

**LOCATION:**

#188 East Esplanade
North Vancouver, BC V7L 4Y1

**STRATA COUNCIL
2008/2009****PRESIDENT**

Bruce Katz

VICE-PRESIDENT

Ryan Lee

TREASURER

Joyce Deacon

SECRETARY

Jason Lingbanan

PRIVACY OFFICER

Linda Seifred

AT LARGE

Amy Laji
Wayne Jackson

STRATA MANAGER

Jack Foo
Direct Line: 604-714-1542
Direct Fax: 604-592-3684
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STRATA ACCOUNTANT

Renee Sia
Direct Line: (604) 714-1537
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BAYWEST MANAGEMENT
300 – 1770 BURRARD STREET
VANCOUVER, BC V6J 3G7
24 Hr: 604-257-0325

PRESENT:

Ryan Lee
Joyce Deacon
Jason Lingbanan
Linda Seifred
Wayne Jackson

REGRETS

Bruce Katz
Amy Laji

Jack Foo, Strata Manager, Baywest Management Corporation

(1) CALL TO ORDER

The meeting was called to order at 7.14 p.m. by the Vice President, Ryan Lee. A quorum was established.

(2) ADOPTION OF PREVIOUS MINUTES

It was MOVED/SECONDED to adopt the minutes of December 15, 2009 meetings as distributed.

CARRIED

(3) FINANCIAL REPORTS**3.1 TREASURER REPORT**

The Treasurer reported that she had reviewed the Financial Statements for the months of April – November 2008 and had found them to be in order.

It was then MOVED/SECONDED to adopt the Financial Statements for the months of April – November, 2008 as distributed.

CARRIED

3.2 ACCOUNTS RECEIVABLE

The Strata Manager reported that as of the date of the meeting, the current accounts receivables were \$ 9,407.49

The Strata Manager had sent out warning letters and fines to delinquent owners, and lien placements on units that had more than \$500 in arrears.

Owners are reminded that Strata fees are due on the first of every month, without invoice. A late payment fine of \$50 will be levied, additionally a lien will be placed against the title of strata lots if the strata fees are in 3 months arrears. The lien charge is \$ 400.00 plus GST, which will be charged to the delinquent owner's account.

(4) BUSINESS ARISING FROM PREVIOUS MEETING

4.1 BUILDING SECURITY SYSTEM IMPROVEMENT

In follow up to Section 4.1 of the minutes of December 15, 2008, the Strata Manager informed that additional security plate and installing panic bars on the rear exit doors to deter break-ins.

The Strata Manager presented a proposal from Cobra Integrated Services, which provide monitoring of services for the fire alarm panel, the elevators and all the perimeter doors, whereas the current service provider is unable to match the scope of work.

It was MOVED/SECOND to replace the current service provider with Cobra Service Integrated Services with a monthly fee of \$120.00 plus GST. **CARRIED**

4.2 PARKING / SECURITY COMMITTEE

In follow up to Section 5.2 of the minutes of December 15, 2008, Council wishes to extend the invitation to all residents of The Esplanade who wish to serve as volunteers for the Security / Parking committee to call the Strata Manager no later than 15th of February 2009.

4.3 BUILDING INTRUSION

In follow up to Section 6.1 of the minutes of December 15, 2008, the Strata Manager informed that the Strata Insurance had completed the investigation on the stolen items during the two recent intrusions and will be forwarding the said monies within the next two weeks.

It was MOVED/SECONDED to utilize the insurance payout by purchasing a meeting table for the amenity room and replacing the stolen furniture in the main lobby. **CARRIED**

4.4 REVISED ANNUAL OPERATION BUDGET / BYLAW AMENDMENTS

In follow up to Section 6.7 of the minutes of December 15, 2008, the Strata Manager presented the Council with a revised draft of the Annual Operation Budget that would include the recommended Security System upgrading and a permanent night security officer (8 hours) patrolling both The Esplanade (188 East Esplanade) and Esplanade West (168 – East Esplanade).

The proposed Bylaws amendments will improve on the operating procedures related to the conducting of the General Meeting, a provision for the strata corporation to charge back on units for common area insurance deductible related to strata unit damage and other related strata matters which were not covered by the standard bylaw put in place by the developer.

The final draft budget and the proposed bylaw amendments will be forwarded to the Council by the Strata Manager by the 15th of January, 2009 for further consideration.

(5) CORRESPONDENCE

5.1 NOISE VIOLATIONS

Council received a few complaints from owners pertaining to ongoing loud music and noises emanating from neighbouring units which have caused much discomfort to the complainants, and in one incident, local RCMP had to be called in to intervene.

Council replied that warning letters and bylaw contravention fines had been imposed on these violators. Residents are reminded to be considerate of others in the building when engaging in noise producing activities and the building and City bylaws must be strictly adhered to at all time.

IMPORTANT NOTICE:

Owners are required by law to provide a set of the building bylaws and rules & regulation to their tenant and to submit to the management information pertaining to their tenant within two weeks of renting out the unit, failing which a fine of max \$200.00 will be levied against the unit every 7 days until the said information is forwarded to the management.

(6) NEW BUSINESS

6.1 GARBAGE DISPOSAL

The Strata Manager wish to inform all residents at The Esplanade that as of January 1st 2008, all electrical appliance, furniture (including mattress), flammable and toxic product are strictly prohibited from disposing into the garbage bins. For a detail list of banned items, please see the attachment or call the **Metro Vancouver Information Center** at 604-432-6200.

(7) NEXT COUNCIL MEETING DATE:

The next Council Meeting was scheduled for Monday, February 2, 2009 at 7:00 p.m.

(8) TERMINATION OF MEETING

There being no further business, the meeting was terminated at 9:25 p.m.

Submitted by:
Jack Foo, Strata Manager

Please keep these minutes with your strata lot records. You will need to provide them to your realtor when you sell your strata lot. There will be a charge for copies.

FOR YOUR SECURITY

Please do not let anyone you do not know into the building.

When using the garage gate, PLEASE STOP and make sure the gate is closed BEFORE DRIVING AWAY.