

**MINUTES
OF THE STRATA COUNCIL MEETING
THE OWNERS STRATA PLAN LMS 2876
OMEGA CITY HOMES**

Held on Tuesday, January 14, 2014
Within Unit 201, 638 W. 7th Avenue,
Vancouver, B.C.

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

The meeting was called to order at 7:03 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 October 8, 2013 as circulated. CARRIED

APPROVAL OF FINANCIAL STATEMENTS

It was MOVED/SECONDED to approve the July to November 2013 financial statements. CARRIED.

REVIEW OF ACCOUNTS RECEIVABLE

The Strata Council noted that a strata lot owner has made several payments towards the large outstanding strata fees. The Strata Council will continue to monitor this account. Another strata lot has missed several months of strata fee payments and the Strata Council will inform the owner in writing, prior to placing a lien.

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. Review of Directives: The Strata Council reviewed directives provided to the Senior Strata Manager since the last meeting and was satisfied with completed tasks. Pending items and directives to the Strata Council will continue to be followed up on and finalized prior to the Annual General Meeting as they relate to resolutions.
2. Parkade Membrane Repairs: The Strata Council received three quotations. It was MOVED/SECONDED to have an engineer comment on the scope of repairs as to ensure that the Strata Council will chose the right option in terms of treatment and product. The Senior Strata Manager will consult an engineering firm and obtain a quotation as soon as possible. CARRIED.
3. Fire Panel Replacement: Two quotations were obtained, from Fire Pro and Vancouver Fire and Security. The Strata Council favoured the quotation from Vancouver Fire and Security. Daryl Thomson will review the scope and compare to ensure the scope is the same. The fire panel replacement will be included to be done during the 2014 fiscal year by Vancouver Fire and Security.

The Strata Council will also be looking at switching to Vancouver Fire and Security for the annual fire inspection, pending review of scope. This will be discussed and confirmed at the next Council meeting.

4. Site Visit Report: The site visit was conducted in December with One on One Janitorial to discuss common area cleaning concerns. Some of the concerns were addressed; however, the Strata Council noted new items, such as polishing the rocks in the lobby and paying more attention to washing the side and front metal risers of the staircase and vacuuming front door mat. The Senior Strata Manager will bring this to the attention of One on One Janitorial. This will be reviewed at the next Council meeting.
5. Strata Insurance Claim - Window Scratches: Three windows required replacement; two of them are completed. The insurance company will pursue subrogation against the company who carried out the window washing. This will be reviewed at the next Council meeting.

CORRESPONDENCE

Council reviewed correspondence regarding the following:

- Continuous noise complaints.
- Mess on limited common property/patio.
- Renting out of strata lot confirmation form an owner.

Response to owners will be sent in writing.

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NEW BUSINESS

1. Mess on Limited Common Property:

As per section of Bylaws of Strata Corporation LMS2876 - Omega City Homes:

3.1 *An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that:*

(c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot;

(f) increases or has the potential to increase the risk of fire, the rate of fire insurance, or the rate of any other insurance on the building or any part thereof held by the strata corporation;

A letter will be sent to the owner requesting removal of items. Past the deadline, the Strata Council will look into removing and storing the items. This will be discussed at the next Strata Council meeting.

2. Siding Repairs: Minor repairs to a strata lot patio siding will be carried out by Amber Leaves Construction.

3. Draft Budget: The budget was discussed and several revisions were made. The Strata Council will finalize the budget and attach it with the Annual General Meeting notice which will be sent out to owners in early February.

4. Annual General Meeting (AGM) Resolutions: The Strata Council discussed possible resolutions. The Senior Strata Manager will email the Strata Council a draft AGM notice for review within the month of January, 2014.

TERMINATION OF MEETING

There being no further business the meeting was adjourned at 9:27 pm.

Next meeting: **Annual General Meeting, March 3, 2014.**

FirstService Residential
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<p>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.</p>
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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.

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