



**MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN VR 2781,
WESTPOINTE, HELD WEDNESDAY, OCTOBER 8th, 2008, AT 6:00 P.M., IN UNIT #102 –
3280 WEST BROADWAY, VANCOUVER, B.C.**

Present:	Lucie Moujabber Deborah Millard Gordon Heppner	President / Privacy Officer Treasurer
Property Manager:	John Sharkey	The Wynford Group
Regrets:	Linda Lind Teresa O'Reilly	

1. CALL TO ORDER

The Council President called the meeting to order at 6:00 p.m.

2. MINUTES OF THE PREVIOUS MEETING

It was **MOVED / SECONDED / CARRIED** (Moujabber / Chong) to approve the Minutes of the September 16, 2008 Council meeting, as circulated.

3. BUSINESS ARISING FROM THE MINUTES

A. Re-painting Interior Common Areas

Council reviewed an invoice submitted for payment by Van Dutch Painting, the contractor that was hired to paint the common areas.

After a brief discussion with respect to the amount invoiced and the work completed, it was **MOVED / SECONDED / CARRIED** (Moujabber / Millard) to authorize the Property Manager to pay the contractor the holdback portion of the contract.

The Property Manager reported that:

- The contractor had placed all leftover paint for the Strata Corporation's future use in the storage room.
- The contractor had provided Council with a list of the interior paint colour codes for future reference.
- The contractor had returned the building keys to the Property Manager.

NOTICE

Residents are requested to use the elevators when transporting bicycles to and from their suites. Please avoid using the stairwells for this purpose, as the paint on the doors and walls are far more susceptible to damage. Thank you.

B. Parking Area Line Painting

The Property Manager reported that Scottish Line Painting has been scheduled to complete the painting of the parking stall lines and signage. They are scheduled to be on site October 22nd, 2008 between the hours of 8:30 a.m. and 4:30 p.m. Residents have been advised to move their vehicles if the stall lines to their parking stall were not painted on the previously scheduled July 2008 date.

C. Pigeon Control

The Property Manager informed Council that PCO Pest Control has been on site several times lately to complete the installation of bird spikes along the north facing roof line of the building. In addition, Residents of the north side of the building have been mailed notices requesting that they make suitable arrangements to provide access to the pest control technicians on October 21st, 2008 to install bird spikes on all the fireplace vents on the north side of the building.

D. Water Damage and Repairs

The Property Manager reported that the water repairs associated with one water damage incident in the east building had, for the most part, been organized, although all repairs were still not complete.

Council directed the Property Manager to prepare a summary of the associated costs of repairs, together with a written letter of agreement that the Owner is responsible for the damage as well, and provide copies of the relevant invoices.

E. Increased Maintenance Schedule

Council had directed the Property Manager to request a detailed proposal from the current janitorial contractor, Thomas Maintenance that would extend their weekly service from 12 hours per week to 20 hours per week. The Property Manager provided Council with a copy of the proposal for review. No direction was given.

F. Permission to Rent – Hardship

Council discussed the current rental status of a 3rd floor Resident. Council's concern was that the Owner was continuing to rent the unit beyond the termination date on the letter of permission sent to the Owner in 2006. Council directed the Property Manager to retrieve the signed copy of the letter and distribute it to Council members.

4. NEW BUSINESS

A. Other Directives

The Property Manager was directed to:

- Send another letter to an Owner reminding them to clear their personal belongings from the common area rooftop.
- Send a letter to an Owner asking them to inform their tenants to use the elevator when transporting bicycles to and from their unit.

5. FINANCIAL REPORT

A. Financial Statement

Further to a brief review of invoices paid, it was **MOVED / SECONDED / CARRIED** (Millard / Moujabber) to approve the July and August 2008 operating statements, as prepared by The Wynford Group.

6. **MEETING TERMINATION**

The meeting was adjourned at 7:35 p.m.

The date and time of the next meeting is to be announced at a later date.

NOTE: PLEASE MAKE YOUR CHEQUES PAYABLE TO "STRATA PLAN VR 2781" AND ENSURE THAT YOUR UNIT NUMBER IS CLEARLY MARKED ON THE FACE OF EACH OF YOUR CHEQUES.

Do you have a question regarding payment of your account?
If so, please call 604-604-261-0285 and ask for Accounts Receivable.

ATTENTION

PLEASE KEEP THESE MINUTES ON FILE AS A PERMANENT LEGAL RECORD OF YOUR STRATA CORPORATION'S BUSINESS. REPLACEMENT OF EITHER MINUTES OR BYLAWS WILL BE AT THE OWNER'S EXPENSE AND NOT AT THE EXPENSE OF THE STRATA CORPORATION.

THE WYNFORD GROUP OFFICE HOURS ARE MONDAY TO FRIDAY, 9:00 A.M. TO 5:00 P.M. FOR AFTER HOUR EMERGENCIES ONLY, PLEASE CALL 604-261-0285, THEN PRESS "1" TO BE CONNECTED TO THE ANSWERING SERVICE.

APPROVED _____
BY
COUNCIL: _____

Date: _____

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