

**COUNCIL MEETING OF STRATA PLAN LMS 2379 HELD AT #210- 665 W. 7th, VANCOUVER, B.C.
ON MONDAY, JANUARY 14, 2008 AT 6:45 PM**

PRESENT:

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

ALSO IN ATTENDANCE:

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

1. CALL TO ORDER:

The meeting was called to order by Council President, Don Phillips at 6:55 pm

2. ADOPTION OF PREVIOUS MINUTES

It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To adopt the minutes of the November 19, 2007 meeting as circulated.

3. FINANCIAL REPORT

a) Financial Statements

It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To adopt the November 2007 financial statement as presented.

b) Owners Arrears

Council reviewed the owner's arrears report and noted that there is one owner in significant arrears that they will closely monitor and a few others that are in minor arrears. Owners are reminded to ensure that you keep your account up to date. All fees are always due and payable on the first of every month.

c) Outstanding Invoice

The Strata Council discussed payment of the outstanding invoice for Silent Gardener for the months of November and December. Following discussion, it was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To pay Silent Gardener their final two invoices as contracted.

4. BUSINESS ARISING:

a) Second Phase Building Repair

Don Phillips reported that BC Building Sciences and Edenvale were unable to provide the final numbers in time for the meeting. However, Andrew Creighton of BCBS has given a verbal estimate that the total cost has not changed from the estimate detailed in the engineering plan that was circulated at the August AGM. In the meantime, Council will be

drafting a resolution for the SGM, which has been tentatively scheduled for *Tuesday, February 26, 2008* at 7:00 PM in the parkade of The Ivy's. Please watch for the notice in the coming weeks. The project is slated to begin as soon as weather permits this coming Spring.

b) Exterior Painting

The Strata Council reviewed the following proposals for the exterior painting:

- Remdal Painting - \$52, 586.00 + GST
- Accurate Painting - \$61, 200.00 + GST
- Alumni Painting - \$76,500.00 + GST
- Vanguard Painting - \$81,150.00 + GST

Following detailed review and discussion, it was,

MOVED, SECONDED AND CARRIED

To award the contract (pending approval at the SGM) to Remdal Painting. The Strata Council directed Robyn McDowell to advise accordingly and as well, investigate hiring a Master Painters And Decorators Association to oversee the project.

c) Parking Garage Door

The Strata Council reported that the visitors parking garage door is now in good working order and there have been no further problems.

d) Trees

Bartlett Trees has been onsite and removed the two trees in the courtyard of 657. Robyn McDowell will follow up and prepare a package with options for the owners in that courtyard to vote on choosing appropriate replacement trees.

e) Mail Box Security

Donna Ashman advised Council that she would follow up and obtain a quote to install metal bars over the mailboxes.

f) Cedar Hedging – 669 Courtyard

This item is deferred to the next Council meeting.

g) Parkade Mirror

Agendum Services has been on site and installed the parkade mirrors.

h) Deck Repair

Donna Ashman advised she would follow with Agendum Services and inquire the status of the deck repairs that has been approved. Donna also advised that unit 671 has since reported a problem with their deck as well.

As well, it was discussed that clearing the drains in the deck should be done on a regular basis to ensure that water is properly draining and thus ensuring no further damage is incurred with the decks. The Strata Council directed the Agent to obtain a quote for this service.

i) Front Doors Lower Units

Agendum Services has ordered two new front doors for the lower units that have since reported problems. Again, the Strata Council would like to remind owners in the lower units to please inspect your door to ensure it is not deteriorated, and if so, please contact Donna Ashman immediately.

j) Lattices

Agendum Services has been onsite and painted all the lattices. They will be reinstalled shortly.

k) Landscaping

The Strata Council reviewed the following quotes to provide landscaping service:

Lawn Hoppers - \$10,000.00 + GST – February through November 2008

Para Space Landscaping - \$11, 232.00 + GST – 12 month service, noting a service to deal with root weevil at a cost of \$676.00 + GST per year, a program aimed at helping save the yew bushes in the courtyards.

Following discussion and detailed review of the proposals and meeting the landscapers, it was,

MOVED, SECONDED AND CARRIED

To award the 12 month contract, including the root weevil program, to Para Space Landscaping.

l) Management Contract

The Strata Council is currently in the process of reviewing the new Century 21 management agreement and after review will return it to the Strata Agent or follow up if there are any questions.

m) Caretaker Job Description

The Strata Council has revised the current scope of work for the Caretaker, noting that the scope of duties has increased considerably over the years since it was created. The Caretaker has asked that someone provide coverage for them when on vacation, and all the Strata Council has volunteered to chip in and assist when the Caretaker is on vacation.

n) Locker Room Clean Up

All owners please be advised that all items that have been left unattended to in the locker room have since been removed and they will be disposed of permanently off site if not claimed, no later than March 1, 2008. If you have an item that needs to be reclaimed, you are to contact Donna Ashman.

5. CORRESPONDENCE**a) Wiring Alterations**

An owner had written Council asking for permission to install additional electrical outlets in their unit.

The Strata Council directed the Agent to advise the owner they can perform the renovations as requested, provided that the additions are done by a certified electrician.

6. NEW BUSINESS**a) Annual Fire Inspection**

The annual fire inspection has been scheduled for January 22, 2008. Please look for notices detailing times when access to your unit is needed to test fire alarms.

b) Back Lane

The Strata Council discussed the ongoing problem with the neighbouring unit disposing of their refuse in the back lane. The Strata Council will forward the name of the management company to the Agent and request that the two Strata Councils meet to discuss this problem

c) Noisy Pipes

It was reported that there appears to be a problem with the pipes making strange sounds in the 675 complex, mostly in the late evening hours. The Strata Agent advised that Ashton Mechanical would investigate this matter further.

7 NEXT COUNCIL MEETING:

The next Council Meeting has been scheduled for Wednesday February 20, 2008 at 6:45 pm in unit 204 - 675 W. 7th Avenue, Vancouver, BC.

8. 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

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

IT HAS BECOME A STANDARD PRACTICE IN THE REAL ESTATE INDUSTRY THAT OWNERS PROVIDE TWO (2) YEARS OF COUNCIL AND GENERAL MEETING MINUTES TO POTENTIAL PURCHASERS. PLEASE RETAIN YOUR MINUTES FOR TWO YEARS AS THERE IS A FEE TO OWNERS WHO REQUIRE ADDITIONAL COPIES OF THE MINUTES.

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.

M080114

**COUNCIL MEETING OF STRATA PLAN LMS 2379 HELD AT #204- 675 W. 7th, VANCOUVER, BC
ON WEDNESDAY, FEBRUARY 20, 2008 AT 6:45 PM**

PRESENT:

Don Phillips	President	#210 – 665
Scott Venn	V.P. / Treasurer	#204 – 675
Donna Ashman		#102 – 675
Robyn Mcdowell		#207 – 657
Jeremy Kis		#107 – 685

ABSENT WITH REGRETS:

Moreen Cobb		#206 – 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 by Council President, Don Phillips at 6:55 pm

2. ADOPTION OF PREVIOUS MINUTES

It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To adopt the minutes of the January 14, 2008 Council meeting as circulated.

3. FINANCIAL REPORT

a) Financial Statements

It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To adopt the December 2007 and January 2008 financial statements as presented.

b) Owners Arrears

Council reviewed the owner's arrears report and noted that there is one owner in significant arrears. It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To send this owner a lien warning letter.

Owners are reminded to ensure you keep your account all fees are always due and payable on the first of every month.

4. BUSINESS ARISING:

a) Phase 2 Building Repair

Don Phillips reported that, after meeting with Andrew Creighton of BC Building Sciences:

i) The budget for the project has been finalized at \$285,000.00. An increase results from the fact that Strata Council instructed BCBS to add the south elevation (on 7th Avenue) to the original work planned on 685. The new project cost includes a 10% contingency factor (\$30,000) in case any work outside of the specified contract is found to be needed.

ii) Edenvale has contracted with us for a Maximum Cost Guarantee, which guarantees that work specified in the contract will not exceed the budgeted \$285, 000.00. Scaffolding costs

are included in this guarantee. New contracts with the contractor, Edenvale and the engineering consultant, BCBS will be sent to us shortly. Council will hire a lawyer to look over these documents. The Agent will supply names of lawyers available for this purpose.

iii) Andrew assures us that BCBS will be able to provide timely services of inspection and consultation, and that project work will commence this spring.

A Special General Meeting has been scheduled for **Monday, March 10, 2008** in the visitors' parking area to vote on the Phase 2 funding. Andrew Creighton will join us and give an overview of the project.

b) Exterior Painting

As reported last Council meeting, Remdal Painting has been awarded the painting contract, and Master Painters and Decorators will be hired to oversee the project. With the owner's approval at the SGM, the painting will commence in the spring.

c) Trees

As reported at the last Council meeting, two trees in the courtyard 657 have been removed and the Strata Council is currently working with the owners on finding appropriate replacement trees.

d) Mail Box Security

This item has been deferred to the next Council meeting.

e) Cedar Hedging – 669 Courtyard

The hedges planted in front of one of the units in the 669 courtyard have repeatedly died. Donna will talk to the owner and the new gardener about either planting cedars, or replacing the hedges with a lattice.

f) Deck Repair

This item is pending warmer spring weather.

g) Front Doors Lower Units

Agendum Services has advised that the front doors have been ordered for the lower units that needed new doors. It will probably be some time before they receive the doors as they are a special order.

h) Lattices

Agendum Services has repainted and repaired all the lattices and returned them to their original location. A couple of lattices will be re-installed after the Phase 2 work is completed.

i) Annual Fire Inspection

The annual fire inspection was performed on January 22, 2008, although the inspection report was not available at the time of the Council meeting.

j) Noisy Pipes

Ashton Mechanical have been onsite to inspect the reported noisy pipe problem in the 675 and 669 complex and they have since advised that it is likely someone's toilet with failing parts.

Residents are advised to inspect the internal mechanisms of your toilet to ensure they are in proper working order and have not deteriorated and if so, that you ensure replacement of those parts. Should you not understand the workings of the toilet, feel free to contact Scott Venn and he will assist you.

k) Management Contract

The Strata Council has reviewed the Century 21 management agreement and have signed and

returned it to the office.

5. CORRESPONDENCE

There was none

6. NEW BUSINESS

a) Broken Railing

Agendum Services has been on site and will be repairing the broken railing at 665.

b) Security

The Strata Council has filed a police report regarding the most recent break in of cars in the underground parking garage. Devak Lock Services has attended and will repair the bars on the garage man-door that were forced. Donna will review the security of several other doors with Devak.

c) Leaks in Parkade

Donna Ashman advised Council that she is currently working on investigating and sourcing out the problem of leaks occurring in the parkade as a result of someone's shower.

d) Garbage Room Door

The garbage room door lock has been repaired again and after the Phase II repair is complete; the Strata Council will look at having a more secure door installed.

e) Ladder

Donna Ashman requested Council approval to purchase a ladder for the Strata. Council approved the purchase.

f) Pumps

The Strata Council has requested the Agent to follow up with Ashton Mechanical and ask them to provide a quote for cleaning of mechanical room pumps as they had suggested on one of their previous work orders.

7 NEXT COUNCIL MEETING:

The next Council Meeting has been scheduled for Monday, April 7, 2008 at 6:45 pm in unit 204 - 675 W. 7th Avenue, Vancouver, BC.

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

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M080220



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

February 15, 2008

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

DATE: MONDAY, MARCH 10, 2008
TIME: REGISTRATION AT 6:45 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 approve a levy to initiate the Phase II immediate repairs as per the BC Building Science report and upon completion of the repairs have the exterior painted.

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

ELIGIBILITY: Except in cases whereby, the Strata Corporation's bylaws, or under the Strata Property Act, a unanimous resolution is required, your Strata Corporation may provide that the vote for a strata lot may not be exercised, if the strata is entitled to register a lien against that strata lot under Section 116(1) of the Strata Property Act. Payment by cash or certified cheque only will be accepted on the day of the 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 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. CONSIDERATION OF $\frac{3}{4}$ VOTE RESOLUTION (SEE ATTACHED)
5. ADJOURNMENT

**3/4 VOTE RESOLUTION
PHASE II REPAIRS AND EXTERIOR PAINTING**

Resolution #1

PRE-AMBLE

As discussed at the August 2007 AGM, the Ivy's Strata Council is recommending a Special Levy be approved to move forward with the Phase II immediate repairs and to have exterior surfaces painted.

Therefore:

BE IT RESOLVED by a ¾ vote of The Owners of Strata Plan LMS 2379 - The Ivy's at this **Special General Meeting on Monday, March 10, 2008**, pursuant to section 108 of the *Strata Property Act*, to pass a Special Levy in the amount of \$285,000.00.

The purpose of the Special Levy is to undertake the repairs as detailed in the BC Building Science report and to complete the exterior repainting, as specifically noted in the BCBS report.

Each strata lot's share of the Special Levy is calculated based on the unit entitlement, and the amount payable by each strata lot is set out in the attached schedule.

The special levy is due and payable upon approval of this resolution. In the event of a conveyance of a strata lot subsequent to the passing of the special levy, the vendor, registered owner of title at the time of the passing of the special levy is responsible for full payment of the special levy. The strata corporation will not be party to agreements for payment that are made between the vendor and purchaser of a strata lot.

(end of resolution)

NOTE:

Separate from the resolution, the strata corporation will, for the convenience of owners, allow payment of the special levy to be made in three equal payments due April 1st, 2008, May 1st, 2008 and June 1st, 2008.

UNIT ENTITLEMENT CALCULATIONS					
THE IVY'S				SPECIAL LEVY	
LOT NUMBER	SUITE NO.	LMS 2379		TOTAL	THREE
		UNIT	ENTITLEMENT	ASSESSMENT	EQUAL
				\$285,000.00	PAYMENTS
				PER	PER SUITE
				PER SUITE	PER SUITE
1	101/85	60	0.014087814	\$4,015.03	\$1,338.34
2	103/85	61	0.014322611	\$4,081.94	\$1,360.65
3	105/85	61	0.014322611	\$4,081.94	\$1,360.65
4	107/85	59	0.013853017	\$3,948.11	\$1,316.04
5	108/75	58	0.01361822	\$3,881.19	\$1,293.73
6	106/75	60	0.014087814	\$4,015.03	\$1,338.34
7	104/75	60	0.014087814	\$4,015.03	\$1,338.34
8	102/75	59	0.013853017	\$3,948.11	\$1,316.04
9	101/69	59	0.013853017	\$3,948.11	\$1,316.04
10	103/69	60	0.014087814	\$4,015.03	\$1,338.34
11	105/69	60	0.014087814	\$4,015.03	\$1,338.34
12	107/69	58	0.01361822	\$3,881.19	\$1,293.73
13	106/65	78	0.018314158	\$5,219.54	\$1,739.85
14	104/65	80	0.018783752	\$5,353.37	\$1,784.46
15	102/65	79	0.018548955	\$5,286.45	\$1,762.15
16	101/57	79	0.018548955	\$5,286.45	\$1,762.15
17	103/57	80	0.018783752	\$5,353.37	\$1,784.46
18	105/57	78	0.018314158	\$5,219.54	\$1,739.85
19	106/55	50	0.011739845	\$3,345.86	\$1,115.29
20	104/55	61	0.014322611	\$4,081.94	\$1,360.65
21	102/55	60	0.014087814	\$4,015.03	\$1,338.34
22	689	83	0.019488143	\$5,554.12	\$1,851.37
23	201/85	81	0.019018549	\$5,420.29	\$1,806.76
24	203/85	81	0.019018549	\$5,420.29	\$1,806.76
25	205/85	79	0.018548955	\$5,286.45	\$1,762.15
26	207/85	79	0.018548955	\$5,286.45	\$1,762.15
27	209/85	84	0.01972294	\$5,621.04	\$1,873.68
28	210/75	83	0.019488143	\$5,554.12	\$1,851.37
29	208/75	78	0.018314158	\$5,219.54	\$1,739.85
30	206/75	78	0.018314158	\$5,219.54	\$1,739.85
31	204/75	80	0.018783752	\$5,353.37	\$1,784.46
32	202/75	80	0.018783752	\$5,353.37	\$1,784.46
33	673	82	0.019253346	\$5,487.20	\$1,829.07
34	671	82	0.019253346	\$5,487.20	\$1,829.07
35	201/69	80	0.018783752	\$5,353.37	\$1,784.46
36	203/69	80	0.018783752	\$5,353.37	\$1,784.46
37	205/69	78	0.018314158	\$5,219.54	\$1,739.85
38	207/69	78	0.018314158	\$5,219.54	\$1,739.85
39	209/69	83	0.019488143	\$5,554.12	\$1,851.37
40	210/65	83	0.019488143	\$5,554.12	\$1,851.37
41	208/65	78	0.018314158	\$5,219.54	\$1,739.85
42	206/65	78	0.018314158	\$5,219.54	\$1,739.85
43	204/65	80	0.018783752	\$5,353.37	\$1,784.46
44	202/65	80	0.018783752	\$5,353.37	\$1,784.46
45	663	82	0.019253346	\$5,487.20	\$1,829.07
46	661	82	0.019253346	\$5,487.20	\$1,829.07
47	201/57	80	0.018783752	\$5,353.37	\$1,784.46
48	203/57	80	0.018783752	\$5,353.37	\$1,784.46
49	205/57	78	0.018314158	\$5,219.54	\$1,739.85
50	207/57	78	0.018314158	\$5,219.54	\$1,739.85
51	209/57	83	0.019488143	\$5,554.12	\$1,851.37
52	210/55	84	0.01972294	\$5,621.04	\$1,873.68
53	208/55	79	0.018548955	\$5,286.45	\$1,762.15
54	206/55	79	0.018548955	\$5,286.45	\$1,762.15
55	204/55	81	0.019018549	\$5,420.29	\$1,806.76
56	202/55	82	0.019253346	\$5,487.20	\$1,829.07
57	653	83	0.019488143	\$5,554.12	\$1,851.37
		4259		\$285,000.00	\$95,000.00
					\$285,000.00

**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 **Monday, March 10, 2008**

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 **Monday, March 10, 2008**

Resolution 1 voting instructions: _____

Limitations on Proxy, if any

Date: _____ (month) _____ (day) 2008

_____ [Signature of Owner/ Tenant/ Mortgagee]

_____ [Signature of Owner/ Tenant/ Mortgagee]

**MINUTES OF THE SPECIAL GENERAL MEETING STRATA PLAN LMS 2379
HELD ON MONDAY, MARCH 10, 2008 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 7:00 pm by Council President Don Phillips, who acted as chair for the meeting. Introductions were made and the meeting commenced.

2. CALLING THE ROLL AND CERTIFYING OF PROXIES

The Strata Agent advised that there were thirty-six (36) 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 February 15, 2008 as proper notice of the Meeting.

4. CONSIDERATION OF THE ¾ VOTES

Don Phillips introduced Andrew Creighton, the Engineer of BC Building Science who will oversee the Phase 2 project. He provided a very detailed explanation about his company and the details of the repair work that is required. He also addressed after the project is completed, that the Strata should look at an annual maintenance program to stay on top of such repairs to prevent significant ones in the future. Following a lengthy discussion, a motion was made to vote on the resolution as presented.

BE IT RESOLVED by a ¾ vote of The Owners of Strata Plan LMS 2379 - The Ivy's at this **Special General Meeting on Monday, March 10, 2008**, pursuant to section 108 of the *Strata Property Act*, to pass a Special Levy in the amount of \$285,000.00. The purpose of the Special Levy is to undertake the repairs as detailed in the BC Building Science report and to complete the exterior repainting, as specifically noted in the BCBS report.

Each strata lot's share of the Special Levy is calculated based on the unit entitlement, and the amount payable by each strata lot is set out in the attached schedule.

The special levy is due and payable upon approval of this resolution. In the event of a conveyance of a strata lot subsequent to the passing of the special levy, the vendor, registered owner of title at the time of the passing of the special levy is responsible for full payment of the special levy. The strata corporation will not be party to agreements for payment that are made between the vendor and purchaser of a strata lot.

(end of resolution)

It was, **MOVED, SECONDED & CARRIED UNANIMOUSLY** to adopt the resolution as presented.

NOTE: Separate from the resolution, the Strata Corporation will for the convenience of owners, allow payment of the special levy to be made in three equal payments due April 1st, 2008, May 1st, 2008 and June 1st, 2008.

Owners please refer to the attached fee schedule and note that this payment cannot be deducted automatically from your account; **you must pay by separate cheque.**

5. 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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!SGM080310

**COUNCIL MEETING OF STRATA PLAN LMS 2379 HELD AT #210 - 665 W. 7th, VANCOUVER, BC
ON MONDAY, APRIL 7, 2008 AT 6:45 PM**

PRESENT:

Don Phillips	President	#210 – 665
Scott Venn	V.P. / Treasurer	#204 – 675
Donna Ashman		#102 – 675
Robyn Mcdowell		#207 – 657 (Departed 7:30)
Jeremy Kis		#107 – 685
Moreen Cobb		#206 – 675

ALSO IN ATTENDANCE:

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

1. CALL TO ORDER:

The meeting was called to order by Council President, Don Phillips at 6:50 pm

2. ADOPTION OF PREVIOUS MINUTES

It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To adopt the minutes of the February 20, 2008 Council meeting as circulated.

3. FINANCIAL REPORT

a) Financial Statements

It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To adopt the February 2008 financial statements as presented.

b) Owners Arrears

Council reviewed the owner's arrears report. All owners are presently up to date.

Owners are reminded to ensure you keep your account up to date; all fees are due and payable on the first of every month.

Please be reminded of the Special Levy that was passed and approved at the Special General Meeting held on March 10, 2008. Three equal payments are due April 1st, May 1st and June 1st. Please note that you must pay these fees separately; they will not be deducted from your account automatically. Refer to the SGM minutes for your payment schedule.

4. BUSINESS ARISING From Previous Minutes:

a) Phase 2 Building Repair

Scott Venn reported that the Strata Council is currently working with their lawyer in reviewing the contract with Edenvale, and as well will be having the lawyer review the new contract with BC Building Science. The contract should be ready and signed later this week.

b) Exterior Painting

Robyn Mcdowell advised Council that she has met with Remdal and had them revise their quote to include the cost for having Master Painters and Decorators Association oversee the painting project. They have submitted a revised quote for a total amount of \$55,215.00 + GST, which is

included in the Phase 2 repair budget. Council will review the scope of work in the contract to ensure it is correct and upon approval, will sign and forward the contract to Remdal later this week.

c) Trees

Donna Ashman advised Council of heightened concern regarding some of the Katsura trees' root systems, which have damaged the sprinkler heads underneath them. She advised that she will be meeting with the Arborist later this week to do a walk around the complex. She will request a written report concerning the root issue and recommendations concerning the issue of removal, and what they could be replaced with. The Strata Council will await this report to review this issue further.

d) Mail Box Security

Donna Ashman has contacted The Fountains, asking about their mailbox security upgrade. She has spoken to a sheet metal company, and they have requested a photo of our mailboxes be forwarded to them to provide an estimate.

e) 669 Courtyard – Yew Hedge replacements

Donna Ashman advised Council that she will ask for a recommendation from the Arborist concerning the best option for replacement of dying yew shrubs.

f) Deck Repair

Donna Ashman advised that Agendum is too busy to attend to the deck repairs as requested. Council will talk to Edenvale when they are on site doing the building repair and ask them to provide a written recommendation and quote. Council will look at budgeting for repair of one or two decks as part of the new maintenance program.

g) Front Doors Lower Units

As reported last meeting, Agendum Services has ordered the doors that are to be replaced in lower units. Upon receipt of these doors, Agendum will begin replacement weather permitting.

h) Annual Fire Inspection – 2nd Visit

Fire Pro Services has attended to repair deficiencies found during the annual fire inspection as well as inspect suites that did not provide during their first visit. The report could not be provided in time for the Council meeting; Council will review this 2nd report at the next meeting.

i) Noisy Pipes

The noisy pipe problem is still continuing. However, it is possible that a repair proposed to the boiler pressure valve system (see (j) Mechanical Quotes below), will solve the problem.

j) Mechanical Quotes

The Strata Council has reviewed the following quote for various mechanical repairs:

Ashton Mechanical: repair the PRV station on the boiler; cost for boiler 1 cannot properly quoted until the system is open; boiler 4 requires a cleaning at a cost of \$428.00. The boiler feedback back flow preventer failed its annual test and must be replaced at a cost of \$530.00.

As well, Ashton quoted to auger and flush the sewage drain line; to remove annual build up of sediment (\$319.00) and pull the failed sump pump and repair or replace it as applicable. It was,

MOVED SECONDED AND CARRIED UNANIMOUSLY

To have Ashton attend to all items as recommended in their proposal.

5. CORRESPONDENCE**a) Patio Door**

An owner had written Council advising that their back patio door requires replacement because of rot damage. Donna Ashman advised Council that Agendum has included this door as part of their door order.

b) Lattice Fence

An owner had written Council requesting permission to have the yew bushes on their patio replaced with lattice fencing. The Strata Council voted in favor of this request.

c) Assessment

An owner has written Council advising of financial hardship and has proposed a payment schedule for the Special Levy. The Strata Council reviewed and approved this owner's proposed payment schedule.

6. NEW BUSINESS**a) Security**

Donna Ashman advised that, in light of the recent break-in, the amount of glass exposure in the parkade is a security concern. She suggested Council obtain a quote from Agendum Services to have a wire mesh installed over glass on parkade doors. Council agreed and asked Donna to obtain the quotes.

b) Parkade area

Residents are reminded that your parking spot should be kept clean at all times. There should be nothing stored in this area other than your vehicle.

As well, it appears that some vehicles are leaking oil onto the parkade floor. Please be advised that it is your responsibility to maintain your vehicle and if there is oil debris, you are to clean it up and to ensure there is something under the vehicle to prevent any more leakage onto the floor. Residents are advised that in the bike locker room, they can find a broom, a garbage can and a product called "Dry-Up" which can be used to wipe up the oil.

34. (3) An owner, tenant or occupant must use parking stalls only for the parking of licensed and insured motor vehicles, trailers, motorcycles or bicycles, and not for the parking of any other type of vehicle or the storage of any other item, unless otherwise approved in writing by the council.

4(e) use any part of the common property (other than established storage rooms or lockers) for storage, without the written consent of the council.

34. (5) Vehicles dripping excessive liquid will be prohibited from parking within the complex until repaired. An owner, tenant or occupant must promptly and at its own expense clean up any oil or other substance that spills or leaks onto the common property, following written notification.

The Strata Council thanks you for your cooperation in this matter.

7 NEXT COUNCIL MEETING:

The next Council Meeting has been scheduled for Monday, May 12, 2008 at 6:45 pm in unit 204 - 675 W. 7th Avenue, Vancouver, BC.

8. ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:35 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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M08407

**COUNCIL MEETING OF STRATA PLAN LMS 2379 HELD AT #204 - 665 W. 7th, VANCOUVER, BC
ON MONDAY, MAY 12, 2008 AT 6:45 PM**

PRESENT:

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

ALSO IN ATTENDANCE:

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

1. CALL TO ORDER:

The meeting was called to order by Council President, Don Phillips at 6:55 pm

2. ADOPTION OF PREVIOUS MINUTES

It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To adopt the minutes of the April 7, 2008 Council meeting as circulated.

3. FINANCIAL REPORT

a) Financial Statements

It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To adopt the March and April 2008 financial statements, with one invoice questioned and to be looked into further.

b) Owners Arrears

Council reviewed the owner's arrears report. The majority of owners are up to date with their maintenance and levy payments, although there are four owners that have yet to submit any payment whatsoever.

Owners are reminded to ensure you keep your account up to date; all fees are due and payable on the first of every month.

Please be reminded of the Special Levy that was passed and approved at the Special General Meeting held on March 10, 2008. Three equal payments are due April 1st, May 1st and June 1st, 2008. Please note that you must pay these fees separately; they will not be deducted from your account automatically. Refer to the SGM minutes for your payment schedule.

4. BUSINESS ARISING FROM PREVIOUS MINUTES:

a) Phase 2 Building Repair

The Phase II building repair has started and is proceeding smoothly. Council is satisfied with the performance from Edenvale to date, and the number of workers allocated to the project has

pushed the project ahead at a very satisfactory pace. The only unanticipated item that has arisen so far is a repair needed to the window areas of 689 W. 7th. Strata has signed a directive allocating some of the contingency budget for this work. Andrew Creighton estimates this repair to be in the \$5000 range.

b) Exterior Painting

Remdal Painting has started the preparation for the exterior painting and has started painting some areas of the building. Council is very satisfied with the work to date.

One area of special attention is the caulking repairs required on south-facing non-shingle surfaces on 7th Ave. Masters Painters Decorators Association, BC Building Science, and Remdal Painting have met to discuss this and will forward a report with recommendations. A contingency factor was built into the exterior painting budget to allow for re-caulking of these areas.

c) Trees

It was agreed to defer this item to the next Council meeting.

d) Mail Box Security

This item was deferred to the next Council meeting.

e) Deck Repair

Council directed the Agent to obtain quotes for refurbishing the upper decks that are becoming weathered. Council will then look at how these quotes can be incorporate into future budgets.

f) Front Doors Lower Units

Agendum Services will be installing the doors on the lowers units as required in the late summer of 2008.

g) Annual Fire Inspection – 2nd Visit

The Strata Council is in receipt of the suites that failed to provide access for the second time and noted a quoted cost of \$225.00 + GST for Fire Pro to return to inspect the missed suites. The following suites have yet to provide access: **building 657 – unit 203; building 665 – unit 204; building 669 – units 105 & 207; and building 675 – unit 202**

The Strata Council directed the Agent to make the arrangements to have Fire Pro return and inspect these missed suites.

h) Noisy Pipes

The recent work approved and completed by Ashton Mechanical on the boiler system appears to have greatly improved the noisy pipe disturbances. It appears to be ok for now and requires no further action.

i) Parkade Glass Wire Mesh Agendum

The Strata Council is awaiting a quote from Agendum Services to install wire mesh over the parkade glass door areas, and in the meantime, have directed Agendum to replace the one piece of broken glass as soon as possible.

5. CORRESPONDENCE

a) Financial Concerns

An owner has written Council requesting a one month deferral of the levy payments. Council reviewed the request and agreed.

b) Oil Leak

An owner who had received a letter about their vehicle causing an oil leak has written Council to inform that the leak has been fixed.

6. NEW BUSINESS**a) Remotes**

The Strata Council discussed the remotes for the garage doors and the increasing cost of purchasing and programming them. The importance of keeping the remotes secure at all times was discussed. A motion was made to increase the cost of the remotes from \$50.00 to \$80.00 effective immediately. It was,

MOVED, SECONDED AND CARRIED (5 IN FAVOUR), (1 OPPOSED) MOTION CARRIED**b) Old Furniture**

The Strata Council reminds all residents that the garbage bin and recycling area is not to be used for furniture disposal. Try posting an ad on Craigslist (www.craigslist.com) under Free Stuff. People are often willing to pick the items directly from you.

c) Annual General Meeting

The Strata Council discussed preparing for the upcoming AGM, which has been tentatively scheduled for **Monday September 8, 2008**. The following bylaw revisions have been suggested:

i) Access for fire inspections must be provided with due notice. Owners failing to provide access will be fined.

ii) Temporary lifting of the rental restriction bylaw during the 2010 Olympics. The Strata Council would like input from owners on this issue. Please contact the Strata Agent, Jarvie Way via email jarvie.way@century21pel.com with your thoughts.

d) Shut Off Valves

The recent pipe burst in a unit is a reminder that that very few of the water shut off valves in the parkade are labeled with their unit numbers. There is a substantial cost to have a plumber come and do this. Council asks that volunteers come forward to work together on Saturday morning, June 21st to identify and label all the valves with suite numbers. Residents willing to volunteer please contact Scott Venn (#204 – 675).

e) Landscaping

Council has received comprehensive recommendations and costs from our new landscaping company, Para Space Landscaping, to upgrade the gardening and landscaping around the complex. The landscaping committee will review those and bring recommendations to council.

7. NEXT COUNCIL MEETING:

The next Council Meeting has been scheduled for **Monday, June 23, 2008** at 6:45 pm in unit 210 - 665 W. 7th Avenue, Vancouver, BC.

8. ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:45 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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M080512

**COUNCIL MEETING OF STRATA PLAN LMS 2379 HELD AT #210 - 665 W. 7th, VANCOUVER, BC
ON WEDNESDAY, JUNE 25, 2008 AT 6:45 PM**

PRESENT:

Don Phillips	President	#210 - 665
Scott Venn	V.P. / Treasurer	#204 - 675
Donna Ashman		#102 - 675
Robyn McDowell		#207 - 657

ABSENT WITH REGRETS:

Jeremy Kis		#107 - 685
Moreen Cobb		#206 - 675

ALSO IN ATTENDANCE:

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

1. CALL TO ORDER:

The meeting was called to order by Council President, Don Phillips at 6:50 pm

2. ADOPTION OF PREVIOUS MINUTES

It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To adopt the minutes of the May 12, 2008 Council meeting as circulated.

3. FINANCIAL REPORT

a) Financial Statements

It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To adopt the May 2008 financial statements, with one invoice questioned and to be looked into further.

b) Owners Arrears

Council reviewed the owner's arrears report. The majority of owners are up to date with their maintenance and levy payments; only one owner has not yet submitted any payment.

Owners are reminded to ensure you keep your account up to date; all fees are due and payable on the first of every month.

Please be reminded of the Special Levy that was passed and approved at the Special General Meeting held on March 10, 2008. Three equal payments were due April 1st, May 1st and June 1st, 2008. Please note that you must pay these fees separately; they will not be deducted from your account automatically. Refer to the SGM minutes for your payment schedule.

c) Draft Budget

Council is currently in the process of preparing a budget for the next fiscal year to be presented to the owners at the Annual General Meeting on Monday, September 8.

4. BUSINESS ARISING FROM PREVIOUS MINUTES:**a) Phase 2 Building Repair**

The Phase II building repair is nearing completion. It has been going exceptionally well, and there have been no major surprises. Envelope surfaces on 7th Ave and the north lane that needed attention have been repaired. It appears the project will likely come in on time and under budget.

b) Exterior Painting

Remdal Painting has now completed the exterior painting. Several deficiencies were passed on to Council by owners, and these have been sent to the project inspectors. Remdal will return to ensure these deficiencies are completed.

c) Trees

Council is awaiting a report from the arborist, who is to contact the City Hall regarding the tree replacement plan for the East courtyard. Robyn Mcdowell has agreed to be the council liaison for this project.

d) Upper Deck Maintenance and Repair

As a follow up to the maintenance priorities established at the last AGM, Strata Council has reviewed one quote for upper deck repairs and is awaiting other quotes. Council will follow up with the engineer to ensure that these quotes meet all design guidelines. A discussion of how these repairs can be incorporated into the annual maintenance budget will take place at the AGM scheduled for September.

Strata Council reminds all residents to ensure you keep your roof top deck drain clear and clean of any and all debris. It is each owner's responsibility to keep the drains clean.

e) Annual Fire Inspection – Final Visit

The Strata Agent has arranged for Fire Pro to return and inspect the suites that were missed on July 17th between the hours of 8:00 am – 9:30 am. The following suites must provide access: unit 203 - 657; unit 204 - 665; units 105 - 669 & 207 - 669; and unit 202 - 675

f) Olympic rentals

The Strata Council had one response from owners with regard to a proposed change to our bylaws, which would allow for unit rentals during the 2010 Olympics. The Strata Council will have a resolution prepared for September's AGM in case owners express interest in amending bylaws to allow temporary rentals during the 2010 Winter Olympics.

5. CORRESPONDENCE**a) Noise Complaints**

An owner has written Council advising of a noise complaint against a neighbour who had a party with loud music playing into the early morning hours. The Strata Council directed the Agent to follow up with the owner reminding them of the bylaws regarding noise.

6. NEW BUSINESS**a) Gas**

Everyone is aware of the rising cost of gas. The Strata Council would like to remind owners to **TURN OFF THEIR PILOT LIGHT DURING THE SPRING AND SUMMER MONTHS** as it can save the Strata Corporation up to \$1,000. Any owners who are unsure of how to do that may contact Donna Ashman or Scott Venn for assistance.

b) Dryer Duct Cleaning

Council directed the Agent to look into initiating an annual program for owners to have their dryer ducts cleaned.

7 NEXT COUNCIL MEETING:

The next Council Meeting has been scheduled for Monday, August 18, 2008 at 6:45 pm in unit 204 - 675 W. 7th Avenue, Vancouver, BC.

8. ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:40 PM.

Reminder: The Annual General Meeting has been scheduled for Monday, September 8, 2008.

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)

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M080623

**COUNCIL MEETING OF STRATA PLAN LMS 2379 HELD AT #204 - 675 W. 7th, VANCOUVER, BC
ON THURSDAY, AUGUST 21, 2008 AT 6:45 PM**

PRESENT:

Don Phillips	President	#210 – 665
Scott Venn	V.P. / Treasurer	#204 – 675
Donna Ashman		#102 – 675
Moreen Cobb		#206 – 675 (Arrived 7:10 pm)

ABSENT WITH REGRETS:

Jeremy Kis	#107 – 685
Robyn Mcdowell	#207 – 657

ALSO IN ATTENDANCE:

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

1. CALL TO ORDER:

The meeting was called to order by Council President Don Phillips at 6:50 pm

2. ADOPTION OF PREVIOUS MINUTES

It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To adopt the minutes of the June 25, 2008 Council meeting as circulated.

3. FINANCIAL REPORT

a) Financial Statements

It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To adopt the June & July 2008 financial statements.

b) Owners Arrears

Council reviewed the owner's arrears report. The majority of owners are up to date with their maintenance and levy payments although two owners are significantly behind in their payments. Therefore it was,

MOVED SECONDED AND CARRIED UNANIMOUSLY

To send one owner who has not yet paid the Special Levy a lien warning letter.

Owners are reminded to ensure you keep your account up to date; all fees are due and payable on the first of every month. Late payments are subject to fines and interest.

c) Draft Budget

Council has finalized the draft budget to be presented to the owners at the Annual General Meeting noting an approximate 8% increase in strata fees to cover this year's operating deficit and ongoing maintenance costs required throughout the building.

4. BUSINESS ARISING FROM PREVIOUS MINUTES:

a) Phase 2 Building Repair

The Phase II building repair is now complete and has come in under budget. Council and many owners have expressed their satisfaction with the workmanship done by Edenvale. There are a few minor deficiencies left which Edenvale is currently working on completing to Council's

satisfaction. Council is awaiting the final engineering report from BC Building Services as well as the final billing numbers from Edenvale.

b) Exterior Painting

Remdal Painting has completed all deficiencies and has also come in under budget. Council is satisfied with the performance, therefore, it was,

MOVED, SECONDED AND CARRIED

To pay Remdal Painting the final 10% holdback and complete payment.

c) Trees

Council is in receipt of an arborist report, noting that four remaining trees are to be removed in the East courtyard. A city tree removal permit has now been received. Council has arranged with Bartlett Trees to do the tree removal starting September 15, 2008, with replacement of the trees to follow.

d) Annual Fire Inspection – Missed Suites

Fire Pro has been onsite and inspected the suites that were missed in the first inspection. All units have now been inspected and repaired as required

e) Dryer Duct Cleaning

Council further discussed the need to have the dryer ducts inspected at least every other year, and are in receipt of a quote from Dickens Chimney Services. The cost to inspect the dryer vents has been quoted at \$18.00 per vent; and if cleaning were required, the cost would be \$45.00 per unit. Money has not been budgeted in this upcoming budget and the Strata Council will arrange for Dickens Chimney Service to attend sometime in October or November. Watch for notices posted in advance. There will be a sign up sheet and all owners are strongly encouraged to sign up for the inspection/cleaning. Owners are responsible for payment to Dickens Chimney Service at the time of inspection/cleaning of your dryer vent.

As this is an extreme fire hazard to your unit as well as your neighbours, the Strata Council strongly encourages you sign up for the program. As well, it will improve the efficiency of your dryer, therefore saving money in energy costs.

f) Noisy Pipes

It appears the noisy pipe issue may now be resolved. Ashton Services has been on site and has rebuilt the water pressure valve after finding that the water pressure in the building was high above normal. Ashton noted that there have been problems reported throughout the south False Creek area as a result of the Olympic construction. As well, Ashton has recommended that owners are encouraged to replace their toilet valve flappers, if they are still original.

5. CORRESPONDENCE

a) Trees

Owners wrote, concerned about the timing of the Katsura tree removal and ask that it be done in the Fall and not during August. The removal was re-scheduled with Bartlett for mid September in order to get the work done before the heavy rains begin.

b) Charge Back

An owner has written disputing a chargeback letter they had received as a result of a plumbing repair. The Strata Council acknowledges the owner's letter, but because the plumbing in question is the owner's responsibility, the chargeback will remain in place.

c) Dry cleaning

An owner wrote Council and submitted a dry cleaning bill in the amount of \$ 43.26 for dry cleaning that had to be done as a result of caulking that got onto clothing as a result of the

Phase II building repair and no notices being posted. The Strata Council will reimburse this owner for their dry cleaning bill.

d) Air Conditioner

An owner who had received a written bylaw infraction notice advising they had an air conditioner installed in their unit without prior written approval from the Council, has since complied with the Strata Council and removed the air conditioner.

6. NEW BUSINESS

a) Boiler replacement

The Strata Council discussed the condition of the current boilers and the boiler fund that is continuing to accumulate. Council will be obtaining quotes for boiler replacement in order to prepare for replacement before an emergency situation arises. Council will look at a new system called Water On Demand which costs more to install, but which pays off with substantial energy savings and lower maintenance costs.

b) Thank You

The Strata Council would like to especially thank Laurent and Steven for their work in power washing and cleaning the courtyard areas. As well a thank you to all owners who have chipped in with the regular clean up of our common areas.

7 ANNUAL GENERAL MEETING:

The next meeting is the Annual General Meeting scheduled for Tuesday, September 16, 2008 at 6:45 pm in the visitor parking area. Council drafted a resolution that will be voted on by members at the AGM to allocate the Phase II repair surplus to tree removal, landscaping upgrades, and maintenance costs that are expected this year.

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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Fax 604-273-9021

IT HAS BECOME A STANDARD PRACTICE IN THE REAL ESTATE INDUSTRY THAT OWNERS PROVIDE TWO (2) YEARS OF COUNCIL AND GENERAL MEETING MINUTES TO POTENTIAL PURCHASERS. PLEASE RETAIN YOUR MINUTES FOR TWO YEARS AS THERE IS A FEE TO OWNERS WHO REQUIRE ADDITIONAL COPIES OF THE MINUTES.

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.



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

August 26th, 2008

**TAKE NOTICE THAT THE ANNUAL GENERAL MEETING
OF THE OWNERS, STRATA PLAN LMS 2379
WILL BE HELD ON:**

DATE: TUESDAY, SEPTEMBER 16TH, 2008
TIME: REGISTRATION AT 6:45 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 to the meeting.**

PURPOSE: The purpose of the meeting is to inform the owners of the operations of the Strata Corporation, to adopt the 2008/2009 Proposed Operating Budget, to consider a $\frac{3}{4}$ Vote Resolution, and to elect the Strata Council for the ensuing year.

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 if they are in arrears for Operating or Special Levy payments and the Strata Corporation has passed a bylaw prohibiting the owner from voting if the Strata Corporation is in a position to place a lien against that strata lot in arrears. Payment at the meeting will only be accepted in paid by cash or by certified cheque.

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 that require a $\frac{3}{4}$ vote 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 ANNUAL GENERAL MEETING – August 28th, 2007 & SPECIAL GENERAL MEETING – March 10th, 2007
5. INSURANCE CERTIFICATE (SEE ATTACHED)
6. PRESIDENT'S REPORT
7. ADOPTION OF THE PROPOSED BUDGET – 2008/2009
8. CONSIDERATION OF ¾ VOTE RESOLUTION 1 (SEE ATTACHED)
9. ELECTION OF COUNCIL
10. NEW BUSINESS
11. ADJOURNMENT

International Insurance Brokers

CERTIFICATE OF INSURANCE		Previous Policy No. BFL04LMS2379	Renewal Policy No. BFL04LMS2379
NAMED INSURED	The Owners, Strata Plan LMS2379, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners.		
PROPERTY MANAGER	Century 21 Prudential Estates (RMD) Ltd.		
MAILING ADDRESS	7320 Westminster Highway, Richmond, BC V6X 1A1		
POLICY PERIOD	From: April 30, 2008	To: April 30, 2009	
INSURED LOCATION	12:01 a.m. standard time at the location of the premises as to each of the said dates 653 - 689 West 7th Avenue, Vancouver, BC V5Z 1B6		
CONSTRUCTION	Frame	3 Storeys	4 Buildings
OCCUPIED BY INSURED AS	57 Residential Units	NII Commercial Units	
Insurance is provided, subject to the Declarations, Terms, Conditions of the Policy and its Riders, only for which specific Riders are attached and for which a specific limit or annotation is shown hereunder.			
INSURING AGREEMENT		DEDUCTIBLE	LIMIT
SECTION I - PROPERTY (Revision date Aug 24, 2006)			\$ 8,667,000
A. All Property - All Risks, Stated Amount Co-Insurance, Guaranteed Replacement Cost, By-Laws			
	All Risks	\$ 1,000	
	Sewer Backup Damage	\$ 2,500	
	Water Damage	\$ 2,500	
	Earthquake Damage	% 10	
	Flood Damage	\$ 10,000	
	Lock & Key	\$ 250	
B. Business Interruption (Gross Rents), Indemnity Period - N/A Months			\$ 10,000
			\$ Not Covered
SECTION II - CRIME (Form 500000-05, Rev. Jan 2000.)			
I. Comprehensive Dishonesty, Disappearance and Destruction - Form A			\$ 25,000
II. Loss Inside the Premises			\$ 10,000
III. Loss Outside the Premises			\$ 10,000
IV. Money Orders and Counterfeit Paper Currency			\$ 10,000
V. Depositors Forgery			\$ 10,000
SECTION III - COMMERCIAL GENERAL LIABILITY (Form 000102, Rev. Nov 2005)			
A. Bodily Injury & Property Damage Liability		Per Occurrence \$ 500	\$ 10,000,000
General Aggregate Limit		Aggregate \$ 500	\$ 10,000,000
Products and Completed Operations		Aggregate \$ 500	\$ 10,000,000
B. Personal and Advertising Injury Liability		Per Occurrence \$	\$ 10,000,000
C. Medical Payments		Any One Person \$	\$ 5,000
		Per Occurrence \$	\$ 25,000
D. Tenants Legal Liability			\$ 500,000
Non-Owned Automobile Endorsement SPF #6 - Form 335002-02		Per Occurrence \$	\$ 10,000,000
Contractual Liability Endorsement SEF #94 - Form 335100-01		Per Occurrence \$	\$ 10,000,000
Excluding Long Term Leased Vehicle Endorsement SEF #99 - Form 335300-02		Per Occurrence \$	\$ 10,000,000
Limited Pollution Liability Coverage Endorsement - Form 000114-02		Aggregate \$	\$ 1,000,000
Employee Benefit Liability - Form 000200		Aggregate \$	\$ 1,000,000
SECTION IV - CONDOMINIUM DIRECTORS & OFFICERS LIABILITY			
Claims Made Form (Including Property Manager)		\$ Nil	\$ 5,000,000
SECTION V - GLASS (Form 820000-02, Rev. Nov 1998)			
Blanket Exterior Glass		Residential \$ 100	Blanket
		Commercial \$ N/A	Not Covered
SECTION VI - BOILER & MACHINERY			
A. Objects Insured - objects as described and defined for Standard Comprehensive Form, Data Processing Equipment and Electronic Equipment Included			
B. Direct Damage including Repair or Replacement, By Laws coverage, Off Premises Power.		\$ 500	\$ 8,667,000
Sub Limits -			\$ 100,000
Ammonia Contamination			\$ 100,000
Water Damage			\$ 100,000
Expediting Expenses			\$ 100,000
Professional Fees			\$ 100,000
PCB Contamination			\$ 100,000
C. Business Interruption/Extra Expense		24 Hour Waiting Period	\$ 100,000
Loss of Profits - Rents N/A Months Indemnity Period		24 Hour Waiting Period	\$ Not Covered
SECTION VII - POLLUTION LIABILITY - Claims Made Form			
Limit of Liability - Each Loss, Remediation Expense or Legal Defense Expense		\$ 25,000	\$ 1,000,000
\$2,000,000 Aggregate			
SECTION VIII - VOLUNTEER ACCIDENT			
Principal Sum		See Policy Wordings	\$ 200,000
LOSS IF ANY PAYABLE TO:	To all Registered Unit Owners &/or other Mortgagees as their interest may appear and as shown in the Land Registration District Office applicable to the said Property. (The Standard Mortgage Clause is applicable unless Special Mortgage Clause attached)		
TOTAL PREMIUM:			\$ 17,443.00

This Policy contains a clause(s) which may limit the amount payable

SUBSCRIPTION

BFL CANADA INSURANCE SERVICES INC.

 AUTHORIZED REPRESENTATIVE

This Certificate is not valid unless countersigned by an Authorized Representative of the Insurer(s).
 E. & O.E.

DATE: April 28, 2008

The Ivy's - Strata Plan LMS 2379						
Proposed Operating Budget - July 1, 2008 - June 30, 2009						
	2007/2008	June	2008/2009			
	Budget	Actual	Proposed Budget			
Income						
Operating Assessments	\$ 157,059.00	\$ 157,058.00	\$ 169,622.00	Proposed 8% Increase		
Interest	\$ 410.00	\$ 815.00	\$ 400.00			
Move In Fees	\$ 200.00	\$ 700.00	\$ 400.00			
Fines and Penalties	\$ -	\$ 53.00	\$ -			
Prior Year Surplus/Deficit	\$ 2,126.00	\$ 2,126.00	-\$ 2,470.00			
Total Income	\$ 159,795.00	\$ 160,752.00	\$ 167,952.00			
Expenses						
General						
Audit Real Estate Council	\$ -	\$ 318.00	\$ 318.00			
Insurance	\$ 12,500.00	\$ 14,725.00	\$ 17,437.00			
Insurance Appraisal (2007)	\$ 742.00	\$ 742.00	\$ -			
Management Fees	\$ 13,125.00	\$ 13,267.00	\$ 13,125.00			
WCB Coverage	\$ 100.00	\$ 66.00	\$ 100.00			
Caretaker Contract	\$ 8,400.00	\$ 8,400.00	\$ 10,200.00			
Legal	\$ 200.00	\$ 147.00	\$ 200.00			
Title Search	\$ -	\$ 24.00	\$ -			
Duplicating & Postage	\$ 1,500.00	\$ 1,677.00	\$ 1,600.00			
Bank Charges	\$ 300.00	\$ 216.00	\$ 300.00			
Garage Door Transmitters	\$ 200.00	\$ 100.00	\$ 200.00			
Total General	\$ 37,067.00	\$ 39,482.00	\$ 43,480.00			
Buildings						
Boiler & Mechanical	\$ 4,000.00	\$ 510.00	\$ 4,000.00			
Fire Alarm Monitoring	\$ 2,500.00	\$ 1,748.00	\$ 1,800.00			
Fire Alarm Systems	\$ 2,000.00	\$ 1,413.00	\$ 2,000.00			
Electricity	\$ 8,000.00	\$ 7,964.00	\$ 8,200.00			
Extermination	\$ 1,425.00	\$ 950.00	\$ 1,000.00			
Garage Door	\$ 500.00	\$ 801.00	\$ 500.00			
General Maintenance	\$ 5,000.00	\$ 3,749.00	\$ 5,000.00			
Heating Fuel/Gas	\$ 36,000.00	\$ 33,049.00	\$ 34,000.00			
Door Repairs/Replacment	\$ 2,000.00	\$ 1,681.00	\$ 4,000.00			
Locks/Keys	\$ 1,000.00	\$ 1,655.00	\$ 1,000.00			
Repairs - Mech/Pimbg	\$ 5,000.00	\$ 8,172.00	\$ 5,000.00			
Repairs - Exterior	\$ 4,000.00	\$ 5,939.00	\$ 4,000.00			
Repairs - Electrical	\$ 500.00	\$ 895.00	\$ 500.00			
Repairs - Interior	\$ 2,000.00	\$ 3,343.00	\$ 2,000.00			
Garbage Collection	\$ 3,300.00	\$ 3,016.00	\$ 3,300.00			
Enterphone	\$ 500.00	\$ 200.00	\$ 500.00			
Supplies	\$ 500.00	\$ 453.00	\$ 500.00			
Water & Sewer Charges	\$ 7,200.00	\$ 7,961.00	\$ 6,000.00			
Window/Dryer Vent Cleaning	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00			
Window Replacement	\$ 1,000.00	\$ -	\$ 1,000.00			
Total Buildings	\$ 88,625.00	\$ 85,699.00	\$ 86,500.00			
Grounds						
Pruning & Tree Removal	\$ 1,400.00	\$ 2,073.00	\$ -			
Gardening	\$ 7,400.00	\$ 10,611.00	\$ 12,000.00			
Gardening Improvments	\$ -	\$ -	\$ 2,300.00			
Snow/Ice Removal	\$ 350.00	\$ -	\$ 350.00			
Irrigation	\$ 500.00	\$ 904.00	\$ 500.00			
Total Grounds	\$ 9,650.00	\$ 13,588.00	\$ 15,150.00			
Total Operating Expenses	\$ 135,342.00	\$ 138,769.00	\$ 145,130.00			
Reserves						
Capital Fund - Boiler	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00			
Transfer to Reserves	\$ 14,453.00	\$ 14,453.00	\$ 12,822.00			
Total Reserves	\$ 24,453.00	\$ 24,453.00	\$ 22,822.00			
TOTAL EXPENSES	\$ 159,795.00	\$ 163,222.00	\$ 167,952.00			
Surplus <Deficit>	\$ -	-\$ 2,470.00	\$ -			

LMS 2379 THE IVY'S
Property Balance Sheet
as at 30 JUN 2008

Date: 30 JUN 2008

Assets

BANK TRUST ACCOUNT	1,189.88
RESERVE TRUST ACCOUNT	60,571.62
PETTY CASH	200.00
SPECIAL LEVY TRUST ACCOUNT	227,833.78
ACCOUNTS RECEIVABLE	45.84
SPECIAL LEVY 1 RECEIVABLE	17,729.34
PREPAID INSURANCE	14,535.84
	<hr/>
Total Assets	322,106.30

Liabilities

DEPOSITS-KEYS	200.00
HOLDBACK PAYABLE SP.LEVY	4,125.33
	<hr/>
Total Liabilities	4,325.33

Owners Equity

SPECIAL LEVY	241,437.79
CONTINGENCY RESERVE FUND	40,571.70
CRF LOAN TO OPERATING FUND	12,500.00
CRF BOILER REPLACEMENT FUND	19,999.92
OPERATING FUND OPENING BALANCE	5,742.55
YTD SURPLUS (DEFICIT)	<2,470.99>
	<hr/>
Total Owners Equity	317,780.97
	<hr/>
Total Liabilities & Equity	322,106.30

LMS 2379 THE IVY'S
Property Income Statement
for the Period Ending June

30 JUN 2008

	Current Month		Year to Date		Variance	Annual Budget
	Budget	Actual	Budget	Actual		
<u>Income</u>						
LATE PAYMENT INTEREST		.84		53.31	53.31	
INTEREST (BANK ACC)	34.17	29.62	410.04	815.17	405.13	410.00
OPERATING ASSESSMENTS	13,088.25	13,088.14	157,059.00	157,057.68	1.32-	157,059.00
MOVE IN FEES	16.67	50.00	200.04	700.00	499.96	200.00
PRIOR YEAR SURPLUS/DEFICI			2,126.00	2,126.00		2,126.00
Total Income	13,139.09	13,168.60	159,795.08	160,752.16	957.08	159,795.00

Expenses

General

AUDIT REAL ESTATE COUNCIL				318.00	318.00	
INSURANCE	1,041.67	1,453.58	12,500.04	14,725.16	2,225.12	12,500.00
INSURANCE APPRAISAL	61.83		741.96	742.00	.04	742.00
MANAGEMENT FEES	1,093.75	1,083.43	13,125.00	13,267.49	142.49	13,125.00
WCB COVERAGE	8.33		99.96	65.52	34.44-	100.00
CARETAKER CONTRACT	700.00	700.00	8,400.00	8,400.00		8,400.00
LEGAL	16.67	109.21	200.04	147.21	52.83-	200.00
TITLE SEARCH				23.99	23.99	
DUPLICATING & POSTAGE	125.00	41.03	1,500.00	1,676.71	176.71	1,500.00
BANK CHARGES	25.00	18.00	300.00	216.00	84.00-	300.00
GARAGE DOOR TRANSMITTERS	16.67		200.04	100.00-	300.04-	200.00
Total General	3,088.92	3,405.25	37,067.04	39,482.08	2,415.04	37,067.00

Building

BOILER AND MECHANICAL	333.33		3,999.96	510.39	3,489.57-	4,000.00
FIRE ALARM MONITORING	208.33	443.80	2,499.96	1,747.78	752.18-	2,500.00
FIRE ALARM SYSTEMS	166.67	359.34-	2,000.04	1,412.50	587.54-	2,000.00
ELECTRICITY	666.67	612.07	8,000.04	7,963.87	36.17-	8,000.00
EXTERMINATION	118.75	94.50	1,425.00	950.40	474.60-	1,425.00
GARAGE DOOR	41.67		500.04	800.91	300.87	500.00
GENERAL MAINTENANCE	416.67		5,000.04	3,749.48	1,250.56-	5,000.00
HEATING FUEL/ GAS	3,000.00	4,426.00	36,000.00	33,048.85	2,951.15-	36,000.00
DOOR REPAIRS/REPLACEMENT	166.67		2,000.04	1,680.51	319.53-	2,000.00
LOCKS/KEYS	83.33		999.96	1,655.44	655.48	1,000.00
REPAIRS-MECH/PLMBG	416.67	2,086.61	5,000.04	8,172.11	3,172.07	5,000.00
REPAIRS - EXTERIOR	333.33		3,999.96	5,939.23	1,939.27	4,000.00
REPAIRS ELECTRICAL	41.67		500.04	894.96	394.92	500.00
REPAIRS - INTERIOR	166.67		2,000.04	3,343.33	1,343.29	2,000.00
GARBAGE COLLECTION	275.00	251.39	3,300.00	3,015.50	284.50-	3,300.00
ENTERPHONE/ENTERCOM	41.67		500.04	199.50	300.54-	500.00
SUPPLIES	41.67		500.04	453.55	46.49-	500.00
WATER AND SEWER CHARGES	600.00	2,167.61	7,200.00	7,960.95	760.95	7,200.00
WINDOW CLEANING	183.33		2,199.96	2,200.00	.04	2,200.00
WINDOW REPLACEMENT	83.33		999.96		999.96-	1,000.00
Total Building	7,385.43	9,722.64	88,625.16	85,699.26	2,925.90-	88,625.00

Grounds

LMS 2379 THE IVY'S
 Property Income Statement
 for the Period Ending June

30 JUN 2008

	Current Month		Year to Date		Variance	Annual Budget
	Budget	Actual	Budget	Actual		
PRUNING & TREE REMOVAL	116.67		1,400.04	2,073.35	673.31	1,400.00
GARDENING	616.67	1,337.70	7,400.04	10,611.30	3,211.26	7,400.00
SNOW/ICE REMOVAL	29.17		350.04		350.04-	350.00
IRRIGATION	41.67		500.04	904.16	404.12	500.00
Total Grounds	804.18	1,337.70	9,650.16	13,588.81	3,938.65	9,650.00
<u>Recreation Facility</u>						
Total Recreation						
<u>Capital</u>						
CAPITAL REPLACE FUND BOIL	833.33	833.33	9,999.96	9,999.96		10,000.00
TRANSFER TO RESERVES	1,204.42	1,204.42	14,453.04	14,453.04		14,453.00
Total Capital	2,037.75	2,037.75	24,453.00	24,453.00		24,453.00
Total Expenses	13,316.28	16,503.34	159,795.36	163,223.15	3,427.79	159,795.00
Surplus/Deficit	177.19-	3,334.74-	0.28-	2,470.99-	2,470.71-	

ec #	Date	Description	Amount	Total
		OPENING BALANCE		72480.03
131307	JUL 01 2007	J.K. GARAGE DOORS/2483	-5174.50	
119763	JUL 15 2007	INV#JW06804A-EDENVALE	-22438.95	
129920	JUL 22 2007	JUNE 07 INTEREST RESERVES	304.25	
121322	JUL 31 2007	RESERVE CONTRIBUTION	1204.42	
121597	JUL 31 2007	BK SERVICE CHARGE	-5.00	
			<u>-26109.78</u>	<u>46370.25</u>
151697	AUG 15 2007	CASI INSTALLATIONS/J3121	-5323.52	
146306	AUG 26 2007	JULY 2007 RESERVE INTEREST	227.23	
134526	AUG 31 2007	RESERVE CONTRIBUTION	1204.42	
142754	AUG 31 2007	BK SERVICE CHARGE	-5.00	
			<u>-3896.87</u>	<u>42473.38</u>
155891	SEP 23 2007	RESERVES AUG 07 INTEREST	236.31	
166794	SEP 30 2007	RESERVE CONTRIBUTION	1204.42	
173305	SEP 30 2007	BK SERVICE CHARGE	-5.00	
			<u>1435.73</u>	<u>43909.11</u>
189884	OCT 28 2007	SEPTEMBER 2007 RESERVE INTEREST	184.52	
185551	OCT 31 2007	RESERVE CONTRIBUTION	1204.42	
195149	OCT 31 2007	BK SERVICE CHARGE	-5.00	
			<u>1383.94</u>	<u>45293.05</u>
215061	NOV 01 2007	CASI INSTALLATIONS/J3164	-995.90	
210301	NOV 25 2007	OCTOBER 07 INTEREST RESERVES	220.06	
200654	NOV 30 2007	RESERVE CONTRIBUTION	1204.42	
205823	NOV 30 2007	BK SERVICE CHARGE	-5.00	
			<u>423.58</u>	<u>45716.63</u>
239433	DEC 30 2007	NOVEMBER 2007 RESERVE INTEREST	234.87	
220629	DEC 31 2007	BK SERVICE CHARGE	-5.00	
221724	DEC 31 2007	RESERVE CONTRIBUTION	1204.42	
			<u>1434.29</u>	<u>47150.92</u>
259779	JAN 27 2008	DEC 07 INTEREST RESERVES	214.61	
245761	JAN 31 2008	RESERVE CONTRIBUTION	1204.42	
250676	JAN 31 2008	BK SERVICE CHARGE	-5.00	
			<u>1414.03</u>	<u>48564.95</u>
276777	FEB 24 2008	JANUARY 2008 RESERVE INTEREST	217.43	
31033	FEB 29 2008	RESERVE CONTRIBUTION	1204.42	
281135	FEB 29 2008	BK SERVICE CHARGE	-5.00	

ac #	Date	Description	Amount	Total
			1416.85	49981.80
303101	MAR 23 2008	FEB 2008 INTEREST RESERVES	223.31	
303282	MAR 31 2008	RESERVE CONTRIBUTION	1204.42	
304952	MAR 31 2008	BK SERVICE CHARGE	-5.00	
			1422.73	51404.53
319590	APR 27 2008	MARCH 2008 RESERVE INTEREST	203.94	
313578	APR 30 2008	RESERVE CONTRIBUTION	1204.42	
319877	APR 30 2008	BK SERVICE CHARGE	-5.00	
			1403.36	52807.89
331655	MAY 15 2008	TRF TO OP TO COVER MAY EXPENSES	-6000.00	
337172	MAY 15 2008	TRF TO OP TO COVER MAY EXPENSES	-3500.00	
347293	MAY 25 2008	APRIL 08 INTEREST RESERVES	203.70	
331919	MAY 31 2008	RESERVE CONTRIBUTION	1204.42	
345155	MAY 31 2008	BK SERVICE CHARGE	-5.00	
			-8096.88	44711.01
58637	JUN 01 2008	EDENVALE/JW08056B	-2500.00	
356435	JUN 15 2008	TRF TO OP TO COVER JUNE EXPN.	-500.00	
371633	JUN 15 2008	TRF TO OP TO COVER JUNE EXPENSES	-2500.00	
362217	JUN 29 2008	MAY/08 INTEREST RESERVES	161.27	
353376	JUN 30 2008	RESERVE CONTRIBUTION	1204.42	
359252	JUN 30 2008	BK SERVICE CHARGE	-5.00	
			-4139.31	40571.70
***		CLOSING BALANCE		===== 40571.70

ec #	Date	Description	Amount	Total
		OPENING BALANCE		6676.94
124198	JUL 22 2007	JUNE 07 INTEREST SP LEVY	24.89	
127577	JUL 31 2007	BK SERVICE CHARGE	-5.00	
			<u>19.89</u>	<u>6696.83</u>
135718	AUG 26 2007	JULY 2007 S/A INTEREST	23.59	
151121	AUG 31 2007	BK SERVICE CHARGE	-5.00	
			<u>18.59</u>	<u>6715.42</u>
173579	SEP 23 2007	SP LEVY AUG 07 INTEREST	28.16	
158355	SEP 30 2007	BK SERVICE CHARGE	-5.00	
			<u>23.16</u>	<u>6738.58</u>
193159	OCT 01 2007	CASI INSTALLATIONS/J3141	-1057.63	
183243	OCT 28 2007	SEPTEMBER 2007 S/A INTEREST	22.44	
176615	OCT 31 2007	BK SERVICE CHARGE	-5.00	
			<u>-1040.19</u>	<u>5698.39</u>
217738	NOV 01 2007	B.C. BUILDING/E06026-0709	-5045.60	
207408	NOV 25 2007	OCTOBER 07 INTEREST SP LEVY	22.84	
210144	NOV 30 2007	BK SERVICE CHARGE	-5.00	
			<u>-5027.76</u>	<u>670.63</u>
222175	DEC 30 2007	NOVEMBER 2007 S/A INTEREST	5.77	
229746	DEC 31 2007	BK SERVICE CHARGE	-5.00	
			<u>.77</u>	<u>671.40</u>
246918	JAN 27 2008	DEC 07 INTEREST S.A.	2.37	
256079	JAN 31 2008	BK SERVICE CHARGE	-5.00	
			<u>-2.63</u>	<u>668.77</u>
271564	FEB 24 2008	JAN/08 S/A INTEREST	2.31	
273561	FEB 29 2008	BK SERVICE CHARGE	-5.00	
			<u>-2.69</u>	<u>666.08</u>
296960	MAR 01 2008	EDENVALE/JW07416A	-373.62	
292224	MAR 23 2008	FEB 2008 INTEREST SP LEVY	2.27	
288252	MAR 31 2008	BK SERVICE CHARGE	-5.00	
			<u>-376.35</u>	<u>289.73</u>
326016	APR 01 2008	BC BUILDING SCIENCE	-1008.00	

ec #	Date	Description	Amount	Total
329992	APR 27 2008	MARCH 2008 S/A INTEREST	13.31	
311726	APR 30 2008	S/A 480 APR-JUNE/08	95000.07	
324320	APR 30 2008	BK SERVICE CHARGE	-5.00	
			<u>94000.38</u>	<u>94290.11</u>
336514	MAY 15 2008	ALEXANDER HOLBURN/8003053	-764.55	
337488	MAY 25 2008	APRIL 08 INTEREST SP LEVY	294.76	
340285	MAY 31 2008	BK SERVICE CHARGE	-5.00	
349756	MAY 31 2008	S/A 480 APR-JUNE/08	95000.07	
			<u>94525.28</u>	<u>188815.39</u>
358894	JUN 01 2008	EDENVALE/CERT.PAYM'T 1	-4125.33	
359335	JUN 01 2008	BC BUILDING/E06026-0803	-1533.00	
372960	JUN 01 2008	EDENVALE	-37127.96	
369943	JUN 29 2008	MAY 2008 S/A INTEREST	413.62	
356007	JUN 30 2008	BK SERVICE CHARGE	-5.00	
370239	JUN 30 2008	S/A 480 APR-JUNE/08	95000.07	
			<u>52622.40</u>	<u>241437.79</u>
***		CLOSING BALANCE		=====
				241437.79

3/4 VOTE RESOLUTION

RESOLUTION 1 - LANDSCAPING AND MAINTENANCE REPAIRS

Explanation:

In order to ensure the overall value and proper maintenance of our buildings, the Strata Council recommends that the balance of the monies left over from the Phase II repair be allocated to other necessary landscaping and repair projects. In accordance with the Strata Property Act, the balance left over from the Phase II project will be refunded to the owners as per the Unit Entitlement Schedule, and at the same time, the exact amount to be refunded will be levied against each strata lot for the new project. Therefore;

BE IT RESOLVED

By a 3/4 vote of The Owners pursuant to section 108 of the *Strata Property Act*, that THE OWNERS, STRATA PLAN LMS 2379 "The Ivy's" (the "Strata Corporation") hereby approve the passing of a special levy in the amount of \$45,000.00 to undertake landscaping upgrades and various building repairs. Each strata lot's share of the special levy is calculated based on the unit entitlement of each strata lot and the amount of each strata lot's share of the levy is set out on the attached schedule. The special levy is due and payable upon approval of this resolution. Simultaneously to the passing of this resolution, the registered owner of the strata lot will be credited with their unit entitlement share of the total funds remaining of approximately \$45,000.00 from the Special Levy Account Levied as per Schedule B.

(end of resolution)

SPECIAL LEVY CALCULATIONS

THE IVY'S

REFUND OF CURRENT SPECIAL LEVY AND

SIMULTANEOUS PASSING OF NEW LEVY

\$45,000.00

STRATA LOT NUMBER	SUITE NO.	UNIT ENTITLEMENT (SQ.M)	BUDGETED LEVY AND REFUND
1	101/85	60	\$633.95
2	103/85	61	\$644.52
3	105/85	61	\$644.52
4	107/85	59	\$623.39
5	108/75	58	\$612.82
6	106/75	60	\$633.95
7	104/75	60	\$633.95
8	102/75	59	\$623.39
9	101/69	59	\$623.39
10	103/69	60	\$633.95
11	105/69	60	\$633.95
12	107/69	58	\$612.82
13	106/65	78	\$824.14
14	104/65	80	\$845.27
15	102/65	79	\$834.70
16	101/57	79	\$834.70
17	103/57	80	\$845.27
18	105/57	78	\$824.14
19	106/55	50	\$528.29
20	104/55	61	\$644.52
21	102/55	60	\$633.95
22	689	83	\$876.97
23	201/85	81	\$855.83
24	203/85	81	\$855.83
25	205/85	79	\$834.70
26	207/85	79	\$834.70
27	209/85	84	\$887.53
28	210/75	83	\$876.97
29	208/75	78	\$824.14
30	206/75	78	\$824.14
31	204/75	80	\$845.27
32	202/75	80	\$845.27
33	673	82	\$866.40
34	671	82	\$866.40
35	201/69	80	\$845.27
36	203/69	80	\$845.27
37	205/69	78	\$824.14
38	207/69	78	\$824.14
39	209/69	83	\$876.97
40	210/65	83	\$876.97
41	208/65	78	\$824.14
42	206/65	78	\$824.14
43	204/65	80	\$845.27
44	202/65	80	\$845.27
45	663	82	\$866.40
46	661	82	\$866.40
47	201/57	80	\$845.27
48	203/57	80	\$845.27

SPECIAL LEVY CALCULATIONS			
THE IVY'S			
REFUND OF CURRENT SPECIAL LEVY AND			
SIMULTANEOUS PASSING OF NEW LEVY			\$45,000.00
STRATA LOT NUMBER	SUITE NO.	UNIT ENTITLEMENT (SQ.M)	BUDGETED LEVY AND REFUND
49	205/57	78	\$824.14
50	207/57	78	\$824.14
51	209/57	83	\$876.97
52	210/55	84	\$887.53
53	208/55	79	\$834.70
54	206/55	79	\$834.70
55	204/55	81	\$855.83
56	202/55	82	\$866.40
57	653	83	\$876.97
TOTALS		<u>4259</u>	<u>\$45,000.03</u>

**MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS, STRATA PLAN LMS - 2379
HELD ON TUESDAY, SEPTEMBER 16, 2008 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 7:00 PM by Council President Don Phillips, 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-seven (27) 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 26, 2008 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 August 28, 2007 Annual General Meeting as previously circulated.

It was, **MOVED, SECONDED AND CARRIED UNANIMOUSLY** that the Special General Meeting minutes dated March 10, 2008 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. PRESIDENTS REPORT

Don Phillips spoke briefly to the owners explaining in further details regarding the proposed budget and resolution. He suggested that the building should take a proactive approach to building maintenance now that all major repairs have been completed.

7. ADOPTION OF THE PROPOSED OPERATING BUDGET EFFECTIVE JULY 1, 2008

The proposed budget was presented to the owners for their review, noting an 8% increase in strata fees. Following discussion, a **MOTION** was made, and **SECONDED** to vote on the budget as presented **AND CARRIED UNANIMOUSLY**.

Due to the late date of the Annual General meeting, you need to submit a cheque for the difference between the old amount and the new amount as per the attached schedule.

8. CONSIDERATION OF ¼ VOTE**RESOLUTION 1 - LANDSCAPING AND MAINTENANCE REPAIRS**Explanation:

In order to ensure the overall value and proper maintenance of our buildings, the Strata Council recommends that the balance of the monies left over from the Phase II repair be allocated to other necessary landscaping and repair projects. In accordance with the Strata Property Act, the balance left over from the Phase II project will be refunded to the owners as per the Unit Entitlement Schedule, and at the same time, the exact amount to be refunded will be levied against each strata lot for the new project. Therefore;

BE IT RESOLVED

By a ¼ vote of The Owners pursuant to section 108 of the *Strata Property Act*, that THE OWNERS, STRATA PLAN LMS 2379 "The Ivy's" (the "Strata Corporation") hereby approve the passing of a special levy in the amount of \$45,000.00 to undertake landscaping upgrades and various building repairs. Each strata lot's share of the special levy is calculated based on the unit entitlement of each strata lot and the amount of each strata lot's share of the levy is set out on the attached schedule. The special levy is due and payable upon approval of this resolution. Simultaneously to the passing of this resolution, the registered owner of the strata lot will be credited with their unit entitlement share of the total funds remaining of approximately \$45,000.00 from the Special Levy Account Levied as per Schedule B.

After discussion a **MOTION** was made to vote on the resolution as presented. The Motion was **SECONDED AND CARRIED (25 in Favour, 2 Opposed, 0 Abstentions)**

Please note that the levy has passed and there is no payment required by you as you will be credited your portion from the last levy rebate as per the Strata Property Act which covers this new levy.

9. ELECTION OF COUNCIL

Council for 2007 / 2008 automatically retired from their positions pursuant to the Strata Property Act. The floor was opened for nominations for Council for 2008 / 2009. The following owners were nominated for Council

Ron Downs	202 – 665
Robyn McDowell	207 – 657
Donald Phillips	210 – 665 (Declined)
Michael Carston	107 – 669
Donna Ashman	102 – 675
Scott Venn	204 – 675
Moreen Cobb	206 – 675
Jeremy Kis	107 – 685

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

9. NEW BUSINESS

a) **Sealed Windows:** The owners asked the Strata Council to provide clarification of who is responsible for the repair and maintenance of failed sealed windows, whether it be the individual owner or the Strata Corporation.

b) **Caretaker:** Don Phillips advised the owners who weren't already aware, that Donna Ashman would be listing her unit for sale and therefore upon the sale, she will no longer be providing caretaker coverage for The Ivy's. The owners expressed their gratitude for a job very well done and that she will be dearly missed. In the meantime, Donna Ashman provided a job description; the Strata Council will look at finding a suitable replacement if possible. Any owners interested in taking over Donna's position are asked to contact the Council.

c) **Leak Between Units 71 & 73**

The owners advised Council that an intermittent leak that appears between the units of 71 & 73. The Strata Council advised that Donna Ashman is working on sourcing the leak and it appears to be coming from a unit when their one shower is in use.

d) **Security**

Don Phillips touched briefly on the security of The Ivy's. He suggested that there are a few items for the new Council to look at initiating, such as installing bars around the post office mail box and that owners should be vigilant in watching what is going on around the complex and don't be afraid to report an unusual sightings to the Council.

As well, you should ensure you provide Century 21 with your own personal contact information and emergency contact information, should you not be available in the event that something happens to your unit.

e) **Dryer Vents**

The Strata Council stressed the importance of ensuring dryer vents are cleaned at least every two years. Within the new budget it was suggested that one year the Strata Corporation cleaned the windows and the next year they cleaned the dryer vents and continued that process. In the meantime, the dryer vent cleaning in which the individual owners will be responsible for the cost has been scheduled this for October 4, 2008.

f) **Shut Off Valves**

The Strata Council asked for help in assisting with a project to list all shut off valves in the building as there are currently shut off valves that shut off various units, but it is unknown what units are shut off with what valve. Therefore it is very time consuming in the event of an emergency for the damages that could be incurred as well as the additional cost for the plumber. Owners who have volunteered had provided their names to Scott Venn and he will arrange a date to run through all the shut off valves and list them accordingly.

g) **Noisy Pipe:**

It appears that the noisy pipe issue has been resolved in some units, but not in others. It has been strongly encouraged by the Strata Council that all owners, if you have not already done so, replace the toilet flappers on your toilets, as this appears to be likely the source of the problem. You can buy a replacement kit from Home Depot for very minimal cost.

h) **Garbage Gate**

An owner volunteered to Council about possible ways of securing the garbage area better so it will help alleviate the vagrants in the area. The Strata Council thanked this owner for their input and asks that they advise of a plan and forward that to Council for further review.

On that note, the Strata Council would like to remind all owners to ensure you please do not put anything in or around the garbage other than regular household refuse as this is not allowed to be placed in the bin, but it is your responsibility to take off site yourself and also attracts vagrants to the complex.

i) Council

An owner acknowledged and asked fellow owners to acknowledge the Strata Council for their hard work as a volunteer position, as they had done extensive work and an excellent job this year. A round of applause was provided for the outgoing Council.

10. ADJOURNMENT

There being no further business, a motion was made to adjourn the meeting at 8:45 PM. The next scheduled Council Meeting has been scheduled for Tuesday, October 14, 2008 at 6:45 pm in unit #204 – 675 W. 7th Avenue, Vancouver, BC.

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

IT HAS BECOME A STANDARD PRACTICE IN THE REAL ESTATE INDUSTRY THAT OWNERS PROVIDE TWO (2) YEARS OF COUNCIL AND GENERAL MEETING MINUTES TO POTENTIAL PURCHASERS. PLEASE RETAIN YOUR MINUTES FOR TWO YEARS AS THERE IS A FEE TO OWNERS WHO REQUIRE ADDITIONAL COPIES OF THE MINUTES.

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.

IAGM080916

**COUNCIL MEETING OF STRATA PLAN LMS 2379 THE IVY'S HELD AT #204 - 675 W. 7th
VANCOUVER, BC ON TUESDAY, OCTOBER 14, 2008 AT 6:45 PM**

PRESENT:

Moreen Cobb	President	#206 – 675
Mike Carston	Vice President	#107 – 669
Scott Venn	Treasurer	#204 – 675
Donna Ashman	Security/Landscaping	#102 – 675
Robyn Mcdowell		#207 – 657
Ron Downs		#202 – 655

ABSENT WITH REGRETS:

Jeremy Kis	#107 – 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 by Strata Agent, Jarvie Way at 6:55 pm

2. ELECTION OF OFFICERS

It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To elect the following officers: Moreen Cobb, President; Mike Carston, Vice President; Scott Venn Treasurer.

3. ADOPTION OF PREVIOUS MINUTES

It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To adopt the minutes of the August 21, 2008 Council meeting as circulated.

4. FINANCIAL REPORT

a) Financial Statements

It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To adopt the August 2008 financial statements.

b) Owners Arrears/ Strata Maintenance Fees

Council reviewed the owner's arrears report. Owners are reminded to ensure you keep your account up to date; all fees are due and payable on the first of every month. Late payments are subject to fines and interest.

Anyone already on the pre-authorized payment plan will be required to submit a cheque for the difference of the old maintenance amount to the new maintenance amount for the months of July 1, 2008, August 1, 2008 & September 1, 2008. This is required as the Annual General Meeting was held later than usual and we were unable to make the changes for the pre-authorized payments for these months.

If you have already sent in cheques for your Operating Assessment in the old amount, please submit a separate cheque to cover the difference of the old monthly maintenance to the new monthly maintenance for these months.

5. BUSINESS ARISING FROM PREVIOUS MINUTES**a) Phase 2 Building Repair**

As reported last meeting the Phase II building repair is now complete. Council is awaiting final numbers to confirm the exact cost of the repairs. There are still some interior repairs required and Agendum Services will be hired to complete these repairs.

**REMINDER: If owners still have concerns about interior/exterior repairs please inform Century 21 as soon as possible.*

b) Trees

Council has reviewed a proposal from Paraspace Landscaping to replace the trees that were removed in September. Ron Downs has volunteered to follow up with Paraspace on the pricing of the replacement trees.

c) Dryer Duct Cleaning

Owners are to be advised that dryer duct cleaning has been scheduled to commence at **9am on Saturday, November 15th**. All residents are strongly encouraged to sign up for this dryer duct cleaning, as it can potentially be an extreme fire hazard if these ducts are not cleaned. Sign up sheets will be posted by Donna. The duct cleaning cost to each owner will be ***\$42.00**.

**This cost will initially be paid by Century 21, with the owner being responsible for paying back the Strata Corporation.*

d) Boiler Replacement Budgetary Cost

As part of our ongoing maintenance plan, the Strata Council is looking at a proposal to replace all 4 boilers with new and more highly efficient boilers. Our present boilers are nearing the end of their life span and our strata could be facing extensive maintenance costs to keep the current ones working. The Strata does have a Boiler Fund currently in place in the amount of \$21,000.00; as well as, an additional \$10,000.00 pending from this year's budget. The Strata Council has obtained a quote from Ashton Service Group to replace all four boilers. The estimated cost is \$37,942.00 + GST. As additional funds will be needed to complete the boiler replacement, the Strata Council will present a proposal at next year's Annual General Meeting to raise the additional funds required or have approval to expend the extra funds required from the CRF.

6. CORRESPONDENCE

There was none.

7. NEW BUSINESS**a) Drain Cleaning**

Ashton Service Group has advised council that there is excessive sludge in our buildings' sanitary waste lines and strongly suggests that the main lines be cleared. Ashton Service Group presented a quote in the amount of \$8,275.00 + GST to clean all drains and sewer piping for The Ivy's. The Strata Council found it prudent to perform this action, although they did ask our Strata Agent to obtain two more quotes.

b) Sealed Windows

If owners of upper units with skylights are experiencing problems with broken/failed seals please contact our Strata Agent, Jarvie Way, at Century 21.

Division 2 — Powers and Duties of Strata Corporation**Repair and maintenance of property by Strata Corporation**

8 The strata corporation must repair and maintain all of the following:

(a) common assets of the strata corporation;

(b) common property that has not been designated as limited common property;

- (c) limited common property, but the duty to repair and maintain it is restricted to*
- (i) repair and maintenance that in the ordinary course of events occurs less often than once a year, and*
 - (ii) the following, no matter how often the repair or maintenance ordinarily occurs:*
 - (a) the structure of a building;*
 - (b) the exterior of a building;*
 - (c) chimneys, stairs, balconies and other things attached to the exterior of a building;*
 - (d) doors, windows and skylights on the exterior of a building or that front on the common property;*
 - (e) fences, railings and similar structures that enclose patios, balconies and yards;*
- (d) a strata lot in a strata plan that is not a bare land strata plan, but the duty to repair and maintain it is restricted to*
- (i) the structure of a building,*
 - (ii) the exterior of a building,*
 - (iii) chimneys, stairs, balconies and other things attached to the exterior of a building,*
 - (iv) doors, windows and skylights on the exterior of a building or that front on the common property, and*
 - (v) fences, railings and similar structures that enclose patios, balconies and yards.*

c) Enterphone

When Casi was on site to repair entranceway lights they modified the access code signal, too. This means that a signal tone is no longer audible at the gates.

As discussed at the AGM, the access code at the gate will soon be changed for security reasons. Residents of The Ivy's will be notified in advance of the access code change.

d) Contacting Caretaker

Please be reminded that you should not be contacting the caretaker directly unless you have been previously directed to do so. Any inquiries or questions should first be directed to the Strata Agent, Jarvie Way, at Century 21. Then he will contact the caretaker, if necessary.

8. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:15 PM.

The next meeting will be in unit #206 – 675 W. 7th on **Monday, November 17, 2008** at 6:45 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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M081014

**COUNCIL MEETING OF STRATA PLAN LMS 2379 HELD AT #206 - 675 W. 7TH, VANCOUVER, BC
ON TUESDAY, DECEMBER 2, 2008 AT 6:45 PM**

PRESENT:

Moreen Cobb	President	#206 – 675
Scott Venn	Treasurer	#204 – 675
Donna Ashman		#102 – 675
Robyn Mcdowell		#207 – 657
Jeremy Kis		#107 – 685

ABSENT WITH REGRETS:

Mike Carston	Vice President	#107 – 669
Ron Downs		#202 – 655

ALSO IN ATTENDANCE:

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

1. CALL TO ORDER:

The meeting was called to order by Council President, Moreen Cobb at 6:55 pm

2. ADOPTION OF PREVIOUS MINUTES

It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To adopt the minutes of the October 14, 2008 Council meeting as circulated.

3. FINANCIAL REPORTS

a) Financial Statements

It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To adopt the September and October 2008 financial statements.

b) Owners Arrears/ Strata Maintenance Fees

Council reviewed the owner's arrears report. Owners are reminded to ensure you keep your account up to date; all fees are due and payable on the first of every month. Late payments are subject to fines and interest.

Anyone already on the pre-authorized payment plan will be required to submit a cheque for the difference of the old maintenance amount to the new maintenance amount for the months of July 1, 2008, August 1, 2008 & September 1, 2008. This is required as the Annual General Meeting was held later than usual and we were unable to make the changes for the pre-authorized payments for these months.

If you have already sent in cheques for your Operating Assessment in the old amount, please submit a separate cheque to cover the difference of the old monthly maintenance to the new monthly maintenance for these months.

4. BUSINESS ARISING FROM PREVIOUS MINUTES

a) Phase 2 Building Repair

As reported last meeting, the Phase II building repair has been completed. Although one exterior deficiency has since been found. It appears that one window facing the alley has not been painted and there is concern about other areas on the alley that might have been primed

only and not finished with a final coat of paint. Scott Venn advised that he would follow up with BC Building Science to investigate further.

As well, all the interior repairs have now been completed by Agendum Services.

b) Trees

It was agreed to move forward with Para Space proposal to replace the removed trees with Japanese Snowbells as soon as possible. It was noted that the trees could be installed anytime during the winter months, as long as the ground is not frozen. **It was also noted that the trees would not be able to be planted in the exact place where they were removed.** Ron Downs had obtained a second quote on the cost per tree for the replacement trees, and council took his quote into consideration. However, since the total difference in the cost of the trees and the planting of these trees was only \$300 council decided to have Para Space purchase the trees, since they then provide a warranty for the trees.

Para Space will also include any necessary moving of sprinklers in their original estimate for the total cost of tree replacements.

The third courtyard trees will be replaced first and then the Magnolia and the Yews in the 2nd courtyard will be replaced. Fresh soil will be put in all the courtyards in the next few months.

c) Dryer Duct Cleaning

Dickens Chimney Service commenced the dryer cleaning on Saturday, November 15, 2008. They will be returning on Sunday, December 7th to complete the duct cleaning of the units in the 1st courtyard and any other units that were not able to be cleaned on the first day. The Strata Council would like to thank the owners for your great cooperation and participation in this very necessary duct cleaning project.

d) Drain Cleaning

As reported last Council meeting, the Strata Council obtained further quotes for the pipe/drain cleaning. Council decided to go with PJB Mechanical which submitted the lowest quote in the amount of \$5,153.00 + GST. PJB has already begun the work and it is going well. Apparently, there was a significant amount of sludge, etc., in the lines and it was fortuitous that The Ivy's had been so proactive about completing this project.

The Strata Council would like to thank all owners for their cooperation in moving their vehicles and clearing out their parking stalls.

As well, the Strata Council would like to express to all owners/tenants just how good the parkade looks now without any materials stored in it and that it would be much appreciated if you could try not to store items in your parking stall.

e) Sealed Windows

The Strata Council has received a response from a few owners advising of failed window seals. As this items was not originally budgeted for, the Strata Council will look at the replacement of the windows in due time and within the current Strata's budget constraints.

5. CORRESPONDENCE

There was none.

6. NEW BUSINESS

a) Landscaping Contract Renewal

The Strata Council reviewed the landscaping contract renewal proposal from Para Space Landscaping, noting that providing the same service at a \$20.00 per month increase. It was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY

To sign the proposal.

b) Awning

The Strata Council directed the Agent to obtain a quote to fix the glass awning overhangs over the doors in the courtyard as required.

c) Contract Renewal

Council members did meet briefly to discuss our property management company contract since the renewal date is coming up soon.

7. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:55 PM.

The next meeting will be in unit #206 – 675 W. 7th on Tuesday, January 13, 2009 at 6:45 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

IT HAS BECOME A STANDARD PRACTICE IN THE REAL ESTATE INDUSTRY THAT OWNERS PROVIDE TWO (2) YEARS OF COUNCIL AND GENERAL MEETING MINUTES TO POTENTIAL PURCHASERS. PLEASE RETAIN YOUR MINUTES FOR TWO YEARS AS THERE IS A FEE TO OWNERS WHO REQUIRE ADDITIONAL COPIES OF THE MINUTES.

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.

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