

STRATA PLAN VR-264

MINUTES OF STRATA COUNCIL MEETING

DATE: Thursday, March 13th, 2008 at 7:00pm
LOCATION: #102-1234 Pendrell Street, Vancouver, BC
PRESENT:

Dianne Dary	Unit #102
Kelly Gossen	Unit #103
Phillippe Varrier	Unit #203
Kevin Morgan	Unit #204
Biagio Galle	Unit #403
Timothy Hansen	Unit #404
Nancy Black	Unit #405

I. CALL TO ORDER & REGISTRATION

The meeting was called to order at 7:10pm, at which time all Council members were present, meeting the quorum requirement of the Strata Property Act.

II. ELECTION OF NEW OFFICERS

Council members were elected to the following positions:

President	Kelly Gossen	Unit #103
Vice President	Kevin Morgan	Unit #204
Treasurer	Timothy Hansen	Unit #404
Vice Treasurer	Dianne Dary	Unit #102
Secretary	Biagio Galle	Unit #403
Vice Secretary	Phillippe Varrier	Unit #203
Council Member	Nancy Black	Unit #405

III. BUSINESS AT HAND

- (1) Owner Correspondence:** Correspondence was reviewed. All owners are encouraged to provide their input/comments to Council in writing via Monarch.
- (2) Patio Repairs – Unit #104:** As Protocol has declined the job of balcony repairs to Suite #104, Council agreed to hold off on finding contractor until the balcony report has been completed by McArthur Vantell.
- (3) Parkade Membrane & Ramp:** The quote from McArthur Vantell Ltd. for \$800 + GST to review the parkade membrane and ramp was approved by Council.
- (4) Balcony Review:** Diane, Kevin and Philippe to provide Monarch with the history on previous balcony repairs and issues as requested by the engineer.

IV. NEW BUSINESS

- (1) Enterphone Issues:** Some units are still having problems with the Enterphone. Monarch to follow up.
- (2) Clearing of Main Stacks:** The main drain stacks need to be cleaned. Monarch to follow up.
- (3) Call for Volunteers:** Council is looking for volunteers to do minor repairs/painting or working with the gardening team. Please contact Monarch if you are interested.
- (4) Access to Common Areas:** Once Council member expressed concerns regarding access to common areas such as storage lockers between the hours of 11:00 pm – 7:00 am.
- (5) Illegal Parking:** Concerns were expressed over possible illegal parking spot in the parkade. Monarch to follow up.

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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.

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IV. NEW BUSINESS – Cont'd ...

(6) **Guest Parking Stall:** Owners are reminded there is **no overnight parking** in the guest parking spot. If this continues to happen, Council will arrange to have the illegally parked car towed.

(7) **"Condo Etiquette" Guide:** Council has decided to post a "Condo Etiquette" guide in the elevator and common areas. Be respectful of your neighbours, simple etiquette and respect for each other will ensure we have a safe and happy building. Anyone wishing to contribute to the guide are asked to please send in their suggestions writing via Monarch.

V. ADJOURNMENT

As there was no further business to discuss, the meeting adjourned at 9:00pm.

STRATA COUNCIL

Strata Plan VR-264

1234 Pendrell Street,

Vancouver, BC