



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

COUNCIL MEETING
APRIL 15, 2008 Location #101

Attendees	Tasha Bukovnik	Suite #101
	Sandra Korpan	Suite #317
	Tom Slade	Suite #409
	Stephanie Wilson	Suite #408
Regrets	Kris Kostiuk	Suite #406
	Claire Westlake	Suite #304

MANAGING AGENT: Strata Agent, Ascent Real Estate Management Corporation not in attendance

MINUTES OF PREVIOUS MEETING:

Motion: that the council electronically approve minutes of March 18, 2008 by Monday, April 21 prior 1800 hrs.

CARRIED

FINANCIAL REPORT:

The most recent Financial Statement available from Ascent was up to February 28, 2008, received on April 9, 2008. Discrepancies in the amount of the holdback funds were noted in the data entry pertaining to January payments to TNC. In light of these discrepancies, it was agreed that a financial audit should be considered.

UNIT # 109 SMALL CLAIMS COURT SUIT AGAINST VR61 UPDATE:

As of this meeting, cheques have been on hand for over 3 weeks. However, the issue is outstanding as the deal has yet to be concluded. Until the matter is completed, Strata continue a counter property lien. Delays have increased costs for our legal representation and lien registry costs. Council is very anxious to have this matter settled.

KELLY BOY MAINTENANCE REPORT:

- Boiler filters have been changed. Power-washing of the parkade is to be scheduled with 10 days notification to owners/residents. This cleaning is already contracted with Kelly Boy. Items left in parking spaces will be removed and disposed. Carpet cleaning will be scheduled once the parkade power-wash is completed.
- Fourth floor common property balconies require cleaning and resettlement of the pigeon population. A determination must be made to ensure that the cleaning process is environmentally correct, and council will investigate cost effective, humane and environ-friendly methods of discouraging return of the pigeons.
- Graffiti was discovered and subsequently painted over. We ask all occupants to monitor and report any other graffiti.
- Lobby lighting will be checked to reduce operating and replacement costs. Although initially more costly to purchase CFM bulbs, replacement and durability will offset the cost, and we will eventually realize cost savings. Council will also investigate lighting in the parkade for more cost effective and longer duration lighting.
- One owner provided Council with a detailed report on events caused by the need to remediate a unit following a toilet overflow. Council will investigate the serious accusations of mishandling and extended time for repairs, and will work to ensure that a professional and qualified process is established for all owners similarly affected by any future intrusion. Council will communicate the



emergency contingency procedures to all owners and our maintenance, plumbing and electrical services agents.

Follow-up – the hot water boiler was installed April of 2003.

LANDSCAPING PROJECT:

TNC (overpaid) will not return to finish outstanding issues unless the full and final hold back has been paid out as per their invoice. Council has been advised to pay the holdback as certified by Halsall and to hire other contractors to finish the outstanding issues.

The outstanding drainage issue at the West side will be fixed by cutting troughs into the cement, at very little or no cost. The East side will be fixed with Rotor Rooter service, expected to cost between \$250.00 to 300.00. These funds will be paid for from the reduced holdback.

LAWYER CONTACT RE SOIL REMEDIATION:

Council has been provided with a potential lawyer for consult on recovery of any costs for soil remediation of our Strata, however we are awaiting a report by the City of Vancouver for neighbouring property, and will investigate further with City Hall regarding the status of findings during neighbouring tank removal.

ELEVATOR UPDATE:

Following one call back, there have been no problems with the elevator operation, although long term rehabilitation and overhaul is necessary. Council is still exploring total revamp and costs. Phase 1 of the elevator improvement has already been approved by owners, but financing for phase two will be brought forward to owners for approval at a later date. Council will investigate using the current contingency fund if a down payment is required now for Phase 2.

CHANGE OF OWNERSHIP:

Owners are reminded that completion of sale of any unit will be frustrated or halted if **Form F** is not completed, and presented to the Property Management Company, who legally can not provide a release until the form has been duly filed. Once again, we remind owners that any For Sale information given to a potential buyer or real estate agent for your unit must **not** include any reference or guarantee of parking accommodation, as all parking assignments are, as per the Strata VR61 By-laws, determined by Council. The Parkade access control disk must be returned to Strata VR61 before any unit can be released for conveyance.

Next council meetings as follows:

May 13, 2008

MOTION TO ADJOURN

CARRIED