

MINUTES OF THE MEETING OF THE STRATA COUNCIL OF STRATA PLANS BCS 2583 & BCS 2869, KING EDWARD VILLAGE STRATA I & II, HELD ON MONDAY, JULY 21, 2008, AT 7:00 P.M., AT THE CEDAR COTTAGE PUB 3728 CLARK DRIVE VANCOUVER, BC

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|-----------------|--------------------|---------------------------------------|
| PRESENT: | Mr. Adrian Wan | President |
| | Mr. Tuan Do | Vice President, Building & Deficiency |
| | Ms. Skylar Fierros | Secretary |
| | Ms. Michelle Chua | Landscaping & Security |
| | Ms. Elaine Quon | Building & Deficiency – Security |
| | MJ Cayme (RSS) | Administration Manager |
| REGRETS: | Mr. Juan Maldonado | Building & Deficiency |
| | Mr. Nathan Fallis | Treasurer |

AGENT: Kenneth Bro, Property Manager
ColyVan Pacific Real Estate Management Services Ltd.

APPOINTMENT OF CHAIR - each month would be alternating between the two strata's
The President of BCS 2583 called the meeting to order at 7:00 p.m.

GUEST

Ray McMillan - Account Executive - Urban Networks gave a presentation & Q&A to Council(s) on allowing Urban Networks access to the BCS 2583 & BCS 2869 to offer residents competitive internet and VOIP telephone services. BCS 2869 has agreed to allow Urban Cable access to the building along with BCS 2583, who previously granted access, Urban Networks now has full access to both Strata's.

Marissa Marquez – Rich State Services introduced herself and the staff of RSS to the joint Councils.

ADMINISTRATION MANAGER REPORT

Council received the Administration Manager Activity Report for the month of May/June. The following items have been approved and/or being actioned:

1. Action Lock – To add up to six mirrors in the parkade.
2. Smart Tech – To add two enterphone amplifiers to help boost the sound.
3. Smart Tech – Is upgrading the DVR hard drive for greater video capacity.
4. MJ will look into the particulars of adding a sealant to the stone flooring in the lobbies and report back to Council with a quote

PRESIDENTS REPORT

Will be covered in the balance of the meeting.

COMMITTEE REPORTS

Attention All Owners

Owners interested in participating in the Building Maintenance Committee are encouraged to contact Council through an email: kingedwardvillage@hotmail.com with your name, suite # and contact information.

- a) **Landscaping** – The Landscaping Committee will be working with MJ and Construction on the volume of water being delivered and where in respects to the irrigation system..
- b) **Security** – Council will be locating areas to add parkade mirrors.

*******Security Reminder for all Residents*******

All residents are reminded that the entrance to your home **DOES NOT** start at your front door, but the front doors to the building! **DO NOT** let strangers into your home! Following are a few tips for all to follow:

1. Make sure you wait until the gates and doors close when you come and go.
2. Don't leave anything visible in your car especially keys and fobs!
3. Report lost keys or cards/fobs to ColyVan Pacific & the Administrator MJ.
4. Report any suspicious activity to 911, make detailed notes.

**Anyone experiencing or witnessing a break-in is advised to contact the police (911) to file a report.
Remember, security is everyone's responsibility!**

- c) **Building Maintenance** – The Building Committee will be comprised of the deficiency committee report going forward. The two Strata's will be looking into the benefit of purchasing a tractor to pull out the garbage bins as well as help with the snow removal in the winter.

APPROVAL OF PREVIOUS MEETING MINUTES

It was **MOVED/SECONDED** to accept the Minutes of the meeting held July 9, 2008 as distributed.

CARRIED

BUSINESS ARISING FROM PREVIOUS MEETING

Deficiencies Common Area & Residential Area – The Deficiency Committee will be reporting their work under Building Committee reports in the future.

Pigeon Remediation Update – There are several steps that have been taken over the balance of this year by BCS 2583 to help remediate the pigeon issue, but the main problem of King Edward Village being the high point of the area will not change and Council will take what action it can to make the resident pigeon population "uncomfortable" in visiting the building(s). ***Residents need to keep their balconies clean and not encourage pigeons to their limited common areas/balconies as the efforts being undertaken by the Strata will take time.***

Visitors Parking Rules- The Council is working on the rules and will coordinate with BCS 2869 to harmonize the two sets of rules.

Power Sweep & Wash of Parkade – Valley power sweep has completed the cleaning of the parkade.

Web Site - The Council is in the process of setting up a web site (www.kevstrata2869.com) which will be accessible to all Owners to take delivery of their Council Minutes and to keep abreast of current issues/notices within BCS 2869.

**Please Note – There will no longer be mailed delivery of the minutes of Council Meetings after the August meeting. Owners can download a set of minutes from the web site and a set will be posted in the bulletin boards located in the lobbies.
*This Is A Green Effort Taken On By The Council Of BCS 2869.***

Bulletin Board(s) Update – The agent report that the boards and elevator frames have been ordered and will be installed shortly.

FINANCIAL REPORT

Operating Statements – Deferred to the August meeting.

Arrears – All Owners must be aware of the Registered Bylaws of BCS 2869 as they relate to Strata Fee Payments, any Owner in arrears has been fined and interest charged until their account is brought current as well their lending institutions will be notified and liens will be placed on their suites.

3. Payment Of Strata Fees And Special Levies

- (a) An owner must pay strata fees on or before the first day of each month to which the strata fees relate. An owner must provide payment of strata fees by cheque or such other means as the managing agent may provide and at the place designated by the strata corporation or the managing agent.
- (b) A special levy is due and payable on the date or dates noted in the resolution authorizing the special levy.
- (c) Where an owner fails to pay any amount owing in accordance with bylaw 0 or 0, the strata corporation may assess an interest charge of 10% per annum, compounded annually.
- (d) An owner must provide twelve (12) consecutive, monthly post-dated cheques for strata fees for the fiscal year of the strata corporation, dated as of the first day of each month or, if applicable, written authorization for monthly automatic debits from the owner's bank account.
- (e) Failure by an owner to submit twelve (12) monthly, post-dated strata fee cheques or written authorization for automatic debit in accordance with the bylaw is a contravention of the bylaws and the strata corporation will levy fines for each contravention. Each dishonoured cheque or dishonoured automatic debit will be subject to fines and an administration charge of \$25 by the strata corporation.

Council will discuss and respond to all residents' correspondence at the Council meeting(s). All correspondence must be into Council 10 days prior to the scheduled meeting in order to be included in the Agenda for discussion.

CORRESPONDENCE - Letters Received

Responses Sent

| | | |
|---|--|--|
| 1 | | 42 welcome to new home |
| 2 | | 2 Permission to install flooring - granted |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |

NEW BUSINESS

2010 Rentals – Council will be looking at changing the Bylaws to protect the building against short term tenancy which causes extra wear and tear on the buildings common areas and increases security risks.

Natural Gas Purchasing – Jody Winter will meet with the Council's at the August meeting to discuss option(s) in purchasing natural gas.

In-Suite Deficiencies – All Residents are reminded that in-suite deficiencies are between the suite owner and the developer and should be reported in the appropriate manner, please see attached notice.

ADJOURNMENT

The meeting was adjourned at 9:10pm - Next Council meeting is Next Meeting Monday August 18, 2008 @ 7:00pm
Cedar Cottage Neighbourhood Pub 3728 Clark Drive - Joint meeting
Kenneth Bro Property Manager, 604-683-8301 Ext. 232 - Email: kbro@colyvanpacific.com