



**OWNER'S STRATA PLAN VR 61
THE SEA BREEZE
2025 WEST 2ND AVENUE, VANCOUVER, BC**

COUNCIL MEETING

MARCH 18, 2008

Location #101

Attendees	Tasha Bukovnik	Suite #101
	Kris Kostiuik	Suite #406
	Tom Slade	Suite #409
	Claire Westlake	Suite #304
	Stephanie Wilson	Suite #408

Regrets	Sandra Korpan	Suite #317
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MANAGING AGENT: Strata Agent, Ascent Real Estate Management Corporation not in attendance

MINUTES OF PREVIOUS MEETING

Motion: that the council approve the minutes of the meeting of February 21, 2008 as read. It was agreed that all members would approve final minutes electronically by Wednesday, March 19 before 1800 hours.

CARRIED

FINANCIAL REPORT

The most recent Financial Statement available from Ascent was up to January 31, 2008, received on March 6, 2008. Finances appear to be in order with the exception of over-payment by Ascent.

UNIT # 109 SMALL CLAIMS COURT SUIT AGAINST VR61 UPDATE

As of this meeting, only one of two insurance cheques covering the claim has been issued. Both cheques must be received before the settlement can be finalized. The owner has obtained a Judgment against VR61 and this Judgment has been registered on the commonly owned unit #217 pending settlement. The unit has not yet paid assessments and is in arrears with the Strata. It is believed that the lien and outstanding arrears will be settled and VR61 released once the final payments have been completed.

KELLY BOY MAINTENANCE REPORT

Automatic timers for interior lights have been reset to comply with daylight savings time. There was a complete loss of hot water Friday, March 7th. Latham's were called directly to repair as Kelly was on vacation. It was determined that the pilot light assembly was at fault and required intervention.

Council will ask Latham's to provide an opinion as to the remaining life expectancy of the boiler unit.

CARPET CLEANING: The Council decided that the underground area required cleaning prior to cleaning of the carpets in public areas. Kelly will be advised to proceed, and residents/owners will be notified to remove all stored equipment, boxes, tools, sports equipment and outdoor furniture from the parkade and building front balconies.

OTHER MATTERS FOR BUILDILNG MAINTAINANCE: Washer #3 was not performing properly on the spin cycle. Coin-A-Matic has been advised. Cleaning of the dryer vent ducting has been scheduled and will take place shortly.

COUNCIL REVIEW ON PERFORMANCE BY THE MANAGEMENT CORPORATION:

Council continued a review of matters handled by the Management Corporation. There has been no response to previous letters sent to Ascent regarding the request for repayment of the unauthorized payment to TNC Contracting and the improper advice regarding employees of the Strata (former caretaker). A member of council will attempt to contact Senior Management at Ascent. General performance and response by the Management Company is currently under review by Council.

**OVERDUE SPECIAL LEVIES:**

There is only one unit which has yet to pay their special levies.

LANDSCAPING PROJECT:

There are still some outstanding drainage issues which need to be dealt with. Council continues to follow-up with this on a regular basis. Halsall has submitted their final invoice, however Council has chosen not to pay the full balance until they are satisfied the deficiencies have been addressed.

The issue of gate closures for both the east and west end was discussed and it was determined that for security and privacy, a gate at the east side only will be installed, coordinated with the fence pattern.

As the project is nearing completion, Council serves notice to all owners to comply with Strata By-laws, please clear off the common 4th floor front balconies of garden and other stored items. Storage of paint and other items must also be removed from the parkade area.

Once again, Council advises owners/tenants to park cars and pick-up trucks nose in only, to avoid exhaust fumes aimed at the building, and to prevent accidental damage to the fence, due to vehicle length differences from wheel base to vehicle parameters front and rear.

FIRE PROTECTION:

Fire inspections have been carried out in the building. Repairs identified for unit #214 should read unit #217. Three hall emergency lighting units have been identified as requiring battery change. Batteries are expected to last for five years.

LAWYER CONTACT RE SOIL REMEDIATION

Contact information for the recommended lawyer to discuss potential recovery of monies from others involved in the soil remediation will be provided to a Council Member for further discussion.

ONGOING OUTSTANDING ISSUES:

Council will investigate methods of full compliance with "Move in/out" notification requirements.

Owners are reminded that parking is not related to ownership of any unit. All parking lots are assigned by Strata. Please note that inclusion of an assigned parking location is contrary to by-laws, and must **not** be included in any offer for sale of units. The parking space does form any part of the deed for any unit and could result in problems when trying to convey property to the purchaser.

Next council meetings as follows:

April 15, 2008

MOTION TO ADJOURN

CARRIED