plumbing and is awaiting a quote from Cambridge Plumbing for the re-piping of the flow guard piping in Solo, Duo and Treo which was approved at the Annual General Meeting on April 7, 2011. The council will complete reference checks and a contractor will be selected at the August council meeting.

IMPORTANT / PROJECT ASSISTANT

The council is seeking a project assistant to be the liaison between the selected mechanical contractors, Vancouver Condominium Services and the owners. The project assistant will be responsible to perform pre and post unit inspections, collecting and handling of and collecting owners' keys (to be secured in a lock box), communication via e-mail with non-resident owners. This is a paid position and the assistant will be provided with an e-mail address and cell phone during the project.

Residents who are interested in applying for the position should submit their name and resume to B. Porteous (agent) at VCS via fax 604-684-1539 or mail to 400 – 1281 W. Georgia Street, Vancouver, B.C. V6E 3J7.

4. Parkade Stream: Spratt Emanuel Engineering was on site to review the water ingress in the P3 level of the underground parkade in the Solo, Duo and Treo. Water ingress was noted at the east end of the parkade level P3 between the slab on grade and the exterior foundation wall.

In summary, the repairs made prior to 2008 have since failed and must be remediated. The French drains must be buried deeper into the ground in these areas in order to collect and carry water to the sump.

The repairs made in November 2009 have proven somewhat successful; however, the French drains must be lengthened in order to deal with higher than anticipated water levels. The drains should be installed along the entire east and south walls of the parkade.

The agent was directed to contact Spratt Emanuel Engineering to obtain a quote to complete the repairs in the beginning of 2012.

5. Bike Storage Clean-Up: Residents were requested to remove the tags off their bikes by June 30th. The building manager removed all bikes with tags on July 1, 2011. Residents who were absent and are unable to locate their bikes should leave a note in the Solo mailbox or contact the building manager at 604-730-05600.
6. Failed Window Survey: Extreme Glass was on site to complete a review of the window deficiencies advised by the owners in the window survey posted in the mailroom. The council approved a quote in the amount of \$14,071.10 to complete the window replacement/repairs in Solo units 104, 206, 215, 411, 402, 515, 510, 604, 610, 611, 613, PH12, PH9, PH7, PH6, PH5 and Duo units 402 and 404. Residents will be notified one week in advance with the date of repairs or replacement.
7. Annual Summer Block Party: The annual summer block party has been scheduled for Sunday, August 21, 2011, 1:00 p.m. – 5:00 p.m. Stay tuned for details. Come on out and meet your neighbours and enjoy some drinks and food.

Visit www.ArbutusBlockParty.com for details

CORRESPONDENCE

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

1. The owners of units 308 and 110 in the Solo building submitted details to complete flooring replacement for council's approval. Letters of approval have been submitted to the owners on condition that the strata corporation renovation bylaws are strictly adhered to and notices are submitted to neighbouring units and posted in the mailroom with the timeframe of the renovations.

NEW BUSINESS

There was no new business

There being no further business, the meeting was adjourned at 8:00 p.m. The next meeting will be held on Wednesday, August 24, 2011 at 7:00 p.m.

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