

**COUNCIL MEETING OF STRATA PLAN LMS 2379 HELD OFF SITE ON THURSDAY,
JANUARY 11, 2007 AT 6:45 PM IN VANCOUVER, BC**

PRESENT:

Scott Venn	President	#204 – 675
Will Ali	Treasurer	#205 – 685
Susan Cullen	Secretary	#106 – 655
Alasdair Macleod	MAL	#206 – 665
Donna Ashman	MAL	#102 – 675

ALSO IN ATTENDANCE: Bill Blackall, General Manager
Century 21 Prudential Estates (Rmd) Ltd.
Judy Dudlets, Administrative Assistant

1. CALL TO ORDER:

Council President, Scott Venn called the meeting to order at 6:50 pm

2. INTRODUCTION OF BILL BLACKALL, GENERAL MANAGER:

Bill Blackall, General Manager introduced himself to the Council of The Ivy's, LMS 2379. He introduced Judy Dudlets, Administrative Assistant who will be taking the minutes of the meeting. The General Manager advised the new Strata Agent for The Ivy's, LMS2379, will be Jarvie Way as Bernie Leong has resigned from Century 21 Prudential Estates (Rmd) Ltd. Jarvie will be starting with Century 21 Prudential Estates (Rmd) Ltd on January 15, 2007.

3. ADOPTION OF PREVIOUS MINUTES – DECEMBER 7, 2006:

It was,

MOVED AND SECONDED

To adopt the minutes from the Council meeting held on December 7, 2006, as previously circulated.

CARRIED UNANIMOUSLY

4. FINANCIAL REPORT

a) Consideration of the November 2006 Financial Operating Statements

Council Treasurer, Will Ali, stated that he had not reviewed the November 2006 financial operating statements. Scott Venn, Council President had reviewed them and they appear to be in order, and recommended approval. It was

MOVED AND SECONDED

To approve the November 2006 Financial Operating Statements as prepared by Century 21 Prudential Estates (RMD) Ltd. and previously circulated.

CARRIED UNANIMOUSLY

b) Review of Owners Monthly Assessment Payments as of January 11, 2007

Council reviewed the Owners arrears report as of January 11, 2007 and noted that a few owners were in arrears with their strata fee payments. The Strata Agent advised that Century 21 Accounting Department automatically sends out reminders to owners who are in arrears of their strata fee payments and management will continue to effect collection as part of its normal procedures.

5. BUSINESS ARISING FROM PREVIOUS MINUTES:

a) Devok Lock – Re-keying Invoice

Bill Blackall advised Council that he has spoken to the representative from Shaw Cable and agreed to send the cheque in the amount of \$862.90 payable to Strata Plan LMS 2379. Shaw Cable was advised to call Donna for a key.

b) Edenvale Restoration's Budget – Repair Estimates

Council expressed concern on the painting charge of \$47,000 on the invoice and the work that was done was half of what quoted from another company to do the whole building. They also stated, they feel the job is taking too long as it is almost 5 months now and are not happy with

the service the Project Manager is giving them. Will Ali asked Bill Blackall if Edenvale could submit a bill with the painting done separately then from the other work done. Bill Blackall advised that the job has been delayed to weather along with scope of work has changed from the original scope given. He will speak to Edenvale with council's concern. They reviewed the invoice from Edenvale in the amount of \$122,438.95. It was

MOVED AND SECONDED

To authorize Century 21 Prudential Estates (Rmd) Ltd to pay \$100,000.00 to Edenvale Restorations with clarification of painting charge.

CARRIED UNANIMOUSLY

There was concern from Council on the tarp not being secured properly as the engineer had commented to a council member that the building is getting wet. Scott will be contacting Andrew from Building Sciences for his input. They are not happy with the service of Edenvale Restoration; Bill Blackall will contact John Whipp from Edenvale Restorations with their concern.

In regards to the window being removed without owners knowledge. Century 21 Prudential Estates (Rmd) Ltd received a letter from unit 207 complaining that they were not notified of the date of the window being removed and gave an outline of interior damage.

The next units that should be having their windows removed and work done are: #201, 203, 205, 207 all in the 669 West 7th Ave area. Bill Blackall will be advising Edenvale Restoration to commit to a day and give the owners 24 hours notice in advance.

Bill Blackall was asking for authorization of \$3532.53 to be paid to Edenvale for the repair of the deck for unit #205. The Council President recommended paying this invoice. It was

MOVED AND SECONDED

To authorize Century 21 Prudential Estates (Rmd) Ltd to pay the invoice for Edenvale Restorations in the amount of \$3532.53.

CARRIED UNANIMOUSLY

c) Fire Pro

Bill Blackall advised that the Annual Fire inspection for LMS 2379 – The Ivy's is scheduled for January 15th, 2007 and a notice has been delivered to all residents. The insuite testing will be done on January 15, 2007 from 5pm to 8pm. The interior will be done from 12pm – 8pm on January 15, 2007. The common areas will be tested on January 16, 2007 from 8am to 10:30 am.

d) Boiler Replacement Fund

It was noted that the full contribution to the Boiler Replacement Fund since it's inception in July of 2005 is not showing correctly on the financial statements. The amount for November is showing only. Bill Blackall will have this corrected at Century 21 office to have the accounting department journal the amount from the Contingency Reserve Fund from July 2005 to present to show the correct amount in the Boiler Replacement Fund.

e) Lane No Exit Sign

Council made a requested to Vancouver City Traffic Management to have a No Exit sign installed on the lane on December 12, 2006. Century 21 reported that it still has not received a response to this request.

f) Gate Hinges

Council reported that there are hydraulic hinges that need to be replaced at the 655 & 675 West 7th Avenue. Bill will contact Agendum Services to replace the hydraulic door hinges on the gates to the 655 and 675 Buildings.

g) Special General Meeting (SGM)

The upcoming Special General Meeting was discussed. The council recommend that several resolutions be presented to the owners at the Special General Meeting

- Authorization to contract BC Building Science Partnership to do the following. Define the scope, determine the budget, and coordinate and supervise the next phase of the project.
- Special resolution for a special levy to start building up the funds for the next phase of the project. The amount to be based on the budget amounts provided by BC Building Science Partnership.
- Authorization from owners to transfer \$65,000 from the Contingency Reserve Fund to pay for the balance of this phase of the project.
- Authorization for the council to proceed with Parking Garage door upgrade and to access up to \$8,000.00 for the project.

The Council President expressed his concern that he would like the Special General Meeting to be held within the next month. Bill Blackall will be contacting the Council President once he has additional information from B.C. Building Science and will discuss a date for the Special General Meeting at that time.

Council member then discussed when to start work on the East facing wall of the 675 Courtyard and the front of the unit at 673.

g) Arborists – Katura Trees – 657 Courtyard

A meeting is to be arranging with an arborist to review the trees in all three courtyards. The purpose of the meeting will be to determine if any trees need to be removed, the formulation of a replacement plan for the removed trees, and to get recommendations for future preventive maintenance.

7. NEW BUSINESS:

Bill Blackall presented invoices to be authorized by council to be paid.

- Commercial Lighting in the amount of \$677.05. Donna recommends this being paid.
- Invoice from Ashton Service Group to be charged back to unit 107 for heating valve to reimburse Strata Plan LMS 2379. Letter was sent to owner on January 3, 2007 to submit payment in the amount of \$381.66 and send to Century 21 office.
- Invoice for shower leak to unit 107. This is to be charged back to unit 207 to reimburse Strata Plan LMS 2379. Letter was sent to owner on January 3, 2007 to submit payment in the amount of \$ 684.55 and send to Century 21 office.

8. NEXT COUNCIL MEETING:

The next scheduled Council Meeting will be at the call of the President.

9. ADJOURNMENT:

There being no further business, the meeting was adjourned at 9:15 pm by a MOTION from Scott Venn.

Respectfully Submitted

W.D. Blackall, General Manager

CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.

PROPERTY MANAGEMENT DIVISION

Administrative Assistant: Donna Bossert

Service Department: Greg Dunphy

Telephone 604-273-1745 (9:00 a.m. to 5:00 p.m. & 24 Hour Emergency)

Fax 604-273-9021

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UNDER THE STRATA PROPERTY ACT, PROPERTY MANAGERS WORK FOR THE OWNERS OF THE STRATA CORPORATION. UNDER THE STRATA PROPERTY ACT AND THE PRIVACY ACT, WHEN SELLING YOUR UNIT THE PROPERTY MANAGER MAY ONLY COMMUNICATE WITH THE OWNER OR THE SELLER'S AGENT UPON PRESENTATION OF THE WRITTEN VERIFICATION OF SUCH A RELATIONSHIP. THE PROPERTY MANAGER CAN NOT COMMUNICATE INFORMATION ABOUT THE STRATA CORPORATION OR YOUR STRATA LOT WITH PURCHASERS OR THE AGENT FOR THE PURCHASER WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. ALL QUESTIONS OR CONCERNS SHOULD BE DIRECTED TO THE OWNER OF THE UNIT OR THE OWNER'S AGENT.

M070111



Prudential Estates (RMD) Ltd.
SALES & PROPERTY MANAGEMENT
7320 Westminster Highway
Richmond, B.C. V6X 1A1
Telephone: (604) 273-1745
Fax: (604) 273-9021

January 31, 2007

TAKE NOTICE THAT THE SPECIAL GENERAL MEETING OF THE OWNERS,
STRATA PLAN LMS2379 WILL BE HELD ON:

DATE: WEDNESDAY, FEBRUARY 21, 2007
TIME: REGISTRATION AT 6:30 PM TO 7:00 PM
CALL TO ORDER AT 7:00 PM
PLACE: THE VISITOR PARKING AREA, THE IVYS
653-689 WEST 7TH AVENUE, VANCOUVER, B.C.

BRING YOUR OWN CHAIR

An agenda for the Meeting, along with some explanatory notes concerning voting procedures is enclosed herewith. Please read this material carefully prior to the Meeting and **bring it with you for reference.**

PURPOSE: The purpose of the meeting is to update the Owners on the maintenance work being completed by Edenvale Restorations Ltd. (Edenvale) at the building exterior of "The Ivy's". Edenvale is to phase the maintenance work by elevation. Currently, two elevations are underway: (1) the East elevation of 655 building and the East elevation of 669 building and to consider a $\frac{3}{4}$ Vote Resolution to authorize the transfer of \$65,000.00 from the Contingency Reserve Fund to the Special Levy Account to complete the repairs; (2) Phase 2 of the maintenance work; (3) to proceed to facilitate parking garage door upgrade.

QUORUM: As per Section 48 of the Strata Property Act, in order to conduct business at the General Meeting, eligible voters holding $\frac{1}{3}$ of the Strata Corporation's votes, present in person or proxy must be present.

ELIGIBILITY: Except in cases whereby or under the Strata Property Act, a unanimous resolution is required, no Owner is entitled to vote at any General Meeting unless all contributions payable respect to hjs strata lot have been duly paid. Please send your payment prior to the General Meeting

PROXY: An instrument appointing a proxy shall be in writing under the hand of the appointer or his attorney and may be either general or for a particular meeting. A proxy need not be an Owner.

RESOLUTIONS: Resolutions require a $\frac{3}{4}$ vote in favour cast by eligible voters who are present in person or proxy at the time the vote is taken and who have not abstained from voting.

AGENDA

1. CALL TO ORDER
2. CALLING OF THE ROLL AND CERTIFYING OF PROXIES
3. FILING PROOF OF NOTICE OF MEETING
4. ADOPTION OF MINUTES OF PREVIOUS GENERAL MEETINGS – July 26, 2006
5. CONSIDERATION OF $\frac{3}{4}$ VOTE RESOLUTIONS (SEE ATTACHED)
6. ADJOURNMENT

**Form A
PROXY APPOINTMENT**

RE: Strata Lot # _____ of Strata Plan LMS 2379

Civic Address: _____ West 7th Avenue, Vancouver, BC V5Z 1B6

1. Proxy for a specific meeting

I / We, _____ [name(s)], the owner(s)/tenant(s)/mortgagee of the strata lot described above, appoint _____ to act as my/our proxy at the Special General Meeting to be held on **Wednesday, February 21, 2007**

2. Proxy for a specific resolution

I / We, _____ [name (s)], the owner(s)/tenant(s) /mortgagee of the strata lot described above, appoint _____ to act as my/our proxy at the Special General Meeting to be held on **Wednesday, February 21, 2007**

Resolution 1 voting instructions: _____

Resolution 2 voting instructions: _____

Resolution 3 voting instructions: _____

Limitations on Proxy, if any

Date: _____ (month) _____ (day) 2007.

_____ [signature of Owner/ Tenant/ Mortgagee]

_____ [signature of Owner/ Tenant/ Mortgagee]

RESOLUTION 1

BE IT RESOLVED by way of a $\frac{3}{4}$ vote of the OWNERS OF STRATA PLAN LMS 2379 at this Special General Meeting held February 21, 2007, authorize the transfer of \$65,000.00 from the Contingency Reserve Fund to the Special Levy Account for the repair of the cladding and painting the building exterior – East elevations 655 and 669 West 7th Avenue, Vancouver, BC

End of Resolution

Background:

At the Annual General Meeting held on July 26, 2006, THE OWNERS OF STRATA PLAN LMS 2379 adopted a $\frac{3}{4}$ Vote Resolution to authorize the release of funds from the Special Levy account to a maximum of \$170,000.00 for the repair of the cladding and painting of the building envelope. Edenvale Restorations Ltd. has informed the Strata Council that the revised budget figure for the project estimated to be in the amount of \$225,000.00; the Special Levy account has a balance of approximately \$160,000.00. Accordingly, there is a shortfall in funding for this project in the amount of \$65,000.00. The Strata Council is recommending Owners approve the $\frac{3}{4}$ Vote Resolution to provide additional funds to complete the repairs, in this section.

SPECIAL RESOLUTION 2

BE IT RESOLVED by way of a $\frac{3}{4}$ vote of the OWNERS OF STRATA PLAN LMS 2379 at this Special General Meeting held February 21, 2007, that the Strata Corporation is hereby authorized to retain B.C. Building Sciences to draw up scope of work and a budget project for the 2nd section being the courtyard of 675 and the front of 673 West 7th Avenue, Vancouver, BC. Further the Owners authorize payment to B.C. Building Science of up to \$10,000.00 from the Contingency Reserve Fund.

End of Resolution

Background:

The 1st phase of cladding repair maintenance and painting on East wall of 655 and 669 W. 7th Avenue, Vancouver, BC is nearing completion and the 2nd Phase being the courtyard of 675 and the front of 673 W. 7th Avenue should commence in preparation for that the Owner authorize retaining BC Building Science who did the 1st section to do a scope of work and subject for the 2nd Phase. The garage doors to the parking garage need upgrading. Council has received two quotes to upgrade the doors and are asking for authorization to pay for the upgrade from the Contingency Reserve Fund.

SPECIAL RESOLUTION 3

BE IT RESOLVED by way of a $\frac{3}{4}$ vote of the OWNERS OF STRATA PLAN LMS 2379 at this Special General Meeting held February 21, 2007, to authorize the Strata Corporation to upgrade the parking garage doors at a cost not to exceed \$8,000.00 and expenses this cost from the Contingency Reserve Fund.

End of Resolution

**MINUTES OF THE SPECIAL GENERAL MEETING STRATA PLAN LMS 2379
HELD ON WEDNESDAY, FEBRUARY 21, 2007 AT 7:00 PM
IN THE VISITORS PARKADE, 653 - 689 WEST 7TH, VANCOUVER, BC**

1. CALL TO ORDER

There being a quorum present, the meeting was called to order at 7:05 pm by Council President Scott Venn, who acted as chair for the meeting.

Scott Venn introduced Andrew Creighton, of BC Building Sciences and John Whipp of Edenvale Restoration, as they were on hand to answer Owners questions.

2. CALLING THE ROLL AND CERTIFYING OF PROXIES

The Strata Agent advised that there are nineteen (19) Owners present in person or proxy. As the requirements of the Strata Property Act had been met, the meeting was declared competent to proceed with business at hand.

3. PROOF OF NOTICE

It was, **MOVED, SECONDED AND UNANIMOUSLY CARRIED** to accept the Notice dated January 31, 2007 as Proper Notice of Meeting.

4. MINUTES

It was, **MOVED, SECONDED AND UNANIMOUSLY CARRIED** to accept the minutes of the July 22, 2006 AGM as circulated.

5. CONSIDERATION OF THE ¾ VOTES

Resolution 1 was presented as follows for the owners' consideration:

***BE IT RESOLVED** by way of a ¾ vote of the OWNERS OF STRATA PLAN LMS 2379 at this Special General Meeting held February 21, 2007, authorize the transfer of \$65,000.00 from the Contingency Reserve Fund to the Special Levy Account for the repair of the cladding and painting the building exterior – East elevations 655 and 669 West 7th Avenue, Vancouver, BC*

END OF RESOLUTION

Following a lengthy discussion, and Owners questions being answered by Andrew Creighton and John Whipp, a motion was made to vote on the resolution as presented, the motion was, **SECONDED AND CARRIED UNANIMOUSLY** to accept the ¾ vote resolution as presented.

Resolution 2 was presented as follows for the owners' consideration:

***BE IT RESOLVED** by way of a ¾ vote of the OWNERS OF STRATA PLAN LMS 2379 at this Special General Meeting held February 21, 2007, that the Strata Corporation is hereby authorized to retain B.C. Building Sciences to draw up scope of work and a budget project for the 2nd section being the courtyard of 675 and the front of 673 West 7th Avenue, Vancouver, BC. Further the Owners authorize payment to B.C. Building Science of up to \$10,000.00 from the Contingency Reserve Fund.*

END OF RESOLUTION

A Motion was made to amend the resolution as following:

***BE IT RESOLVED** by way of a ¾ vote of the OWNERS OF STRATA PLAN LMS 2379 at this Special General Meeting held February 21, 2007, that the Strata Corporation is hereby authorized to retain B.C. Building Sciences to draw up scope of work and a budget project*

for "**THE REMAINDER OF THE PROJECT AT STRATA PLAN LMS 2379 AT**" West 7th Avenue, Vancouver, BC. Further the Owners authorize payment to B.C. Building Science of up to \$10,000.00 from the Contingency Reserve Fund.

END OF RESOLUTION

The Motion was, **SECONDED AND CARRIED UNANIMOUSLY** to amend the resolution as presented.

A motion was then made to vote on the resolution as amended; the motion was, **SECONDED AND CARRIED UNANIMOUSLY** to accept the amended $\frac{3}{4}$ vote resolution.

Resolution 3 was presented as follows for the owners' consideration:

BE IT RESOLVED by way of a $\frac{3}{4}$ vote of the OWNERS OF STRATA PLAN LMS 2379 at this Special General Meeting held February 21, 2007, to authorize the Strata Corporation to upgrade the parking garage doors at a cost not to exceed \$8,000.00 and expenses this cost from the Contingency Reserve Fund.

END OF RESOLUTION

Following discussion, it was, **MOVED** to vote on the resolution as presented, **SECONDED AND CARRIED (22 in favour, 3 opposed)**. The $\frac{3}{4}$ vote resolution passed.

6. ADJOURNMENT

There being no further business, a motion was made to adjourn the meeting at 8:10 pm. The motion was seconded and carried unanimously.

RESPECTFULLY SUBMITTED, on behalf of the owners LMS 2379.

PROPERTY AGENT: Jarvie Way, Property Manager

CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.

PROPERTY MANAGEMENT DIVISION

7320 Westminster Highway, Richmond, B.C. V6X 1A1

TELEPHONE: (604) 273-1745 (9:00 A.M. TO 5:00 P.M. & 24 Hour Emergency)

FAX: (604) 273-9021

ADMINISTRATIVE ASSISTANT: Donna Bossert

SERVICE DEPARTMENT: Greg Dunphy

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THE PROPERTY MANAGER CAN NOT COMMUNICATE INFORMATION ABOUT THE STRATA CORPORATION OR YOUR STRATA LOT WITH PURCHASERS OR THE AGENT FOR THE PURCHASER WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. ALL QUESTIONS OR CONCERNS SHOULD BE DIRECTED TO THE OWNER OF THE UNIT OR THE OWNER'S AGENT.

**COUNCIL MEETING OF STRATA PLAN LMS 2379 HELD AT STARBUCKS ON 6TH AND WILLOW
TUESDAY, FEBRUARY 13, 2007 AT 6:45 PM IN VANCOUVER, BC**

PRESENT:

Scott Venn	President	#204 – 675
Susan Cullen	Secretary	#106 – 655
Alasdair Macleod	MAL	#206 – 665
Donna Ashman	MAL	#102 – 675

REGRETS: Will Ali Treasurer #205 – 685

ALSO IN ATTENDANCE: Jarvie Way, Strata Agent
Century 21 Prudential Estates (Rmd) Ltd.

1. CALL TO ORDER:

Council President, Scott Venn called the meeting to order at 6:50 pm

2. ADOPTION OF PREVIOUS MINUTES

It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To adopt the minutes from the Council meeting held on January 11, 2007.

3. FINANCIAL REPORT

a) Consideration of the December 2006 and January 2007 Financial Operating Statements

Following review, it was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To accept the December 2006 and January 2007 Financial Operating Statements as prepared by Century 21 Prudential Estates (RMD) Ltd. and previously circulated.

b) Review of Owners Monthly Assessment Payments as of February 13, 2007

Council reviewed the Owners arrears report as of February 11, 2007 and noted that all Owners are up to date with their Strata fee payments. The Strata Council would like to thank all owners for keeping their accounts up to date.

4. BUSINESS ARISING FROM PREVIOUS MINUTES:

a) Edenvale Restoration's Budget – Repair Estimates

The Strata Council is still waiting for a breakdown of the cost of the painting that was done by Edenvale, as well, for a proposal for the second phase of the project.

For residents that have interior repair work required as a result of the restoration on the outside, the Strata Council directed the Agent to have Agendum Services attend. If your unit is not on the following list and you require interior work as well, you are to provide the details in writing and forward them to your Strata Agent via email: Jarvie.way@century21pel.com or fax 604-273-9021. Building 657: Units 103 and 209; Building 657 and 669: Units 201, 203, 205 207.

b) Fire Pro – Annual Fire Inspection Deficiency

The Strata Council reviewed the annual fire inspection report from Fire Pro Services, noting the following deficiencies and suites that failed to provide access.

Missed Suites – Building 685: Units 101, 107, 207; Building 675: Units 204, 208, 210; Building 655: Unit 208; Building 657: Unit 209; Building 665: Units 106, 204

The following units require a smoke alarm replacement: Bldg 657: Unit 103; Bldg 665: unit 208; Bldg 675: unit 202; Bldg 685: unit 105.

It was also noted the flow switch by parking stall 26, requires replacement at a cost of \$497.00 + GST and a fire extinguisher by stall 68 are due to be replaced at a cost of \$65.00. It was also recommended that there be additional fire extinguishers installed in the West Electrical Room and Basement Electrical Room, following discussion, it was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To have Fire Pro Services return and have the Agent schedule a time for suites that were missed for the first inspection and replace the smoke alarms in the units that were noted above and repair the flow switch and replace the fire extinguishers at stall 68, but not add the fire extinguishers in the electrical room as there were no fire extinguishers in the electrical room previously.

Residents are to be advised, you must provide access to your Strata lot for the second inspection. Notices will be delivered in advance; it is a City of Vancouver bylaw that all units must be inspected on an annual basis.

c) Lane No Exit Sign

The City of Vancouver Traffic Management has yet to install a No Exit sign in the back lane. The Strata Agent advised Council that he would follow up with the City of Vancouver.

d) Gate Hinges

Donna Ashman reported that she has met with Agendum Services and it was suggested to have the hinges adjusted at this time and not replace them, as there is still some life left in the hinges. Council agreed and until the restoration project is complete, as there is additional wear and tear on the hinges. Council will then revisit this issue when the restoration project is complete.

e) Special General Meeting (SGM)

The upcoming Special General Meeting has been scheduled for Wednesday, February 21, 2007 at 7 pm, in which notices have already been distributed to the Owners. A representative from the Engineering firm overseeing the work will be in attendance to answer Owners questions.

f) Parking Garage Door Quote

As noted in the notice of the SGM, a resolution has been included to approve the installation of a parkade gate at the entrance of the underground parking. In order to eliminate people not visiting the building from parking and prevent further damage to the entrance ramp from people turning around in the alley.

g) Arborists – Katura Trees

Donna Ashman reported that she has met with Davie Tree Services and they are not willing to provide in writing whether or not the trees in the courtyard need to be removed in order to prevent damage to the membrane. The Strata Council directed the Agent to have another arborist meet with Donna Ashman to see if they can provide a written determination or not.

5. CORRESPONDENCE

A few Owners have written Council advising interior damage had been incurred in their units as a result of the restoration project. The Strata Council directed the Agent to advise the Owners that Agendum Services would be contacting them to repair the damage.

6. NEW BUSINESS:

a) Boilers

The Strata Council reviewed a note from Ashton Mechanical Service Group advising that the boilers require a cleaning; as well boiler # 2 has been shut down as a result as a dire need for cleaning. It will not be turned on until cleaning has occurred and this is the reason for the strain of hot water during the high peak period. The Strata Council has directed the Agent to ask Ashton to provide a detailed quote to perform the cleaning.

b) Lockers

Residents are to be advised that items cannot be stored above your locker or around your locker. Items stored above lockers are potential fire hazards. Residents are asked to ensure these items are removed by **Saturday, March 3, 2007**. Items that have not been removed by that time will be disposed of by the Strata Council.

7. NEXT COUNCIL MEETING:

The next scheduled Council Meeting has been scheduled for **Monday, March 26, 2007** at 6:45 pm.

8. ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:10 pm.

Respectfully Submitted

Jarvie Way, Property Agent

CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.

PROPERTY MANAGEMENT DIVISION

Administrative Assistant: Donna Bossert

Service Department: Greg Dunphy

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M070213

**COUNCIL MEETING OF STRATA PLAN LMS 2379 HELD AT STARBUCKS ON 6TH AND WILLOW
MONDAY, MARCH 26, 2007 AT 6:45 PM IN VANCOUVER, BC**

PRESENT:

Scott Venn	President	#204 – 675
Susan Cullen	Secretary	#106 – 655
Will Ali	Treasurer	#205 – 685
Donna Ashman	MAL	#102 – 675

REGRETS:

Alasdair Macleod	MAL	#206 – 665
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ALSO IN ATTENDANCE: Jarvie Way, Strata Agent
Century 21 Prudential Estates (Rmd) Ltd.

1. CALL TO ORDER:

Council President, Scott Venn called the meeting to order at 6:55 pm

2. RESIGNATION

Council reviewed and accepted the resignation of Alasdair Macleod from the Strata Council, as he no longer has the time to dedicate to the cause.

Residents are encouraged to sit on Council for the remainder of the year, and if you are interested, to submit your name forward in writing for Council's review.

3. ADOPTION OF PREVIOUS MINUTES

It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To adopt the minutes from the Council meeting held on February 13, 2007.

4. FINANCIAL REPORT

It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To accept the February 2007 Financial Operating Statements as presented by Century 21 Prudential Estates (RMD) Ltd.

a) Owners Arrears

Council reviewed the owner's arrears report and noted that all owners are up to date with their Strata fee payments. The Strata Council would like to thank all owners for keeping their accounts up to date.

5. BUSINESS ARISING FROM PREVIOUS MINUTES:

a) Edenvale Restoration's Budget – Painting

The Strata Council is still waiting for a breakdown of the cost of the painting that was done by Edenvale.

- **Second Phase Building Repair**

As approved at the Special General Meeting of the owners, the Strata will meet with BC

Building Sciences to discuss the review of the building and obtain a proposal for the next phase of the building repair.

b) Interior Repairs

Agendum Services has completed all interior deficiency repairs, there are no more repairs outstanding.

c) Fire Pro Annual Fire Inspection Deficiency

Fire Pro Services was on site on March 20, 2007 to attend to the deficiencies of the missed suites. They have since reported they have still yet to gain access to units 210 - 675 and 209 - 657 and are required to replace the smoke alarm in unit 103-657. They are waiting for a part to repair a flow switch at parking stall 26, upon receiving the part; they will schedule a return visit. Those owners will be contacted to provide access at that time.

d) Lane No Exit Sign

The Strata Agent advised council that he has yet to receive any response from the City of Vancouver and will continue to follow up.

e) Boiler

The Strata Council had reviewed and approved the following quote to repair the boilers via email over the past month. Ashton Service Group cleaned and repaired both boilers; investigate boiler #2 to determine the problems, at a cost of \$1,165.00+GST. While they were on site they found a significant problem with the wiring sensors and at that point an additional \$1,000.00+GST was authorized to continue the repair of the boiler.

f) Visitors Parking Garage Door

As the expenditure to install a new garage door at the entrance to the visitors parking was approved at the SGM, the Strata Council did a review of all of the quotes and found them to be lacking in information. The Strata Council wants to ensure accurate costs for the project before going forward. There is some question as to the additional costs for the electrician to run the electrical to the unit and to ensure that the remotes currently used on the main door can be used on the new door. The council also directed the Strata Agent to obtain a quote from Precision Door. Once all the quotes are received they will be forward to council for evaluation.

g) Arborists – Katura Trees

Donna Ashman had met with Wood Pro Tree Services to discuss the trees and the possible damage to the membrane. Wood Pro Services reported that they wouldn't remove all trees at one time. The trees are at approximately 70% growth. They suggested removing one tree per year, thus avoiding complications with the City of Vancouver and high cost to the Strata Corporation. As this was just verbal advice, nothing was received in writing, the Strata Council directed the Agent to follow up with Wood Pro Tree Services to obtain a written report.

6. CORRESPONDENCE

Restoration: The owner of unit 203-685 wrote Council in regard of the building repair work that is on going. The Strata Council acknowledges this owners letter.

7. NEW BUSINESS:

a) Mailbox Security

The Strata Council directed the Agent to follow up with a locksmith to obtain a proposal to secure the mailboxes with an exterior cage.

b) Garbage Room

Donna Ashman advised Council that water pools in an area and does not drain properly when

there are heavy rains or when the floor is washed. The Strata Council authorized Donna Ashman to contact Agendum Services to make a channel in the floor to the drain to prevent further problems.

c) Vent Cover

Donna Ashman advised Council that the vent cover for the boiler on the exterior has rusted off and needs to be repaired. The Strata Council has authorized Donna Ashman to have Ashton Mechanical replace the vent cover when they are on site repairing the boiler.

d) Back Courtyard Gates

The Strata Council directed the Agent to have Agendum Services adjust all back courtyard gates as required as they are not closing properly on their own.

e) Recycling and Garbage

Residents are reminded to ensure you are recycling properly. Items such as plastic bags cannot be recycled in the blue bins, however they can be returned to stores such as Safeway, or where they do have a recycling program. The blue bins are clearly labeled with what can and what cannot be placed in the bins. As for the garbage, it is for household, regular garbage only. Items such as barbeques, furniture, computers are to be disposed of off site by the individual owner.

f) Roof Membrane

Residents are to be advised that there is to be no storage of any items whatsoever on the roof membrane at any time.

g) Enviro-friendly Landscaping

Will Ali advised Council that he would follow up and investigate the possibility of finding a more environmentally friendly landscaping company. At that time he will look at an environmental way to have the trees treated to prevent infestation.

h) Window Washing

The Strata Council directed the Agent to obtain quotes for cleaning the windows, parts of the building and skylights this spring, noting that there is to be no pressure washing in this process.

i) Neighbours

The Strata Council directed the Agent to obtain the management company for the building at 600 West 6th, as they need to follow up in regard to a pet causing problems in the area.

8. NEXT COUNCIL MEETING:

The next scheduled Council Meeting has been scheduled for Monday, April 30, 2007 at 6:45 pm at the Starbucks on 6th and Willow, Vancouver, BC.

9. ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:35 pm.

Respectfully Submitted

Jarvie Way, Property Agent

CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.

PROPERTY MANAGEMENT DIVISION

Administrative Assistant: Donna Bossert

Service Department: Greg Dunphy

Telephone 604-273-1745 (9:00 a.m. to 5:00 p.m. & 24 Hour Emergency)

Fax 604-273-9021

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M070326

**COUNCIL MEETING OF STRATA PLAN LMS 2379 HELD AT STARBUCKS ON 6TH AND WILLOW
MONDAY, APRIL 30, 2007 AT 6:45 PM IN VANCOUVER, BC**

PRESENT:	Scott Venn	President	#204 – 675 arrived 7:20 PM
	Susan Cullen	Secretary	#106 – 655
	Will Ali	Treasurer	#205 – 685
	Donna Ashman	MAL	#102 – 675

ALSO IN ATTENDANCE: Jarvie Way, Strata Agent
Century 21 Prudential Estates (Rmd) Ltd.

1. **CALL TO ORDER:**
The meeting was called to order at 7:00 pm

2. **ADOPTION OF PREVIOUS MINUTES**
It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY
To adopt the minutes from the Council meeting held on March 26, 2007.

3. **FINANCIAL REPORT**
It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY
To accept the March 2007 Financial Operating Statements as presented by Century 21 Prudential Estates (RMD) Ltd.

a) **Owners Arrears**
Council reviewed the owner's arrears report and noted that all owners are up to date with their Strata fee payments. The Strata Council would like to thank all owners for keeping their accounts up to date.

4. **BUSINESS ARISING FROM PREVIOUS MINUTES:**

a) **Invoices**
The Strata Council reviewed the following invoices:

i) **BC Building Science** – for consulting service period ending March 31, 2007 \$2,334.00 including GST. It was,

MOVED, SECONDED AND CARRIED
To proceed with payment

ii) **Edenvale Restoration** - 2nd Interim Invoice, \$103,963.00 including GST. It was,

MOVED, SECONDED AND CARRIED
To award payment.

As well, Council decided to pay the balance of the 1st interim invoice that was \$20,000.00 short. This was done as the project is substantial complete with a few minor deficiencies to be dealt

with and cosmetic touch ups required. The Strata Council is eager to move forward with the project so it was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To pay the balance of the previous invoice.

iii) Boiler

Ashton Mechanical in the amount of \$5, 914.84. As this was an emergency repair that had to be undertaken to ensure the hot water would not be comprised in the building, it was agreed that the payment would be authorized. It was,

MOVED, SECONDED AND CARRIED

To pay the bill and to pay from the Contingency Reserve Fund.

b) Edenvale Restoration's Budget Painting

The Strata Council has since met with Edenvale Restoration in regard to the painting and has since agreed to pay all outstanding expenditures as reported in the financial report, so the rest of the project can move forward and the Strata Council will likely hire different painters outside of Edenvale in the future.

c) Second Phase Building Repair

The Strata Council is currently working with BC Building Science to review the current state of the building in preparation of drawing up a proposal for the next phase of the building repairs.

d) Lane "No Exit" Sign

The Strata Agent advised Council that there has now been a response from the City and they have since put in a work order to have a "No Exit" sign installed at the end of the lane. The Agent will follow up with the City until the sign is in place.

e) Visitors Parking Garage Door

The Strata Council reviewed the quotes to install a garage door at the entrance to the garage. Following discussion, it was,

MOVED, SECONDED AND CARRIED

To award the contract to J. K. Garage Doors

Residents are to be advised that if you do not have a two button remote control receiver at this time you will be required to replace that receiver with a new one prior to the installation of the gate being completed as there will be separate button required for each gate. Notices will be delivered in advance advising how to exchange your remote if required.

f) Arborist – Katura Trees

Donna Ashman has spoken with Wood Tree Services in regard of providing a written report and they have since advised they will provide the report. The Strata Council has yet to receive the report and will follow up accordingly.

g) Mailbox Security

The Strata Council reviewed a picture from Canada Post showing the only possible way to secure the mailboxes. The system would consist of a cage door with a lock installed over top of the existing mailboxes. The Strata Council directed the Agent to follow up with a contractor to obtain a quote.

h) Window Washing

The Strata Council was in receipt of two quotes for window washing. Council is currently

waiting on a third quote from another contractor who seemed quite eager to bid on the project, therefore the decision was deferred until the next Council meeting.

i) Landscaping

The Strata Council has been dissatisfied with the performance of Costa Landscapers recently, and there have been concerns raised regarding the environment and the use of power equipment. The Strata Council reviewed the following quote with Silent Gardener, nine month contract March 15 \$755.00 + GST per month. Following discussion, it was,

MOVED, SECONDED AND CARRIED

To give notice to Costa Landscapers and award the contract to Silent Gardener.

6. CORRESPONDENCE

Various Items:

The owner of unit 101-669 wrote Council advising the following concern.

- 1) Patio door is cracked
- 2) Missing two trees on the back patio
- 3) Magnolia Tree in their courtyard is dying

The Strata Council directed the Agent to advise the owner that Agendum Services will be directed to contract them to repair/replace the patio door. When Silent Gardener is on site they will be directed to investigate and suggest a replacement for the missing trees and examine the situation with the dying Magnolia tree.

7. NEW BUSINESS:

a) Fire Monitoring Contract

The Strata Council reviewed the following contract renewal to provide fire monitoring services, Spectrum Security Corp., April 1st 2007 – March 31, 2008 \$103.00 + GST per month billed quarterly. Following discussion, it was,

MOVED, SECONDED AND CARRIED

To award the contract to Spectrum Security Corp.

b) Pressure Washer

Residents are to be advised that the Strata Corporation does have it's own power washer that is available for the residents to use around their strata lot. If you wish to borrow the power washer you must contact Donna Ashman during the week and make the appropriate arrangements.

c) Garbage Room

The Strata Council directed the Agent to have a locksmith contact Donna Ashman to have a new lock installed on the garbage room door.

Residents are requested to ensure that you do not leave bottles and such outside the garbage room as is attracting neighbours to dump their garbage in and around The Ivy's garbage area.

A resident was dumping carpet and renovation materials into the Strata Corporation's garbage. The Strata Council directed the Agent to send a letter to the owner, advising that this is a bylaw violation and if they are again seen disposing of items other than household garbage in the Strata Corporation's bin, they will be subject to the Strata Corporation bylaw fines.

d) Satellite Dish

Despite previous warnings from the Strata Council, an owner who has improperly installed a satellite dish has failed to correct the situation. The Strata Council directed the Agent to fine the owner for the violation and continue to fine the owner each month until the dish is properly installed.

e) Electronics Recycling

Residents are to be advised that electronics and computers should be recycled properly and not disposed of in the Strata Corporations garbage bin. Please refer to this website to find locations that take old computer parts. <http://www.technotrashrecycling.com>

8. NEXT COUNCIL MEETING:

The next scheduled Council Meeting has been scheduled for Tuesday, May 22, 2007 at 6:45 pm at the Starbucks on 6th and Willow, Vancouver, BC.

9. ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:00 pm.

Respectfully Submitted

Jarvie Way, Property Agent

CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.

PROPERTY MANAGEMENT DIVISION

Administrative Assistant: Donna Bossert

Service Department: Greg Dunphy

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M070430

**COUNCIL MEETING OF STRATA PLAN LMS 2379 HELD AT STARBUCKS ON 6TH AND WILLOW
TUESDAY, MAY 22, 2007 AT 6:45 PM IN VANCOUVER, BC**

PRESENT:

Scott Venn	President	#204 – 675
Susan Cullen	Secretary	#106 – 655
Will Ali	Treasurer	#205 – 685

ABSENT WITH REGRETS:

Donna Ashman	MAL	#102 – 675
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ALSO IN ATTENDANCE:

Jarvie Way, Strata Agent
Century 21 Prudential Estates (Rmd) Ltd.

1. CALL TO ORDER:

The meeting was called to order at 6:45 pm

2. ADOPTION OF PREVIOUS MINUTES

It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To adopt the minutes from the Council meeting held on April 30, 2007.

3. FINANCIAL REPORT

It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To accept the April 2007 Financial Operating Statements as presented by Century 21 Prudential Estates (RMD) Ltd.

a) Owners Arrears

Council reviewed the owner's arrears report and noted that all owners are up to date with their Strata fee payments. The Strata Council would like to thank all owners for keeping their accounts up to date.

4. BUSINESS ARISING FROM PREVIOUS MINUTES:

a) Second Phase Building Repair

The Strata Council is currently working with BC Building Science to review the current state of the building in preparation of drawing up a proposal for the next phase of building repairs.

b) Lane "No Exit" Sign

The No Exit Sign has now been installed at the end of the lane and the Strata Council hopes this will curb the traffic flow in the area.

c) Visitors Parking Garage Door

JK Garage Doors have been on site and installed the electrical portion in preparation for installing the new parkade door. It has been determined that there is a problem with the overhead door access control. It will need to be replaced prior to the new door being activated. The Strata Council is looking into this matter further.

d) **Aborist – Katura Trees**

The Strata Council reviewed a report from Wood Pro Tree Services in regard of the Katura trees and which was noted, "the trees can grow approximately 50' - 70' and these trees need lots of space for roots to spread out and absorb water and air as well as anchor the tree to the ground securely. In the inner courtyard of the property, it has a shallow bed of soil with cement retaining walls and cement pathways, which are not conducive to root growth and large growing trees. The roots will eventually push against the retaining wall and possibly cracking them and the cement pathways will begin to lift and the roots will heave upward in search of air and water. They may even possibly damage membranes, which lie in the cement containers. These trees are not big yet, but eventually the roots will cause problems. A more appropriate tree to have in this location would be a species that does not grow so large or maybe a type of shrub". As a result of this report, the Strata Council will follow up with Silent Gardener to investigate a feasible replacement tree and will look at replacing one tree per year.

e) **Mailbox Security**

Donna Ashman has been in contact with the contractor to obtain a quote for upgrading the mailbox.

f) **Window and Building Washing**

The Strata Council reviewed the following quotes to perform building window washing throughout the complex. Elbow Grease Enterprises \$20.00+GST per unit: Kelly Boy Maintenance \$2,165.00+GST: Sunrise Window Cleaning \$4,180.00+GST. Following discussion, it was,

MOVED, SECONDED AND CARRIED

To award the contract to Kelly Boy Maintenance.

6. **CORRESPONDENCE**

Painting

An owner wrote inquiring about when the building will be painted as it was approved in the last AGM. The Strata Council directed the Agent to advise the owner that although it was found that the building repairs were in excess of the monies that were approved, there was not enough money for painting. The Strata Council elected to ensure that all building repairs were taken care in the affected areas prior to painting the building.

The Strata Council will revisit this issue at the next AGM.

7. **NEW BUSINESS:**

a) **Insurance Renewal**

The Strata Agent advised Council that the Strata Corporations' insurance policy has been renewed effective April 30, 2007 at a cost of \$13,068.00.

Insurance Note:

The Agent would like to remind the owners that the Strata Corporation's insurance policy does not cover personal belongings or improvements, which may have been made to the strata lots since originally built. Owners who have made improvements to their strata lots, such as flooring upgrades, appliance upgrades, cabinet upgrades, or the installation of other fixtures or chattels, must ensure that all of these are reported to their homeowner insurers, that they have coverage to allow for these improvements to be restored in case of a major loss. Owners are also responsible to ensure that they obtain insurance for their personal belongings as well as for personal liability in case of a civil lawsuit against them.

The Agent also reminds the owners to ensure that they query their broker about obtaining loss assessment coverage to "buy down" the Strata Corporation's insurance deductibles (which can be a significant amount) to the level of their homeowner's insurance deductible. A number of homeowner's insurance policies do not provide this coverage as a matter of course, and this should be specifically requested.

b) Break-ins

Residents are to be advised that attempted break-ins have been reported throughout the neighborhood, even during the daytime periods. Please ensure that gates are fully closed behind you to help ensure the safety of yourself and the complex.

c) Gates

The Strata Council directed the Agent to have Agendum Services attend to adjust all courtyard gates as required to ensure they close securely and try to correct the excessive noise some gates make while closing.

8. NEXT COUNCIL MEETING:

The next scheduled Council Meeting has been scheduled for Tuesday, June 19, 2007 at 6:45 pm at the Starbucks on 6th and Willow, Vancouver, BC.

9. ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:00 pm.

Respectfully Submitted

Jarvie Way, Property Agent

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PROPERTY MANAGEMENT DIVISION

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**COUNCIL MEETING OF STRATA PLAN LMS 2379 HELD AT STARBUCKS ON 6TH AND WILLOW
MONDAY, JULY 9, 2007 AT 6:45 PM IN VANCOUVER, BC**

PRESENT:

Scott Venn	President	#204 – 675
Susan Cullen	Secretary	#106 – 655
Donna Ashman	MAL	#102 – 675

ABSENT WITH REGRETS:

Will Ali	Treasurer	#205 – 685
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ALSO IN ATTENDANCE:

Jarvie Way, Strata Agent
Century 21 Prudential Estates (Rmd) Ltd.

1. CALL TO ORDER:

The meeting was called to order at 6:50 pm

2. ADOPTION OF PREVIOUS MINUTES

It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To adopt the minutes from the Council meeting held on June 19, 2007.

3. FINANCIAL REPORT

a) Financial Statements

As the June 2007 financial statement was not ready, they will be reviewed at the next Council meeting.

b) Owners Arrears

Council reviewed the owner's arrears report and noted that all of the owners are up to date with their Strata fee payments. The Strata Council would like to thank the owners for keeping their accounts up to date.

c) Draft Budget

The Strata Council has finalized the preparation of the proposed draft budget for presentation to the owners at the upcoming AGM.

4. BUSINESS ARISING:

a) Second Phase Building Repair

Scott Venn advised Council that BC Building Services has yet to prepare a scope of work for the next phase of repairs. He will continue to follow up and obtain the scope of work prior to the AGM so that a resolution for a proposed levy to initiate these repairs can be presented at the Annual General Meeting.

The condition of the buildings exterior paint was also discussed. The Strata Council agreed to present a separate resolution for painting the exterior of the building.

b) Visitors Parking Garage Door

CASI Installation will be on site later this week to install the final components for the receivers for both doors. Residents are to be advised that all remotes will be handed out prior to the new system being activated.

c) Arborist – Katsura Trees

Donna Ashman advised Council that she has met with Barklit Trees and that they will be forwarding a report for Council to review noting a plan for removal or replacement of possibly one tree this year and two trees in future years.

d) Mailbox Security

Despite both Donna Ashman and the Strata Agent continually following up with the contractor who was to provide a quote on the secure mail box cover, no response was received. Therefore the Strata Council directed the Agent to find another contractor.

e) Window and Building Washing

The Strata Council had approved a quote from Sunrise Window Cleaning in the amount of \$4,180.00 plus GST to clean all inaccessible windows at the building.

f) Parkade Mirror and Vent Cover

The Strata Agent advised Council that the Agendum Services would be attending to install an arm on the parkade mirror and replace a vent cover.

g) Parkade

The small crack in the ceiling by parking stall #49 has since been investigated by BC Building Sciences and they advise that there is no reason to be concerned. It is most likely from the irrigation system being turned on, as the new sprinkler head in the area wasn't used in previous years.

h) Garbage Area Locks

Donna Ashman will be meeting with Devak Locksmith later this week to replace the garbage area locks. While Devak is onsite, Donna Ashman will ask them to provide a quote on proper closures for the courtyard gates.

5. CORRESPONDENCE**Window**

An owner wrote Council advising that they appear to have some water pooling in the sill of their windows. Strata Council directed the Agent to advise the owner that they would follow up directly with this owner.

6. NEW BUSINESS**a) Electrical Room**

Donna Ashman pointed out a small crack in the electrical room ceiling and at some time there appears to be water dripping. Donna Ashman will ask Agendum Services to investigate further.

b) Annual General Meeting

The AGM has been tentatively scheduled for Tuesday, August 28th, 2007, and as reported in Business Arising, there will be two separate resolutions presented: one for exterior painting and one for building repair. Notices will be delivered in advance of the meeting.

7. NEXT COUNCIL MEETING:

The next Council Meeting has not been decided. It may be scheduled for the week prior to the AGM. The AGM has been tentatively scheduled for **Tuesday August 28th, 2007** at 7:00 pm in the visitor's parkade at the Ivy's.

8. ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:05 PM.

Respectfully Submitted

Jarvie Way, Property Agent

CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.

PROPERTY MANAGEMENT DIVISION

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M070709

**MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN LMS - 2379
HELD ON TUESDAY, AUGUST 28, 2007 AT 7:00 P.M. WITHIN THE PARKADE, 653-689 WEST 7TH
AVENUE, VANCOUVER, B.C.**

1. CALL TO ORDER

There being a quorum present, the meeting was called to order at 7:05 PM by Council President Scott Venn, who acted as chair for the meeting, introductions were made and the meeting commenced.

2. CALLING OF THE ROLL AND CERTIFYING OF PROXIES

The Strata Agent advised there were twenty-one (23) owners present either in person or by proxy and the requirements of the Strata Property Act have been met and the meeting was declared competent to proceed with business at hand.

3. FILING PROOF OF NOTICE OF MEETING

It was, **MOVED SECONDED AND CARRIED UNANIMOUSLY** that the notice of the Annual General Meeting dated August 7th, 2007 as proper notice to approve the agenda.

4. ADOPTION OF PREVIOUS GENERAL MEETING

There being no errors or omissions noted, it was **MOVED, SECONDED AND CARRIED UNANIMOUSLY** to adopt the minutes of the July 26, 2006 Annual General Meeting as previously circulated.

It was, **MOVED, SECONDED AND CARRIED UNANIMOUSLY** that the Special General Meeting minutes dated February 21, 2007 be adopted as circulated.

5. REVIEW OF STRATA CORPORATION INSURANCE

As per section 149 for the Strata Property Act, the Strata Corporation must obtain and maintain property insurance on the common property including buildings shown on the Strata Plan, common assets and any fixtures built or installed on the Strata lot by the developer as part of the original construction of that Strata lot. In addition, the Strata Corporation must maintain insurance against liability for property damage and bodily injury as per the Act, every year the Strata Corporation must review the adequacy of the coverage and report it to the Owners at the AGM. Attached to the notice of the meeting, was a copy of the certificate of insurance issued by BFL Canada Insurance Services.

Owners who have made improvements to their strata lots, such as flooring upgrades, appliance upgrades, cabinet upgrades, or the installation of other fixtures or chattels, must ensure that all of these are reported to their homeowner insurers, that they have coverage to allow for these improvements to be restored in case of a major loss. Owners should look at obtaining loss assessment coverage to "buy down" the Strata Corporation's insurance deductibles (which can be a significant amount) to the level of their homeowner's insurance deductible. A number of homeowner's insurance policies do not provide this coverage as a matter of course, and this should be specifically requested.

6. PROPOSED 2007- 2008 OPERATING BUDGET EFFECTIVE JULY 1, 2007

The proposed budget was presented to the owners for their review. Following discussion, a **MOTION** was made, and **SECONDED** to vote on the budget as presented **AND CARRIED UNANIMOUSLY**.

7. ¾ VOTE**WHEREAS:**

The Strata Corporation has received an invoice from Edenvale Restoration for removal and replacement of wall shingles, window trim and flashing repairs and proposes utilizing surplus Operating Funds as at June 30, 2007 to pay the invoice. It is Council's recommendation that payment for this invoice be paid from the surplus Operating Funds of the Strata Corporation as at June 30, 2007.

THEREFORE, BE IT RESOLVED:

As a ¾ Vote Resolution of The Owners, Strata Plan LMS 2379 ("the Strata Corporation") that the Strata Corporation at this Annual General Meeting held on August 28, 2007 is hereby authorized to utilize surplus Operating Funds to pay Edenvale Restoration's invoice in the amount of \$24,278.91.

A **MOTION** was made to amend the resolution, that although the monies are approved and allocated to pay Edenvale that the Strata Council will hold off on payment of such invoice until all deficiencies are rectified. The motion was **SECONDED AND CARRIED UNANIMOUSLY**.

A **MOTION** was then made to vote on the resolution as amended; it was, **SECONDED AND CARRIED UNANIMOUSLY**.

8. ELECTION OF COUNCIL

Council for 2006 / 2007 automatically retired from their positions pursuant to the Strata Property Act. The floor was opened for nominations for Council for 2007 / 2008. The following owners were nominated for Council

Donald Phillips	210 - 665
Donna Ashman	102 - 675
Jeremy Kis	107 - 685
Moreen Cobb	206 - 675
Robyn McDowell	207 - 657
Scott Venn	204 - 675
Will Ali	205 - 685

There being no further nominations, the owners nominated were declared elected by acclamation.

9. NEW BUSINESS

a) **Mirror:** An owner asked that the new Council ensure that new mirrors are installed in the visitor parking area after the parkade door is in place.

b) **Garbage Lock:** An owner inquired about the possibility of a new garbage lock being installed.

c) Building Repairs Phase II

As a lengthy discussion regarding Phase II of the building repair and BC Building Science was to be onsite to speak to the owners. Unfortunately, they were not available at the time of the Annual General Meeting. Please refer to the attached notice in the minutes in regard of the repair.

10. ADJOURNMENT

There being no further business, a motion was made to adjourn the meeting at 8:15 PM. The next scheduled Council Meeting has been scheduled for **Tuesday September 25, 2007** at 6:45 pm at the Starbucks on 6th and Willow, Vancouver, BC.

**COUNCIL MEETING OF STRATA PLAN LMS 2379 HELD AT STARBUCKS ON 6TH AND WILLOW
ON TUESDAY SEPTEMBER 25, 2007 AT 6:45 PM IN VANCOUVER, BC**

PRESENT:

Don Phillips	President	#210 – 665
Scott Venn	Vice President	#204 – 675
Will Ali	Treasurer	#205 – 685
Donna Ashman		#102 – 675
Moreen Cobb		#206 – 675
Jeremy Kis		#107 – 685

ABSENT WITH REGRETS:

Robyn McDowell	#207 – 657
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ALSO IN ATTENDANCE:

Jarvie Way, Strata Agent
Century 21 Prudential Estates (RMD) Ltd.

1. CALL TO ORDER:

The meeting was called to order at 6:55 pm

2. ELECTION OF OFFICERS

It was,

MOVED SECONDED AND CARRIED

To elect the following officers

Don Phillips – President
Scott Venn – Vice President
Will Ali – Treasurer

3. ADOPTION OF PREVIOUS MINUTES

It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To adopt the minutes from the Council meeting held on July 9, 2007.

3. FINANCIAL REPORT

a) Financial Statements

It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To adopt the June, July and August 2007 financial statements as presented.

b) Owners Arrears

Council reviewed the owner's arrears report and noted that all of the owners are up to date with their Strata fee payments. The Strata Council would like to thank the owners for keeping their accounts up to date.

4. BUSINESS ARISING:

a) Second Phase Building Repair – Edenvale Invoice

The Strata Council thoroughly discussed the final Edenvale Invoice and the motion passed at

the Annual General Meeting that payment of the invoice be held back entirely until all deficiencies had been remedied. The Strata Council has since noted that there are only minor deficiencies and not totaling anywhere near the entire invoice amount. The Strata Council feels that it is only fair, as they wish to use Edenvale again in the future, that a portion the balance of the invoice be paid, provided that \$5,000.00 of the invoice is held back until all deficiencies are remedied.

b) Report

The Strata Council reviewed the report provided by BC Building Sciences which was attached to the AGM minutes, following discussion and review of the report, it was,

MOVED, SECONDED AND CARRIED

That Council present a resolution to the owners to initiate the immediate priority items that were noted by BC Building Sciences, and directed Scott Venn to work with BC Building Sciences to obtain a minimum of three (3) quotes on the report and as well, ask BC Building Sciences to provide a future maintenance plan. Thereafter when these repairs are complete, the Strata Corporation can budget and ensure that the building is maintained. At which time the quotes are received, the Strata Council will then call an SGM and present a resolution to raise those funds to hopefully initiate repair by the spring of 2008.

b) Parking Garage Door

The parking garage door and new controller have now been installed and new remotes have been handed out to owners. Although, it was noted that there is a slight delay in the door opening after the remote is engaged. Donna Ashman advised Council that she would follow up with CASI in this regard and as well, look at options such as installing a rubber hose at the inside of visitors parking, so visitors leaving the complex can exit without the owner having to come down and open the door for them. Donna Ashman advised Council that there is a computer system now in the electrical room for the parkade door. The Strata Council will be having an additional deadbolt installed on the electrical room door to ensure security of the computer.

c) Trees

Strata Council reviewed the following proposals from Bartlett Trees

- 1) Remove the dead magnolia tree in front of unit 202 - 665, including the removal of the stump – cost \$345.00+GST
- 2) To prune and raise the canopy of all the Styra located at 675 W, 7th - \$665.00+GST
- 3) Remove two Katsura trees located in front units 205 and 208 including the removal of the stumps – cost \$955.00+GST

Following discussion it was,

MOVED, SECONDED AND CARRIED

To proceed with #1 and #2 and revisit the third item after the first two are completed.

d) Mailbox Security

There appeared be another break-in in the mailboxes. Donna Ashman has since been working with Canada Post to obtain a list of recommended contractors that can install some sort of security box or bars to the mailbox.

e) Window Washing

Sunrise has completed the inaccessible window washing around the complex. The Strata Council is satisfied with their work as no deficiencies were reported.

The Strata Council discussed the cleaning of the area where the ivy was recently removed and Will Ali volunteered to use the Strata Corporation's pressure washer to clean this area.

- f) **Parkade Mirror**
Agendum Services has ordered new parkade mirrors and will be installed shortly.
- g) **Vent Covers**
Agendum Services will be onsite to replace broken vent covers in the back alley.
- h) **Garbage Area Locks**
The new locks for the garbage area have been ordered and Agendum Services will be installing them shortly.
- i) **Courtyard Gates Closures**
Agendum Services has been onsite and completed the installation of the new closures to the courtyard gates.
- j) **Electrical Room Water Leak**
Agendum Services has been onsite and alleviated the small dripping leak found in the electrical room by installing a drip pan.

5. CORRESPONDENCE

- a) **Leak**
Two owners have written Council advising that a leak appears to be coming through their kitchen ceilings, and may be related to failed caulking near the roof top deck. The Strata Council advised the owners that Agendum Services has been directed to contact them and if they fail to contact them by the end of the week, to advise the Agent and the Agent will have Onside Restoration do the repair immediately.
- b) **Chargeback Dispute**
An owner had written Council advising of disputing a chargeback for work done to their strata lot. Donna Ashman advised Council that she has followed up with Ashton and it appears that the work may have been charged, and they are awaiting a report back from Ashton in this regard and will then advise the owner of what has been determined.

6. NEW BUSINESS

- a) **Repairs**
The Strata Council directed the Agent to have Onside Restoration attend to a couple of minor drywall repairs as a result of previous leaks in two separate units and fix a hole in the concrete block on the west wall.
- b) **Junk**
An owner has left a stove in the garbage room instead of disposing it off site themselves, therefore causing all the owners money. It was also noted that there is old paint onsite and the Strata Council directed the Agent to have 1-800-GOT-JUNK attend to remove the stove and paint.

Residents, who may have old paint, if you wish to dispose of, may do so by putting it in the garbage room no later than **Monday, October 15th, 2007.**

- c) **Lockers**
The Strata Council would like to remind residents again, that at not no time what so ever, are any items to be stored **ABOVE** your locker area, as this is against the fire code. Please ensure that you clean your locker area.

d) Irrigation

Donna Ashman advised Council that the irrigation system has been shut down for the winter.

e) Cedar Hedging – 669 Courtyard

The Strata Council will be obtaining a quote from Silent Gardener to replace the row of cedar hedging.

7. NEXT COUNCIL MEETING:

The next Council Meeting has been scheduled for Monday October 29, 2007 at 6:45 pm at the Starbucks on 6th and Willow, Vancouver, BC.

8. ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:30 PM.

Respectfully Submitted

Jarvie Way, Property Agent

CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.

PROPERTY MANAGEMENT DIVISION

Administrative Assistant: Donna Bossert

Service Department: Greg Dunphy

Telephone 604-273-1745 (9:00 a.m. to 5:00 p.m. & 24 Hour Emergency)

Fax 604-273-9021

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M070925

**COUNCIL MEETING OF STRATA PLAN LMS 2379 HELD AT STARBUCKS ON 6TH AND WILLOW
ON MONDAY, OCTOBER 29, 2007 AT 6:45 PM IN VANCOUVER, BC**

PRESENT:

Don Phillips	President	#210 – 665
Scott Venn	Vice President	#204 – 675
Donna Ashman		#102 – 675
Moreen Cobb		#206 – 675
Jeremy Kis		#107 – 685
Robyn Mcdowell		#207 – 657

ABSENT WITH REGRETS:

Will Ali	Treasurer	#205 – 685	\$ 500
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ALSO IN ATTENDANCE:

Jarvie Way, Strata Agent
Century 21 Prudential Estates (RMD) Ltd.

1. CALL TO ORDER:

The meeting was called to order at 6:55 pm

2. ADOPTION OF PREVIOUS MINUTES

It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To adopt the minutes from the Council meeting held on September 25, 2007.

3. FINANCIAL REPORT

a) Financial Statements

It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To adopt the September 2007 financial statements as presented.

b) Owners Arrears

Council reviewed the owner's arrears report and noted that all of the owners are up to date with their Strata fee payments. The Strata Council would like to thank the owners for keeping their accounts up to date.

4. BUSINESS ARISING:

a) Outstanding Edenvale Invoice

Council discussed the \$5,000.00 still being held back on the final Edenvale invoice for the last phase of repairs. Donna Ashman has done a walk through of the repaired areas repaired with both Edenvale and BC Building Sciences, and council is now satisfied that there are no outstanding deficiencies. Therefore, it was,

MOVED, SECONDED AND CARRIED

To pay the outstanding balance of the Edenvale invoice in its entirety.

b) Second Phase Building Repair

Don Phillips and Scott Venn advised Council that they would follow up with BC Building Science immediately to get the bid process in motion this month.

Upon receipt of those proposals, the Strata Council will likely call a SGM in late January to present a resolution to raise the funds to move forward with these repairs.

The Strata Council also reviewed and approved payment of the BC Building Science invoice in the amount of \$5,045.00 including GST for work completed to date and preparing a scope of work for the next repair phase.

c) Parking Garage Door

The Strata Council discussed the ongoing problem with the visitor's parkade door. Although JK Doors has been on site the door appears to be cutting into the metal since the last adjustment. Council directed the Agent to have JK Garage Doors attend to the repairs as required. As this repair should be under warranty and if they do not complete the repair properly, the Strata Council will look at filing a complaint with the Better Business Bureau.

i) Visitor's Parkade Door Hose

The Strata Council discussed the possibility of placing an exit hose in the visitor's parkade, thus vehicles leaving without a garage remote could drive over the hose and engage the door to be opened. As the cost of this rope is approximately \$500.00+GST and there are security concerns and the Strata Council will not look at purchasing a gate rope at this time.

d) Trees

As reported last meeting, the Strata Council had approved Bartlett Trees to remove and prune various trees throughout the complex. The contract has since been awarded; they will be in contact with the Strata to arrange a time to attend.

As well, the Strata Council re-reviewed a quote for removal and replacement of the two Katura trees located in front of units 208 and 205. Residents in this courtyard are to be advised Council will be in contact with them to discuss removal and options for replacement trees.

e) Mailbox Security

Donna Ashman advised Council that she had been in contact with Lockrite and they advised they could install an anti-pry kit to the mailboxes. The initial cost would be \$300.00 for the first set of boxes and \$185.00 for each one thereafter. Also noted that the Strata Council could replace the entire mailbox with a new, more high secure mailbox, at a cost of approximately \$6,000.00. She advised that they could provide a firm quote with numbers for \$90.00, and if the Strata Council does proceed with some work through Lockrite, they will put that \$90.00 towards a credit for the work being done.

The Strata Council directed Donna Ashman to follow up further with Lockrite and ask them to provide a firm quote, as well as brochures or more details, as to the new mailboxes and the Strata Council may look at presenting a proposal to the owners to pay for new mailboxes at the next general meeting.

f) Cedar Hedging – 669 Courtyard

Despite continuous follow up with Silent Gardener, there has yet to be a quote received to replace the cedar hedging and as Council is quite dissatisfied with the service being provided by Silent Gardener, it has been agreed not to renew their contract that expires December 15, 2007. The Strata Council and Strata Agent will be obtaining proposals from other contractors who provide landscaping service for 2008 and then will look at the cedar hedging with the hiring of a new landscaper.

g) Parkade Mirror

Agendum Services has ordered the parkade mirrors and will be installed shortly.

h) Vent Covers

Agendum Services has been on site and completed the replacement of the vent covers in the back alley.

i) Garbage Area Locks

Devak Locksmith has been on site and completed the upgrade and replacement of the garbage area lock.

j) Exterior Painting Estimate

Donna Ashman is currently working on a quote for painting the exterior.

k) Deck Repair

Two owners had reported problems with their deck and require repair. One owner has since been contacted by On Side Restoration and the other has to arrange time for them to investigate further On Side Restoration will forward a quote for the repair shortly thereafter.

5. CORRESPONDENCE

None

6. NEW BUSINESS**a) Parkade Clean Up**

All residents are to be reminded that during the fall and winter months the parkade is routinely cleaned with a hose and power washer. If owners/residents have any items that should not get wet, they should remove them immediately.

b) Irrigation

Donna Ashman advised that the irrigation system has been shut down and winterized for the season and they will look at providing a quote to install rain sensors on the sprinklers in the spring of 2008.

c) Lockers – Residents are to be advised that items cannot be stored on top of the lockers or in the aisles due to fire regulations. All items must be removed by December 2nd, 2007. Any items found in violation after this date will be removed. Thank you for your cooperation.

7. NEXT COUNCIL MEETING:

The next Council Meeting has been scheduled for Monday November 19, 2007 at 6:45 pm at the Starbucks on 6th and Willow, Vancouver, BC.

8. ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:30 PM.

Respectfully Submitted
Jarvie Way, Property Agent
CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.
PROPERTY MANAGEMENT DIVISION
Administrative Assistant: Donna Bossert
Service Department: Greg Dunphy
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M071029

**COUNCIL MEETING OF STRATA PLAN LMS 2379 HELD AT #210- 665 W. 7th, VANCOUVER, B.C.
ON MONDAY, NOVEMBER 19, 2007 AT 7:00 PM**

PRESENT:

Don Phillips	President	#210 – 665
Scott Venn	Vice President	#204 – 675
Donna Ashman		#102 – 675
Moreen Cobb		#206 – 675
Jeremy Kis		#107 – 685
Robyn Mcdowell		#207 – 657

ABSENT WITH REGRETS:

Will Ali	Treasurer	#205 – 685
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ALSO IN ATTENDANCE:

Jarvie Way, Strata Agent
Century 21 Prudential Estates (RMD) Ltd.

1. CALL TO ORDER:

The meeting was called to order at 6:55 pm

2. RESIGNATION

The Strata Council was in receipt of a resignation from Council member Will Ali. The Strata Council regrettably accepted the resignation and thanked Will for the many contributions that he has made to The Ivy's during his years on Council.

3. ELECTION OF OFFICERS

As Will Ali was the Council Treasurer, a new Treasurer for the remainder of the year is needed. Therefore it was,

MOVED, SECONDED AND CARRIED

To elect Scott Venn as Treasurer.

As well, it was agreed to appoint Moreen Cobb as the Council Landscaping liaison.

4. ADOPTION OF PREVIOUS MINUTES

It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To adopt the minutes with the following amendments from the Council meeting held on October 29, 2007.

4(c)(ii) Remotes

Extra and/ or replacement remotes are available from Donna Ashman for a cost \$50.00 payable to Strata Plan LMS 2379.

5. FINANCIAL REPORT

a) Financial Statements

It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To adopt the October 2007 financial statements as presented.

b) Owners Arrears

Council reviewed the owner's arrears report and noted that all of the owners are up to date with their Strata fee payments. The Strata Council would like to thank the owners for keeping their accounts up to date.

6. BUSINESS ARISING:**a) Second Phase Building Repair**

Don Phillips reported that Scott Venn and he had met with Andrew Creighton of BC Building Sciences, on Friday, November 9, 2007 to discuss the initiation of the Phase II building repair. Minutes of that meeting were circulated to Council. The Council voted on two issues regarding the repair. First, based on general satisfaction with BC Building Science's engineering management of Phase 1, Council voted unanimously to continue with BCBS as our engineering consultant/ manager for the Phase 2 repair.

Secondly, the question arose whether to go through a bidding process on Phase 2, or whether to instruct BCBS to ask Edenvale for a bid with the intent of their continuing as the contractor for the next phase. After detailed discussion concerning various issues that arose during the Phase 1 repair, it was unanimously decided by all present to request an Edenvale bid, and not to solicit multiple bids on the project. Key considerations in this decision were: first, that multiple bids would require BCBS to prepare drawings and documentation that would take an additional 6 to 8 weeks. These are not necessary for an Edenvale bid. Secondly, our engineer, Andrew Creighton of BCBS, and members of council expressed general satisfaction with Edenvale's work on phase one, with some concerns noted regarding scaffolding and painting. Andrew Creighton is confident these aspects can be managed much more effectively in the next phase, especially as BCBS will be involved from the start. Thirdly, Andrew Creighton stated that Edenvale is agreeable to working under a Guaranteed Maximum Pricing contract, guaranteeing the fixed costs of the project.

Should any owner have any questions or comments regarding these Council decisions, they are asked to forward them by email to Council through our agent, Jarvie Way, at jarvie.way@century21pel.com

Andrew Creighton estimates that an Edenvale bid will be forwarded to Council in mid to late December. An SGM could then be called for late January or early February to raise necessary funds, with the project commencing in Spring 2008.

b) Exterior Painting

The Strata Council discussed having the rest of the complex, as not part of the building repair, be painted at the same time as the building repair. It was agreed to obtain three bids for the painting project and the Strata Agent will follow up to see if General Paint still offers a management program and Robyn Mcdowell has volunteered to be the on site liaison for the painting project.

c) Parking Garage Door

The Strata Council advised the Agent that there still appears to be a problem with the visitor parking garage door and ask again that JK Garage Doors return to repair the door properly so no further repairs are required by December 15 otherwise, Council will look at filing a complaint with the Better Business Bureau.

d) Trees

The Strata Council discussed the removal of two Katsura trees located in the 657 courtyard in

front of units 208 and 205. Cost of the removal of trees and stump, including permit, is \$955.00 + GST. It was agreed to have Bartlett Trees remove the trees. In the meantime, Robyn Mcdowell will meet with other owners in the courtyard to look at possible options for replacement of the Katsura trees, which will be planted in spring 2008.

e) Mail Box Security

Donna Ashman advised Council that there had been no further response from Lockrite Security and suggested that they look at the option of the bars similar to the ones at the neighbouring complex, The Fountains. Moreen Cobb advised Council that she would follow up further to see about getting a quote.

f) Cedar Hedging – 669 Courtyard

This item is deferred to the next Council meeting.

g) Parkade Mirror

Agendum Services will be on site this week to install the parkade mirrors.

h) Deck Repair

The Strata Council has received a quote from On Side Restoration to repair a deck at a cost of \$3,000.00 + GST. Donna Ashman will also ask Agendum Services for an estimate on this repair. Another upper deck that requires a vinyl flooring repair was not included in the quote, and Moreen Cobb advised she would follow with a vinyl decking company to have the deck patched as required.

i) Landscaping

The Strata Council directed the Agent to advise Silent Gardener that as of December 31, 2007 their contract would be terminated. In the meantime, both the Strata Council and Agent are working at getting new proposals for landscaping services.

7. CORRESPONDENCE

None

8. NEW BUSINESS

a) Front Door Corner Units

The Strata Council asks owners with lower corner units to inspect their front door and frame to see if they require repair. Please advise the Strata Council in writing through our agent. Donna Ashman will follow up with Agendum Services regarding repair.

b) Lattices

Donna Ashman reported Agendum Services will be repairing and painting all lattices in the Spring of 2008.

c) Caretaker Job Description

The changing scope of the Caretaker's duties was briefly discussed, and it was noted that the responsibilities of this position have expanded considerably since the job description was created. This item was tabled for a future discussion.

d) Management Contract

The Strata Agent will forward the new Century 21 Management Agreement to Council for their review prior to the next Council meeting.

9. NEXT COUNCIL MEETING:

The next Council Meeting has been scheduled for Monday January 14, 2008 at 6:45 pm in unit 210 665 W. 7th Avenue, Vancouver, BC.

10. ADJOURNMENT:

There being no further business, the meeting was adjourned at 9:00 PM.

Respectfully Submitted

Jarvie Way, Property Agent

CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.

PROPERTY MANAGEMENT DIVISION

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Service Department: Greg Dunphy

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M071119