

**STRATA COUNCIL MEETING MINUTES
STRATA PLAN LMS 1447 – THE ROSEMONT
2271 BELLEVUE AVENUE
WEST VANCOUVER, BC**

Held Tuesday, January 31, 2006
In suite 405, thanks to Shirley Curtis

PRESENT: Dennis Cressey, President #402
Ian Hanley, Vice-President #101
Shirley Curtis, Treasurer #405
Lisa Devito, Landscape Committee/Maintenance #304

REGRET: Bill Kennedy #201

MANAGING AGENT: John Lan, *Strata Agent, Ascent Real Estate Management Corporation*

CALL TO ORDER

The meeting was called to order at 7:23 p.m.

MINUTES

There being no errors or omissions, it was **MOVED, SECONDED** and **CARRIED UNANIMOUSLY** that the strata council meeting minutes dated October 4 and November 15, 2005, be adopted as circulated.

BUSINESS ARISING

1. **Boiler/Mechanical Status Update:** The strata agent informed council that he was pleased to note that no complaint was received from owners indicating that there was not enough heat from the boiler system. Council generally agreed that they would like to check the past two years record for natural gas consumption to determine how much additional cost is now required to provide heat to the building resulting from the 18% rate increase by Teresen Gas.
2. **Building Security Committee Report:** Council noted that there had not been any known security breach to the building; however, owners and residents should stop and wait for the garage overhead gate to completely close prior to driving in and out of the parking area. Owners and residents should observe the posted speed limit within the parking area due to safety concerns.
3. **Exterior Building Painting Status Update:** The strata agent advised council that Vallarta Services has quoted \$235.00 + GST for labour and materials to replace the door's hinges for each patio door. After discussion, it was agreed by council that additional quotation should be obtain from Titan Painting and Repairs Ltd for comparison and need to be present back to council for their review at the next meeting.
4. **Metal Roof Flashing Replacement and Waterproofing:** The strata agent confirmed that Koman Restoration has now completed the metal roof flashing replacement and waterproofing work for the building.

5. **Additional Sample of Hardwood Floor Installation Guidelines:** Mr. Hanley agreed that he will review the various sample bylaws received for setting standard to govern hardwood floor installation and will present his recommendation back to council for their review and approval in due course, as the strata council would like to establish a standard for hardwood floor installation for all owners, should anyone want to proceed with this type of improvement to their strata lot.
6. **Exterior Window Cleaning:** Council reminded the strata agent to make necessary arrangement for exterior windows cleaning by the end of March or early April of this year.
7. **Annual Fire and Safety Deficiency Follow Up:** The strata agent confirmed that Contec Fire and Safety has completed the annual fire and safety inspection of the building and the deficiency follow up resulted for the inspection has also been completed.
8. **Garbage Room Door Repair:** The strata agent confirmed that 24 Hours Glass Ltd has completed the installation of the protective metal plates to the garbage room doors to prevent further damage that could have caused to the door by the dumpster.
9. **Window Survey:** The strata agent advised council that he has received a total of eight (8) owners returned their window survey form, and there is indication that some owners did experience moisture problem to their windows. After discussion, it was agreed by council that quotation should be obtain to address the reported windows problem by the owners, and as this expenses is not part of the current fiscal year budget, council agreed that this will have to be brought forward to the next fiscal year for follow up by the strata corporation. In the meantime, council would like to reminded those owners who have not yet sent in their window survey form, to do so in order to allow the strata corporation to determine the extend of the window problem.

FINANCE

1. **Financial Statements:** The treasurer advised that she has reviewed the financial statement for the month of September to December 2005 and found them to be in order and recommended their approval. It was **MOVED, SECONDED** and **CARRIED UNANIMOUSLY** that council concurs with the treasure.
2. **Receivables Report:** The strata agent advised the council that there is one strata lot with an outstanding balances and arrangement have now been made for the necessary payment.
3. **Approved 2005/2006 Budget Notice:** The strata agent advised council that the approved 2005/2006 budget notice has been sent to all the registered owners.

CORRESPONDENCE

The strata agent presented the following correspondence for council's information:

- Rental status
- Rental and balcony status update
- Outstanding account
- Window maintenance concerns

In the discussions of the above, a member of council indicated that one of the tenant has approached him to request an extension form council to allow them to stay for a further few months, however, the strata agent reminded council that whether the extension should be allow or not, the request should have come from the strata lot owner, being the landlord, and not form the tenant. After discussion, it was agreed by council that no action is necessary from the strata council at this time.

Council also discussed a letter from another owner expressing concerns related to their window problem. After discussion, it was agreed by council that various steps should be taken to follow up on the owner's concerns and to follow up on Koman Restoration's recommendation to determine the possible window problem and to consider whether to engaging an engineer service to identify the problem. It is also council understanding that Koman Restoration will submit his report to council for their review as soon as possible, after he has the opportunity to assess the problem.

NEW BUSINESS

1. **Landscape Maintenance:** Council discussed the proposed landscape maintenance proposal from Luis and Paul Landscaping. After discussion, it was **MOVED, SECONDED** and **CARRIED UNANIMOUSLY** that council accepted the proposed landscape maintenance contract proposed by Luis and Paul Landscaping, subject that they must not use their lawn mower to mow the lawn where the area is wet as this will cause damage to the lawn area.

ADJOURNMENT

There being no further business, the meeting was terminated at 9:35 p.m. The next meeting is scheduled to be held on Tuesday, March 7th, 2006 at 7:00 p.m. in #402.

Ascent Real Estate Management Corporation
Managing Agents
On behalf of the Owners' Strata Plan LMS 1447

John Lan
Strata Agent

JL/cp

RECEIVE YOUR MINUTES BY EMAIL!

BENEFITS

1. Receive minutes fast and convenient.
2. Store your minutes electronically, easy retrieval.
3. Print your hard copy only when needed.
4. Saves strata corporation some costs of distribution.
5. Emailed as a secure PDF file.

To arrange for your minutes to be emailed to you, provide your name, strata corporation #, or building name, unit #, or strata lot #, to Rosa Lam at rlam@ascentpm.com or call Rosa at 604-293-2426.

*Ascent Real Estate Management Corporation – 2176 Willingdon Avenue, Burnaby, BC V5C 5Z9
Phone: 604-431-1800 Fax: 604-431-1818 Email: ascent@ascentpm.com Website: www.ascentpm.com*

**STRATA COUNCIL MEETING MINUTES
STRATA PLAN LMS 1447 – THE ROSEMONT
2271 BELLEVUE AVENUE
WEST VANCOUVER, BC**

Held Tuesday, March 7, 2006
In suite 405, thanks to Shirley Curtis

PRESENT:	Dennis Cressey, President	#402
	Ian Hanley, Vice-President	#101
	Shirley Curtis, Treasurer	#405
	Lisa Devito, Landscape Committee/Maintenance	#304
	Bill Kennedy	#201
GUESTS IN ATTENDANCE:	Shirley Jensen	#505
	Jim Beadle, friend of owner #505	
	Pat Livingston, friend of owner #505	
MANAGING AGENT:	John Lan, <i>Strata Agent, Ascent Real Estate Management Corporation</i>	

CALL TO ORDER

The meeting was called to order at 7:05 p.m.

GUEST BUSINESS

Speaking on behalf of the owner, Shirley Jensen of suite 505, Mr. Jim Beadle advised that he was reluctant to come forward and request council to extend their permission to grant Shirley Jensen's request for extending the rental of her suite to August 31, 2006. This is necessary due to complications that they have experienced with the current tenants who has refused to move out of the suite as per the original lease agreement ending March 31, 2006.

Mr. Beadle provided various documentations to council supporting their claim that they have encountered difficulties with the current tenants. In the best interest of all the parties, it might be advisable if council is able to grant yet another extension to August 31, 2006 as requested by the owner. After their submission of documents, council requested that Mr. Beadle draft a letter and forward to council for their review based on the terms and agreement that he has recommended. Council will be in position to determine on how they will address the owners request at a later time as council is unable to provide a decision at this time. Shirley Jensen then thanked council for their time and allowing them to put forward their request directly to council and excused herself from the meeting at 7:40 p.m.

Council then entered into deliberations regarding the owner's request and after careful consideration, it was **MOVED, SECONDED** that the owners be permitted to extend their lease to August 31, 2006 subject that the owners is require to present a signed agreement by their tenants that they will vacate the strata lot by no later than August 31, 2006 on the terms satisfactory to council. There being no further discussion, question was called on the motion and it was declared **CARRIED**. Four (4) in favour; one (1) against.

MINUTES

There being no errors or omissions, it was **MOVED, SECONDED** and **CARRIED UNANIMOUSLY** that the strata council meeting minutes dated January 31, 2006, be adopted as circulated. It was further **MOVED, SECONDED** and **CARRIED UNANIMOUSLY** that the draft minutes of the council meeting minutes dated February 14, 2006 be amended as follows: Lisa Devito, Landscape Committee should read "Landscape Committee/Maintenance".

There being no further errors and omissions, it was **MOVED, SECONDED** and **CARRIED UNANIMOUSLY** that the February 14, 2006 minutes be adopted as amended.

BUSINESS ARISING

1. **Boiler/Mechanical Status Update:** The strata agent confirmed that there have been no problems reported by the owners that they have experienced any heating problems within the building as well as the hot water delivery system is in good working order. Council noted that there is a minor problem related to the exhaust fan in the storage room and directed the strata agent to follow up with the mechanical contractor to investigate and fix the problem.
2. **Building Security Committee Report:** Council indicated that unfortunately there was a break in incident that occurred last week and a security survey of the building was conducted by a member of council resulting a requested was made to the locksmith to make a few security improvement to the building. The strata agent than presented a proposal from Dependable Lock in the amount of \$985.00 to install three full length stainless steel plates for additional security to the three glass entrance doors that lead into both the East and West buildings and to add a security pin to strengthen the stationary doors on those entrances to the building for an additional \$184.68. Council further requested the locksmith to check the door closure by the parking area where all the blue recycling bins are located and to add a door knob guard to one of the exterior door for additional security improvement. After discussion, it was **MOVED, SECONDED** and **CARRIED UNANIMOUSLY** that council approve the quotation put forward by Dependable Lock and Security Ltd. and directed the strata agent to coordinate with the locksmith to have this work completed as soon as possible.
3. **Building Door Hinges Replacement:** The strata agent presented an additional quotation from 24 Hour Glass in the amount of \$1,030.00 plus GST to replace ten (10) sets of door hinges for the balcony area. After discussion, council requested that additional quotation be obtain to paint those patio doors as this was left out from the last painting project for the building. In the opinion of the council, the doors hinges might only needs to be clean up rather than having them totally replaced with new one.
4. **Hardwood Floor Installation:** The strata agent was reminded to resubmit a sample of hardwood flooring installation bylaw from other strata corporation's to council for their review. Mr. Hanley will then be able to provide his recommendations to council, as the strata council would like to establish a standard policy for future applicants who would like to install hardwood flooring inside their strata lot.
5. **Exterior Window Cleaning:** The strata agent confirmed that Right Choice Property Service has agreed to proceed with the exterior window cleaning in late March and appropriate notice will be sent to owners to notify them of the exact date.

6. **Window Survey:** The strata agent advised council that he had not received any additional response from owners with regard to the window survey. After discussion, council agreed that based on the existing information, the strata agent should obtain quotations to address the broken window seal problem and report back to council.
7. **Request for Additional Proposal to Address Window Problems:** The strata agent presented a proposal from Weststar Restorations to address some of the window problems. After reviewing the information, council noted that this contractor provided a different approach to resolve the window problem by having the exterior of the windows caulked and sealed first, rather than replacing the whole windows. After discussion, it was **MOVED, SECONDED** and **CARRIED UNANIMOUSLY** that council approve Weststar Restoration's proposal in principle, subject to Mr. Bill Kennedy to get in touch with the contractor to further obtain clarification on how the contractor is proposing to proceed with the window repair work.
8. **Landscape Maintenance:** The strata agent confirmed that the 2006 landscape maintenance contract with Luis and Paul Landscaping is now confirmed. Council confirmed that the contractor has been on site to provide the landscape maintenance service.

FINANCE

1. **Financial Statements:** The strata agent presented the financial statements for the month of January 2006 for council's consideration. After discussion, the treasurer advised that she has reviewed the financial statement for the month of January 2006 and their supporting documents and found them to be in order and recommended their approval. It was then **MOVED, SECONDED** and **CARRIED UNANIMOUSLY** that council concurs with the treasurer's recommendations to accept the approval of January 2006 financial statement.

The strata agent then provided the February 2006 financial statements for council's information. Council agreed to defer the approval the February 2006 financial statements to the next meeting.

2. **Receivables Report:** The strata agent reviewed the status of the accounts receivable to the date of the meeting and advised currently one strata lot account relating to the estate of an owner remain outstanding. The strata agent informed council that he had forwarded a demand for payment letter to the estate asking them to address this matter. Council indicated that the strata agent should first consult with council whether such letter is appropriate to send out and council reminded the strata agent to obtain council's direction prior to sending out the letter in the future.

CORRESPONDENCE

The strata agent tabled one item of correspondence related to the break in incident and various security measures that has been implemented by the strata council. The closing time gap for the overhead gate to the parkade area is to shorten. Owners are reminded that they must STOP to ensure that the gate does closed prior to driving away from the building.

NEW BUSINESS

1. **Powerwashing:** Council indicated that they would like to obtain quotations to power wash the concrete surface, the stairwell and the planters within the building and directed the strata agent to obtain quotations and present back to council for discussion.

ADJOURNMENT

There being no further business, the meeting was terminated at 8:45 p.m. The next meeting is scheduled to be held on Tuesday, April 4, 2006 at 7:00 p.m. in #405.

Ascent Real Estate Management Corporation
Managing Agents
On behalf of the Owners' Strata Plan LMS 1447

John Lan
Strata Agent

JL/cp

RECEIVE YOUR MINUTES BY EMAIL!

BENEFITS

1. Receive minutes fast and convenient.
2. Store your minutes electronically, easy retrieval.
3. Print your hard copy only when needed.
4. Saves strata corporation some costs of distribution.
5. Emailed as a secure PDF file.

To arrange for your minutes to be emailed to you, provide your name, strata corporation #, or building name, unit #, or strata lot #, to Christina Perovic at cperovic@ascentpm.com or call Christina at 604-431-1800.

*Ascent Real Estate Management Corporation – 2176 Willingdon Avenue, Burnaby, BC V5C 5Z9
Phone: 604-431-1800 Fax: 604-431-1818 Email: ascent@ascentpm.com Website: www.ascentpm.com*

**STRATA COUNCIL MEETING MINUTES
STRATA PLAN LMS 1447 – THE ROSEMONT
2271 BELLEVUE AVENUE
WEST VANCOUVER, BC**

Held Tuesday, April 4, 2006
In suite 405, thanks to Shirley Curtis

PRESENT:	Dennis Cressey	President	#402
	Ian Hanley	Vice-President	#101
	Shirley Curtis	Treasurer	#405
	Lisa Devito	Landscape /Maintenance	#304
	Bill Kennedy	Building	#201

MANAGING AGENT: John Lan, *Strata Agent, Ascent Real Estate Management Corporation*

CALL TO ORDER

The meeting was called to order at 7:22 p.m.

MINUTES

It was noted that on page one, under council attendance, the reference to the landscape committee, the word "committee" should be removed. There being no other errors or omissions, it was **MOVED, SECONDED** and **CARRIED UNANIMOUSLY** that the strata council meeting minutes dated March 7, 2006, be adopted as amended.

BUSINESS ARISING

1. **Boiler/Mechanical Status Update:** The strata council reviewed a quotation from Pacific Rim - Carrier Mechanical Co. recommending the removal of the air side of the boiler in order to clean for better operations in the amount of \$884.00 plus GST. After discussion, it was **MOVED, SECONDED** and **CARRIED UNANIMOUSLY** that council approve the work to proceed.

Council noted that there is still a problem with the hallway temperature and directed the strata agent to follow up with the mechanical contractor to make the necessary adjustments.

2. **Building Security:** The strata agent confirmed that Dependable Lock & Security Ltd. has now completed the installation of three full length security plates to the front entrance doors of both the east and west buildings. A locking pin to hold the stationary doors were also installed to the three doors to secure the door for better security enhancement. However, council acknowledged that there is still one door in the west building remain unattended. A proposal of \$150.00 + GST was quoted by the locksmith to install the security plate for this final door. After discussion, it was **MOVED, SECONDED** and **CARRIED UNANIMOUSLY** that council authorize the work to proceed.

Council also noted that during recent move in/out, the front entrance door to the building was left unattended. Council wishes to remind all owners that they must not leave the building door unattended during the move. Council directed the strata agent to order three (3) elevator lock out keys in preparations for future use.

Council noted that a section of the aluminium fence railing located at the back laneway of the building was damaged by vehicle impact and directed the strata agent to file a claim with ICBC for the necessary repair. In order to prevent similar incident from re-occurring, council directed the strata agent to check with City Hall to determine whether steel posts can be installed in front of the fence area to prevent similar damage to the fence railings.

3. **Building Door Hinge Replacement:** Council reviewed an additional quotation from Titan Painting in the amount \$4,185.00 inclusive of GST to paint the balcony doors and hinges. After discussion, council indicated that they would like to see another quote for comparison. Council agreed not to have the door hinges replace due to high cost.
4. **Hardwood Floor Installation:** Council deferred this matter to the next meeting as Mr. Hanley will be putting forward his recommendation to council on the proposed wording for allowing hardwood flooring.
5. **Exterior Window Cleaning:** The strata agent confirmed that Right Choice Property Service has now completed the exterior window cleaning.
6. **Additional Proposal to Address Window Problems:** Council reviewed an additional proposal from Weststar Restorations to address some of the window problems. After some lengthily discussion, it was **MOVED, SECONDED** and **CARRIED UNANIMOUSLY** that council authorize Weststar Restoration to proceed with the work as per their recommendation to address the window problems as noted in their proposal at approximately \$5,765.00 + GST. Council noted that this amount will be paid out from the current operating funds under "Repair and Maintenance" account.

Council also reviewed a proposal from Weststar Restorations to address the drainage problems located in front of the east building facing Marine Drive. After discussion, council agreed that they will need another quotation for comparison and directed the strata agent to obtain such and present back to council for further discussion at the next meeting.

Council reviewed the proposal from Weststar Restoration to install flashing and to apply caulking to provide additional building maintenance work. After discussion, council agreed to defer this proposal to a later time for more discussion.

7. **Rental status update:** Council confirmed that they have reviewed and accepted the draft letter prepared by the tenant's lawyer of suite 505. It was **MOVED, SECONDED** and **CARRIED UNANIMOUSLY** that council agreed to extend the rental of suite 505 as per the terms and agreements of the draft letter.

FINANCE

1. **Financial Statements:** The treasurer advised that she has reviewed the financial statement for the month of February 2006 and their supporting documents and found them to be in order and recommended their approval. It was then **MOVED, SECONDED** and **CARRIED UNANIMOUSLY** that council concurs with the treasurer's recommendations to accept and approval the February 2006 financial statement as presented.

The strata agent then provided the March 2006 financial statements for council's information. Council agreed to defer the approval of the March 2006 financial statements to the next meeting.

2. **Receivables Report:** The strata agent reviewed the status of the accounts receivable to date of the meeting and advised that currently one strata lot is in arrears, a reminder letter will be sent to the estate asking for payment to clear the outstanding account.

3. **Conformation of Payment:** The strata agent advised the council that the mortgage company for the estate has forwarded full payment to the strata agent to clear the outstanding balance for the strata lot.

CORRESPONDENCE

The strata agent tabled two items of correspondence for council's information related to the items of concern and sliding door maintenance. After discussion, council directed the strata agent to send a letter to the owner of suite 309 regarding the sliding door maintenance.

NEW BUSINESS

1. **Fire Department Inspection:** The strata agent confirmed that Contec Fire & Safety Services has been requested to address the recent building deficiency noted by the West Vancouver Fire Department. One of the deficiencies is the requirement for the strata corporation to have a fire safety plan. After discussion, council requests that a sample be sent to them for their review and this will be further discussed at the next meeting.
2. **Quotation for Exterior Power Washing:** Council reviewed the following quotation for power washing the concrete surface of the building:

- First Choice Property Service \$650.00 plus GST
- Fergie Building Maintenance \$300.00 plus GST

After discussion, it was **MOVED, SECONDED** and **CARRIED UNANIMOUSLY** that council approve the proposal from First Choice Property Service. Council directed the agent to make the appropriate arrangements with First Choice Property Service to proceed with the pressure washing.

3. **Chlorine Treatment:** Council reminded the strata agent to provide the chlorine for cleaning and treatment of the water fountains located at the front of the buildings.
4. **Timer for Outdoor Lights:** Council requested the strata agent to follow up with the janitor to adjust the timer set for the exterior lights, due to daylight savings time.
5. **Handy Work:** Council agreed that the building janitor should be able to perform some handy work for the strata corporation. Council directed the strata agent to follow up with the janitor to have the passage gate facing Bellevue and Marine Drive adjusted due to alignment problem.

ADJOURNMENT

There being no further business, the meeting was terminated at 9:17 p.m. The next meeting is scheduled to be held on Tuesday, May 23, 2006 at 7:00 p.m. in #405.

Ascent Real Estate Management Corporation
Managing Agents
On behalf of the Owners' Strata Plan LMS 1447

John Lan
Strata Agent

JL/al

RECEIVE YOUR MINUTES BY EMAIL!

BENEFITS

1. Receive minutes fast and convenient.
2. Store your minutes electronically, easy retrieval.
3. Print your hard copy only when needed.
4. Saves strata corporation some costs of distribution.
5. Emailed as a secure PDF file.

To arrange for your minutes to be emailed to you, provide your name, strata corporation #, or building name, unit #, or strata lot #, to Ashley Longstreet at alongstreet@ascentpm.com or call Ashley at 604-431-1800.

*Ascent Real Estate Management Corporation – 2176 Willingdon Avenue, Burnaby, BC V5C 5Z9
Phone: 604-431-1800 Fax: 604-431-1818 Email: ascent@ascentpm.com Website: www.ascentpm.com*

**STRATA COUNCIL MEETING MINUTES
STRATA PLAN LMS 1447 – THE ROSEMONT
2271 BELLEVUE AVENUE
WEST VANCOUVER, BC**

Held Tuesday, May 30, 2006
In suite 405, thanks to Shirley Curtis

PRESENT:	Dennis Cressey	President	#402
	Ian Henley	Vice-President	#101
	Shirley Curtis	Treasurer	#405
	Lisa Devito	Landscape /Maintenance	#304
	Bill Kennedy	Building	#201

MANAGING AGENT: John Lan, *Strata Agent, Ascent Real Estate Management Corporation*

CALL TO ORDER

The meeting was called to order at 7:05 p.m.

MINUTES

It was noted that on page one, under council attendance, Mr. Ian Hanley's last name should spelled as "Henley". There being no other errors or omissions, it was **MOVED, SECONDED** and **CARRIED UNANIMOUSLY** that the strata council meeting minutes dated April 4th, 2006, be adopted as amended.

BUSINESS ARISING

1. **Boiler/Mechanical Status Update:** The strata council advised council that Pacific Rim-Carrier Mechanical Co. has now completed the removal of the air side of the boiler in order to clean for better operations in the amount of \$884.00 plus GST.

Council noted that there is still a problem with the hallway temperature, either too warm or too cold, and directed the strata agent to follow up with the mechanical contractor to make the necessary adjustments.

2. **Building Security:** The strata agent confirmed that Dependable Lock & Security Ltd. has now completed the installation of fourth full length security plates to the side door in the west building. Council was pleased with the work performed by the locksmith.

3. **Additional Proposal to Paint the Doors:** Council reviewed an additional quotation from B.A.A. Services in the amount \$55.00 + GST per door to paint the patio doors; \$40.00 + GST per unit to clean the dryer vent; \$80.00 + GST per door to paint the common interior door and \$20.00 + GST to paint the door frame; \$280.00 + GST to paint the baseboards for the lobby area only. After discussion, council indicated that the quote submitted by Vallarta Services is very similar to B.A.A. Services and agreed that B.A.A. Services should be allow to proceed with the work. It was **MOVED, SECONDED** and **CARRIED UNANIMOUSLY** that council authorize B.A.A. Services to proceed to paint the common area doors, the patio doors and the baseboards located in the east building's lobby area as per his quoted amount. Council agreed to defer the dryer vents cleaning to the next fiscal year due to the current budget constraint. A member of council will contact B.A.A. Services to finalize the type of paint to be use for the work and to determine the actual number of common doors will be painted.

4. **Hardwood Floor Installation:** Council deferred this matter to the next meeting as Mr. Henley will be putting forward his recommendation to council on the proposed wording for allowing hardwood flooring.
5. **Exterior Power Washing of Concrete Sidewalk and Stairway Cleaning:** The strata agent confirmed that Right Choice Property Service has now completed the exterior power washing of the concrete sidewalk and the stairway cleaning. Council indicated that they were pleased with the result of this work.
6. **Additional Proposal to Address Window Problems:** the strata agent confirmed that Weststar Restoration has completed the window maintenance work and also the interior repair to those units that were affected.
7. **Rental status update:** Council confirmed that the tenant in suite 504 has now moved away and the tenant in suite 505 should be moving away prior to the end of August 2006 as per the terms and agreement between the owner and the strata corporation.
8. **I.C.B.C. Damaged Fence Claim:** The strata agent advised council that Koman Restoration has ordered the aluminium fence to replace the damaged rear fence due to impact from a vehicle and a letter has also sent to I.C.B.C. to report the incident. A member of council advised that she has checked with City hall and able to obtain a few plastic cones to blocked off the area. This will help to avoid future accident from vehicle impact.
9. **Additional Drainage Repair Proposal:** The strata agent provided an additional quote from malani Plumbing and Drainage in the amount of \$6,250.00 + GST to repair and improve the drainage along Marine Drive for council information. This work has been awarded to Weststar Restoration and the contractor has now completed the work.
10. **Landscape Work:** Council reviewed a proposal from Luis and Paul Landscaping in the amount of approximate \$1,500.00 + GST to repair the landscape surface resulting from the recent drainage work. After discussion, it was **MOVED, SECONDED** and **CARRIED UNANIMOUSLY** that the strata council authorize the work to proceed.

FINANCE

1. **Financial Statements:** The treasurer advised that she has reviewed the financial statement for the month of March and April 2006 and their supporting documents and found them to be in order and recommended their approval. It was then **MOVED, SECONDED** and **CARRIED UNANIMOUSLY** that council concurs with the treasurer's recommendations to accept and approval the March and April 2006 financial statement as presented.
2. **Receivables Report:** The strata agent reviewed the status of the accounts receivable to date of the meeting and advised that currently one strata lot is in arrears, a demand for payment letter has be sent to the estate asking for payment to clear the outstanding account. Council agreed that a \$50.00 fine should also be assessed against the account due to continue delay in keeping the account current by the person in charge of the estate.

CORRESPONDENCE

The strata agent tabled various items of correspondence for council's information related to the items of concern and sliding door maintenance, window maintenance, re-scheduled of council meeting, lobby plant and carpet condition inside the elevators. After discussion, council directed the strata agent to send a response

letter back to #401 and #501 to inform the owner of the decision of council regarding the lobby plant and the elevator's carpet.

NEW BUSINESS

1. **Quote to Replace Broken Window Seal:** Council requested the strata agent to obtain quotation to replace broken window seal and present to council for their discussion by the next meeting.
2. **Quotation for Elevator Carpet Replacement:** Council directed the strata agent to obtain quotation to replace the elevator carpet with either tiles or carpet and present back to council for their discussion by the next meeting.
3. **Neighbour Across The Street:** Council discussed the concerns of the neighbour building located across the street of Bellevue Avenue, as dry dead tree branches were piled up and this might be a fire hazard concerns.
4. **Garden:** Council discussed concerns expressed by some owners that there is not enough color on the outside garden area. After discussion, council agreed to look into the budget for next year for more planting.
5. **Bottle Fund:** The president advised that he will continue to collect bottle from the owners and will use the funds to purchase more LED Christmas lightings for the coming season.

ADJOURNMENT

There being no further business, the meeting was terminated at 8:40 p.m. The next meeting is scheduled to be held on Tuesday, July 4th, 2006 at 7:00 p.m. in #405.

Ascent Real Estate Management Corporation
Managing Agents
On behalf of the Owners' Strata Plan LMS 1447

John Lan
Strata Agent

JL/al

RECEIVE YOUR MINUTES BY EMAIL!

BENEFITS

1. Receive minutes fast and convenient.
2. Store your minutes electronically, easy retrieval.
3. Print your hard copy only when needed.
4. Saves strata corporation some costs of distribution.
5. Emailed as a secure PDF file.

To arrange for your minutes to be emailed to you, provide your name, strata corporation #, or building name, unit #, or strata lot #, to Ashley Longstreet at alongstreet@ascentpm.com or call Ashley at 604-431-1800.

Ascent Real Estate Management Corporation – 2176 Willingdon Avenue, Burnaby, BC V5C 5Z9
Phone: 604-431-1800 Fax: 604-431-1818 Email: ascent@ascentpm.com Website: www.ascentpm.com

**STRATA COUNCIL MEETING MINUTES
STRATA PLAN LMS 1447 – THE ROSEMONT
2271 BELLEVUE AVENUE
WEST VANCOUVER, BC**

Held Tuesday, July 4th, 2006
In suite 405, thanks to Shirley Curtis

PRESENT:	Dennis Cressey	President	#402
	Ian Henley	Vice-President	#101
	Shirley Curtis	Treasurer	#405
REGRET:	Lisa Devito	Landscape /Maintenance	#304
	Bill Kennedy	Building	#201
GUEST IN ATTENDANCE:	Dr. Ali Dabri-Esfahani		#202
MANAGING AGENT:	John Lan, <i>Strata Agent, Ascent Real Estate Management Corporation</i>		

CALL TO ORDER

The meeting was called to order at 7:10 p.m.

GUEST BUSINESS

Dr. Esfahani advised council that he has experienced some difficulty when he was dealing with the owner who is looking after the guest suite booking and would like assistance from council in addressing his concerns. After discussion, council agreed to follow up on the owner's concerns. Dr. Esfahani excused himself from the meeting at 7:25 p.m.

Council discussed the issue and agreed that a member of council will be contacting the owner who oversee the guest suite booking to discuss the matter.

COUNCIL RESIGNATION

Council received a letter from Lisa Devito, advising that she will be resigning from council effective immediately due to reason provided. After discussion, council accepted the resignation and extended their appreciation to Lisa Devito for her time and contribution made to the strata corporation during her term as a member of council and all the positive changes she made to the Rosemont.

MINUTES

There being no other errors or omissions, it was **MOVED, SECONDED** and **CARRIED UNANIMOUSLY** that the strata council meeting minutes dated May 30th, 2006, be adopted as circulated.

BUSINESS ARISING

1. **Boiler/Mechanical Status Update:** Council reviewed a memo from Bill Kennedy suggesting to install a moisture sensor in the boiler room due to the recent discovery of a leaks from the circulation pump. After discussion, council directed the strata agent to obtain quotation for such installation and present back to council by the next meeting. In the meantime, council aware that all the mechanical equipments of the building is functioning properly.
2. **Building Security:** Council noted that Dependable Lock & Security Ltd. has now completed the installation of all the full length door security plates and was really pleased with the result.
3. **Painting of the Doors:** The strata agent advised council that B.A.A. Services has been requested to proceed with the doors and lobby baseboard painting. Due to the recent good weather condition, the painter is busy trying to finish some of their exterior painting work and therefore will be starting to come and do our building when the weather condition change.
4. **Hardwood Floor Installation:** Council deferred this matter to the next meeting as Mr. Henley will be putting forward his recommendation to council on the proposed wording for allowing hardwood flooring.
5. **Landscape Repair to Lawn Area:** The strata agent confirmed that Luis and Paul Landscaping has now completed the lawn repair facing Marina Drive resulting from the recent drainage work completed by Weststar Restoration.
6. **Quotation for Elevator Floor Replacement:** Council review the following quotations for elevator floor replacement:

- Koman Restoration	\$1,150.00 + GST per elevator
- Mario Contracting	\$ 650.00 + GST per elevator (verbal)

After discussion, council directed then strata agent to obtain Mario Contracting proposal in writing and present back to council for final approval.

7. **Cleaning of Storm and Sanitary Sewer Drain and Sump:** The strata agent advised council that A A Anderson Tanks Services has now completed the cleaning of the storm and sanitary sewer drains and sump for the building.
8. **I.C.B.C. Damaged Fence Claim:** The strata agent advised council that Koman Restoration has ordered the aluminium fence to replace the damaged rear fence due to impact from a vehicle and this work is still in progress.

FINANCE

1. **Financial Statements:** The treasurer advised that she has reviewed the financial statement for the month of May 2006 and their supporting documents and found them to be in order and recommended their approval. It was then **MOVED, SECONDED** and **CARRIED UNANIMOUSLY** that council concurs with the treasurer's recommendations to accept and approval the May 2006 financial statement as presented.

2. **Receivables Report:** The strata agent reviewed the status of the accounts receivable to date of the meeting and advised that currently one strata lot is in arrears, a demand for payment letter has been sent to the estate asking for payment to clear the outstanding account and there was no response from the estate or the relatives of the ex-owner. Council agreed that enforcement of the collection action should proceed and all cost incurred should be assessed against the strata lot account.
3. **Draft Budget:** The strata agent reminded council to start planning for next year project for the building so that appropriate budget can be put aside for those projects. The treasurer will be working on the draft budget and will be presenting her proposal to council for their review by the next meeting.

CORRESPONDENCE

The strata agent tabled various items of correspondence for council's information related to the items of concerns; demand for payment; elevator floor condition and landscaping. In discussion of the above, council agreed on the following matters:

1. **Elevator Floor:** Council agreed that the elevator floor need to be replaced and will proceed with this improvement work.

NEW BUSINESS

1. **Landscape Contractor Concern:** Council review an email from an owner regarding the landscape contractor. After discussion, council agreed to continue engaging the service of the current landscape contractor.
2. **Trimming of Hedges Between Two Buildings:** Council discussion the trimming of hedges between the two buildings and agreed that the other building will be paying for the trimming of the hedges on their side.
3. **Planning For the General Meeting:** The strata agent reminded council to start planning for the annual general meeting in order to present proper items of concerns to the owners for their review and discussion. This will be further discussed by council at the next meeting.
4. **Drain Maintenance:** Council wishes to remind the owners to check their balcony drain on a regular basis to avoid possible blockage as this will prevent possible leaks to the suite below.

ADJOURNMENT

There being no further business, the meeting was terminated at 9:00 p.m. The next meeting is scheduled to be held on Thursday, September 7th, 2006 at 7:00 p.m. in #405.

Ascent Real Estate Management Corporation
Managing Agents
On behalf of the Owners' Strata Plan LMS 1447

John Lan
Strata Agent

JL

**STRATA COUNCIL MEETING MINUTES
STRATA PLAN LMS 1447 – THE ROSEMONT
2271 BELLEVUE AVENUE
WEST VANCOUVER, BC**

Held Tuesday, September 12th, 2006
In suite 405, thanks to Shirley Curtis

PRESENT:	Dennis Cressey	President	#402
	Ian Henley	Vice-President	#101
	Shirley Curtis	Treasurer	#405
	Bill Kennedy	Building	#201

MANAGING AGENT: John Lan, *Strata Agent, Ascent Real Estate Management Corporation*

CALL TO ORDER

The meeting was called to order at 7:10 p.m.

MINUTES

There being no other errors or omissions, it was **MOVED, SECONDED** and **CARRIED UNANIMOUSLY** that the strata council meeting minutes dated July 4th, 2006, be adopted as circulated.

BUSINESS ARISING

- Boiler/Mechanical Status Update:** The strata agent advised council that he will notify the mechanical company to prepare the building heating system for the upcoming fall and winter season as the temperature will be getting cooler. In the meantime, council aware that all the mechanical equipments of the building is functioning properly.
- Building Security:** Council noted that a security light will be needed to light up the area outside the entrance to the parkade and requested the strata agent to make arrangement with an electrician to proceed with the work. Council advised that they have been received a number of concerns from various owners indicating that they were not comfortable when confronted by street people while they are putting out their recyclable items into the recycling bins located outside the side door to the entrance of the parkade. After discussion, council agreed to relocate the recycling bins back inside the parkade area on a trial basis and directed the strata agent to notify the recycling pick up company to contact one of the council member to arrange for access. In the meantime, council was pleased that there was no security problem arises since the last meeting.
- Painting of the Doors:** The strata agent confirmed that B.A.A. Services has now completed the painting of the exterior doors and the lobby baseboard for both buildings and arrangement has also been made to proceed with the patio doors painting of the suites starting the last week of September. Council indicated that they were pleased with the result of the doors painting and will post notice to inform the owners when to expect the painter to come to do their patio doors painting.
- Hardwood Floor Installation:** Mr. Henley advised that he will be putting forward his recommendation on the proposed wording for allowing hardwood flooring installation for council's review in order to be present to the ownership for their approval at the upcoming general meeting.

5. **Landscape Repair to Lawn Area:** The strata agent advised council that Luis and Paul Landscaping has quoted \$80.00 to \$120.00 + GST to replace a dead tree facing Marina Drive resulting from the recent drainage work. After discussion, council approved an expense of about \$80.00 + GST to have the dead tree replaced. Council agreed that the landscape contractor has been doing a good job for the building and will consider to continue to engage their service next year.
6. **Quotation for Elevator Floor Replacement:** Mr. Kennedy confirmed that he has purchased the tiles for the elevator and presented the invoice for reimbursement. Arrangement will be made with Mario Contracting to proceed with the work. Council will post notice to inform the owners when the elevator will be shut down during the tiles installation.
7. **I.C.B.C. Damaged Fence Claim:** The strata agent confirmed that Koman Restoration has now completed the installation of the aluminium fence that got damaged due to impact from a vehicle. The strata agent will be following up with I.C.B.C. to collect the cost for the fence replacement.

FINANCE

1. **Financial Statements:** The treasurer advised that she has reviewed the financial statement for the month of June and July 2006 and their supporting documents and found them to be in order and recommended their approval. It was then **MOVED, SECONDED** and **CARRIED UNANIMOUSLY** that council concurs with the treasurer's recommendations to accept and approval the June and July 2006 financial statement as presented.
2. **Receivables Report:** The strata agent reviewed the status of the accounts receivable to date of the meeting and advised that currently one strata lot is in arrear and this strata lot has now been sold and the outstanding balance will be collected upon sales.
3. **Draft Budget:** The treasurer presented a draft budget for the next fiscal year for council review and provided a brief explanation on the proposed budget. After further discussion, council thanks the treasurer for her input and agreed that the draft budget will need to be finalized by the next meeting in order to be present to the ownership for their approval at the upcoming annual general meeting. Council indicated that there will be a slight increase to the monthly strata fee for the next fiscal year.

CORRESPONDENCE

The strata agent tabled various items of correspondence for council's information as follow:

- status update on various items of concerns
- painting scope
- items of concerns
- welcome letter sent to new owner
- outstanding account
- fire and rescue
- agency fee increase

In discussion of the above, council agreed on the following matters:

- the water fountain will be look after by the council
- a member of council will be following up with the fire department to address their letter
- council request the strata agent to provide the contract requirement for the agent and what can council expect to the service
- provide response back to owners

NEW BUSINESS

1. **CMW Insurance Services Ltd.:** The strata agent confirmed that the strata corporation insurance has now been renewed with CMW Insurance Services Ltd. From August 1st, 2006 to August 1st, 2007 at an annual premium amount of \$8,224.00. Any owner who would like to receive a copy of the certificate of insurance should contact the strata agent directly.
2. **Contec Fire and Safety Services:** Council reviewed the recent fire and safety inspection report and agreed to authorize the contractor to proceed with the recommended deficiency items in the amount of \$690.00 + GST.
3. **Planning For the General Meeting:** The strata agent reminded council to start planning for the annual general meeting in order to present proper items of concerns to the owners for their review and discussion. This will be finalized by council at the next meeting. Council further confirmed that the date for the annual general meeting is scheduled to be held on Tuesday, November 14th, 2006 at 7:00 p.m. in the east building lobby.
4. **Trimming of Hedges:** Council confirmed that there will be a cost sharing for topping the hedges located between the two properties on the west side of the building.

ADJOURNMENT

There being no further business, the meeting was terminated at 9:31 p.m. The next meeting is scheduled to be held on Tuesday, October 17th, 2006 at 7:00 p.m. in #405.

Ascent Real Estate Management Corporation
Managing Agents
On behalf of the Owners' Strata Plan LMS 1447

John Lan
Strata Agent

JL

**STRATA COUNCIL MEETING MINUTES
STRATA PLAN LMS 1447 – THE ROSEMONT
2271 BELLEVUE AVENUE
WEST VANCOUVER, BC**

Held Tuesday, October 17th, 2006
In suite 405, thanks to Shirley Curtis

PRESENT:	Dennis Cressey	President	#402
	Ian Henley	Vice-President	#101
	Shirley Curtis	Treasurer	#405
	Bill Kennedy	Building	#201

MANAGING AGENT: John Lan, *Strata Agent, Ascent Real Estate Management Corporation*

CALL TO ORDER

The meeting was called to order at 7:25 p.m.

MINUTES

There being no other errors or omissions, it was **MOVED, SECONDED** and **CARRIED UNANIMOUSLY** that the strata council meeting minutes dated September 12th, 2006, be adopted as circulated.

BUSINESS ARISING

- Boiler/Mechanical Status Update:** The strata agent advised council that the mechanical company has been requested to prepare the building heating system for the winter season. A member of council indicated that he has also requested the mechanical company to replace the filter for the roof top unit and council was pleased to note that all the mechanical equipments of the building is functioning properly.
- Building Security:** Council confirmed that the recycling bins has now moved inside the parking area due to security reason and arrangement has also been made with the recyclable pick up company to access the parking area for pick up.
- Painting of the Doors:** Council confirmed that B.A.A. Services has almost completed the painting of the patio doors and there are still nine suites need to be painted. Council directed the strata agent to coordinate with the painter and the remaining nine owners to have their patio doors painted as soon as possible. In the meantime, the painter has submitted their invoice for the work that has completed and will invoice the strata corporation for the remaining work upon completion.
- Hardwood Floor Installation:** Council confirmed that they have reviewed and accepted the draft guideline prepared by Mr. Henley for allowing hardwood flooring installation. After discussion, it was **MOVED, SECONDED** and **CARRIED UNANIMOUSLY** that council agreed to implement this rules effective immediately and any owner who wishes to install hard surface flooring will need to comply with this new rule.
- Elevator Flooring:** Council confirmed that the elevator tiles flooring for both elevators has now been completed. Council was very pleased with the result.

6. **West Vancouver Fire and Safety:** Mr. Kennedy confirmed that he will contact West Vancouver Fire Department to follow up on their requirement about fire safety for the strata corporation and will report back to council at the next meeting.

FINANCE

1. **Financial Statements:** The treasurer advised that she has reviewed the financial statement for the month of August and September 2006 and their supporting documents and found them to be in order and recommended their approval. It was then **MOVED, SECONDED** and **CARRIED UNANIMOUSLY** that council concurs with the treasurer's recommendations to accept and approval the August and September 2006 financial statement as presented.
2. **Receivables Report:** The strata agent reviewed the status of the accounts receivable to date of the meeting and advised that there was no outstanding account that require council attention at this time.
3. **Draft Budget:** The treasurer presented a revised draft budget for the next fiscal year for council review and provided a brief explanation on the proposed budget. After discussion, council thanks the treasurer for her work and agreed to present the revised draft budget in the amount of \$145,090.00 to the ownership for their approval at the upcoming annual general meeting. Council indicated that there will be a 10% increase to the monthly strata fee for the next fiscal year.

Council also discussed the need to raise additional funds to address the window flashing and window seal replacement. After discussion, it was **MOVED, SECONDED** and **CARRIED UNANIMOUSLY** that council recommend a special levy of \$13,000.00 be raised for the purpose of window flashing and window seal replacement project. Council than directed the strata agent to prepare the proper $\frac{3}{4}$ vote resolution for the upcoming general meeting to allow the owners to vote for this matter.

CORRESPONDENCE

The strata agent tabled various items of correspondence for council's information as follow:

- leaking pipe behind wall in bathroom
- tree maintenance
- lobby decoration
- open house request denial
- various emails exchanges

In discussion of the above, council agreed on the following matters:

1. **Leaking Pipe Repair:** Council reviewed the status of the leaking pipe problem reported by the owner of #201 and the proposal from Koman Restoration for the necessary repair in the amount of \$3,800.00 + GST. After discussion, it was **MOVED, SECONDED** and **CARRIED** that council authorize the contractor to proceed with the necessary repair. (Kennedy abstained)

NEW BUSINESS

1. **CMW Insurance Services Ltd.:** The strata agent presented the summary of the strata corporation insurance coverage from CMW Insurance Services Ltd. from August 1st,2006 to August 1st, 2007 for council information. Any owner who would like to receive a copy of the certificate of insurance should contact the strata agent directly.

2. **Luis and Paul Landscaping:** Council reviewed the proposal for landscape maintenance for 2007 from Luis and Paul Landscaping in the amount of \$965.00 + GST per month from February 1st 2007 to November 30th, 2007. After discussion, council directed the strata agent to negotiate with the contractor to lower their proposed increase of their monthly fee as per discussion amongst council.
3. **Back Flow Prevention Testing:** Council reviewed and approved the quotation from Steven Plumbing in the amount of \$112.50 + GST to perform the testing of the back flow prevention as requested by the West Vancouver Fire Department.
4. **Planning for the General Meeting:** Council discussed and finalized the agenda for the annual general meeting on Tuesday, November 14th, 2006 at 7:00 p.m. in the east building lobby and directed the strata agent to ensure to send the package out to all the owners. Council agreed that there will be refreshment being provided for this meeting.
5. **Role of Management:** Council reminded the strata agent to provide them with a copy of the role of management to outline the service provided to the strata corporation.
6. **Door Closer:** Council directed the strata agent to follow up on the door closer problem noted within the building.

ADJOURNMENT

There being no further business, the meeting was terminated at 9:20 p.m. The next meeting is scheduled to be held on Tuesday, November 14th, 2006 at 7:00 p.m. in the east building lobby, being the annual general meeting.

Ascent Real Estate Management Corporation
Managing Agents
On behalf of the Owners' Strata Plan LMS 1447

John Lan
Strata Agent

JL

**STRATA COUNCIL MEETING MINUTES
STRATA PLAN LMS 1447 – THE ROSEMONT
2271 BELLEVUE AVENUE
WEST VANCOUVER, BC**

Held Tuesday, December 12th, 2006
In suite 405, thanks to Shirley Curtis

PRESENT:

Dennis Cressey	#402
Ian Henley	#101
Shirley Curtis	#405
Bill Kennedy	#201
Gaye McLenaghan	#501

MANAGING AGENT: John Lan, *Strata Agent, Ascent Real Estate Management Corporation*

CALL TO ORDER

The meeting was called to order at 7:15 p.m.

ELECTION OF COUNCIL OFFICERS

The following strata council officer's position was determined:

President	Denis Cressey
Vice President	Ian Henley
Treasurer	Shirley Curtis
Decorating/Landscaping	Gaye McLenaghan
Building	Bill Kennedy

MINUTES

There being no other errors or omissions, it was **MOVED, SECONDED** and **CARRIED UNANIMOUSLY** that the strata council meeting minutes dated September 12th, 2006, be adopted as circulated.

BUSINESS ARISING

- Boiler/Mechanical Status Update:** The strata agent advised council that the mechanical company has been requested to prepare the building heating system for the winter season. A member of council indicated that he has also requested the mechanical company to replace the filter for the roof top unit and council was pleased to note that all the mechanical equipments of the building is functioning properly.
- Building Security:** Council confirmed that the recycling bins has now moved inside the parking area due to security reason and arrangement has also been made with the recyclable pick up company to access the parking area for pick up.
- Painting of the Doors:** Council confirmed that B.A.A. Services has almost completed the painting of the patio doors and there are still nine suites need to be painted. Council directed the strata agent to

coordinate with the painter and the remaining nine owners to have their patio doors painted as soon as possible. In the meantime, the painter has submitted their invoice for the work that has completed and will invoice the strata corporation for the remaining work upon completion.

4. **Hardwood Floor Installation:** Council confirmed that they have reviewed and accepted the draft guideline prepared by Mr. Henley for allowing hardwood flooring installation. After discussion, it was **MOVED, SECONDED** and **CARRIED UNANIMOUSLY** that council agreed to implement this rules effective immediately and any owner who wishes to install hard surface flooring will need to comply with this new rule.
5. **Elevator Flooring:** Council confirmed that the elevator tiles flooring for both elevators has now been completed. Council was very pleased with the result.
6. **West Vancouver Fire and Safety:** Mr. Kennedy confirmed that he will contact West Vancouver Fire Department to follow up on their requirement about fire safety for the strata corporation and will report back to council at the next meeting.

FINANCE

1. **Financial Statements:** The treasurer advised that she has reviewed the financial statement for the month of August and September 2006 and their supporting documents and found them to be in order and recommended their approval. It was then **MOVED, SECONDED** and **CARRIED UNANIMOUSLY** that council concurs with the treasurer's recommendations to accept and approval the August and September 2006 financial statement as presented.
2. **Receivables Report:** The strata agent reviewed the status of the accounts receivable to date of the meeting and advised that there was no outstanding account that requires council attention at this time.
3. **Draft Budget:** The treasurer presented a revised draft budget for the next fiscal year for council review and provided a brief explanation on the proposed budget. After discussion, council thanks the treasurer for her work and agreed to present the revised draft budget in the amount of \$145,090.00 to the ownership for their approval at the upcoming annual general meeting. Council indicated that there will be a 10% increase to the monthly strata fee for the next fiscal year.

Council also discussed the need to raise additional funds to address the window flashing and window seal replacement. After discussion, it was **MOVED, SECONDED** and **CARRIED UNANIMOUSLY** that council recommend a special levy of \$13,000.00 be raised for the purpose of window flashing and window seal replacement project. Council than directed the strata agent to prepare the proper $\frac{3}{4}$ vote resolution for the upcoming general meeting to allow the owners to vote for this matter.

CORRESPONDENCE

The strata agent tabled various items of correspondence for council's information as follow:

- leaking pipe behind wall in bathroom
- tree maintenance
- lobby decoration
- open house request denial
- various emails exchanges

In discussion of the above, council agreed on the following matters:

1. **Leaking Pipe Repair:** Council reviewed the status of the leaking pipe problem reported by the owner of #201 and the proposal from Koman Restoration for the necessary repair in the amount of \$3,800.00 + GST. After discussion, it was **MOVED, SECONDED** and **CARRIED** that council authorize the contractor to proceed with the necessary repair. (Kennedy abstained)

NEW BUSINESS

1. **CMW Insurance Services Ltd.:** The strata agent presented the summary of the strata corporation insurance coverage from CMW Insurance Services Ltd. from August 1st, 2006 to August 1st, 2007 for council information. Any owner who would like to receive a copy of the certificate of insurance should contact the strata agent directly.
2. **Luis and Paul Landscaping:** Council reviewed the proposal for landscape maintenance for 2007 from Luis and Paul Landscaping in the amount of \$965.00 + GST per month from February 1st 2007 to November 30th, 2007. After discussion, council directed the strata agent to negotiate with the contractor to lower their proposed increase of their monthly fee as per discussion amongst council.
3. **Back Flow Prevention Testing:** Council reviewed and approved the quotation from Steven Plumbing in the amount of \$112.50 + GST to perform the testing of the back flow prevention as requested by the West Vancouver Fire Department.
4. **Planning for the General Meeting:** Council discussed and finalized the agenda for the annual general meeting on Tuesday, November 14th, 2006 at 7:00 p.m. in the east building lobby and directed the strata agent to ensure to send the package out to all the owners. Council agreed that there will be refreshment being provided for this meeting.
5. **Role of Management:** Council reminded the strata agent to provide them with a copy of the role of management to outline the service provided to the strata corporation.
6. **Door Closer:** Council directed the strata agent to follow up on the door closer problem noted within the building.

ADJOURNMENT

There being no further business, the meeting was terminated at 9:20 p.m. The next meeting is scheduled to be held on Tuesday, November 14th, 2006 at 7:00 p.m. in the east building lobby, being the annual general meeting.

Ascent Real Estate Management Corporation
Managing Agents
On behalf of the Owners' Strata Plan LMS 1447

John Lan
Strata Agent

JL

*Ascent Real Estate Management Corporation – 2176 Willingdon Avenue, Burnaby, BC V5C 5Z9
Phone: 604-431-1800 Fax: 604-431-1818 Email: ascent@ascentpm.com Website: www.ascentpm.com*