

**MINUTES OF COUNCIL MEETING**  
**STRATA PLAN BCS-522**  
**THE EDEN**

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**HELD:** On Wednesday, July 14, 2010 at 6:30 p.m. in The Lounge at 1225 Richards Street, Vancouver, B.C.

**PRESENT:** Assunta Bortolazzo (Vice President)  
James Fowler (Treasurer)  
Blair Friesen

**REGRETS:** Ken Leimer (President)  
Jenny Chung (Commercial Representative)  
Linda Kriste

**GUESTS:** Marlon Valenzuela (Building Manager)

**STRATA AGENT:** Lyn Campbell, Vancouver Condominium Services Ltd.

The meeting was called to order at 6:35 p.m.

**BUILDING MANAGER REPORT**

The building manager Marlon Valenzuela provided a report to council. Highlights of the report include:

- Cobra conducted the monthly inspection on the security cameras and enterphone systems.
- Finning was on site and completed the semi-annual emergency generator test. All was in good order.
- On Friday, June 30<sup>th</sup>, Nikls was called to attend to repairing the parkade gates.
- The building manager reported that the boilers are working fine at this time.
- On Saturday, July 10<sup>th</sup>, it was reported that upper main glass door was broken. The police were called and pictures of the offender were given to the police. Extreme Glass had been contacted and will be replacing the glass.
- The main lobby area was painted.

- The common area and gym floors were stripped and resealed.
- A beehive was removed from the balcony of unit #2401.
- The building manager will be making arrangements to power wash the parkade. Notices will be posted in advance advising residents of the dates.

## **MINUTES**

It was moved, seconded and carried to adopt the minutes of the June 9, 2010 council meeting, as circulated.

## **FINANCIAL REPORT**

1. **Monthly Statement:** The agent advised that the June 2010 financial statement is in the process of being prepared and as such, council will review the statement at the next council meeting. 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. **Arrears:** The agent updated council on the status of various owners' accounts. The agent advised that one owner, who was in substantial arrears, has made payment.
3. **Novus Income:** A cheque in the amount of \$409.33 has been received from Novus representing profit sharing between the months of March and May 2010.
4. **2009/2010 Draft Audit:** James Stratford, Chartered Accountants, are proceeding with the audit for the 2009/2010 fiscal year. The draft of the audit will be available for review at the next council meeting.

## **COMMERCIAL**

1. **Blenz Patio:** Further to the minutes of June 9<sup>th</sup>, correspondence has been forwarded to the owner of Blenz regarding the strata council's concerns on the construction of a patio space outside Blenz. Blenz is currently reviewing council's requests and will be providing information and new drawings.

## **BUSINESS ARISING**

1. **Engineering Review:** The agent is awaiting a response from Bosa regarding attending to the parkade cracks. In the meantime, Tycon Concrete has been asked to provide a cost for epoxy injections of the cracks in the parkade.

2. Landscaping: Hoe! Hoe! Hoe! Landscaping will be providing costs for replacement of the missing trees in the front of The Eden.
3. Website: Due to the absence of Ken Leimer this matter will be discussed at the next council meeting.
4. Bike Room: The building manager has completed the bike locker audit and organization of the bike room. There is substantially more bike spots available now that the bike audit and reconfiguration of the bike locker room has taken place.

There is a concern that some residents do not have a spot in the bike room. Spots were assigned on a first come/first served basis as they were originally when the building was built the developer. A waiting list will be created and request the strata will confirm with the building manager how many additional bike spaces are required.

5. Sprinkler Head Project: Blair Friesen has been in contact with the City of Vancouver Fire Dept. and obtained information regarding the sprinkler heads. A written response has been received from National Hydronics on the type of sprinklers installed at The Eden. Council will review the correspondence from National Hydronics and this matter will be discussed further at the next meeting.
6. Dryer Vent injections: Sealtech are in the process of conducting the injections to a number of units where the dryer vents condensation was building up.
7. Roof/Deck Review: Inter-provincial Inspectors are proceeding with the deck and roofing review per their proposal of \$5,985 plus taxes.
8. Painting/Lobby: The building manager has completed the painting of the lobby areas and gym baseboards at a cost of \$950 plus GST. Council is pleased with the work completed.
9. Annual Fire Inspection Deficiencies: GE Edwards will be providing a date for attending to the annual fire safety inspection deficiencies. Notices will be circulated to residents regarding the inspection date.
10. Dryer Vent Cleaning: Michael A. Smith Duct Cleaning are scheduling a second date to attend to the dryer duct cleaning for those owners who missed the first dryer vent cleaning.
11. Window Washing: Red Lion Exterior Building Maintenance will be attending to the window washing the week of Monday, August 9<sup>th</sup> to Friday, August 13<sup>th</sup>, weather permitting.

12. Building Maintenance Sealant Review: The agent provided the report from Hydro Seal on the building envelope sealant inspection. Hydro Seal noted that they are able to come in more than \$1,000 under budget with the caulking/sealant work. Staying under budget was a direct result of having a good yearly schedule. Council agreed to review the report further when Ken Leimer was present at the meeting.
13. Boilers: A quotation was received from National Hydronics for replacement of the boiler #2. At this time, the building manager advised both boilers are functioning properly so no replacement is required at this time. The quotation will be kept on file for future reference.
14. Emergency Generator Inspection: Finning has conducted the semi-annual emergency generator inspection and report that all was in good working order.
15. 8<sup>th</sup> Floor Crossover Alarm: Vidtech has ordered the new crossover door alarm for the 8<sup>th</sup> floor and will be installing it next week.

## **CORRESPONDENCE**

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

1. Correspondence was received from an owner regarding the bike room. As noted under Business Arising – Item #4, the allocation to the bike room was on a first come/first served basis as it was originally with the developer. A wait list will be created. The new bike room configuration holds considerably more bikes. The area in the visitor parking labelled “Bike Storage Room” is directly allocated to commercial use and not available for the residential owners.
2. An owner wrote to council requesting permission to conduct renovation and install hardwood flooring within their unit. Council approved the owner’s request.
3. A letter was received from an owner concerning noise complaints from a neighbouring unit. The building manager has followed up with the residents of the neighbouring unit; however, the noise complaints continue. The agent will forward correspondence to the owner and the matter will be monitored.
4. Council reviewed correspondence from an owner regarding the possibility of engaging in a washing machine hose replacement project. Council felt this was a prudent idea and request the agent obtain costs for further review at the next council meeting. This project would be planned for the next fiscal year.

## **NEW BUSINESS**

1. **Planned Preventative Maintenance:** The agent presented a report from National Hydronics on the planned preventative maintenance. It was noted that the CO sensor in parking stall #176 does not turn on the fan under manual test and Global Gas will notified to check the CO sensor. National Hydronics also noted that the 3<sup>rd</sup> floor PRV valve needs servicing. Council approved proceeding with the necessary work.
2. **Treadmill:** AGR Fitness & Repair provided a quotation in the amount of \$850.50 plus taxes and labour to replace the rollers on the Precor treadmill. Council approved proceeding with the necessary work per the quotation of AGR Fitness.
3. **Waste Recycling/Composting:** Council will discuss this matter further at the next council meeting.
4. **Community Spirit/Community Garden:** Council engaged in a brief discussion regarding this matter and the possibility of creating a community garden at The Eden. This would have to be approved by the owners at the Annual General Meeting. Council will start the groundwork for presenting such a proposal to the owners at the next AGM.
5. **Parking Notices:** The agent will prepare visitor parking notices for the building manager.
6. **Fan:** Council requested having the building manager purchase a second standing fan for the gym.
7. **Lounge:** A concern has been raised regarding recent rentals of the lounge and residents not cleaning up the lounge. Residents who book the lounge and do not leave it in the same condition as it was found will be charged a clean-up fee from their damage deposit. A list will be created of those who do not follow the rules and regulations regarding the rental of the lounge and in the future they will no longer be able to rent the lounge.
8. **Welcome Package:** Council engaged in a brief discussion regarding the possibility of sending out the non-resident welcome package and agreed once the website was up and running that this could be posted on the website.
9. **Community Bulletin Board:** Council discussed the idea of installing a bulletin board for residents to post notices. The current bulletin boards in the mail room are for building reminders and notices, not personal items. Council agreed to discuss this matter at the next council meeting.

There being no further business, the meeting was adjourned at 8:00 p.m. The next meeting will be held on Wednesday, September 1, 2010 at 6:30 p.m.



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### **HST AND STRATA FEES**

The HST legislation became law on April 30<sup>th</sup>, and becomes effective July 1<sup>st</sup>. Do you have to add HST to your monthly strata fee payments? The answer is “NO” if you own a residential strata lot. Continue to make your payments at the same amount as you have been doing in the past. However, note that most items in your strata corporation’s budget are subject to HST. This means that your strata corporation’s next budget will include an allowance for the additional HST expense which will result in an overall budget to pay for the HST. In other words, you do not have to add 7% to your payments. (The 5% GST is already in the budget). It will be “built into” your strata fees starting with your next strata corporation’s budget. In some strata corporations, an allowance has already been factored in. If you own a commercial strata lot, the HST will be an additional payment to make starting July 1<sup>st</sup>.