

**MINUTES OF THE MEETING OF THE COUNCIL OF OWNERS
STRATA PLAN LMS2379 THE IVY'S HELD ON MONDAY, JANUARY 18, 2010
AT 6:45 PM IN #206-675 W. 7TH, VANCOUVER, BC**

COUNCIL IN ATTENDANCE:

Moreen Cobb, President	#206-675
Jennifer Rollins	#203-685
Jamie Maxwell	#101-657

ABSENT WITH REGRETS:

Mike Carton, Vice President	#107-669
Vicki Leung, Treasurer	#205-669

ALSO IN ATTENDANCE:

Jarvis Way, Strata Agent
CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.
PROPERTY MANAGEMENT DIVISION

1. CALL TO ORDER:

The meeting was called to order by Council President, Moreen Cobb at 6:50 p.m.

2. ADOPTION OF PREVIOUS MINUTES – DECEMBER 2, 2009

It was, **MOVED, SECONDED AND CARRIED UNANIMOUSLY** to adopt the December 2009 Financial Statements.

3. FINANCIAL REPORTS

a) Financial Statements

It was, **MOVED, SECONDED AND CARRIED UNANIMOUSLY** to adopt the November and December 2009 Financial Statements.

b) Home Renovation Tax Credit

Council has been advised that the Home Renovation Tax Credit is available to individual strata lot owners for expenditures relating to common property renovations made by their strata. The Council has been advised that a statement, similar to that prepared for a proposed special levy payment schedule, which indicates the total expenditure for the renovations and the individual strata lot owner's unit entitlement share of that expenditure, is sufficient documentation to support the strata lot owner's claim for this tax credit.

Century 21 has been directed by council to provide this statement of common property renovations completed after January 27, 2009 and before February 1, 2010 to each individual strata lot owner.

c) Owners Arrears/Strata Maintenance Fees

Council reviewed the owners' 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 interests.

ANY OWNER WITH QUESTIONS OR CONCERN REGARDING THEIR MAINTENDANCE FEE ACCOUNT SHOULD CONTACT THE ACCOUNTS RECEIVABLE DEPARTMENT OF CENTURY 21 PRUDENTIAL OFFICE AT 604-273-1745. ALL OWNERS ARE ADVISED THAT CENTURY 21 DOES NOT SEND OUT REMINDER LETTERS REGARDING MAINTENANCE FEES. PLEASE ENSURE YOUR ACCOUNT IS CURRENT.

4. BUSINESS ARISING FROM PREVIOUS MINUTES

a) Rooftop Decks

The Strata Council agreed to hire Agendum Services to carry out an independent inspection of the interior repair work completed by Columbus Construction. This repair work was necessary after roof deck restoration work by Columbus caused interior damage to 5 of the units. This independent inspection is to ensure that all interior repair work has been completed to the owner's and the Council's satisfaction.

b) Annual Fire Inspection

Annual Fire Inspection was being undertaken at the time of meeting. The Strata Council will await the deficiency and missed suite report and review it at the next Council Meeting.

5. CORRESPONDENCE

There was None.

6. THE NEW BUSINESS

a) Fireplace Cleaning

The Strata Council directed the Strata Agent to follow up and obtain a quotation from fireplace cleaning companies to come on site and inspect and if required clean fireplaces. Residents are advised that this would be a mandatory inspection and all costs incurred will be the responsibility of the owners and not the Strata Corporation. However, all owners are encouraged to sign up for this program to ensure proper efficiency of your fireplace and the safety of all residents.

7. NEXT MEETING

The next meeting will be held on Monday, March 8, 2010 at unit 206-675 W., 7th, Vancouver, B.C.

8. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:45 p.m.

Respectfully Submitted,
Jarvie Way, Property Agent
CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.
PROPERTY MANAGEMENT DIVISION
Administrative Assistant: Angie Koh
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.