

MINUTES OF THE COUNCIL MEETING OF THE OWNERS, STRATA PLAN VR 192 HELD ON WEDNESDAY, AUGUST 20th, 2008 IN SUITE #114-550 EAST 6th AVENUE, VANCOUVER, BC

The meeting was called to order at 7:00 pm.

Council members present: Sheila Walcroft
Barry Whitelaw
Olivia Flynn-Gomez
Susan Little

Condex Property Management Ltd. Markus Schmid, Property Manager

1. Previous Minutes:

It was duly **MOVED AND SECONDED** to approve the minutes of the previous council meeting held April 10th, 2008 as circulated. **CARRIED**

2. Financial Statements:

Council reviewed the March, 2008 through July, 2008 financial statements. Following questions and discussion it was duly **MOVED AND SECONDED** to approve the statements as presented. **CARRIED**

Council requested notice be forwarded to all residents who are in arrears.

3. Fire Inspection – Company:

Council noted previous deficiencies in the service provided by the current fire inspection company. Council requested the Property Manager to source quotations from other fire inspection companies to provide future service.

4. Patio Fences – Inspections:

For undertaking inspection of the patio fences, trades will have to access every second suite. Notice will be forwarded to first floor residents once a firm date is set with trades.

5. Hallway Fan – Third Floor Suite:

A meeting was set with a resident on the third floor to address concerns regarding a hallway fan noise coming into the suite. Members of Council and the Property Manager were requested to come into the suite. It must be noted a lawyer was present on behalf of the third floor resident. This had not been conveyed to either Council or Management that a lawyer would be present. Council did not find the noise level of the fan excessive or unduly disturbing.

Concern was first expressed by the third floor resident in June 2008 of a hallway fan noise heard in the suite. Since that time correspondence has been exchanged with the resident, and more recently with the resident's legal representative. HVAC trades were requested to attend and to address the hallway fan noise concerns. To date \$840.00 has been spent on addressing these concerns.

Upon much discussion Council requested that the Property Manager re-consult with HVAC trades if any further measures can be taken to address hallway fan noise coming into the suite. Council further requested legal representation for the Strata be reviewed if it is necessary.

6. Interior Redecoration - Presentation:

Council received a presentation from a resident on the third floor, Robyn Baseraba, who generously volunteered to work on the overall design scheme for the interior redecoration of the common area hallways. She presented further options on carpeting, and matching of common area fixture hardware. It was noted further input from trades is required before a full presentation and selection can be made.

Council requested an additional quotation be provided for painting, and all necessary information from trades be forwarded to Robyn Baseraba.

7. Correspondence:

- a) Correspondence was received from a resident on the third floor providing some observations to Council to be addressed. Council requested a letter to be forwarded to the third floor resident on how these observations are currently being attended to.

8. Other Business:

a) Patio – First Floor -

Two letters were previously forwarded to a resident on the first floor requesting their patio area be cleaned up of miscellaneous junk and debris. Council requested a follow-up letter be sent to the resident and fines will be continued to be levied until the patio is cleaned up.

Should the resident wish to power wash their patio, the strata has a power washer available for use.

b) Unlicensed vehicles -

Letters were previously forwarded to two residents with unlicensed vehicles in the garage. Council requested fines to be levied, and a new deadline date be set for third party liability coverage to be forwarded as one resident has not replied to this request.

c) Patio Deck Membrane -

Council requested the Property Manager to follow-up with roofing trades on replacement of a patio deck membrane on the first floor.

d) Break-in to Garage -

Repairs were undertaken by trades to the garage door, re-securing and increasing security to the building at this point of entry.

e) Dog in Building -

A number of residents have reported seeing a resident with a dog in the building, particularly in the west side of the building. Residents are reminded per Strata Bylaws 18.1 "*Pets permitted, except dogs*" and 18.3 "*Pets must be in a carrier or securely carried at all times while on common property, whether they belong to residents or visitors.*"

There being no further new business the meeting adjourned at 9:20 pm.