

LANDMARK REGENCY - STRATA CORPORATION VR 134
1790 WEST 11TH, AVENUE, VANCOUVER, BC.
MINUTES OF THE COUNCIL MEETING HELD IN THE LOBBY - 1790 WEST
11TH AVENUE, VANCOUVER, BC On Thursday May 31, 2007 AT 7:00 P.M.

Present: Dawn Nathan, Nancy Fiddes, Evan Farrell, and Lisa Urakabe

Guests: Strata Lot 6 Owners

Call to Order

The meeting was called to order by Evan Farrell who chaired the meeting.

Approval of Agenda

Meeting was primarily a hearing to address the relaxation of Rental Bylaw for Strata Lot 6. After submissions provided by the Owner to satisfy concerns of Council and some discussion, the owner was thanked for her presentation to Council and departed from the meeting.

Subsequently Council discussed the matter and determined that:

1. Economic hardship was definitely a factor in her appeal.
2. That the owner provided pertinent information to support her claim.

Therefore, upon motion made by Dawn Nathan, seconded by Lisa Urakabe it was agreed that: Council of Strata Plan VR-134 allow for relaxation of Rental By-Law Sec. 39, Rental Restriction to Strata Lot 6 for an extended period of one year from May 15, 2007 to May 15, 2008.

Business arising from the last Council meeting:

1. **Painting Concrete wall** – There was also some discussion on painting the concrete wall, updated quotes from other contractors will be reviewed so as to complete this project over the summer. Any exterior balcony walls not cleaned by the owner will be cleaned with the exterior wall cleaning and the cost of the cleaning will be billed back to the owner.
2. **Janitorial** – Council has hired John Parks to clean the common areas starting in May.
3. **Landscaping** – The matter of lawn maintenance needs follow up, and Evan to phone CG Maintenance, Dawn or Nancy to follow up with Lee Edwards to be sure his costs are reimbursed and to determine frequency of service.

There being no further matters to discuss, the meeting was adjourned at approximately 9:00 pm by Evan B. Farrell.

Notes:

- ❖ Owners - please check your balcony drains as this is limited common property and regular cleaning inside and outside on the balcony wall is the responsibility of the owner.
- The garage door openers are worn and sometimes need tapping in order to work. It is recommended that the batteries are changed yearly and that they are not kept in extreme temperatures as they are sensitive. New ones can be purchased at hardware stores and reset to your existing remote codes.
- Please do not pull on your key to open the front door, please unlock with one hand and pull on the door handle with the other as the keys tend to break in the lock. Thank you.
- Please do not leave flammables/combustibles in the common areas as this is a City Fire Regulation infraction which puts the Strata's Insurance at jeopardy. There is a disposal for such items at Main & 27th.
- Please do not store your clothing in the laundry room – provide 2 hours from start to finish of each load and remove your laundry in that time.

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1790 WEST 11TH AVENUE, VANCOUVER, BC.
MINUTES OF THE COUNCIL MEETING HELD IN THE LOBBY - 1790 WEST
11TH AVENUE, VANCOUVER, BC On Thursday June 28, 2007 AT 7:00 P.M.

Present: Dawn Nathan, Nancy Fiddes, Evan Farrell, and Lisa Urakabe

Call to Order

The meeting was called to order by Evan Farrell who chaired the meeting.

Business arising from the last Council meeting:

1. **Painting Concrete wall** – Quotes were reviewed. It was agreed by Council to hire WestStar Restoration to do the power washing and painting of the fence to be completed by the end of August, 2007. Start date, 1st or 2nd week of August.

New Business:

1. False fire alarm: last Wednesday, June 20, 2007, fire department attended. This resulted from a malfunction of a smoke detector on 3rd floor. Management to check if there is any charge for this call and if there is any repair follow up on the detector.
2. Lee Edwards (Suite 201) to paint stairwell. The need for insurance, WCB, will be looked into.
3. Parking: need a count of stalls being rented and if the rental fees are up to date on all parking stalls.
4. Foyer carpet needs cleaning: Management to obtain contractor for this.
5. Broken key in front door: Cleaner broke key in door, remind everyone to not open the door with your key, it breaks off inside the lock.
6. White posts in front of building: They are rotted out on bottoms, need replacing.
7. Drainage at front door: perhaps drainage problem, need contractor to investigate.
8. Damage to washing machine: need to remind everyone not to put foreign or heavy articles in washing machine; they are not heavy duty machines.

There being no further matters to discuss, the meeting was adjourned at approximately 9:00 pm by Evan B. Farrell.

The next Strata Council meeting is on Thursday July 26, 2007.

Notes:

- ❖ Owners - please check your balcony drains as this is limited common property and regular cleaning inside and outside on the balcony wall is the responsibility of the owner.
- The garage door openers are worn and sometimes need tapping in order to work. It is recommended that the batteries are changed yearly and that they are not kept in extreme temperatures as they are sensitive. New ones can be purchased at hardware stores and reset to your existing remote codes.
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- Please do not store your clothing in the laundry room – provide 2 hours from start to finish of each load and remove your laundry in that time.

Owners are strongly encouraged to file these minutes for future reference since it is now mandatory to provide prospective owners with 24 months' worth of Strata Council Meeting Minutes, and obtaining extra copies of same is considered to be at the owners' expense rather than a Strata expense.

LANDMARK REGENCY - STRATA CORPORATION VR 134
1790 WEST 11TH AVENUE, VANCOUVER, BC.
MINUTES OF THE COUNCIL MEETING HELD IN THE LOBBY
On Thursday July 26, 2007 AT 7:00 P.M.

Present: Dawn Nathan, Nancy Fiddes, Evan Farrell, and Lisa Urakabe
Susan Shearsmith, Carriage Management Inc

Call to Order

The meeting was called to order at 7:06pm by Evan Farrell who chaired the meeting.

Approval of Agenda

There was a motion by Evan Farrell to adopt the Agenda with additions.

Approval of Minutes of the Previous Meeting of June 28, February 22, & May 31, 2007

The minutes of June 28 and February 22 were read by Evan Farrell and there was a motion/seconded/carried by Nancy Fiddes/Lisa Urakabe to approve the minutes. The minutes of May 31 were motion/seconded/Carried by Dawn Nathan/Nancy Fiddes.

Financial Statements up to June 30, 2007

The Treasurer reviewed the statement of June 30, 2007. There is \$6,500 in the bank; pre-paid insurance of \$3900; the Contingency Reserve Fund is at \$32,933.70; accumulated surplus is \$10,458. Parking rental is now up-to-date and will be reflected correctly on the financials. There is a deficit in the special levy account which will be cleared out. There was a motion/seconded/carried by Nancy Fiddes/Lisa Urakabe to approve the financials up to June 30, 2007.

Business arising from the last Council meeting:

1. **Painting Concrete wall** – WestStar Restoration has started to do the power washing and painting of the fence. The posts at the front will be repaired, as well as the planter box on the east side of the entryway. WestStar will be consulted as to repair some siding and tiles on the entrance walkway. The drainage will also be looked at. Some paint had gone over the patios from the power washing and Evan helped to clean this up. The windows will be masked off to prevent overspray of the painting. There was discussion among the Council Members concerning painting of the inside of the fence; if this was not being done by all owners then it would not adequately preserve the integrity of the fence over the long term. The fence is common property and therefore a strata expense. There was a motion/seconded by Nancy Fiddes/Dawn Nathan to have Weststar paint the inside of the fence while the exterior is being done. All were in Favour/Carried. Council estimated the cost at approximately \$3000 to be confirmed with Weststar, as some areas may not need doing.
2. **Janitorial** – is going well. The janitor provided Council with a list of building deficiencies including lighting fixture, lighting timer, stairwell light out, cleaning of small piles of pet excrement in the basement and the first floor halls.
3. **Landscaping** – quotes are still being sought for a reasonable landscaper, the last quote was \$350 per month. If there are any Owners interested in contributing in this area, they are welcome to pitch in with raking leaves, picking up garbage, dead heading bushes,

weeding, and lawn mowing. Lee Edwards in #201 has been taking care of the lawn mowing and will be reimbursed for this.

4. **Sump pump** – the sump in the parkade is being monitored and has functioned well in all the June heavy rains. If any Owners notice the presence of water, please notify a Council Member. This matter is being monitored to determine if there is need for repair or replacement. Please report if the water at the sump pump rises into the parkade.
5. **Stairwell painting** – Council received a volunteer offer to paint the stairwells. The scope of the painting offer will be requested to determine if Council will need to rent equipment to paint the stairwell. Scaffolding may be needed. WCB can be paid by the Strata and the Strata Insurance covers owners volunteering for work around the building.
6. **Carpet cleaning** – the carpets will be steam cleaned by the janitor-John Parks. If owners want their suites done, he can be contracted privately for this. Usually the lobby area only is done, but since there are several pets residing in the building and accidents have been noted by the Janitor, all the common area hallways and lobby will be done.

New Business:

1. **Electrical** – an electrician will be notified of the repairs needed as per the janitor.
2. **Pet excrement** – there have been several reports of dog pooh in the common areas; Owners are reminded to please clean up after there pets. All pets must be on leash in common areas.
3. **Parking** – several owners have rented extra parking stalls at \$20 per month.
4. **Satellite dish** – this has been installed incorrectly, and the owner will be asked to remove it, and restore the siding. Owners are reminded that nothing is permitted to be attached to the building.
5. **For sale** - #205 and #102 are listed for sale. The only engineers report on file for prospective owners is the report for the ramp. An owner reported that their home inspection stated that the building had some settling, probably 10 years after it was built, which is normal for the area and that the structure is sound.
6. **Renovations** – the owner of #302 applied for kitchen renovations, including removal of some walls. Council requested an engineer's approval that these are not load bearing walls.
7. **Garbage** – with the strike action by city workers Council has requested that a lock be placed on the garbage bin. Owners can request a key from a Council member.
8. **Fire alarm inspection** – this is due and will be scheduled with a Council member. Further notice will be provided.
9. **Bikes** – Owners are reminded of the bylaw pertaining to bicycles. Please do not bring bikes through the lobby area. **34. Bicycles, Storage and Parking**
 - a. Bicycles are not permitted to be stored in the hallways or any other common areas. **All bicycles must enter or exit the building by way of the vehicle entry to the parking garage only.**

The strata may fine an owner or tenant up to \$200 for contravention of this bylaw.

10. **Laundry usage** – Owners are again reminded not to put foreign or heavy articles in the washing machine; they are not heavy duty machines. The washing machine was left full of dog hair on Friday July 20 and the machine had to be vacuumed out by a Council member to get all the dog hair out. Please clean up after your pets and use the professional Laundromat for heavy washing.

There being no further matters to discuss, the meeting was adjourned at 8:58 pm by Dawn Nathan. The next Strata Council meeting is on Tuesday October 2, 2007.

Notes:

- ❖ Owners - please check your balcony drains as this is limited common property and regular cleaning inside and outside on the balcony wall is the responsibility of the owner.
- The garage door openers are worn and sometimes need tapping in order to work. It is recommended that the batteries are changed yearly and that they are not kept in extreme temperatures as they are sensitive. New ones can be purchased at hardware stores and reset to your existing remote codes.
- Please do not pull on your key to open the front door, please unlock with one hand and pull on the door handle with the other as the keys tend to break in the lock. Thank you.
- Please do not leave flammables/combustibles in the common areas including the parking garage as this is a City Fire Regulation infraction which puts the Strata's Insurance at jeopardy. There is a disposal for such items at Main & 27th.
- Please do not store your clothing in the laundry room – provide 2 hours from start to finish of each load and remove your laundry in that time.

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Carriage Management Inc., 310 - 545 Clyde Avenue, West Vancouver, B.C.
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MINUTES OF THE COUNCIL MEETING HELD IN THE LOBBY
On Thursday October 2, 2007 AT 7:00 P.M.

Present: Dawn Nathan and Nancy Fiddes,
Regrets: Evan Farrell, and Lisa Urakabe
Susan Shearsmith, Carriage Management Inc

Call to Order

The meeting was called to order at 7:00pm by Susan Shearsmith who chaired the meeting.

Approval of Agenda

There was a motion by Dawn Nathan to adopt the Agenda with additions.

Approval of Minutes of the Previous Meeting of July 26, 2007

There was a motion/seconded/carried by Dawn Nathan/Nancy Fiddes to approve the minutes.

Financial Statements up to July 31, 2007

The Property Manager reviewed the statement of July 31, 2007. There is \$7,900 in the bank; pre-paid insurance of \$3,500; the Contingency Reserve Fund is at \$32,933.70; accumulated surplus is \$12,900 which will cover the wall painting. There was a motion/seconded/carried by Nancy Fiddes/Dawn Nathan to approve the financials up to July 31, 2007.

Business arising from the last Council meeting:

1. **Painting Concrete wall** – WestStar Restoration returned to complete the deficiencies, which were viewed by several Owners and Council members. All agreed a good job was done.
2. **Sump pump** – the sump in the parkade was inspected again with the regular maintenance by Custom Air Conditioning. They stated that the one pump is doing all the work, and the pump should be repaired before heavy rains. Council agreed to get a second quote before proceeding with the repair.
3. **Stairwell painting** – The stairwell painting will proceed as time permits over the winter. Equipment will be rented if needed.
4. **Carpet cleaning** – the carpets were steam cleaned by the janitor-John Parks. This will be done again in the spring as required.
5. **Electrical** – several electrical repairs were done as reported by the janitor.
6. **Fire Alarm inspection** – is due in October, further notice will be provided.

New Business:

1. **Garbage** – with the strike action by city workers Council has requested that a lock be placed on the garbage bin. Owners can request a key from a Council member. BFI will be our new garbage company; they take over at the end of October.
2. **Plumbing/Heating** – there were reports of the domestic hot water being too hot and the heating not being hot enough. Reid Plumbing attended as the recirculation pump may need replaced. There is a pipe leaking water onto the boiler which causes the boiler to cut out. Quotes for repairs will be sought.

3. **Storage room** – please tag bicycles with suite number and Owners name; all unclaimed bicycles will be donated to charity. Thank you.
4. **Renovation** – renovation garbage is not permitted in the strata bin; this is for regular household garbage only. Please ensure that contractor/renovation debris is cleaned daily, including hall/elevator flooring.
5. **Cardboard** – all cardboard goes in the bin across the alley.

There being no further matters to discuss, the meeting was adjourned at 8:00 pm by Dawn Nathan. The next Strata Council meeting will be in January 2008 - to be announced.

Notes:

- ❖ Owners - please check your balcony drains as this is limited common property and regular cleaning inside and outside on the balcony wall is the responsibility of the owner. Fines can be applied for unclean exteriors.
- The garage door openers are worn and sometimes need tapping in order to work. It is recommended that the batteries are changed yearly and that they are not kept in extreme temperatures as they are sensitive. New ones can be purchased at hardware stores and reset to your existing remote codes.
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**ANNUAL GENERAL MEETING
STRATA PLAN VR 134 – LANDMARK REGENCY
THURSDAY, MARCH 13th, 2008
AT MAIN LOBBY 1790 WEST 11TH AVENUE, VANCOUVER, B. C.**

1. Call To Order & Certifying Proxies

Out of ten (10) owners registered, eight (8) owners were present in person and two (2) proxies were registered. A quorum was declared present in accordance with the Strata Property Act (1/3). Lisa Urakabe left at 7:50.

2. Call to Order

Dawn Nathan called the meeting to order at 7:00 p.m. and elected Susan Shearsmith of Carriage Management to chair the meeting. All Owners were in favour.

3. Proof of Notice of Meeting

The notice was mailed as per the Strata Property Act and was filed as proof of notice.

4. Motion to adopt Minutes of the last Annual General Meeting on March 22, 2007

It was moved by Dawn Nathan and seconded by Lisa Urakabe to adopt the Minutes of the last Annual General Meeting. All in Favour/Carried.

5. Business arising out of the last Annual General Meeting and Special General Meeting Minutes

There was no business arising from the Minutes of the last General Meetings.

6. A Report from the Strata Council

Dawn Nathan, Vice-Chair, welcomed everyone to the VR 134 Annual General Meeting. There are several new Owners in the building this year: #102-Patricio and Eliano; #202-Alex; #205-Sean and Melissa; and #302-Oladoyin. This has been a busy year for the Strata Council. The pressure washing and painting of the fence has greatly improved the look of the property. Some more pruning and cutting back of landscaping will need to be done. The patio of #105 and the front entry drainage will need to be done. Owners are responsible for their deck drains and cleaning of their balcony exteriors as this is for the exclusive use of Owners. Water was dripping onto a switch on the boiler and caused the boiler to shut down. The part was disconnected until the cause of the drip can be found or a drip pan can be made and installed. A new janitor started this year and seems to be working out, Owners are reminded that janitorial service is only once per week and Owners are expected to clean up after themselves throughout the week to keep costs down. The landscaping contractor also resigned; the strata contracts for lawn mowing only and Owners have been volunteering for pruning and yard clean up. A work party will be organized for a spring clean up to keep costs down. One of the washing machines was overloaded and a new machine was purchased; no heavy loads are permitted in the washing machines, as these are not industrial size machines. A mop and bucket have been purchased for owners to clean up their spills. The sump pump was replaced this year. A new heating and plumbing contract is being sought as the new boiler is not functioning as good as it ought to.

7. Report on Insurance

Owners are recommended to take the Strata's summary of coverages sheet to their personal insurer to ensure that they have adequate insurance coverage. Owners are responsible for any water damage occurring from their suite, the same as if it was a house. A policy can be provided by your personal insurer to cover you for the Strata Corporation deductible in the event that you are responsible for damages to the building originating from your suite. The building has aluminum wiring; although it is very durable, pigtails are needed at all electrical connections and a certified electrician should carry out any electrical work. The insurance cost would be reduced only if the whole building upgraded the electrical panels.

8. Report on Financials

The property manager gave a brief report on the financials dated January 31, 2008. The Contingency Reserve Fund stood at \$34,506.72; the Operating Fund stood at \$1,800.28 as at 11 months of the current fiscal year.

There was a motion by Nancy Fiddes, seconded by Lisa Urakabe, to approve the financials of January 31, 2008. All in Favour/Carried.

9. Approval of 2008-9 Budget

There was a motion by Glen Colcough, seconded by Lisa Urakabe, to put forward the proposed budget with a 5% increase for discussion. The 5% increase is to cover the increased costs in fuel and fuel surcharges, and from trades. A call for Vote found: All In Favour/Carried.

10. Nomination of New Strata Council

All of the current Council were nominated to the Strata Council. All accepted the nomination. Sean Wilkinson from #205 was also nominated by Melissa Carr, Management will confirm. All present were in Favour of those nominated being elected to Council. Congratulations to the 2008 Strata Council: Dawn Nathan; Nancy Fiddes; Lisa Urakabe and Sean Wilkinson.

11. New Business:

SPECIAL RESOLUTION:

"Be it resolved by a 3/ 4 Vote pursuant to Section 128 of the Strata Property Act that owners of the Strata Corporation VR 134 amend the following Bylaw 44(1) Pets

- (1) An owner, tenant or occupant shall be entitled to keep one, but not more than one, domestic pet in a strata lot unless another pet is otherwise approved in writing by the strata council. An owner, tenant or occupant that keeps a pet must comply with these bylaws and any rules enacted by the strata council. Unless specifically approved by the strata council or required for medical reasons as certified by a doctor, the weight of any pet will not exceed 20 kilograms (44 lbs.).

TO NOW READ: ...the weight of any pet will not exceed 10 kilograms (22 lbs.).

There was a motion/seconded by Dawn Nathan/ Nancy Fiddes, to approve the proposed bylaw as amended. A call for vote found: Eight in Favour, 2 Abstained/Motion Carried.

12. Other New Business

- There was a discussion regarding the wiring, Council advised that the aluminum wiring did not necessarily need replaced but that pig tails of copper should be added at all outlets.
- This is an owner expense, if updating the flooring the owner would have to ensure that the floors are level.
- There are some items being stored within the storage room but not in actual lockers. Management will send letters.

- The City has enacted new bylaws for zero tolerance of recyclables and construction waste. No garden trimmings or construction or renovation materials are permitted in the strata bin. The City will levy fines to Owners for any infractions.
- Balconies are an Owner responsibility for cleaning the exterior and the drains. A coat hanger works well to clean the balcony drains.
- A work party will be organized for a spring clean up; all Owners are asked to participate as this keeps the strata fees down.
- Wayne of W.S. Tree Services will be contacted to review the trees for any necessary pruning. One tree outside #103 may need to be removed.

13. Adjournment

There was a motion/seconded by Oladoyan Shaba/Nancy Fiddes to adjourn at 8:15 pm.

Next Council Meeting: Thursday May 29.

<p>Owners are strongly encouraged to file these minutes for future reference since it is now mandatory to provide prospective Owners with 24 months' worth of Strata Council Meeting Minutes and obtaining extra copies of same is considered to be at the Owners' expense rather than a Strata expense.</p>

CARRIAGE MANAGEMENT INC.

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