



*Carriage Management Inc.*

**LANDMARK REGENCY - STRATA CORPORATION VR 134  
1790 WEST 11TH AVENUE, VANCOUVER, BC.  
MINUTES OF THE COUNCIL MEETING HELD IN THE LOBBY  
On Thursday May 29, 2008 AT 7:00 P.M.**

**Present:** Dawn Nathan and Nancy Fiddes,  
**Regrets:** 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.

**Council Positions**

Dawn Nathan – Chair  
Nancy Fiddes – Vice Chair/Treasurer  
Lisa Urakabe – Secretary

**Approval of Minutes of the Previous Meeting of October 2, 2007**

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

**Financial Statements up to March 31, 2008**

The Property Manager reported on the statement of March 31, 2008. There is \$1,167 in the bank; pre-paid insurance of \$6,527; the Contingency Reserve Fund is at \$29,000; \$5,916 was borrowed from the Contingency Reserve Fund to cover the insurance.

The financials were deferred until they could be reviewed by Council.

**Business arising from the last Council meeting:**

1. **Sump pump** – the sump in the parkade was replaced by Keith Plumbing for \$810.
2. **Stairwell painting** – The stairwell painting has not been started. This has been deferred.
3. **Carpet cleaning** – the carpets will be steam cleaned by Easy Care.
4. **Fire Alarm inspection** – this was completed for a cost of \$1552; this included sprinkler winterization. In-suite repairs were also done and billed back to owners. Quotes will be sought for next year's annual inspection.
5. **Boiler repairs** - Boiler repairs were done by Keith Plumbing for a cost of \$900. A hood was placed over the boiler to stop drips that were causing it to cut out. A preventative maintenance contract for \$860 was reviewed for quarterly maintenance. Council approved this as a pro-active measure.

- **Please do not pull on your key** to open the front door as the keys tend to break in the lock. Please unlock with one hand and pull on the door handle with the other. Thank you.
- **Parkade** - 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 risk. There is a disposal for such items at Main & 27<sup>th</sup>.
- **Laundry room** - 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.
- **Storage room** – please tag bicycles with suite number and Owners name; all unclaimed bicycles will be donated to charity. Thank you.
- **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.
- **Cardboard** – all cardboard goes in the bin across the alley.

*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.*

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