



**MINUTES OF THE MEETING OF THE STRATA COUNCIL, STRATA PLAN VR 2781,
WESTPOINTE, HELD THURSDAY, SEPTEMBER 16th, 2008, AT 6:00 P.M., IN UNIT #102 –
3280 WEST BROADWAY, VANCOUVER, B.C.**

Present:	Stanley Chong	President
	Lucie Moujabber	Vice-President / Privacy Officer
	Deborah Millard	Treasurer
Property Manager:	John Sharkey	The Wynford Group

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 August 14th, 2008 Council meeting, with the amendment that the reference to Terasen Gas in Section 6 of those Minutes be changed to B.C. Hydro.

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 an amount of \$21, 910 to the contractor for the work completed to date.

The Property Manager was also directed to:

- Ask the contractor to provide all leftover paint for the Strata Corporation's use;
- Ask the contractor to provide the Property Manager with the paint colour codes for future reference; and
- To collect the building keys from the contractor.

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 Lot / Parkade Signage

The Property Manager reported that all the parkade and exterior parking area signage has been received, positioned and hung. The Property Manager informed Council that he had ordered a current copy of the registered Developer's Disclosure Statement, as there have been several disagreements among Retail Owners with respect to assigned parking. The Property Manager will forward the documents to the Council President upon receipt.

C. Pigeon Control

The Council President informed Council that he had met with the pest control contractor, PCO, and mapped out a plan to install bird spikes along the top front ridge of the building, as well as the front fireplace vents. Council discussed several areas where pigeons tend to roost and requested the scope of the work be expanded to include the netting of these areas. The Council President agreed to meet with the PCO technician and finalize the plan.

It was **MOVED / SECONDED / CARRIED** (Moujabber / Chong) to approve the proposal from PCO to carry out this work, at a price not to exceed \$5,000, including GST.

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 pay a portion of another water claim cost recovery through Small Claims Court to an Owner that had been party to the settlement. The payment to the Owner was determined to be \$2,000, less half the cost of the management company's fees for their attendance in court as a witness.

E. Parkade Line Painting

The line painting of the parking stalls remains incomplete, as several Residents did not remove their vehicles from their parking stalls as requested in the notice sent out prior to the work taking place. Council has directed the Property Manager to have the contractor return to complete the work. Residents of the stalls not yet painted are to be mailed notification of the new date and advised to move their vehicles on this date and time. Residents should understand that each time the contractor returns, they charge \$150 travel / set-up fee.

4. NEW BUSINESS

A. Window Repairs

A Council member inquired if the Strata Corporation would pay for the replacement of a window when the seal breaks and the window fogs from moisture. Council agreed that the interpretation of the Strata Corporation's Bylaw 2.2 (3) would oblige the Strata Corporation to pay for this type of repair.

"Repair and maintenance of property by owner

- 2.2 (3)** An owner must repair and maintain all doors, windows and skylights, except casings, frames and sills of the doors, windows and skylights on the exterior of a building or that front onto common property."

B. Termination of The Wynford Group Property Management Contract

The Property Manager reminded Council that in accordance with the letter sent to Council on September 1st, 2008, and in accordance with the *Strata Property Act*, The Wynford Group would be terminating their services with VR 2781 no later than October 31st, 2008. Accordingly, the Property Manager advised Council that they should expedite their efforts to find a replacement management company, as the transition of the accounts, files and contact protocols should be in place with the new management company prior to this date.

C. Power Washing of Building Perimeter

Council discussed the details of an invoice submitted by the Council President for power washing of the walkways and sidewalks. The Council members debated the amount of the invoice and whether proper approval to commence the work was obtained. A resolution to the debate was not reached. Subsequently, the Council President resigned from Council and presented the remaining members with his keys and relevant Council documents.

At this point, the Property Manager advised that the Council lacked the minimum number of members to form a Quorum and, accordingly, the remaining members could make no further decisions on behalf of the Strata Corporation until an additional member(s) was appointed to Council.

The Property Manager informed Council that the meeting was concluded.

5. FINANCIAL REPORT

A. Financial Statement

Financial Statements were not approved, as a Quorum was not present.

6. MEETING TERMINATION

There being an absence of a Quorum, the meeting was adjourned at 9:40 p.m.

The next meeting is to be held on Thursday, October 9th, 2008, at 6:00 p.m. in Unit #102.

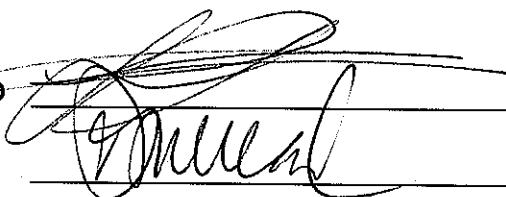
NOTE: PLEASE MAKE YOUR CHEQUES PAYABLE TO "STRATA PLAN VR 2781" AND ENSURE THAT YOUR UNIT NUMBER IS CLEARLY MARKED ON THE FACE OF EACH OF YOUR CHEQUES.

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: Oct 9, 08