

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

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**HELD** On Wednesday, August 24, 2011 at 7:00 p.m. in Club Solo, 2228 Marstrand Avenue, Vancouver, B.C.

**PRESENT** Howard Olsen President  
Perveen Engineer Treasurer  
Eric Kerr  
Andrea Vallis  
Lorna Thom

**REGRETS** Mark Prefontaine Vice-President

**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 July 13, 2011 council meeting, as circulated.

## **BUILDING MANAGER REPORT**

1. Important Bylaw Reminders:

3. **Use of Property (see also Bylaws 28 and 34)**

(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.*

6. **Obtain approval before altering a strata lot**

(1) *An owner must obtain the written approval of the strata corporation before making an alteration to a strata lot.*

- (3) *The strata council shall have the authority to levy a fine of up to \$200 per seven days for any violation of Bylaw 6.1.*
- (9) **Hardwood Laminate Flooring Requirements:**
- (a) *Floating hardwood floor, or glue down hardwood on approved cork substrate only.*
  - (b) *Underlay (sound deadening material) under the hardwood floor: if cork is chosen, it must be AT LEAST 6 millimeters thick, and possess a Sound Transmission Class (STC) rating of > 50 and an Impact Insulation Classification (IIC) > 60.*
  - (c) *Other underlay: The Sound Transmission Class (STC) must be > 60 and the Impact Insulation Classification (IIC) must be > 60. Underlay foam must be at least 6 mm thick.*
  - (d) *Council requires proof of purchase and the STC and IIC ratings for the above underlay.*
  - (e) *Ceramic tiles in hallways, living rooms, or bedroom floors must also be installed with sound deadening underlay material, and the details of this material must be submitted to council.*
  - (f) *In the event that the City of Vancouver raised the Sound Transmission Class (STC) and/or the Impact Insulation Classification (IIC) recommendations or requirements, the new City standard would be used as the standard except in situations where an owner is attempting to meet the existing hardwood flooring which has the original 6 mm cork underlay. In such cases, the strata council will study the situation and render a decision.*

## **FINANCIAL REPORT**

1. **Monthly Statement:** Following review, it was moved, seconded and carried to adopt the July 2011 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 6<sup>th</sup> month as at July 31, 2011 in the appropriate funds are as follows:
  - Total Cash Balance       \$902,018.83 (including CRF Balance)
  - CRF Balance               \$244,384.52 (Contingency Reserve Fund)
3. **Arrears:** Resident Reminder:

## **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 are required to submit post-dated cheques or visit the [www.vancondo.com](http://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.**

## **BUSINESS ARISING**

1. BC Energy Savings Program: Commercial Lighting has completed a walk-about of the building and will submit recommendations on energy savings in accordance with the BC Hydro Energy Savings Program to be reviewed at the next council meeting.

## **RE-PIPING PROJECT – IMPORTANT**

2. The council received quotes from Brighter Mechanical and Manning Plumbing to complete the partial re-piping of Solo, Duo & Treo (Cambridge Plumbing did not submit a quote). Reference checks were completed by council, and following discussion the council approved Brighter Mechanical to proceed with the replacement of all flow guard piping at Solo, Duo, and Treo at a cost of \$698,000 plus HST (not including contingency, legal or project assistant fees). The agent was directed to obtain a contract from Brighter Mechanical for council review.

Brighter Mechanical will be holding a wine and cheese information meeting in November or December to answer owner's questions and concerns and provide the schedule for the riser replacement in owners' units, how the units will be affected, owner's responsibilities and clearance from the affected walls, protecting floors, walls, etc. and the finishing of the affected wall areas. Owners will be notified seven days in advance before the contractors enter their units and at that time a pre-inspection of the unit will be completed. A post inspection upon completion of the drywall repairs will be completed. Brighter will display plumbing fixtures for owners who would like to upgrade. The fixtures will be installed by Brighter, but the cost of the fixtures will be the responsibility of the owners.

Owners will be required to provide suite keys to the building manager. It is extremely important to obtain all suite keys for access to complete the work and in case of emergencies (quick access could be a cost savings to residents who may incur water damages). Keys will be stored in a high security lock box which will only be accessed by Brighter Mechanical, the building manager and the project assistants (police completed checks by contractors and project assistants).

If access is unavailable during the scheduled work dates, residents will be charged for the cost of a locksmith.

Work in units cannot be delayed or date changed. The plumbing is all inter-connected vertically and the contractors will be working simultaneously in many vertical stacked suites at one given time.

In-House Project Assistant: Only one person applied for the position of In-House Project Assistant for the re-piping project. The council approved Council President Howard Olsen and wife Michaela Stapf be engaged to liaison with VCS, Brighter Mechanical and the residents during the re-piping project.

3. 2nd Annual Block Party: The council would like to thank council president Howard Olsen, and residents Michaela Stapf, Kathleen Gauley and Kathy Lepard for their assistance in organizing an extremely successful 2<sup>nd</sup> annual summer Block Party. Over 600 people attended the party, including sponsors from London Drugs, IGA, Bank and neighbouring strata buildings. The dog show was a great 'Hit'. Several neighbouring buildings and retail stores have contacted Howard Olsen to be included and provide donations for next year's 3<sup>rd</sup> Annual Block Party.
  
5. Fire Panel Treo Building: Quotes were received to replace the failing fire panel and council approved Vancouver Fire & Security to replace the fire control panel at the Treo Building. The council approved Vancouver & Fire Security to replace the fire control panel at a cost of \$8,744.20 including HST.

### **CORRESPONDENCE**

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

1. Renovations: Flooring replacement were approved for units 410 and 407 – 22888 Marstrand. Required details as per the strata corporation's bylaws to replace flooring were submitted.

### **NEW BUSINESS**

1. Annual Contract HVAC System: The annual contract was received from Siemens Canada to complete the annual maintenance of the HVAC system at a total cost of \$3,058 plus HST annually.

There being no further business, the meeting was adjourned at 8:00 p.m. The next meeting will be held on Wednesday, September 21, 2011, at 7:00 p.m.

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