

Strata Plan LMS 2745
Strata Council Meeting
August 28, 2007
Page 1

MINUTES OF STRATA COUNCIL MEETING OF STRATA PLAN LMS 2745
TUESDAY, AUGUST 28th, 2007 AT 7:00 P.M.
3RD FLOOR MEETING ROOM – ORCA PLACE

Present: Nathan Woberts Hank Bargaen George Hornmoen
 Theresa Padilla Mona Low

Property Management Represented by: Vivien Kee – Property Manager
 Radu Ghita – Maintenance Supervisor
 Charlotte Kennedy – Assistant Property Manager

Resident Caretaker: Rene Dohan

Regrets: Brad Joseph Andrew Leonard

The Meeting was called to order by President, Nathan Worbets at 7:05 p.m.

Resident Manager's Report

- A copy of Rene's Status Report was previously distributed to the Council.
- Rene was pleased to advise that the pigeon problem is under control and will cancel the trapping service.
- Dust from close by demolition ruined the window cleaning and it was suggested to send a letter to the developer addressing the issue and copy to the City.
- It was reported that some owners are using the Visitor Parking spaces (instead of parking at their designated stalls) and taking up parking spaces for visitors. The Property Manager was asked to look into the building's Rules to see if it is necessary to have additional rules to improve the situation.

Adoption of Minutes of the last Strata Council Meeting

It was **MOVED/SECONDED** (Nathan Woberts/Hank Bargaen) to adopt the minutes of the Strata Council Meeting held on June 19th, 2007 as circulated. **CARRIED**

Brief Report to Council Members regarding Items discussed at the last Council Meeting

- Elevator hallway carpet replacements were completed for all floors. A $\frac{3}{4}$ Vote Resolution will be presented to owners to retro-approve the expenses in the upcoming Annual General Meeting.
- Due to summer holidays and extra investigations required, RDH Building Engineering Ltd. delay the building envelope study report until next Council meeting.
- One of the hot water tanks will be replaced and Strata Council would like to see sufficient fund in the annual Operating Budget to undertake future hot water tank replacement.
- It was suggested to install a card reader on the door leading to Visitor Parking to minimize undesirable entry to the building.

Adoption of May, June & July 2007's Financial Statements

It was **MOVED/SECONDED** (Hank Bargaen/Nathan Woberts) to adopt May, June and July 2007's Financial Statements as prepared by Dodwell Realty Ltd. **CARRIED**

Other Business

- Request from Strata Lot #27 was declined.
- It was **RESOLVED** to invoice Strata Lot #151 on Change of Tenancy fees for their new tenants, short or long term, and Property Manager was asked to send a letter to the owner reminding about the arrears and advising further actions under the Strata Property Act to be taken if the strata lot's account is not paid up. **CARRIED**
- The Strata Council agreed to renew Normac Appraisals Ltd. for another 3-years term's report.
- It was reported that some storage lockers were occupied and filled with personal belongings from the previous owner or resident of the strata unit. And the locker remains full even after the owner/residents moved out, leaving the Strata Corporation the expense to handle the storage items. Please note that it is the owner's responsibility along with the duty of the new owner to check and make sure the strata lot's locker is emptied. Strata Corporation will not be responsible for relocating, disposing or storing of the items stored within.
- Correspondences were sent to owners regarding application of liquor license of 1177 Melville Street, garbage disposal, arrear accounts, welcome letter, noise, speeding, renovation permissions, bird feeding, whirlpool, anchor test, building envelope study access, etc.

Date of Next Meeting & Adjournment

Next meeting is scheduled on Tuesday, September 18th, 2007 at 7:00 p.m. in the Entertainment/Meeting Room at Orca Place.

There being no further business, the meeting was adjourned at 8:40 p.m.

Strata Plan LMS 2745
Strata Council Meeting
September 18, 2007
Page 1

MINUTES OF STRATA COUNCIL MEETING OF STRATA PLAN LMS 2745
TUESDAY, SEPTEMBER 18th, 2007 AT 7:00 P.M.
3RD FLOOR MEETING ROOM – ORCA PLACE

Present: Nathan Worbets
Mona Low

Hank Bargaen
George Hornmoen

Property Management Represented by:

Vivien Kee – Property Manager
Charlotte Kennedy – Assistant Property Manager

Resident Caretaker: Rene Dohan

Regrets: Theresa Padilla Brad Joseph Andrew Leonard

Also Present: Owner of Strata Lot #151

Owner of Strata Lot #151 presented her reasons for disputing the outstanding balance of her strata lot's account and indicated that portion of the arrears related to two access cards were paid for by cheque. The Property Manager advised that Dodwell Realty Ltd. would like to check the record of payment before confirming the payment. The owner of Strata Lot #151 further disputed the fact that she has been running a vacation rental suite within the strata lot and requested that the Change of Tenancy Fees should be waived from her account. Strata Council advised that the Change of Tenancy Fee Bylaws was voted on and passed by the Owners of the Strata Corporation and asked the Property Manager to forward a copy of the Bylaws along with the Strata Property Act to the owner of Strata Lot #151 to review. The owner of Strata Lot #151 would like to see a change of such Bylaws. Strata Council thanked the owner of Strata Lot #151 and asked her to put the suggestions in writing for Council's future discussion and consideration.

The Meeting was called to order by President, Nathan Worbets at 7:45 p.m.

Resident Manager's Report

- A copy of Rene's Status Report was previously distributed to the Council.
- It was **RESOLVED** to re-key the common area doors before the upcoming Annual General Meeting for security purpose. **CARRIED**

Adoption of Minutes of the last Strata Council Meeting

It was **MOVED/SECONDED** (Hank Bargaen/George Hornmoen) to adopt the minutes of the Strata Council Meeting held on August 28th, 2007 as circulated. **CARRIED**

Brief Report to Council Members regarding Items discussed at the last Council Meeting

- After discussion and it was **RESOLVED** to change the wording on the Rules for Strata Plan LMS2745 Section 3(b) on Parking & Security to minimize owners using the Visitor Parking area. **CARRIED**
- The RDH Building Engineering report is not ready for review.

MINUTES OF STRATA COUNCIL MEETING OF STRATA PLAN LMS 2745
TUESDAY, SEPTEMBER 18th, 2007 AT 7:00 P.M.
3RD FLOOR MEETING ROOM - ORCA PLACE

Other Business

- One term deposit of \$50,000 with interest to be renewed for a new 18-months term in October.
- As requested by the Strata Council, a letter was sent to Horborn Group addressing the dust issue from the 1100 Block of West Georgia development site of The Residences at Ritz Carlton Vancouver.

Date of Next Meeting & Adjournment

Next meeting is scheduled on Tuesday, October 23rd, 2007 at 7:00 p.m. in the Entertainment/Meeting Room at Orca Place.

There being no further business, the meeting was adjourned at 8:20 p.m.

Strata Plan LMS 2745
Strata Council Meeting
October 23, 2007
Page 2

MINUTES OF STRATA COUNCIL MEETING OF STRATA PLAN LMS 2745

TUESDAY, OCTOBER 23rd, 2007 AT 7:00 P.M.
3RD FLOOR MEETING ROOM – ORCA PLACE

Present: Nathan Worbets Hank Bargaen Mona Low
 Theresa Padilla Brad Joseph

Property Management Represented by: Vivien Kee – Property Manager
 Radu Ghita – Maintenance Supervisor
 Charlotte Kennedy – Assistant Property Manager

Resident Caretaker: Rene Dohan

Regrets: George Hornmoen Andrew Leonard

Also Present: Owner of Strata Lot #151
 Tim Bonner, Homeowner Relations of Access Vacation Group

The Meeting was called to order by President, Nathan Worbets at 7:05 p.m.

Owner of Strata Lot #151 and Tim Bonner of Access Vacation Group attended to present the rental case of the strata unit and to dispute the Change of Tenancy charges on the strata lot's account. The Owner presented her recommendations on Bylaws changes to Council for consideration.

Both Owner and Tim Bonner left the meeting at 7:45p.m.

Resident Manager's Report

- A copy of Rene's Status Report was previously distributed to the Council.
- After discussion, it was decided to have Rene monitor the street people entering the Recycling Room to pick up recycle items.
- Rene reported that there was another break in to the Visitor Parking area and the culprit entered through the front entrance door. Patrol schedule to be amended accordingly.

Adoption of Minutes of the last Strata Council Meeting

It was **MOVED/SECONDED** (Hank Bargaen/Brad Joseph) to adopt the minutes of the Strata Council Meeting held on September 18th, 2007 as circulated. **CARRIED**

Brief Report to Council Members regarding Items discussed at the last Council Meeting

- The Council would like to see the re-keying of all common area doors completed by the week of December 10th to hand out new keys before the Annual General Meeting.
- A copy of the updated Building Rules was handed out to each Council member and a copy will be sent to all owners with this month's minutes.
- The RDH Building Report is to be discussed further with RDH Building Engineering Ltd. and the Property Manager to set up a meeting early November.
- The Property Manager will advise Normac Appraisals Ltd. to proceed with the new replacement value of the building.

Adoption of August & September 2007's Financial Statements

It was **MOVED/SECONDED** (Hank Bargaen/Nathan Worbets) to adopt August and September 2007's Financial Statements as prepared by Dodwell Realty Ltd. **CARRIED**

Other Business

- A proposed Operating Budget for Year 2008 was presented to Council for consideration. Further discussion would be conducted prior to presenting it to the Owners for approval at the upcoming Annual General Meeting.
- The Annual General Meeting is scheduled for Tuesday, December 18th to review the operation of the Strata Corporation over the past year, to adopt the 2008 operating budget, to vote on five $\frac{3}{4}$ Vote Resolutions concerning surplus from 2006 operating budget, pay down of Caretaker's suite mortgage, spending from surplus, addition to Bylaws, installation of security gate, etc. and to elect a Strata Council for the coming year.
- Correspondences were sent to owners regarding arrear accounts, non-sufficient fund, renovation approval, bird feeding, etc.

Date of Next Meeting & Adjournment

Next meeting is scheduled on Tuesday, November 20th, 2007 at 7:00 p.m. in the Entertainment/Meeting Room at Orca Place.

There being no further business, the meeting was adjourned at 9:45 p.m.

Strata Plan LMS 2745
Strata Council Meeting
November 27, 2007
Page 2

MINUTES OF STRATA COUNCIL MEETING OF STRATA PLAN LMS 2745

TUESDAY, NOVEMBER 27TH, 2007 AT 7:00 P.M.
3RD FLOOR MEETING ROOM – ORCA PLACE

Present: Nathan Worbets Hank Bargaen Mona Low
 George Hornmoen Brad Joseph

Property Management Represented by: Vivien Kee – Property Manager
 Radu Ghita – Maintenance Supervisor

Regrets: Theresa Padilla Andrew Leonard

Also Regret: Rene Dohan – Resident Caretaker (on vacation)

The Meeting was called to order by President, Nathan Worbets at 8:40 p.m.

Resident Manager's Report – on vacation

Adoption of Minutes of the last Strata Council Meeting

It was **MOVED/SECONDED** (Hank Bargaen/Brad Joseph) to adopt the minutes of the Strata Council Meeting held on October 23rd, 2007 as circulated. **CARRIED**

Brief Report to Council Members regarding Items discussed at the last Council Meeting

- Strata Lot #151's recommendation on revising the "Change of Tenancy" Bylaws was further considered and investigated by Council and found that the City of Vancouver search of records indicates that the approved occupancy for Strata Lot #151 is under one dwelling unit and according to the City of Vancouver's Bylaw Section 10.21.6 stating no one dwelling unit shall be rented or leased for a period of less than 30 days unless attached to a hotel or bed and breakfast. The Property Manager was asked to write to the owner to confirm and to remind about the outstanding amount in the Strata Lot's account.
- There was an earlier meeting before this Council meeting with RDH Building Engineering Ltd. to discuss the draft study report and further revisions are required for the report.

Adoption of October 2007's Financial Statements

It was **MOVED/SECONDED** (Hank Bargaen/Nathan Worbets) to adopt October 2007's Financial Statements as prepared by Dodwell Realty Ltd. **CARRIED**

Other Business

- Restricting smoking bylaw – tabled.
- Property Manager will continue follow up with Holborn Group for reimbursement of window cleaning and pressure washing expenses due to the demolition site on 1100 West Georgia Street.
- Installation of card readers for mailroom and entrance to Visitor Parking area – tabled.
- The proposed Budget of 2008 was revised in the areas of Wages, Management Fee and Contingency Reserved Fund and the revised proposed Budget along with the Annual General Meeting package was sent to all owners.

MINUTES OF STRATA COUNCIL MEETING OF STRATA PLAN LMS 2745
TUESDAY, NOVEMBER 27th, 2007 AT 7:00 P.M.
3RD FLOOR MEETING ROOM – ORCA PLACE

- It was reported that the hot water tank located within the townhouse unit start to fail and need to be replaced by townhouse owner at their expenses. It was suggested to consider a change of bylaws and to place sufficient fund in future operating budget to include replacement of hot water tank for the townhouses.
- Correspondences were sent to owners regarding welcome letters, recycling room, Christmas tree, Rene's holiday, common area key change, etc.

Date of Next Meeting & Adjournment

Next meeting is the Annual General Meeting on Tuesday, December 18th, 2007 at 7:00 p.m. in the Entertainment/Meeting Room at Orca Place (registration at 6:30p.m.)

There being no further business, the meeting was adjourned at 9:10 p.m.