

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

Held on Tuesday, October 8, 2013
Within Unit 201, 638 W. 7th Avenue,
Vancouver, B.C

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

The meeting was called to order at 7:08 pm by Eric Lee, Council President.

APPROVAL OF STRATA COUNCIL MEETING MINUTES

It was MOVED/SECONDED to make a correction to the minutes of the Strata Council Meeting held August 14, 2013 as follows: Ron Laufer, to be noted as REGRETS as he was not present at the meeting.

There being no further changes, the minutes were MOVED/SECONDED and CARRIED.

APPROVAL OF FINANCIAL STATEMENTS AND REVIEW OF ACCOUNTS RECEIVABLE

It was MOVED/SECONDED to approve the May and June 2013 financial statements. CARRIED.

A demand letter was sent to the owner of a strata lot by Clark Wilson LLP. Clark Wilson legal counsel informed that a payment of \$10,000.00 will be received shortly from the legal representative of a strata lot owner. The payment will represent long outstanding strata fees, special levy and fines. The Strata Council was very pleased with the outcome of this task in a short amount of time.

Another strata lot owner has a large outstanding balance for strata fees, special levy and fines. The Strata Council stated that they may wish to proceed with a forced sale of this strata lot. The Strata Council is currently reviewing the forced sale proceedings with Clark Wilson and will report back to the owners at the next meeting.

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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.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. Review of Directives: Council reviewed completed tasks and was satisfied with the outcome. Pending items which require further review or follow up with various parties will be reviewed at the next meeting.
2. Parkade Membrane Repairs: Scope of services will be reviewed and confirmed prior to the next meeting in order to bring it forth, as a resolution, at the next AGM. Daryl Thompson agreed to review and contact contractors to narrow down a scope based on which quotes can be obtained. The Strata has three quotes so far. This will be reviewed at the next meeting.
3. Hallway Painting: This project is now complete and owners and strata council are very happy with the final choice of colors. Thanks to those owners who have taken their time to be involved in liasing with the painters and making sure that the project is carried out on budget.
4. Deck Repairs: Council discussed confirmation of payment for an invoice, which has to be paid by EPS Westcoast. Eric Lee will confirm whether the 10% holdback can be released.

CORRESPONDENCE

Council reviewed correspondence regarding the following:

- Response to a letter from a strata lot owner.
- Parkade speeding and not waiting for the gate to close.

Council will respond to the owner in writing.

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NEW BUSINESS

1. Reminder to Owners:

Please do not use your garburator as a primary source of garbage disposal. This may overwhelm the plumbing stacks and cause blockages within the main building pipes, which may result in water backing up into kitchen sinks. PLEASE ensure that you compost or dispose of large food items into alternative source not garburator. To properly clear garburators, please plug the sink, fill up with water to full level. Then turn on garburator and unplug sink. This will force a large amount of water down to drain and ensure that the drains are clear of any clogs.

2. Termination of DMS Mechanical Preventative Contract: It was MOVED/SECONDED to terminate the contract effective February 2014. Termination letter will be sent by October 25th as per the 90 day cancellation clause within the contract. CARRIED. The strata council requested that all keys/fobs be returned to Daryl Thomson on site.
3. KC Plumbing Mechanical Preventative Maintenance: It was MOVED/SECONDED to approve that KC Plumbing and Heating will look after the mechanical preventative maintenance effective February 2014. ALL IN FAVOUR. CARRIED. The Strata Council signed the contract. The Senior Strata Manager will ensure to obtain WCB and liability insurance information from this vendor.
4. One on One Janitorial: A list of concerns will be summarized based on Council's comments by the Senior Strata Manager and forwarded to One on One. A meeting will be held with Daryl Thomson and Marianna Pandey, as well as the owner of One on One, on site, following the receipt of the list. This will be reviewed at the next meeting.
5. Annual Fire Inspection Report: The strata council reviewed the report from Fire Pro. Most of the items on the list have been looked after by Daryl Thompson. 2nd inspection of units which did not provide access for the insuite inspection will be scheduled. The units will be informed via a notice in advance. It was requested that the full, detailed report be emailed to Council. The Senior Strata Manager will coordinate with Fire Pro and send out notices in advance. Carried

TERMINATION OF MEETING

There being no further business the meeting was adjourned at 8:45 p.m.

Next meeting: Tuesday, January 14, 2014.

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FirstService Residential
Agent for the Owners
Senior Strata Manager Marianna Pandy
Email: Marianna.Pandy@fsresidential.com
Direct Line: 604.689.6946
General Office: 604.683.8900 (24 Hours)
www.fsresidential.com

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!