

MINUTES OF COUNCIL MEETING

STRATA PLAN LMS-3170

SOLO DUO TREO

HELD On Wednesday, September 21, 2011 at 7:00 p.m. in Club Solo, 2228 Marstrand Street, Vancouver, B.C.

PRESENT Howard Olsen President
Perveen Engineer Treasurer
Lorna Thom
Andrea Vallis

REGRETS Mark Prefontaine Vice-President
Eric Kerr

STRATA AGENT Bunny Porteous, Vancouver Condominium Services Ltd.

The meeting was called to order at 7:05 p.m.

MINUTES

It was moved, seconded and carried to adopt the minutes of the August 24, 2011 council meeting, as circulated.

BUILDING MANAGER REPORT

1. Important Bylaw Reminders:

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

FINANCIAL REPORT

1. **Monthly Statement:** Following review, it was moved, seconded and carried to adopt the August 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 7th month as at August 31, 2011 in the appropriate funds are as follows:
 - Total Cash Balance \$1,059,092.16 (including CRF Balance)
 - CRF Balance \$ 247,921.59 (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 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. **Banking:** Council was in receipt of a memorandum from Vancouver Condominium Services Ltd. advising that VCS will be changing banking institutions from Coast Capital Savings to VanCity Credit Union, effective December 1, 2011. The change requires consent of the strata council since the banking arrangement is part of the management agreement with VCS. Council was agreeable to the change of financial institution and executed the required addendum to the management contract. Owners who pay their strata fees via the PAC plan are not required to do anything. The PAC will be automatically transferred from Coast Capital to VanCity effective December 1st.

BUSINESS ARISING

1. **BC Energy Savings Walk-about:** Commercial Lighting was on-site to complete a walk-about of the parkade and common areas in order to provide recommendations on energy savings in accordance with the BC Hydro Energy Savings program. A report will be available at the next meeting.
2. **Re-piping Brighter Mechanical:** Council president Howard Olsen and council member Eric Kerr are reviewing the contract from Brighter Mechanical.

RE-PIPING PROJECT – IMPORTANT

The re-piping project is scheduled to begin in January 2012. 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, owners' 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 checks completed).

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.

CORRESPONDENCE

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

1. The owner of unit #407/Duo's request to install laminate flooring has been approved following the receipts of the required underlay and flooring details (as per the bylaws). The strata corporation bylaws must be strictly adhered to and memos outlining the timeframe of renovations distributed to neighbouring units.

NEW BUSINESS

1. **Appraisal:** The updated appraisal (Cost of Reproduction) as of August 2, 2011 was received from SunCorp Valuations in the amount of \$37,948,000. The strata corporation's insurance provider BFL Canada has been notified to adjust the insurance policy.
2. **Summer Block Party:** The "Third Annual Summer Block Party" has been scheduled for August 18, 2012. Please mark your calendars and if you know of anyone who would like to sponsor and/or be involved in the annual summer block party, please forward the info to council President, Howard Olsen.

There being no further business, the meeting was adjourned at 8:00 p.m. The next meeting will be held on Wednesday, October 19, 2011 at 7:00 p.m.

Bunny Porteous
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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.