

**MINUTES
OF THE STRATA COUNCIL MEETING
THE OWNERS STRATA PLAN LMS2876
OMEGA CITY HOMES**

Held on Wednesday, August 14, 2013
Within Unit 201, 638 W. 7th Avenue,
Vancouver, B.C

COUNCIL IN ATTENDANCE:	Lauren Main Daryl Thomson Jessica Stuart-Crump Alexander Fane Julie Lawson Ron Laufer	Vice-President Treasurer
REGRETS:	Eric Lee	President
SENIOR STRATA MANAGER:	Marianna Pandy	FirstService Residential

The meeting was called to order at 7:08 pm by Lauren Main, Vice-President.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

It was MOVED/SECONDED to approve the Minutes of the Strata Council Meeting held May 30, 2013 as previously circulated. CARRIED.

APPROVAL OF FINANCIAL STATEMENTS AND REVIEW OF ACCOUNTS RECEIVABLE

It was MOVED/SECONDED to approve the financial statements. CARRIED.

Two strata lots will be followed up at the direction of Council. It was MOVED/SECONDED to place/renew the liens and inform mortgagees in order to receive payment for long outstanding strata fees. CARRIED.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

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BUSINESS ARISING FROM PREVIOUS MINUTES

1. Directives: The Council reviewed and was satisfied with the completed items. Pending items will be reviewed at the next meeting.
2. Parkade Membrane Repairs: The Council will be including this item at their Annual General Meeting (AGM) in February 2014. Review of quotations is pending and the Council will obtain quotation from EPS Westcoast. Two quotes have been obtained by the Senior Strata Manager. The loose pieces are being swept up by the janitorial crew.
3. Hallway Painting: Hallway painting is well underway and Council wishes to thank the Painting Committee for their hard work in caring for the property. Many positive comments have been received from residents.
4. Deck Repairs: Deck repairs have been completed and deficiency repairs are pending. Eric Lee will follow up with EPS Westcoast. It was MOVED/SECONDED to extend payment from the Contingency Reserve Fund (CRF), less 10% lien holdback. CARRIED.
5. Depreciation Report: The Council discussed this further and decided that, at this time, they wish to delay the report. A Special General Meeting (SGM), will be held September 16, 2013 to vote on this. Notices will be sent out 21 days prior to the meeting. The Senior Strata Manager, Marianna Pandy, will not be required to attend.

CORRESPONDENCE

Council reviewed correspondence regarding the following:

- Request for reimbursement: damage to personal property
- Common property damage around window, door and painting
- Follow-up on painting project move-in fee
- Window damage from barbeque heat
- Request to rent out unit
- Request to be placed on rental wait list

Owners will be responded to in writing

NEW BUSINESS

1. Window Replacement: It was noted that during the window washing, two unit owners had windows scratched. Insurance claims have been filed under the glass coverage and the units will receive window replacement.
2. Horizon Pacific: Horizon Pacific informed the Strata Corporation that there will be no charge for this year's window cleaning due to the damage for windows. Council will engage services of an alternative contractor next year.

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3. Rental Of Unit: The Council asked that a reminder letter be sent to an owner informing them that their rental expires August 31, 2013 as per LMS2876 bylaws. Should the owner rent out after this deadline, they will be subject to bylaw fines.
4. Purchase Of Step Ladder: It was MOVED/SECONDED for Daryl Thompson to purchase a step ladder for approximately \$300.00. All in favour. CARRIED.
5. BC Hydro Rebate/Reduced Rent: The Strata Corporation will be receiving a reduced rate and a credit of \$1,200.00 has been placed. Council thanked Daryl for this initiative.

A special thank-you to Daryl Thomson and Mervyn for volunteering their time to install the bolts on the West 7th parking gate railing, which will prevent skateboarders from damaging common property.

Thank you to Maeve Renolds for organizing the block party.

6. BC Hydro Box: Daryl contacted BC Hydro about the unsightliness of this box and the problem with littering in the area. As this is not strata property, BC Hydro has to carry out any clean-up or improvement to this box. Daryl will report further at the next meeting.
7. Front Door Fire Department Lock Box Keys: The lock box will be installed by the Fire Department and organized by Darryl. The Senior Strata Manager noted that if assistance is needed, Action Lock and Security specializes in this installation.
8. Fire Panel: It has come to the Strata Council's attention that part of the fire panel may be faulty. Fire Pro will be contacted by the Senior Strata Manager to make the repairs and Daryl will meet them on site.
9. Noise Transference: The Senior Strata Manager informed the Council that she has created a notice for other wood frame buildings which serves as noise education to all owners about living in a strata and, specifically, in a wood frame construction, as noise transfers more significantly in these types of structures. Please see the attached educational memo which the Strata Council will also post in the building. The form will also be available via FSR Connect.

TERMINATION OF MEETING

There being no further business, the meeting was adjourned at 8:50 pm.

Next meeting: Monday, September 16, 2013 (SGM); Tuesday, October 8, 2013 (CM).

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Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.

FSRConnect™

FirstService Residential provides a complimentary website for each of its strata clients. The website gives residents and owners secured log-in and access to:

✓ Account balance & history	✓ Owner's profile update
✓ Meeting minutes	✓ Bylaws and rules
✓ Building notices & announcements	✓ Insurance summary of coverage
✓ Other strata documents such as engineering report, depreciation report, homeowner's manual, etc.)	✓ Event calendars

It also allows your Strata Manager to send you emergency alerts via the contact numbers as indicated in your registered profile.

To sign up, please visit <http://fsresidential.com/British-Columbia/Homeowners/Forms> and complete our online "FSRConnect Registration" form.

Let's Connect!