

# 2205

**COUNCIL MEETING MINUTES**

**MONDAY, JUNE 8, 2009**

**THE ESPLANADE - STRATA PLAN BCS 2787**

*The Esplanade*

**LOCATION:**

#188 East Esplanade  
North Vancouver, BC V7L 4Y1

**STRATA COUNCIL  
2008/2009**

**PRESIDENT**  
Ryan Lee

**TREASURER**  
Joyce Deacon

**SECRETARY**  
Jason Lingbanan

**PRIVACY OFFICER**  
Linda Seifred

**AT LARGE**  
Aryn Lajji  
Wayne Jackson

**STRATA MANAGER**  
Jack Foo

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VANCOUVER, BC V6J 3G7  
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**PRESENT:**

Ryan Lee  
Aryn Lajji  
Wayne Jackson  
Jason Lingbanan  
Linda Seifred

**REGRETS**

Joyce Deacon

Jack Foo, Strata Manager, Baywest Management Corporation

**(1) CALL TO ORDER**

The meeting was called to order at 7.11 p.m. by the President, Ryan Lee. A quorum was established.

**(2) ADOPTION OF PREVIOUS MINUTES**

It was MOVED/SECONDED to adopt the minutes of April 6, 2009 meetings as distributed. **CARRIED**

**(3) FINANCIAL REPORTS**

**3.1 TREASURER REPORT**

The Treasurer was absent, thus was not able to provide a report on the Financial Statements for the month of April 2009.

It was MOVED/SECONDED to table the Financial Statements for the month of April 2009 in the next meeting. **CARRIED**

**3.2 ACCOUNTS RECEIVABLE**

The Strata Manager reported that as of the date of the meeting, the current accounts receivables were \$ 6,236.72

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 May 4, 2009, the Strata Manager informed that additional security cameras and key FOB equipments are currently being installed and is expected to be operational by end of June 2009.

Council again wished to remind all residents to adhere to the parking bylaws, anyone found failing to wait for the parkade door to be fully closed before driving away or parking illegally will be fined and their vehicles being towed without further notice.

#### **4.2 COMMON AREA DEFICIENCIES**

In follow up to Section 4.4 of the minutes of May 4, 2009, a list of common area deficiencies has been compiled and will be submitted to the developer and the Travelers Guarantee of Canada (Home Warranty provider) for further action.

The Strata Manager went on to present a building envelope review proposal from an adjuster, where a complete building envelope inspection will be carried out to identify deficiencies and setting up a proactive maintenance program.

It was MOVED/SECONDED to receive the proposal from L. Rush Adjusters as presented. **CARRIED**

#### **4.3 SECURITY LIGHTING**

In follow up to Section 4.6 of the minutes of May 4, 2009, additional light fixtures to provide illumination on the back alley will be installed by July 2009.

#### **4.4 VEHICLE TOWING SERVICES**

In follow up to Section 4.3 of the minutes of April 8, 2009, Payless Auto Towing Ltd has been awarded the contract to tow vehicles that failed to display parking tags or any resident's vehicle found parking at visitor stalls.

### **(5) CORRESPONDENCE**

#### **5.1 BUSINESS ADDRESS REGISTRATION**

Council received an application from a resident requesting to have his apartment address registered as his business address, where it will be used mainly for business correspondences

Council, after some deliberation, rejected the application, citing that the residential tower is specifically designated for non-commercial purposes. By allowing the unit to be registered for business purposes may potentially lead to higher traffic and security problem.

#### **5.2 PARKADE VIOLATION**

Council received complaint from an owner pertaining to a resident in the tower block who failed to wait for the overhead parkade door to be fully closed before driving away. She felt such an inconsiderate act will jeopardise the security system of the building.

As the complaint received originates from a council member, a discussion in camera was held to ensure fairness to all parties involved. After a lengthy deliberation, Council felt that such contravention of the bylaw is to be taken seriously. As such action will promote / increase the chances of vehicles being broken into. (See attached bylaw)

#### **35. *Vehicles and Parking***

*(10) Upon entering or exiting the parkade, residents/occupants must wait until the gate completely closes behind them.*

It was then MOVED/SECONDED to impose a bylaw contravention fine on the said unit. **CARRIED**

### **5.3 UNSIGHTLY CONDITION ON LIMITED COMMON PROPERTY**

Council received complaint from an owner pertaining to an abandon aquarium being placed on the balcony, which has created an unpleasant odour.

Council wished to remind all residents to be considerate and help to maintain the cleanliness of the building by not placing any unsightly and odour emitting items on the balcony / patio.

### **5.4 MOTOR VEHICLE OIL LEAKS**

Council received a letter of appeal from an owner requesting permission to park his motor oil leaking vehicle in the underground parkade, and the owner assured that he will clean up the oil stain on the parking stall regularly.

Council replied that any vehicles that leak motor fluids must be removed until repairs are made to resolve the problem. Therefore, Council hereby gives the said owner till July 10, 2009 to have the said vehicle repaired. (See attached Bylaw)

#### **35. Vehicles and Parking**

- (7) *Vehicles dripping oil or other fluids must be removed until repairs are made to resolve the problem. The owner assigned to the stall is responsible for cleaning the parking stall. Failure to comply with this requirement will result in the Strata Council arranging for the clean-up at the owner's expense.*

### **5.5 UNIT ALTERATION**

Council received an application from an owner requesting approval to carry out renovations in their unit. The upgrades will include replacing the carpet with hardwood flooring and other minor alteration work within the unit.

Council approved the application to renovate, provided that the Alteration Agreement and Assumption of Liability are completed and submitted to the Strata Manager before commencing work.

### **(6) NEW BUSINESS**

#### **6.1 IN SUITE AIR CONDITIONING**

As summer approaches and temperatures soar, residents are encouraged to leave the AC system on in their units at all time, at a constant temperature of 18°c to 22°c throughout the day. This will help to keep the units at a comfortable temperature and prevent a sudden power drawing which could cause the AC unit to trip. This normally occurs when most of the residents turn their AC to the maximum at the end of the work day.

#### **6.2 UTILITIES SHUT OFF**

As a safety precautionary measure, the Strata Manager wish to iterate the importance of shutting off all water and gas supply to the unit if the unit will be left vacant for a considerable period of time. This will prevent unnecessary and costly damage to one's property and neighboring units as well.

#### **6.3 RECYCLING BOXES CONTAMINATION**

It has been noted that there has been an increase of recycling product contamination, whereby household garbage and other dirty / soiled container were thrown into the recycling bins. These

inconsiderate actions have resulted in the said recycling bins being sealed off and North Shores Recycling services refusing to clear them.

Therefore, Council is appealing to the residents to be more civic minded by conscientiously sorting out items before discarding them into the recycling bins and the normal household garbage bins. Failure to do so will result in the termination of building recycling program by the North Shores Recycling Services.

**(7) TERMINATION OF MEETING**

The next Council meeting was scheduled for Monday, July 13, 2009 at 6:30 p.m.

There being no further business, the meeting was terminated at 9:00 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.**

# ANNUAL SUMMER REMINDER

With the arrival of summer, Council would like to remind residents of the following items:

## WASHING OF BALCONIES

Please DO NOT allow dirty water from washing your balcony to run over the edges of the balcony or down the drain. The design of the drain system and balcony does not direct the water away from the building, but rather distributes the dirty water onto the balcony below.

Please use a minimal amount of water when washing (the same as you would use in washing your floor inside) and put a rag on the drain to stop the water from running down the drain. Please use the same consideration when watering plants. Do not let the water drain or run down on the balconies below

## CIGARETTE BUTTS AND REFUSE

Cigarette butts and other refuse are strictly prohibited from being discharged over the balcony.

## BARBEQUES

Only propane barbeques are permitted – no charcoal barbeques or hibachis

## ITEMS PERMITTED ON BALCONIES AND PATIOS

Only patio furniture, planters and barbeques are allowed on balconies and patios. Bicycles, freezers laundry, satellite dish and etc. are **not permitted** to be placed on balconies or patios. Planters hanging on the balcony rails must hang on the inside of the balcony.

## PET ON THE COMMON PROPERTY

Owner, tenant, occupant or visitor must ensure that all animals are leashed or otherwise secured when on the common property or on land that is a common asset. Pet are not to defecate on the Common Property!!