

STRATA PLAN VR-264 MINUTES OF STRATA COUNCIL MEETING

DATE: Saturday, February 9th, 2008 at 2:00pm

LOCATION: #102-1234 Pendrell Street, Vancouver, BC

PRESENT:

Kelly Gossen	Unit #103	President
Nancy Black	Unit #405	Acting Vice President
Dianne Dary	Unit #102	Acting Treasurer
Karl Krauss	Unit #308	Council Member (Newly Appointed)

AGENT: Angela Uruski Girard *Monarch Strata Ventures Inc.*

I. CALL TO ORDER & REGISTRATION

Kelly Gossen called the meeting to order at 2:05pm, at which time four (4) members of Council were present, meeting the quorum requirement of the Strata Property Act.

II. RESIGNATIONS FROM COUNCIL

Due to the sale of his unit, Ken Hickling (Unit #404) officially resigned from the Strata Council. Council appointed Karl Krauss (Unit #308) to stand in for Council for the remainder of Council's term.

III. APPROVAL OF MINUTES OF LAST MEETING

The approval of the minutes of the November 28th, 2007 Council Meeting were tabled.

V. BUSINESS AT HAND

- (i) **New Garbage Laws:** A notice regarding the new garbage laws will be attached to these minutes. Each unit owner is responsible for the disposal of their own unwanted furniture, paint, plants etc.
- (ii) **Use of Elevator – Notices:** Council requests that notices must get posted on each floor of the elevator, in advance, when the elevator needs to be blocked off for a move-in or move-out.
- (iii) **Janitorial Services:** Complaints received about the current janitorial services were discussed. Monarch will be asked to contact Kelly Boy Maintenance to review their contract. Should their services not be improved, Monarch will seek quotes from other janitorial/maintenance companies.
- (iv) **Elevator Advertising:** A discussion was held around installing advertising within the elevator as a way of generating revenue for the Strata. Monarch/Nancy Black will look into this option further.
- (v) **Suite Renovation - Issues:** More complaints have been received about the contractors renovating a suite in the building. A security issue arose with another owner. Monarch will again contact the owner and advise this is unacceptable behavior. Another fine may be necessary. Monarch to advise.

VI. PROPOSED BUDGET & SPECIAL ASSESSMENT

- (a) **Proposed Budget for 2008 Fiscal Year:** Council reviewed the proposed budget prepared by Monarch. The Council was adamant that the fees would remain unchanged from last year. Amendments were made to the budget for presentation to the owners at the upcoming AGM.
- (b) **Proposed Special Levy:** Council reviewed the budget for the proposed levy for upgrades to the parkade. It was agreed that payments for the special assessment must be spread out over four (4) equal payments, so that the building repairs will not cause hardship for any owner.

VII. ADJOURNMENT

As there was no further business to discuss, it was moved and seconded to adjourn the meeting at 3:30pm.

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1234 Pendrell Street, Vancouver, BC

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Please retain these minutes for your records, as you will be required to provide these to potential purchasers should you decide to sell your unit. Replacement copies will be subject to a per page cost upon a seven (7) day advance order from Monarch Strata Ventures Inc.