



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

Date: January 28, 2009

MEMO TO: ALL OWNERS, STRATA PLAN LMS 740

FROM: Enrique Talens, Strata Management Representative
Century 21 Prudential Estates (RMD) Ltd.

RE: ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #38

Building Managers' Office Telephone: 604-689-9802
Messages are checked three times a day
Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact
Century 21 at 604-273-1745

ATTENDEES:	Blair Smith	President	BS
	Doug Robert	Vice President	DR
	Claire Kalfon	Treasurer	CK
	Gigi Ngoh	Council Member	GN
	Melissa Lopez	Council Member	ML
	Joe Hersch	Council Member	JH
	Enrique Talens	Strata Manager	PM
		Century 21 Prudential Estates (RMD) Ltd. Property Management Division	
	Rade & Nancy	Building Managers	BM
ABSENT with regrets:	Dal Fleischer	Secretary	DF

DISTRIBUTION: All Owners, Strata Plan LMS 740

MEETING DATE: Tuesday, January 20, 2009 @ 7:00 PM – Lobby Office

NEXT MEETING: Tuesday, February 17, 2009 @ 7:00 PM – Lobby Office

TOPICS

- | | | | |
|------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Adoption of Minutes | 8) Insurance | 15) Window Cleaning | 22) Plumbing |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection | 23) Mechanical |
| 3) Announcements | 10) Elevators | 17) Stairwells | 24) Electrical |
| 4) Financial Report | 11) Garage | 18) Move ins/outs | 25) Dryer Ducts/Vents |
| 5) Gardening Report | 12) Social Events | 19) Mail Room | 26) Visitor Parking |
| 6) Correspondence | 13) Reminders | 20) Building Envelope | 27) Back Burner List |
| 7) Security | 14) Lockers | 21) Cleaning | 28) New Business |

1)	ADOPTION OF MINUTES		
	It was moved, seconded and carried (unanimously) to approve the Minutes of the previous Council Meeting.		
2)	BUILDING MANAGER'S REPORT		
2)34.1	Water damage was caused by hot water tank failure. Work on affected areas almost complete.	PM	Ongoing
2)37.1	25 th floor unit left furniture items in garbage area. Unit was assessed fine for by-law violation.	PM	CLOSED
2)37.2	4 th floor unit moved some furniture out without booking an elevator. Strata Manager sent letter of warning.	PM	CLOSED
2)38.1	Letter received from 15 th floor unit complaining that water was dripping onto his car from the parkade ceiling. Strata Manager to send letter explaining that the problem is probably due to the heavy snow this winter and the amount of water accumulated on the parkade floors. Building Manager to monitor in case repair is required.	PM	2/17/09
2)38.2	Letter of complaint received regarding loud noise from a 10 th floor unit. Strata Manager to send letter of warning.	PM	2/17/09
3)	ANNOUNCEMENTS		
4)	FINANCIAL REPORT		
4)38.1	December Financial Statements were approved.	CK	
5)	GARDENING REPORT		
6)	CORRESPONDENCE		
6)37.1	Renovation request received from 25 th floor unit. Strata received necessary forms. Renovation request was approved.	PM	CLOSED
6)38.1	Letter was received from 5 th floor unit asking for reversal of fines. Request was denied as warning letters were previously sent.	PM	2/17/09
6)38.1	Strata Manager to send 2 nd floor unit a letter of warning regarding dog feces on balcony.	PM	2/17/09
7)	SECURITY		
7)38.1	Quote received regarding installations of a new camera and a new fob reader. Awaiting a second quote.	DR	2/17/09
8)	INSURANCE		
9)	GARBAGE		
	A reminder to please flatten all boxes before recycling.		
10)	ELEVATORS		
11)	GARAGE PARKADES		
12)	SOCIAL EVENTS		
13)	REMINDERS		
14)	LOCKERS		
15)	WINDOW CLEANING		
15)30.1	Window washing will be scheduled as soon as the Envelope work is completed for the year.	PM	Ongoing
16)	FIRE INSPECTION		

17)	STAIRWELLS		
18)	MOVE- INS / MOVE-OUTS		
19)	MAIL ROOM		
20)	BUILDING ENVELOPE		
20)3.1	Building Envelope work (scheduled maintenance) almost completed for this year's contract.	PM	Ongoing
21)	CLEANING		
22)	PLUMBING		
23)	MECHANICAL		
24)	ELECTRICAL		
25)	DRYER DUCTS / VENTS		
26)	VISITOR PARKING		
27)	BACK BURNER LIST		
27)35.1	Strata member has volunteered to lead the By-laws review process.	GN	Ongoing
28)	NEW BUSINESS		
28)35.3	Lobby upgrades ongoing.	DR	Ongoing
28)35.5	Council received a complaint regarding loud music coming from a 14 th floor unit. Strata Manager to send letter of warning.	PM	2/17/09
28)36.1	Strata Manager sent letter to 18th floor unit requesting removal of tiles and to return the balcony to its original condition by February 28, 2009.	PM	Ongoing

Meeting Adjourned at 9:10 P.M.



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

Date: February 27, 2009

MEMO TO: ALL OWNERS, STRATA PLAN LMS 740

FROM: Enrique Talens, Strata Management Representative
Century 21 Prudential Estates (RMD) Ltd.

RE: ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #39

Building Managers' Office Telephone: 604-689-9802
Messages are checked three times a day
Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact
Century 21 at 604-273-1745

ATTENDEES:	Blair Smith	President	BS
	Claire Kalfon	Treasurer	CK
	Dal Fleischer	Secretary	DF
	Melissa Lopez	Council Member	ML
	Joe Hersch	Council Member	JH
	Enrique Talens	Strata Manager	PM
	Century 21 Prudential Estates (RMD) Ltd. Property Management Division		
	Rade & Nancy	Building Managers	BM
ABSENT with regrets:	Doug Robert	Vice President	DR
	Gigi Ngoh	Council Member	GN

DISTRIBUTION: All Owners, Strata Plan LMS 740

MEETING DATE: Tuesday, February 17, 2009 @ 7:00 PM – Lobby Office

NEXT MEETING: Tuesday, April 21, 2009 @ 7:00 PM – Lobby Office

TOPICS

- | | | | |
|------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Adoption of Minutes | 8) Insurance | 15) Window Cleaning | 22) Plumbing |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection | 23) Mechanical |
| 3) Announcements | 10) Elevators | 17) Stairwells | 24) Electrical |
| 4) Financial Report | 11) Garage | 18) Move ins/outs | 25) Dryer Ducts/Vents |
| 5) Gardening Report | 12) Social Events | 19) Mail Room | 26) Visitor Parking |
| 6) Correspondence | 13) Reminders | 20) Building Envelope | 27) Back Burner List |
| 7) Security | 14) Lockers | 21) Cleaning | 28) New Business |

1)	ADOPTION OF MINUTES		
	It was moved, seconded and carried (unanimously) to approve the Minutes of the previous Council Meeting.		
2)	BUILDING MANAGER'S REPORT		
2)34.1	Water damage was caused by hot water tank failure. Work on affected areas almost complete.	PM	Ongoing
2)38.1	Letter received from 15 th floor unit complaining that water was dripping onto his car from the parkade ceiling. Building Manager to monitor in case repair is required. Strata Manager sent letter explaining that the problem is probably due to the heavy snow this winter and the amount of water accumulated on the parkade floors.	PM	CLOSED
2)38.2	Letter of complaint received regarding loud noise from a 10 th floor unit. Strata Manager sent letter of warning.	PM	CLOSED
2)39.1	4 th floor unit did not pay move in/move out fee and has not filled out a Form K. Unit will be assessed two separate fines for two by-law violations.	PM	3/21/09
2)39.2	2 nd floor unit moved out during off hours. They were also observed leaving miscellaneous items on loading dock. Unit will be assessed fine for by-law violation as well as a fee for garbage removal.	PM	3/21/09
2)39.3	8 th floor unit moved out during off hours. Unit will be assessed fine for by-law violation.	PM	3/21/09
2)39.4	5 th floor unit was observed moving construction material without booking an elevator. Unit will be assessed fine for by-law violation.	PM	3/21/09
2)39.5	4 th floor unit to be sent letter of warning regarding observed breach of security.	PM	3/21/09
3)	ANNOUNCEMENTS		
4)	FINANCIAL REPORT		
4)39.1	January Financial Statements were approved.	CK	
5)	GARDENING REPORT		
6)	CORRESPONDENCE		
6)38.1	Letter was received from 5 th floor unit asking for reversal of fines. Letter was sent stating request has been denied as warning letters were previously sent.	PM	CLOSED
6)38.1	Strata Manager sent 2 nd floor unit a letter of warning regarding dog feces on balcony.	PM	CLOSED
6)39.1	Second letter of noise complaint received regarding 10th floor unit. Strata Manager to assess fine for by-law violation.	PM	3/21/09
7)	SECURITY		
7)38.1	Quote received regarding installations of a new camera and a new fob reader. Awaiting a second quote.	DR	3/21/09
8)	INSURANCE		
9)	GARBAGE		
10)	ELEVATORS		
11)	GARAGE PARKADES		
12)	SOCIAL EVENTS		
13)	REMINDERS		

14)	LOCKERS		
15)	WINDOW CLEANING		
15)30.1	Window washing will be scheduled as soon as the Envelope work is completed for the year.	PM	Ongoing
16)	FIRE INSPECTION		
17)	STAIRWELLS		
18)	MOVE- INS / MOVE-OUTS		
19)	MAIL ROOM		
20)	BUILDING ENVELOPE		
20)3.1	Building Envelope work (scheduled maintenance) almost completed for this year's contract.	PM	Ongoing
21)	CLEANING		
22)	PLUMBING		
23)	MECHANICAL		
24)	ELECTRICAL		
25)	DRYER DUCTS / VENTS		
26)	VISITOR PARKING		
27)	BACK BURNER LIST		
27)35.1	Strata member has volunteered to lead the By-laws review process.	GN	Ongoing
28)	NEW BUSINESS		
28)35.3	Lobby upgrades ongoing.	DR	Ongoing
28)35.5	Council received a complaint regarding loud music coming from a 14 th floor unit. Strata Manager sent letter of warning.	PM	CLOSED
28)36.1	Strata Manager sent letter to 18th floor unit requesting removal of tiles and to return the balcony to its original condition by February 28, 2009.	PM	Ongoing

Meeting Adjourned at 9:05 P.M.



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

Date: March 23, 2009

MEMO TO: ALL OWNERS, STRATA PLAN LMS 740

FROM: Enrique Talens, Strata Management Representative
Century 21 Prudential Estates (RMD) Ltd.

RE: ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #40

Building Managers' Office Telephone: 604-689-9802
Messages are checked three times a day
Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact
Century 21 at 604-273-1745

ATTENDEES:	Blair Smith	President	BS
	Claire Kalfon	Treasurer	CK
	Dal Fleischer	Secretary	DF
	Joe Hersch	Council Member	JH
	Gigi Ngoh	Council Member	GN
	Rade & Nancy	Building Managers	BM
ABSENT with regrets:	Enrique Talens	Strata Manager	PM
	Century 21 Prudential Estates (RMD) Ltd. Property Management Division		

ABSENT with regrets:	Doug Robert	Vice President	DR
	Melissa Lopez	Council Member	ML

DISTRIBUTION: All Owners, Strata Plan LMS 740

MEETING DATE: Tuesday, March 17, 2009 @ 7:00 PM – Lobby Office

NEXT MEETING: Tuesday, April 21, 2009 @ 7:00 PM – Lobby Office

TOPICS

- | | | | |
|------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Adoption of Minutes | 8) Insurance | 15) Window Cleaning | 22) Plumbing |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection | 23) Mechanical |
| 3) Announcements | 10) Elevators | 17) Stairwells | 24) Electrical |
| 4) Financial Report | 11) Garage | 18) Move ins/outs | 25) Dryer Ducts/Vents |
| 5) Gardening Report | 12) Social Events | 19) Mail Room | 26) Visitor Parking |
| 6) Correspondence | 13) Reminders | 20) Building Envelope | 27) Back Burner List |
| 7) Security | 14) Lockers | 21) Cleaning | 28) New Business |

1)	ADOPTION OF MINUTES		
	It was moved, seconded and carried (unanimously) to approve the Minutes of the previous Council Meeting.		
2)	BUILDING MANAGER'S REPORT		
2)34.1	Water damage was caused by hot water tank failure. Work on affected areas almost complete.	PM	Ongoing
2)39.1	4 th floor unit did not pay move in/move out fee and has not filled out a Form K. Unit was assessed two separate fines for two by-law violations.	PM	CLOSED
2)39.2	2 nd floor unit moved out during off hours. They were also observed leaving miscellaneous items on loading dock. Unit was assessed fine for by-law violation as well as a handling and disposal fee for garbage removal.	PM	CLOSED
2)39.3	8 th floor unit moved out during off hours. Unit was assessed fine for by-law violation.	PM	CLOSED
2)39.4	5 th floor unit was observed moving construction material without booking an elevator. Unit was assessed fine for by-law violation.	PM	CLOSED
2)39.5	4 th floor unit was sent letter of warning regarding observed breach of security.	PM	CLOSED
2)40.1	19 th floor unit was observed to have furniture in the garbage room. Unit will be assessed fine for by-law violation as well as a handling and disposal fee for removal.	PM	4/17/2009
3)	ANNOUNCEMENTS		
	<u>Visitor parking</u> A reminder to have a valid pass displayed and please observe the time limits. No resident parking is allowed on the P1 level.		
4)	FINANCIAL REPORT		
4)40.1	February Financial Statements were approved.	CK	
5)	GARDENING REPORT		
6)	CORRESPONDENCE		
6)39.1	Second letter of noise complaint received regarding 10th floor unit. Strata Manager assessed fine for by-law violation.	PM	CLOSED
6)40.1	Renovation request was received from 3 rd floor unit. Request was approved.		
7)	SECURITY		
7)38.1	Quote received regarding installations of a new camera and a new fob reader. Awaiting a second quote. Quotes received were deemed too expensive to go ahead with at this time.	DR	CLOSED
7)40.1	On Friday, March 13 th , a person was arrested for spray painting graffiti on the wall above the garbage room. We are pressing charges. Thank you to the person who went out of their way to report it to Council as it was happening.		
8)	INSURANCE		
9)	GARBAGE		
10)	ELEVATORS		
11)	GARAGE PARKADES		
12)	SOCIAL EVENTS		
13)	REMINDERS		

14)	LOCKERS		
15)	WINDOW CLEANING		
15)30.1	Window washing will be scheduled as soon as the envelope work is completed for the year. Window washing was completed on March 18th, 19th, and 20th, 2009.	PM	CLOSED
16)	FIRE INSPECTION		
17)	STAIRWELLS		
18)	MOVE- INS / MOVE-OUTS		
19)	MAIL ROOM		
20)	BUILDING ENVELOPE		
20)3.1	Building envelope work (scheduled maintenance) almost completed for this year's contract. First phase now complete. Second phase to begin this Spring.	PM	Ongoing
21)	CLEANING		
22)	PLUMBING		
23)	MECHANICAL		
24)	ELECTRICAL		
25)	DRYER DUCTS / VENTS		
26)	VISITOR PARKING		
27)	BACK BURNER LIST		
27)35.1	Strata member has volunteered to lead the Bylaws review process.	GN	Ongoing
28)	NEW BUSINESS		
28)35.3	Lobby upgrades ongoing.	DR	Ongoing
28)36.1	Strata Manager sent letter to 18th floor unit requesting removal of tiles and to return the balcony to its original condition by February 28, 2009. Strata Manager sent letter extending Strata's request to April 30, 2009.	PM	Ongoing
28)40.1	Awaiting quotes regarding possible installation of camera at the back alley emergency exit.	PM	4/17/2009

Meeting Adjourned at 9:05 P.M.



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

Date: April 28, 2009

MEMO TO: ALL OWNERS, STRATA PLAN LMS 740

FROM: Enrique Talens, Strata Management Representative
Century 21 Prudential Estates (RMD) Ltd.

RE: ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #41

Building Managers' Office Telephone: 604-689-9802

Messages are checked three times a day

Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact
Century 21 at 604-273-1745

ATTENDEES:	Blair Smith	President	BS
	Dal Fleischer	Secretary	DF
	Gigi Ngoh	Council Member	GN
	Joe Hersch	Council Member	JH
	Melissa Lopez	Council Member	ML
	Rade & Nancy	Building Managers	BM
	ABSENT with regrets:	Enrique Talens	Strata Manager

Century 21 Prudential Estates (RMD) Ltd.
Property Management Division

ABSENT with regrets:	Doug Robert	Vice President	DR
	Claire Kalfon	Treasurer	CK

DISTRIBUTION: All Owners, Strata Plan LMS 740

MEETING DATE: Tuesday, April 21, 2009 @ 7:00 PM – Lobby Office

NEXT MEETING: Tuesday, May 19, 2009 @ 7:00 PM – Lobby Office

TOPICS

- | | | | |
|------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Adoption of Minutes | 8) Insurance | 15) Window Cleaning | 22) Plumbing |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection | 23) Mechanical |
| 3) Announcements | 10) Elevators | 17) Stairwells | 24) Electrical |
| 4) Financial Report | 11) Garage | 18) Move ins/outs | 25) Dryer Ducts/Vents |
| 5) Gardening Report | 12) Social Events | 19) Mail Room | 26) Visitor Parking |
| 6) Correspondence | 13) Reminders | 20) Building Envelope | 27) Back Burner List |
| 7) Security | 14) Lockers | 21) Cleaning | 28) New Business |

1)	ADOPTION OF MINUTES		
	It was moved, seconded and carried (unanimously) to approve the Minutes of the previous Council Meeting.		
2)	BUILDING MANAGER'S REPORT		
2)34.1	Water damage was caused by hot water tank failure. Work on affected areas almost complete.	PM	Ongoing
2)40.1	19 th floor unit was observed to have furniture in the garbage room. Unit was assessed fine for by-law violation as well as a handling and disposal fee for removal.	PM	CLOSED
2)41.1	Hot water PRV to be replaced.	PM	5/19/09
2)41.2	The Lobby Office sofa set has been stolen. Investigation underway.	PM	Ongoing
3)	ANNOUNCEMENTS		
	A reminder that balconies are limited common property. There are very specific procedures to be followed before making an alteration to limited common property. For example, an owner must receive not only written approval, but also authorize the presentation of a $\frac{3}{4}$ vote resolution at an AGM. For full details, please refer to bylaw - ALTERING COMMON PROPERTY 6(1) & (2).		
4)	FINANCIAL REPORT		
4)41.1	March Financial Statements will be reviewed at the next Council meeting.	CK	5/19/09
5)	GARDENING REPORT		
5)41.1	Awaiting quotes for annual maintenance.	PM	5/19/09
6)	CORRESPONDENCE		
6)41.1	Noise complaint received from a 5 th floor resident regarding a 6 th floor resident. Owner of 6 th floor unit to be fined. Property Manager to send letter to the owner of the 6 th floor unit informing unit owner of fine.	PM	5/19/09
6)41.2	A 5 th floor resident requested the use of the Lobby Office for an event. Request is denied as the Lobby Office is not available for the use of events at this time. Building Manager to inform resident.	BM	5/19/09
6)41.3	Renovation request was received from a 4th floor unit owner. Request is granted. Property Manager to inform the owner.	PM	5/19/09
6)41.4	Renovation request was received from a 5 th floor unit owner. Request is granted <i>subject to conditions</i> . Property Manager to inform the owner.	PM	5/19/09
6)41.5	Owner of a 6 th floor unit offered to sell the Strata their sofa set to be used in the Lobby Office. Council inspected the sofa set & found it in good condition. Council agreed to purchase it to replace the stolen set.	PM	5/19/09
7)	SECURITY		
7)41.1	Back alley emergency exit camera to be installed.	DR	5/19/09
8)	INSURANCE		
9)	GARBAGE		
10)	ELEVATORS		
11)	GARAGE PARKADES		
12)	SOCIAL EVENTS		

13)	REMINDERS		
14)	LOCKERS		
15)	WINDOW CLEANING		
16)	FIRE INSPECTION		
17)	STAIRWELLS		
18)	MOVE- INS / MOVE-OUTS		
19)	MAIL ROOM		
20)	BUILDING ENVELOPE		
20)3.1	Building Envelope work (scheduled maintenance) almost completed for this year's contract. First phase now complete. Second phase is underway.	PM	Ongoing
21)	CLEANING		
21)41.1	The sidewalks, foundation walls, loading bay & entrances will be power washed.	BM	5/19/09
22)	PLUMBING		
23)	MECHANICAL		
23)41.1	There is an ongoing investigation regarding the back up generator. Awaiting quotes & procedures from Property Manager.	PM	Ongoing
24)	ELECTRICAL		
25)	DRYER DUCTS / VENTS		
26)	VISITOR PARKING		
27)	BACK BURNER LIST		
27)35.1	Strata member has volunteered to lead the By-laws review process.	GN	Ongoing
28)	NEW BUSINESS		
28)35.3	Lobby upgrades ongoing.	DR	Ongoing
28)36.1	Strata Manager sent letter to 18th floor unit requesting removal of tiles and to return the balcony to its original condition by February 28, 2009. Strata Manager sent letter extending Strata's request to April 30, 2009.	PM	Ongoing
28)40.1	Awaiting quotes regarding possible installation of camera at the back alley emergency exit.	PM	CLOSED
28)41.1	Residents from an 8 th floor unit used the elevator for a move without notifying the Building Manager. Unit to be fined, and Property Manager to send letter informing unit owner of fine.	PM	5/19/09

Meeting Adjourned at 9:40 P.M.



Prudential Estates (RMD) Ltd.
SALES & PROPERTY MANAGEMENT
7320 Westminster Highway
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Telephone: (604) 273-1745
Fax: (604) 273-9021

Date: May 27, 2009

MEMO TO: ALL OWNERS, STRATA PLAN LMS 740

FROM: Enrique Talens, Strata Management Representative
Century 21 Prudential Estates (RMD) Ltd.

RE: ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #42

Building Managers' Office Telephone: 604-689-9802
Messages are checked three times a day
Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact
Century 21 at 604-273-1745

ATTENDEES:	Blair Smith	President	BS
	Doug Robert	Vice President	DR
	Claire Kalfon	Treasurer	CK
	Dal Fleischer	Secretary	DF
	Gigi Ngoh	Council Member	GN
	Joe Hersch	Council Member	JH
	Melissa Lopez	Council Member	ML
	Rade & Nancy	Building Managers	BM
	Enrique Talens	Strata Manager	PM
		Century 21 Prudential Estates (RMD) Ltd. Property Management Division	

ABSENT with regrets:

DISTRIBUTION: All Owners, Strata Plan LMS 740

MEETING DATE: Tuesday, May 19, 2009 @ 7:00 PM – Lobby Office

NEXT MEETING: Tuesday, June 16, 2009 @ 7:00 PM – Lobby Office

TOPICS

- | | | | |
|------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Adoption of Minutes | 8) Insurance | 15) Window Cleaning | 22) Plumbing |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection | 23) Mechanical |
| 3) Announcements | 10) Elevators | 17) Stairwells | 24) Electrical |
| 4) Financial Report | 11) Garage | 18) Move ins/outs | 25) Dryer Ducts/Vents |
| 5) Gardening Report | 12) Social Events | 19) Mail Room | 26) Visitor Parking |
| 6) Correspondence | 13) Reminders | 20) Building Envelope | 27) Back Burner List |
| 7) Security | 14) Lockers | 21) Cleaning | 28) New Business |

1)	ADOPTION OF MINUTES		
	It was moved, seconded and carried (unanimously) to approve the Minutes of the previous Council Meeting.		
2)	BUILDING MANAGER'S REPORT		
2)34.1	Water damage was caused by hot water tank failure. Work on affected areas almost complete.	PM	Ongoing
2)41.1	Upon subsequent inspection, it was determined by the plumber that the hot water PRV need not be replaced. Worn parts have been replaced.	PM	CLOSED
2)41.2	The Lobby Office sofa set has been stolen. Investigation ongoing.	PM	CLOSED
2)42.1	An 11 th floor owner reported a water stain above the refrigerator. Building Manager is investigating the source.	BM	6/16/09
2)42.2	A 3 rd floor tenant made an emergency call to Century 21 due to toilet overflow. The plumber & restoration crew were dispatched. It was determined that the overflow was caused by negligence. Strata Manager to inform the rental agent.	PM	6/16/09
2)42.3	A 24 th floor resident was caught on camera leaving a computer monitor in the garbage area. Strata Manager to send a letter informing the owner of a removal fee & fine as this is a bylaw violation (please refer to bylaw #33 Garbage Disposal).	PM	6/16/09
3)	ANNOUNCEMENTS		
	A reminder that balconies are limited common property. There are very specific procedures to be followed before making an alteration to limited common property. For example, an owner must receive not only written approval, but also authorize the presentation of a $\frac{3}{4}$ vote resolution at an AGM. For full details, please refer to bylaw - ALTERING COMMON PROPERTY 6(1) & (2).		
4)	FINANCIAL REPORT		
4)41.1	March & April Financial Statements have been approved.	CK	
5)	GARDENING REPORT		
5)41.1	Awaiting quotes for annual maintenance.	PM	6/16/09
6)	CORRESPONDENCE		
6)41.1	Noise complaint received from a 5 th floor resident regarding a 6 th floor resident. Owner of 6 th floor unit to be fined. Letter has been sent to the owner of the 6 th floor unit informing unit owner of fine.	PM	CLOSED
6)41.2	A 5 th floor resident requested the use of the Lobby Office for an event. Request is denied as the Lobby Office is not available for the use of events at this time. Resident has been informed.	BM	CLOSED
6)41.3	Renovation request was received from a 4th floor unit owner. Request is granted. Owner has been informed in writing.	PM	CLOSED
6)41.4	Renovation request was received from a 5 th floor unit owner. Request is granted <i>subject to conditions</i> . Owner has been informed in writing.	PM	CLOSED
6)41.5	Owner of a 6 th floor unit offered to sell the Strata their sofa set to be used in the Lobby Office. Council inspected the sofa set & found it in good condition. The set has been purchased and is now located in the Lobby Office.	PM	CLOSED
6)42.1	Renovation request was received from a 6 th floor unit owner. Request is granted <i>subject to the condition that the owner MUST ensure that the pipes in question are frozen by a qualified plumber</i> . Strata Manager to inform owner.	PM	6/16/09

6)42.2	Request for ceiling restoration was received from a 23 rd floor owner. Request is granted. Strata Manager to inform owner.	PM	6/16/09
6)42.3	Request to waive interest in fines was received from a 5 th floor owner via the property agent. Request is denied. Strata Manager to inform the owner (via the property agent).	PM	6/16/09
7)	SECURITY		
7)41.1	Back alley emergency exit camera has been installed.	DR	CLOSED
8)	INSURANCE		
9)	GARBAGE		
10)	ELEVATORS		
11)	GARAGE PARKADES		
12)	SOCIAL EVENTS		
13)	REMINDERS		
14)	LOCKERS		
15)	WINDOW CLEANING		
16)	FIRE INSPECTION		
17)	STAIRWELLS		
18)	MOVE- INS / MOVE-OUTS		
19)	MAIL ROOM		
20)	BUILDING ENVELOPE		
20)3.1	Building Envelope work (scheduled maintenance) almost completed for this year's contract. First phase now complete. Second phase is underway.	PM	Ongoing
21)	CLEANING		
21)41.1	The sidewalks, foundation walls, loading bay & entrances will be power washed.	BM	6/16/09
22)	PLUMBING		
23)	MECHANICAL		
23)41.1	There is an ongoing investigation regarding the back up generator. Awaiting quotes & procedures from Strata Manager.	PM	Ongoing
24)	ELECTRICAL		
25)	DRYER DUCTS / VENTS		
26)	VISITOR PARKING		
27)	BACK BURNER LIST		
27)35.1	Strata member has volunteered to lead the By-laws review process. Strata Manager to verify legality of modifications.	GN	Ongoing
28)	NEW BUSINESS		
28)35.3	Lobby upgrades ongoing.	DR	Ongoing

28)36.1	Strata Manager sent letter to 18th floor unit owner requesting removal of tiles and to return the balcony to its original condition by February 28, 2009. Strata Manager sent letter extending Strata's request to April 30, 2009. Owner will remove balcony floor tiles & coordinate further repairs with building engineer	PM	Ongoing
28)41.1	Residents from an 8 th floor unit used the elevator for a move without notifying the Building Manager. Strata Manager sent letter informing unit owner of fine.	PM	CLOSED
28)42.1	A 19 th floor unit has balcony floor tiles. Strata Manager to send letter to inform the owner that this is a bylaw violation.	PM	6/16/09
28)42.2	The Building Managers, Rade & Nancy, requested vacation time for the period of June 28 – July 13 2009. Council granted their request.	PM	CLOSED

Meeting Adjourned at 9:15 P.M.



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

Date: June 24, 2009

MEMO TO: ALL OWNERS, STRATA PLAN LMS 740

FROM: Enrique Talens, Strata Management Representative
Century 21 Prudential Estates (RMD) Ltd.

RE: ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #43

Building Managers' Office Telephone: 604-689-9802
Messages are checked three times a day
Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact
Century 21 at 604-273-1745

ATTENDEES:	Blair Smith	President	BS
	Doug Robert	Vice President	DR
	Claire Kalfon	Treasurer	CK
	Gigi Ngoh	Council Member	GN
	Joe Hersch	Council Member	JH
	Melissa Lopez	Council Member	ML
	Rade Panic	Building Manager	BM

ABSENT with regrets:	Dal Fleischer	Secretary	DF
	Enrique Talens	Strata Manager Century 21 Prudential Estates (RMD) Ltd. Property Management Division	PM

DISTRIBUTION: All Owners, Strata Plan LMS 740

MEETING DATE: Tuesday, June 16, 2009 @ 7:10 PM – Lobby Office (waited for Strata Manager who failed to attend meeting)

NEXT MEETING: Tuesday, July 21, 2009 @ 7:00 PM – Lobby Office

TOPICS

- | | | | |
|------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Adoption of Minutes | 8) Insurance | 15) Window Cleaning | 22) Plumbing |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection | 23) Mechanical |
| 3) Announcements | 10) Elevators | 17) Stairwells | 24) Electrical |
| 4) Financial Report | 11) Garage | 18) Move ins/outs | 25) Dryer Ducts/Vents |
| 5) Gardening Report | 12) Social Events | 19) Mail Room | 26) Visitor Parking |
| 6) Correspondence | 13) Reminders | 20) Building Envelope | 27) Back Burner List |
| 7) Security | 14) Lockers | 21) Cleaning | 28) New Business |

1)	ADOPTION OF MINUTES		
	It was moved, seconded and carried (unanimously) to approve the Minutes of the previous Council Meeting.		
2)	BUILDING MANAGER'S REPORT		
2)34.1	Water damage was caused by hot water tank failure. Work on affected areas almost complete.	PM	Ongoing
2)42.1	An 11 th floor unit owner reported a water stain above the refrigerator. Building Manager investigated the source and the plumber determined that there was a leak in the 12 th floor unit above, caused by a problem in the bathtub drain connection. Plumber has installed a new gasket and sealant. 11 th floor unit ceiling to be repaired.	BM	7/21/09
2)42.2	A 3 rd floor tenant made an emergency call to Century 21 due to toilet overflow. The plumber & restoration crew were dispatched. It was determined that the overflow was caused by negligence. Strata Manager informed the rental agent. Invoice from plumber has been charged back to the 3 rd floor unit owner.	PM	CLOSED
2)42.3	A 23 rd floor resident was caught on camera leaving a computer monitor in the garbage area. Strata Manager sent a letter informing the owner of a removal fee & fine as this is a bylaw violation (please refer to bylaw #33 Garbage Disposal). Unfortunately, the letter was sent to the owner of a 24 th floor unit due to an administration error. Strata Manager to correct mistake.	PM	7/21/09
2)43.1	A 4 th floor owner reported a foggy window (condensation between window layers) in the master bedroom. Building engineer to investigate.	PM	7/21/09
2)43.2	Residents from a 6 th floor unit were caught on camera breaking the emergency generator fence. That same night, they caused some noise disturbance. Strata Manager to send a letter informing the owner of charge back from the fence repair and fine for damage to property.	PM	7/21/09
2)43.3	Residents from 2 separate 2 nd floor units reported finding garbage (food & cigarette butts) on their balconies. One of the residents reported that their patio rug was burned by cigarette butts. This matter will be an ongoing investigation. Violators caught will be given a maximum fine.	PM	Ongoing
2)43.4	A 25 th floor resident was caught on camera moving out without informing the Building Manager and booking the elevator. Strata Manager to send a letter informing the unit owner of fine due to bylaw violation.	PM	7/21/09
2)43.5	A 24 th floor resident was caught on camera leaving a mattress in the garbage area. Strata Manager to send a letter informing the owner of a removal fee and fine as this is a bylaw violation (please refer to bylaw #33 Garbage Disposal).	PM	7/21/09
2)43.6	A 5 th floor resident was caught on camera leaving five bags of clothing in the garbage area by the garbage bin. Strata Manager to send a warning letter informing the owner that all bags must be put into the garbage bin (please refer to bylaw #33 Garbage Disposal).	PM	7/21/09
2)43.7	An overflowed sink in the master bathroom of a 22 nd floor unit caused water damage to units on the 21 st , 20 th & 18 th floors. Restoration crew was on site with drying equipment.	PM	7/21/09
2)43.8	There was an attempt to break into a 7 th floor unit. Building Manager spoke with both the owner & tenants. They contacted the Vancouver Police Department who investigated on site. This is now an open case file.	PM	CLOSED

3)	ANNOUNCEMENTS		
	Please be advised that violation of bylaw #3(5)(g) &/or (h) 'Use Of Property' WILL result in a maximum fine of \$200 levied against the owner of the strata lot. <i>Bylaw #3 - Use of Property: (5) An owner, tenant or occupant must not: (g) shake any mops or dusters of any kind, nor throw any refuse, out of the windows or doors or from the balcony of a strata lot; (h) do anything that will increase the risk of fire or the rate of insurance on the building or any part thereof;</i>		
4)	FINANCIAL REPORT		
4)41.1	May Financial Statements have been approved.	CK	
5)	GARDENING REPORT		
5)41.1	Awaiting quotes for annual maintenance.	PM	6/16/09
6)	CORRESPONDENCE		
6)42.1	Renovation request was received from a 6 th floor unit owner. Request is granted <i>subject to the condition that the owner MUST ensure that the pipes in question are frozen by a qualified plumber.</i> Strata Manager has informed the owner in writing.	PM	CLOSED
6)42.2	Request for ceiling restoration was received from a 23 rd floor owner. Request is granted. Strata Manager has informed the owner.	PM	CLOSED
6)42.3	Request to waive interest in fines was received from a 5 th floor owner via the property agent. Request is denied. Strata Manager has informed the owner (via the property agent) in writing.	PM	CLOSED
6)43.1	A letter of complaint was received from the owner of a 14 th floor unit regarding abusive behavior and breach of security from a 6 th floor unit resident / visitor. The owner of the 14 th floor unit felt threatened by the 6 th floor unit resident / visitor. This incident was caught on camera. Strata Manager to send a letter informing the owner of the 6 th floor unit of maximum fine issued due to several bylaw violations.	PM	7/21/09
7)	SECURITY		
8)	INSURANCE		
9)	GARBAGE		
10)	ELEVATORS		
11)	GARAGE PARKADES		
12)	SOCIAL EVENTS		
13)	REMINDERS		
14)	LOCKERS		
15)	WINDOW CLEANING		
16)	FIRE INSPECTION		
17)	STAIRWELLS		
18)	MOVE- INS / MOVE-OUTS		
19)	MAIL ROOM		

20)	BUILDING ENVELOPE		
20)3.1	Building Envelope work (scheduled maintenance) almost completed for this year's contract. First phase now complete. Second phase is underway.	PM	Ongoing
21)	CLEANING		
21)41.1	The sidewalks, foundation walls, loading bay & entrances will be power washed.	BM	CLOSED
22)	PLUMBING		
23)	MECHANICAL		
23)41.1	There is an ongoing investigation regarding the back up generator. Schematics of two workable options for upgrades to the exhaust of the emergency generator have been received. Awaiting quotes before deciding on which of the two options to choose.	PM	Ongoing
24)	ELECTRICAL		
25)	DRYER DUCTS / VENTS		
26)	VISITOR PARKING		
27)	BACK BURNER LIST		
27)35.1	Strata member has volunteered to lead the By-laws review process. Strata Manager to verify legality of modifications.	GN	Ongoing
28)	NEW BUSINESS		
28)35.3	Lobby upgrades ongoing.	DR	Ongoing
28)36.1	Strata Manager sent letter to 18th floor unit owner requesting removal of tiles and to return the balcony to its original condition by February 28, 2009. Strata Manager sent letter extending Strata's request to April 30, 2009. Balcony floor tiles have been removed, & floor to be leveled. Awaiting quote.	PM	Ongoing
28)42.1	A 19 th floor unit has balcony floor tiles. Strata Manager sent letter to inform the owner that this is a bylaw violation. Assumption of liability has been updated to reflect illegal balcony floor tiles.	PM	CLOSED
28)43.1	Residents of a 14 th floor unit & a 22 nd floor unit have been using their parking stalls as storage areas and littering. Strata Manager to send warning letters to the owners of the 14 th & 22 nd floor units informing them that this is a bylaw violation, and that should this behavior continue, they will be fined.	PM	7/21/09
28)43.2	Resident from a 4 th floor unit was caught on camera keeping the fire exit door open. Strata Manager to send a warning letter informing the unit owner that this is a breach of security and if repeated, a maximum fine will be issued.	PM	7/21/09
28)43.3	A town home resident has a storage unit on the deck. Strata Manager to send warning letter informing the owner that this is a bylaw violation, and they have 30 days from the date of the letter to remove the items.	PM	7/21/09
28)43.4	An 18 th floor unit has water damage resulting from unit above. The owner of the 18 th floor unit refused access into unit for damage & repair assessment. A letter has been sent informing the unit owner that this is a bylaw violation [please refer to bylaw # 7 (1a & b)], and the contractor & Building Manager must be allowed access into the unit for inspection.	PM	7/21/09
28)43.5	A letter was received from a resident requesting the possibility of wheelchair access into the building. Strata member is researching possibilities.	DR	7/21/09

Meeting Adjourned at 10:00 P.M.



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

**ROSEDALE GARDEN
888 HAMILTON STREET
LMS 740**

HOUSE RULE #7

TOWN HOME FIRE DOOR – EMERGENCY EXIT ONLY

Please be advised that the Fire Exit located by the Town Homes leading to the back alley is now an EMERGENCY EXIT ONLY.

Residents and guests may only use this door in the case of an emergency. This door may not otherwise be used for entrance & exit.

Violation of this Rule will result in a \$50 fine.

July 2009



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

**ROSEDALE GARDEN
888 HAMILTON STREET
LMS 740**

HOUSE RULE #8

**USE OF ELEVATOR FOR MINOR DELIVERIES &
REMOVAL OF ITEMS**

All residents who require use of the elevator for minor delivery and removal of items such as furniture, appliances, etc must inform the Building Manager 24 hours in advance. The Building Manager must secure elevator padding before minor deliveries & removals are made to protect the elevator from all possible damage.

There will be NO CHARGE for booking the elevator for minor deliveries & removals.

All minor deliveries and removals must be made between 9:00 AM & 5:00 PM
Monday – Saturday ONLY.

Residents must ensure that all minor deliveries & removals are made via the loading dock door. Residents may NOT use the front door entrance for any deliveries or removals as this is a breach of security.

Violation of this Rule will result in a \$50 fine.

July 2009



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

Date: July 28, 2009

MEMO TO: ALL OWNERS, STRATA PLAN LMS 740

FROM: Enrique Talens, Strata Management Representative
Century 21 Prudential Estates (RMD) Ltd.

RE: ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #44

Building Managers' Office Telephone: 604-689-9802

Messages are checked three times a day

Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact
Century 21 at 604-273-1745

ATTENDEES:	Blair Smith	President	BS
	Doug Robert	Vice President	DR
	Claire Kalfon	Treasurer	CK
	Gigi Ngoh	Council Member	GN
	Melissa Lopez	Council Member	ML
	Rade Panic	Building Manager	BM
	Enrique Talens	Strata Manager	PM

Century 21 Prudential Estates (RMD) Ltd.
Property Management Division

ABSENT with regrets:	Dal Fleischer	Secretary	DF
	Joe Hersch	Council Member	JH

DISTRIBUTION: All Owners, Strata Plan LMS 740

MEETING DATE: Tuesday, July 21, 2009 @ 7:00 PM – Lobby Office

NEXT MEETING: Tuesday, August 18, 2009 @ 7:00 PM – Lobby Office

TOPICS

- | | | | |
|------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Adoption of Minutes | 8) Insurance | 15) Window Cleaning | 22) Plumbing |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection | 23) Mechanical |
| 3) Announcements | 10) Elevators | 17) Stairwells | 24) Electrical |
| 4) Financial Report | 11) Garage | 18) Move ins/outs | 25) Dryer Ducts/Vents |
| 5) Gardening Report | 12) Social Events | 19) Mail Room | 26) Visitor Parking |
| 6) Correspondence | 13) Reminders | 20) Building Envelope | 27) Back Burner List |
| 7) Security | 14) Lockers | 21) Cleaning | 28) New Business |

1)	ADOPTION OF MINUTES		
	It was moved, seconded and carried (unanimously) to approve the Minutes of the previous Council Meeting.		
2)	BUILDING MANAGER'S REPORT		
2)34.1	Water damage was caused by hot water tank failure. Work on affected areas almost complete.	PM	Ongoing
2)42.1	An 11 th floor unit owner reported a water stain above the refrigerator. Building Manager investigated the source and the plumber determined that there was a leak in the 12 th floor unit above, caused by a problem in the bathtub drain connection. Plumber has installed a new gasket and sealant. 11 th floor unit ceiling to be repaired.	BM	8/18/09
2)42.3	A 23 rd floor resident was caught on camera leaving a computer monitor in the garbage area. Strata Manager sent a letter informing the owner of a removal fee & fine as this is a bylaw violation (please refer to bylaw #33 Garbage Disposal). Unfortunately, the letter was sent to the owner of a 24 th floor unit due to an administration error. Strata Manager corrected mistake.	PM	CLOSED
2)43.1	A 4 th floor owner reported a foggy window (condensation between window layers) in the master bedroom. Strata Manager to investigate.	PM	8/18/09
2)43.2	Residents from a 6 th floor unit were caught on camera breaking the emergency generator fence. That same night, they caused some noise disturbance. Strata Manager to send a letter informing the owner of charge back from the fence repair and fine for damage to property.	PM	8/18/09
2)43.3	Residents from 2 separate 2 nd floor units reported finding garbage (food & cigarette butts) on their balconies. One of the residents reported that their patio rug was burned by cigarette butts. This matter will be an ongoing investigation. Violators caught will be given a maximum fine.	PM	Ongoing
2)43.4	A 25 th floor resident was caught on camera moving out without informing the Building Manager and booking the elevator. Strata Manager to send a letter informing the unit owner of fine due to bylaw violation.	PM	8/18/09
2)43.5	A 24 th floor resident was caught on camera leaving a mattress in the garbage area. Strata Manager to send a letter informing the owner of a removal fee and fine as this is a bylaw violation (please refer to bylaw #33 Garbage Disposal).	PM	8/18/09
2)43.6	A 5 th floor resident was caught on camera leaving five bags of clothing in the garbage area by the garbage bin. Strata Manager sent a warning letter informing the owner that all bags must be put into the garbage bin (please refer to bylaw #33 Garbage Disposal).	PM	CLOSED
2)43.7	An overflowed sink in the master bathroom of a 22 nd floor unit caused water damage to units on the 21 st , 20 th & 18 th floors. Restoration crew was on site with drying equipment. All damaged areas are dry. Repairs ongoing.	PM	8/18/09
2)44.1	A 22 nd floor resident was caught on camera moving out without informing the Building Manager and booking the elevator. The resident used all 3 elevators and the front door. Several bylaws were violated. Strata Manager to send a letter informing the owner of these violations as well as fines levied.	PM	8/18/09
2)44.2	A 4 th floor resident was caught on camera moving a sofa through the front door. This is a breach of security. Strata Manager to send a warning letter to the owner.	PM	8/18/09
2)44.3	A 4 th floor unit owner was caught on camera leaving a mattress in the garbage area. Strata Manager to send a letter informing the owner of a removal fee and fine as this is a bylaw violation (please refer to bylaw #33 Garbage Disposal).	PM	8/18/09
3)	ANNOUNCEMENTS		
	<p>Please be advised that violation of bylaw #3(5)(g) &/or (h) 'Use Of Property' WILL result in a maximum fine of \$200 levied against the owner of the strata lot.</p> <p>Bylaw #3 - Use of Property: (5) An owner, tenant or occupant must not:</p> <p>(g) shake any mops or dusters of any kind, nor throw any refuse, out of the windows or doors or from the balcony of a strata lot;</p>		

	<i>(h) do anything that will increase the risk of fire or the rate of insurance on the building or any part thereof;</i>		
4)	FINANCIAL REPORT		
4)44.1	June Financial Statements have been approved.	CK	
5)	GARDENING REPORT		
5)41.1	Awaiting quotes for annual maintenance.	PM	8/18/09
6)	CORRESPONDENCE		
6)43.1	A letter of complaint was received from the owner of a 14 th floor unit regarding abusive behaviour and breach of security from a 6 th floor unit resident / visitor. The owner of the 14 th floor unit felt threatened by the 6 th floor unit resident / visitor. This incident was caught on camera. Strata Manager sent a letter informing the owner of the 6 th floor unit of maximum fine issued due to several bylaw violations.	PM	CLOSED
6)44.1	A letter of complaint was received from the owner of a 22 nd floor unit regarding someone parking illegally in his designated parking stall. Owner was advised by Strata Council to leave a note on this person's car, and to subsequently call a towing company if there is no response.	PM	CLOSED
6)44.2	A renovation request was received from the owner of a 14 th floor unit. Request has been approved <i>pending receipt of Durason underlay & permits from the City</i> . Strata Manager to send a letter informing the owner of renovation conditions.	PM	8/18/09
6)44.3	Correspondence was received from the property agent of a 23 rd floor unit. Council discussed the issue and requested that the Strata Manager respond to their concerns.	PM	8/18/09
6)44.4	Correspondence was received from the property agent of an 8 th floor unit. Council discussed the issue and requested that the Strata Manager respond to their concerns.	PM	8/18/09
6)44.5	Correspondence was received from the property agent of a 6 th floor unit. Council discussed the issue and requested that the Strata Manager respond to their concerns.	PM	8/18/09
6)44.6	A letter was received from the owner of a 12 th floor unit at Jardine's Lookout (867 Hamilton Street). The owner complained that the intercom system at Rosedale Garden was "emanating excessive noise" & this has "become a concern for many of (their) residents". Our Building Manager investigated the issue, and the volume of our intercom system has now been lowered as much as possible. Strata Manager to send a reply to the owner of the 12 th floor unit at Jardine's Lookout.	PM	8/18/09
7)	SECURITY		
7)44.1	Council member received quotes for back alley lighting. Council voted unanimously to install back alley lighting.	DR	8/18/09
8)	INSURANCE		
9)	GARBAGE		
10)	ELEVATORS		
11)	GARAGE PARKADES		
12)	SOCIAL EVENTS		
13)	REMINDERS		
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15)	WINDOW CLEANING		
16)	FIRE INSPECTION		
17)	STAIRWELLS		

18)	MOVE- INS / MOVE-OUTS		
19)	MAIL ROOM		
20)	BUILDING ENVELOPE		
20)3.1	Building Envelope work (scheduled maintenance) almost completed for this year's contract. First phase now complete. Second phase is underway.	PM	Ongoing
21)	CLEANING		
22)	PLUMBING		
23)	MECHANICAL		
23)41.1	There is an ongoing investigation regarding the back up generator. Schematics of two workable options for upgrades to the exhaust of the emergency generator have been received. Awaiting quotes before deciding on which of the two options to choose.	PM	Ongoing
24)	ELECTRICAL		
25)	DRYER DUCTS / VENTS		
26)	VISITOR PARKING		
27)	BACK BURNER LIST		
27)35.1	Strata member has volunteered to lead the By-laws review process. Strata Manager to verify legality of modifications.	GN	Ongoing
28)	NEW BUSINESS		
28)35.3	Lobby upgrades ongoing.	DR	Ongoing
28)36.1	Strata Manager sent letter to 18th floor unit owner requesting removal of tiles and to return the balcony to its original condition by February 28, 2009. Strata Manager sent letter extending Strata's request to April 30, 2009. Balcony floor tiles have been removed, & floor to be leveled. Awaiting quote.	PM	Ongoing
28)43.1	Residents of a 14 th floor unit & a 22 nd floor unit have been using their parking stalls as storage areas and littering. Strata Manager sent warning letters to the owners of the 14 th & 22 nd floor units informing them that this is a bylaw violation, and that should this behaviour continue, they will be fined.	PM	CLOSED
28)43.2	Resident from a 4 th floor unit was caught on camera keeping the fire exit door open. Strata Manager sent a warning letter informing the unit owner that this is a breach of security and if repeated, a maximum fine will be issued.	PM	CLOSED
28)43.3	A town home resident has a storage unit on the deck. Strata Manager sent warning letter informing the owner that this is a bylaw violation, and they have 30 days from the date of the letter to remove the items.	PM	CLOSED
28)43.4	An 18 th floor unit has water damage resulting from unit above. The owner of the 18 th floor unit refused access into unit for damage & repair assessment. A letter has been sent informing the unit owner that this is a bylaw violation [please refer to bylaw # 7 (1a & b)], and the contractor & Building Manager must be allowed access into the unit for inspection. The owner allowed access into his unit to restoration crew with drying equipment. However, he declined Strata's request to repair his flooring. Restoration crew has confirmed that the flooring is completely dry. The owner is satisfied with damaged flooring.	PM	CLOSED
28)43.5	A letter was received from a resident requesting the possibility of wheelchair access into the building. Strata member is researching possibilities.	DR	8/18/09
28)44.1	There are 2 new House Rules – Town Home Fire Door Emergency Exit & Use of Elevator for Minor Deliveries and Removal of Items. Please see attached.	PM	CLOSED

Meeting Adjourned at 10:00 P.M.



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

Date: August 26, 2009

MEMO TO: ALL OWNERS, STRATA PLAN LMS 740

FROM: Enrique Talens, Strata Management Representative
Century 21 Prudential Estates (RMD) Ltd.

RE: ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #45

Building Managers' Office Telephone: 604-689-9802

Messages are checked three times a day

Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact
Century 21 at 604-273-1745

ATTENDEES:	Doug Robert	Vice President	DR
	Dal Fleischer	Secretary	DF
	Claire Kalfon	Treasurer	CK
	Gigi Ngoh	Council Member	GN
	Melissa Lopez	Council Member	ML
	Joe Hersch	Council Member	JH
	Rade Panic	Building Manager	BM

ABSENT with regrets:	Blair Smith	President	BS
	Enrique Talens	Strata Manager Century 21 Prudential Estates (RMD) Ltd. Property Management Division	PM

DISTRIBUTION: All Owners, Strata Plan LMS 740

MEETING DATE: Tuesday, August 18, 2009 @ 7:00 PM – Lobby Office

NEXT MEETING: Tuesday, September 15, 2009 @ 7:00 PM – Lobby Office

TOPICS

- | | | | |
|------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Adoption of Minutes | 8) Insurance | 15) Window Cleaning | 22) Plumbing |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection | 23) Mechanical |
| 3) Announcements | 10) Elevators | 17) Stairwells | 24) Electrical |
| 4) Financial Report | 11) Garage | 18) Move ins/outs | 25) Dryer Ducts/Vents |
| 5) Gardening Report | 12) Social Events | 19) Mail Room | 26) Visitor Parking |
| 6) Correspondence | 13) Reminders | 20) Building Envelope | 27) Back Burner List |
| 7) Security | 14) Lockers | 21) Cleaning | 28) New Business |

1)	ADOPTION OF MINUTES		
	It was moved, seconded and carried (unanimously) to approve the Minutes of the previous Council Meeting.		
2)	BUILDING MANAGER'S REPORT		
2)34.1	Water damage was caused by hot water tank failure. Work on affected areas almost complete.	PM	Ongoing
2)42.1	An 11 th floor unit owner reported a water stain above the refrigerator. Building Manager investigated the source and the plumber determined that there was a leak in the 12 th floor unit above, caused by a problem in the bathtub drain connection. Plumber has installed a new gasket and sealant. 12 th floor unit owner to contact 11 th floor unit owner regarding ceiling repair.	BM	9/15/09
2)43.1	A 4 th floor owner reported a foggy window (condensation between window layers) in the master bedroom. Strata Manager to investigate.	PM	9/15/09
2)43.2	Residents from a 6 th floor unit were caught on camera breaking the emergency generator fence. That same night, they caused some noise disturbance. Strata Manager sent a letter informing the owner of charge back from the fence repair and fine for damage to property.	PM	CLOSED
2)43.3	Residents from 2 separate 2 nd floor units reported finding garbage (food & cigarette butts) on their balconies. One of the residents reported that their patio rug was burned by cigarette butts. This matter will be an ongoing investigation. Violators caught will be given a maximum fine.	PM	Ongoing
2)43.4	A 25 th floor resident was caught on camera moving out without informing the Building Manager and booking the elevator. Strata Manager sent a letter informing the unit owner of fine due to bylaw violation.	PM	CLOSED
2)43.5	A 24 th floor resident was caught on camera leaving a mattress in the garbage area. Strata Manager sent a letter informing the owner of a removal fee and fine as this is a bylaw violation (please refer to bylaw #33 Garbage Disposal).	PM	CLOSED
2)43.7	An overflowed sink in the master bathroom of a 22 nd floor unit caused water damage to units on the 21 st , 20 th & 18 th floors. Restoration crew was on site with drying equipment. All damaged areas are dry. Repairs ongoing.	PM	9/15/09
2)44.1	A 22 nd floor resident was caught on camera moving out without informing the Building Manager and booking the elevator. The resident used all 3 elevators and the front door. Several bylaws were violated. Strata Manager sent a letter informing the owner of these violations as well as fines levied.	PM	CLOSED
2)44.2	A 4 th floor resident was caught on camera moving a sofa through the front door. This is a breach of security. Strata Manager sent a warning letter to the owner.	PM	CLOSED
2)44.3	A 4 th floor unit owner was caught on camera leaving a mattress in the garbage area. Strata Manager sent a letter informing the owner of a removal fee and fine as this is a bylaw violation (please refer to bylaw #33 Garbage Disposal).	PM	CLOSED
2)45.1	On August 4 at 8:30 AM, a resident from the 15 th floor reported that the bicycle storage room had been broken into. The building manager informed the VPD, and a constable was on site to investigate. A case file has been opened. The building manager has repaired the damage to the door, and a stronger chain is now in use.	BM	CLOSED
2)45.2	On August 6, a contractor was on site to finish the electrical vault maintenance. The building was without power for 45 minutes during the maintenance. The emergency generator is in working order, and the next scheduled maintenance is in Summer 2011.	BM	CLOSED
2)45.3	A 23 rd floor resident informed the building manager, and the strata council in writing, that there is a leak on his bathroom ceiling. The leak is most likely caused by a faulty toilet seal in the unit above (24 th floor). The property agent for the 24 th floor unit was informed, and the faulty toilet seal has been replaced. (note: The owner of the unit is responsible for all costs for repairs of this type.)	PM	CLOSED

2)45.4	A 9 th floor resident was caught on camera leaving a rug / carpet in the garbage area. Strata Manager to send a letter informing the unit owner of fine due to bylaw violation.	PM	9/15/09
2)45.5	Council received 2 quotes for the ceiling repair of an 18 th floor unit. Work has started.	PM	9/15/09
2)45.6	Council received 2 quotes for the ceiling repair of a 23 rd floor unit. Work to begin.	PM	9/15/09
3)	ANNOUNCEMENTS		
4)	FINANCIAL REPORT		
4)45.1	July Financial Statements have been approved.	CK	
5)	GARDENING REPORT		
5)41.1	Annual maintenance underway.	PM	9/15/09
6)	CORRESPONDENCE		
6)44.2	A renovation request was received from the owner of a 14 th floor unit. Request has been approved <i>pending receipt of Durason underlay & permits from the City</i> . Strata Manager sent a letter informing the owner of renovation conditions.	PM	CLOSED
6)44.3	Correspondence was received from the property agent of a 23 rd floor unit. Council discussed the issue and Strata Manager responded to their concerns.	PM	CLOSED
6)44.4	Correspondence was received from the property agent of an 8 th floor unit. Council discussed the issue and Strata Manager responded to their concerns.	PM	CLOSED
6)44.5	Correspondence was received from the property agent of a 6 th floor unit. Council discussed the issue and Strata Manager responded to their concerns.	PM	CLOSED
6)44.6	A letter was received from the owner of a 12 th floor unit at Jardine's Lookout (867 Hamilton Street). The owner complained that the intercom system at Rosedale Garden was "emanating excessive noise" & this has "become a concern for many of (their) residents". Our Building Manager investigated the issue, and the volume of our intercom system has now been lowered as much as possible. Strata Manager to send a reply to the owner of the 12 th floor unit at Jardine's Lookout.	PM	9/15/09
6)45.1	Correspondence was received from the property agent of a 6 th floor unit. Council discussed the issue and requested that the Strata Manager respond to their concerns.	PM	9/15/09
6)45.2	Correspondence was received from the property agent of a 5 th floor unit. Council discussed the issue and requested that the Strata Manager respond to their concerns.	PM	9/15/09
6)45.3	Correspondence was received from the building managers requesting an increase in salary. Strata manager to include this item in the AGM agenda.	PM	AGM
7)	SECURITY		
7)44.1	Council member received quotes for back alley lighting. Council voted unanimously to install back alley lighting. Council member has ordered the lighting. Awaiting arrival of order.	DR	9/15/09
8)	INSURANCE		
9)	GARBAGE		
10)	ELEVATORS		
11)	GARAGE PARKADES		
12)	SOCIAL EVENTS		
13)	REMINDERS		
14)	LOCKERS		

15)	WINDOW CLEANING		
16)	FIRE INSPECTION		
16)45.1	The annual fire inspection will take place in September. Dates will be posted in the elevator and mail room notice boards. All residents must ensure access into their units.	BM	9/15/09
17)	STAIRWELLS		
18)	MOVE- INS / MOVE-OUTS		
19)	MAIL ROOM		
20)	BUILDING ENVELOPE		
20)3.1	Building Envelope work (scheduled maintenance) almost completed for this year's contract. First phase now complete. Second phase is underway.	PM	Ongoing
21)	CLEANING		
22)	PLUMBING		
23)	MECHANICAL		
23)41.1	There is an ongoing investigation regarding the back up generator. Schematics of two workable options for upgrades to the exhaust of the emergency generator have been received. Awaiting quotes before deciding on which of the two options to choose.	PM	Ongoing
24)	ELECTRICAL		
25)	DRYER DUCTS / VENTS		
25)45.1	Dryer vent cleaning will take place in September. Dates will be posted in the elevator and mail room notice boards. All residents must ensure access into their units.	BM	9/15/09
26)	VISITOR PARKING		
27)	BACK BURNER LIST		
27)35.1	Strata member has volunteered to lead the By-laws review process. Strata Manager to verify legality of modifications.	GN	Ongoing
28)	NEW BUSINESS		
28)35.3	Lobby upgrades ongoing.	DR	Ongoing
28)36.1	Strata Manager sent letter to 18th floor unit owner requesting removal of tiles and to return the balcony to its original condition by February 28, 2009. Strata Manager sent letter extending Strata's request to April 30, 2009. Balcony floor tiles have been removed, & floor to be leveled. Work has commenced.	PM	Ongoing
28)43.5	A letter was received from a resident requesting the possibility of wheelchair access into the building. Strata member researched possibilities. However, installing an automatic door will be a security breach and all other options require costly re-wiring. Council voted to install a new handle which is easier to maneuver.	DR	9/15/09
28)45.1	Council received quotes for elevator upgrade. Council voted unanimously to upgrade elevators. A strata member has volunteered to oversee the upgrade.	DR	9/15/09
28)45.2	A council member had a car towed from the driveway as it was blocking the wheelchair access ramp, and had been parked there for over 30 minutes. The car was towed at the owner's expense.	SC	CLOSED
28)45.3	Strata Manager sent a warning letter to a town home resident, informing them that the storage unit on their deck is a bylaw violation and they have 30 days from the date of the letter to remove the item. It is past 30 days and the storage unit is still on the deck. Strata Manager to send a letter informing the town home owner of fine due to bylaw violation.	PM	9/15/09

Meeting Adjourned at 9:45 P.M.



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

Date: September 24, 2009

MEMO TO: ALL OWNERS, STRATA PLAN LMS 740

FROM: Axel Tjaden, Strata Management Representative
Century 21 Prudential Estates (RMD) Ltd.

RE: ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #47

Building Managers' Office Telephone: 604-689-9802

Messages are checked three times a day

Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact
Century 21 at 604-273-1745

ATTENDEES:	Blair Smith	President	BS
	Claire Kalfon	Treasurer	CK
	Gigi Ngoh	Council Member	GN
	Melissa Lopez	Council Member	ML
	Axel Tjaden	Strata Manager	PM
		Century 21 Prudential Estates (RMD) Ltd. Property Management Division	

ABSENT with regrets:	Doug Robert	Vice President	DR
	Dal Fleischer	Secretary	DF
	Joe Hersch	Council Member	JH

DISTRIBUTION: All Owners, Strata Plan LMS 740

MEETING DATE: Tuesday, September 22, 2009 @ 7:00 PM – Lobby Office

NEXT MEETING: Tuesday, October 20, 2009 @ 7:00 PM – Lobby Office

TOPICS

- | | | | |
|------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Adoption of Minutes | 8) Insurance | 15) Window Cleaning | 22) Plumbing |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection | 23) Mechanical |
| 3) Announcements | 10) Elevators | 17) Stairwells | 24) Electrical |
| 4) Financial Report | 11) Garage | 18) Move ins/outs | 25) Dryer Ducts/Vents |
| 5) Gardening Report | 12) Social Events | 19) Mail Room | 26) Visitor Parking |
| 6) Correspondence | 13) Reminders | 20) Building Envelope | 27) Back Burner List |
| 7) Security | 14) Lockers | 21) Cleaning | 28) New Business |

1)	ADOPTION OF MINUTES		
	It was moved, seconded and carried (unanimously) to approve the Minutes of the previous Council Meeting.		
2)	BUILDING MANAGER'S REPORT		
2)34.1	Water damage was caused by hot water tank failure. Work on affected areas completed.	PM	CLOSED
2)42.1	An 11 th floor unit owner reported a water stain above the refrigerator. Building Manager investigated the source and the plumber determined that there was a leak in the 12 th floor unit above, caused by a problem in the bathtub drain connection. Plumber has installed a new gasket and sealant. 12 th floor unit owner to contact 11 th floor unit owner regarding ceiling repair. Strata is no longer involved in this matter, as it is the owners' responsibility.	BM	CLOSED
2)43.1	A 4 th floor owner reported a foggy window (condensation between window layers) in the master bedroom. Strata Manager recommended that building engineers submit a report.	PM	10/20/09
2)43.3	Residents from 2 separate 2 nd floor units reported finding garbage (food & cigarette butts) on their balconies. One of the residents reported that their patio rug was burned by cigarette butts. This matter will be an ongoing investigation. Violators caught will be given a maximum fine.	PM	Ongoing
2)43.7	An overflowed sink in the master bathroom of a 22 nd floor unit caused water damage to units on the 21 st , 20 th & 18 th floors. Restoration crew was on site with drying equipment. All damaged areas are dry. Work almost complete.	PM	10/20/09
2)45.4	A 9 th floor resident was caught on camera leaving a rug / carpet in the garbage area. Strata Manager sent letter informing the unit owner of fine due to bylaw violation.	PM	CLOSED
2)46.1	There is a broken pipe in the hot water re-circulation line. Pipe to be fixed at the next scheduled maintenance.	BM	10/20/09
2)46.3	The PRV bypass pipe was found dripping during a regular maintenance check. Pipe to be repaired the week of September 21, 2009.	BM	10/20/09
2)46.4	The B.C. Safety Authority inspected the elevators on August 31, 2009. The inspector reported that the elevator contractor has not maintained the elevators according to safety standards. Elevator #2 was shut down immediately. The contractor was contacted and told to restore all elevators to standard operating conditions.	PM	Ongoing
3)	ANNOUNCEMENTS		
	<i>The AGM will be held in the Lobby Office on Wednesday, September 30, 2009 at 7:00 PM. Registration starts at 6:30 PM in the Lobby Office.</i>		
4)	FINANCIAL REPORT		
4)47.1	No Financial Statements were available to review at this time.	CK	
5)	GARDENING REPORT		
5)41.1	Annual maintenance underway.	PM	Ongoing
6)	CORRESPONDENCE		

6)44.6	A letter was received from the owner of a 12 th floor unit at Jardine's Lookout (867 Hamilton Street). The owner complained that the intercom system at Rosedale Garden was "emanating excessive noise" & this has "become a concern for many of (their) residents". Our Building Manager investigated the issue, and the volume of our intercom system has now been lowered as much as possible. Strata Manager sent a reply to the owner of the 12 th floor unit at Jardine's Lookout.	PM	CLOSED
6)45.1	Correspondence was received from the property agent of a 6 th floor unit. Council discussed the issue and Strata Manager responded to their concerns.	PM	CLOSED
6)45.2	Correspondence was received from the property agent of a 5 th floor unit. Council discussed the issue and Strata Manager responded to their concerns.	PM	CLOSED
6)45.3	Correspondence was received from the building managers requesting an increase in salary. Strata manager to include this item in the AGM agenda. The new Strata Manager informed Council that this is not an AGM item. It was moved, seconded and carried (unanimously) to approve the requested increase in salary. Strata Manager to inform building managers in writing.	PM	10/20/09
6)46.1	Correspondence was received from a 6 th floor unit resident. Council discussed the issue and Strata Manager responded to their concerns.	PM	CLOSED
6)46.2	Correspondence was received from a 21 st floor unit resident regarding continual water flow from the bathroom in the unit above (22 nd floor). The Building Manager determined that the water flow is from a malfunctioning toilet in the 22 nd floor unit and asked the resident to repair the toilet. Strata Manager to confirm that toilet is repaired.	PM	10/20/09
6)46.3	Renovation request was received from the owner of a 5 th floor unit. Council reviewed the forms and approved the request.	PM	CLOSED
6)47.1	Correspondence was received from a 6 th floor resident. Strata Manager to send letter explaining Strata fees due as well as reason for charge back on their account.	PM	10/20/09
7)	SECURITY		
8)	INSURANCE		
9)	GARBAGE		
10)	ELEVATORS		
11)	GARAGE PARKADES		
12)	SOCIAL EVENTS		
13)	REMINDERS		
14)	LOCKERS		
15)	WINDOW CLEANING		
16)	FIRE INSPECTION		
16)45.1	The annual fire inspection will take place in October (postponed due to elevator repairs). Dates will be posted in the elevator and mailroom notice boards. All residents must ensure access into their units.	BM	10/20/09
17)	STAIRWELLS		
18)	MOVE- INS / MOVE-OUTS		
19)	MAIL ROOM		

20)	BUILDING ENVELOPE		
20)3.1	Building Envelope work (scheduled maintenance) almost completed for this year's contract. First phase now complete. Second phase is almost complete.	PM	Ongoing
21)	CLEANING		
22)	PLUMBING		
23)	MECHANICAL		
23)41.1	There is an ongoing investigation regarding the back up generator. Schematics of two workable options for upgrades to the exhaust of the emergency generator have been received. Awaiting quotes before deciding on which of the two options to choose.	PM	Ongoing
24)	ELECTRICAL		
25)	DRYER DUCTS / VENTS		
25)45.1	Dryer vent cleaning has been postponed due to elevator repairs. Dates will be posted in the elevator and mailroom notice boards. All residents must ensure access into their units.	BM	10/20/09
26)	VISITOR PARKING		
27)	BACK BURNER LIST		
27)35.1	Strata member has volunteered to lead the By-laws review process. Strata Manager to verify legality of modifications.	GN	Ongoing
28)	NEW BUSINESS		
28)35.3	Lobby upgrades ongoing.	DR	Ongoing
28)36.1	Strata Manager sent letter to 18th floor unit owner requesting removal of tiles and to return the balcony to its original condition by February 28, 2009. Strata Manager sent letter extending Strata's request to April 30, 2009. Balcony floor tiles have been removed and floor leveled. Work completed.	PM	CLOSED
28)45.1	Council received quotes for elevator upgrade. Council voted unanimously to upgrade elevators. A strata member has volunteered to oversee the upgrade. Elevator upgrade postponed due to mechanical repairs.	DR	Ongoing
28)45.3	Strata Manager sent a warning letter to a town home resident, informing them that the storage unit on their deck is a bylaw violation and they have 30 days from the date of the letter to remove the item. It is past 30 days and the storage unit is still on the deck. Strata Manager to send a letter informing the town home owner of fine due to bylaw violation.	PM	10/20/09

Meeting Adjourned at 9:00 P.M.



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

September 9, 2009

**TAKE NOTICE THAT THE ANNUAL GENERAL MEETING
OF THE OWNERS, STRATA PLAN LMS740
WILL BE HELD ON:**

DATE: WEDNESDAY, SEPTEMBER 30, 2009

TIME: REGISTRATION AT 6:30 PM
CALL TO ORDER AT 7:00 PM

PLACE: THE LOBBY OFFICE - ROSEDALE GARDEN
888 HAMILTON STREET, VANCOUVER, BC

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 inform the owners of the operations of the Strata Corporation, to adopt the 2009/2010 Proposed Operating Budget, 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 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 if 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 require a $\frac{3}{4}$ vote in favour cast by eligible voters who are present in person or by 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. PRESIDENT'S REPORT**
- 5. SECURITY REPORT**
- 6. ADOPTION OF PREVIOUS GENERAL MEETING MINUTES**
- 7. INSURANCE COVERAGE (SEE ATTACHED)**
- 8. PROPOSED BUDGET (SEE ATTACHED)**
- 9. ELECTION OF COUNCIL**
- 10. ADJOURNMENT**



International Risk and Insurance Services

BFL CANADA Insurance Services Inc.
1177 West Hastings Street, Suite 200
Vancouver, British Columbia V6E 2K3
Tel.: (604) 669-9600
Fax: (604) 683-9316
Toll Free: 1-866-669-9602

CERTIFICATE OF INSURANCE

Previous Policy No. BFL04LMS0740

Renewal Policy No. BFL04LMS0740

NAMED INSURED The Owners, Strata Plan LMS740, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners.
MAILING ADDRESS Century 21 Prudential Estates (RMD) Ltd.(As Property Manager)
POLICY PERIOD 7320 Westminster Highway, Richmond, BC V6X 1A1
From: April 30, 2008 To: April 30, 2010
12:01 a.m. standard time at the location of the premises as to each of the said dates
INSURED LOCATION 888 Hamilton Street, Vancouver, BC V6B 5W4
293 Smith Street, Vancouver, BC V6B 5W4
ROSEDALE GARDENS
CONSTRUCTION Fire Resisive 25 Storeys 1 Building
OCCUPIED BY INSURED AS 168 Residential Units 0 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 / RB)			\$ 49,156,000
A. All Property - All Risks, Stated Amount Co-Insurance, Limited Guaranteed Replacement Cost, By-Laws .			
All Risks	\$	1,000	
Sewer Backup Damage	\$	20,000	
Water Damage	\$	20,000	
Earthquake Damage	%	10	
Flood Damage	\$	10,000	
Lock & Key	\$	250	\$ 10,000
B. Business Interruption (Gross Rents), Indemnity Period - N/A Months			\$ Not Covered
SECTION II - CRIME (Form 500000-05, Rev. Jan 2000.)			
I. Comprehensive Dishonesty, Disappearance and Destruction - Form A			\$ 10,000
II. Loss Inside the Premises			\$ 5,000
III. Loss Outside the Premises			\$ 5,000
IV. Money Orders and Counterfeit Paper Currency			\$ 5,000
V. Depositors Forgery			\$ 5,000
SECTION III - COMMERCIAL GENERAL LIABILITY (Form 000102, Rev. Nov 2005)			
A. Bodily Injury & Property Damage Liability	Per Occurrence	\$ 500	\$ 10,000,000
	Aggregate	\$ 500	\$ 10,000,000
	Aggregate	\$ 500	\$ 10,000,000
B. Personal and Advertising Injury Liability	Per Occurrence		\$ 10,000,000
	Any One Person		\$ 5,000
C. Medical Payments	Per Occurrence	\$ 500	\$ 25,000
			\$ 500,000
D. Tenants Legal Liability	Per Occurrence		\$ 10,000,000
	Non-Owned Automobile Endorsement SPF #6 - Form 335002-02		\$ 10,000,000
	Contractual Liability Endorsement SEF #94 - Form 335100-01	\$ 500	\$ 10,000,000
	Excluding Long Term Leased Vehicle Endorsement SEF #99 - Form 335300-02		\$ 10,000,000
	Limited Pollution Liability Coverage Endorsement - Form 000114-02	\$ 500	\$ 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	\$ 10,000,000
SECTION V - GLASS (Form 820000-02, Rev. Nov 1998)			
Blanket Exterior Glass	Residential	\$ 100	Blanket
	Commercial	\$ N/A	Not Covered

SUBSCRIPTION

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

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

DATE: May 4, 2009

BFL CANADA Insurance Services Inc.

AUTHORIZED REPRESENTATIVE

BFL makes a difference



International Risk and Insurance Services

BFL CANADA Insurance Services Inc.
1177 West Hastings Street, Suite 200
Vancouver, British Columbia V6E 2K3
Tel.: (604) 669-9600
Fax: (604) 683-9316
Toll Free: 1-866-669-9602

INSURING AGREEMENT		DEDUCTIBLE	LIMIT
SECTION VI – EQUIPMENT BREAKDOWN (EBF 6307)			
Per Occurrence Maximum Limit of Loss:		\$ 1,000	\$ 49,156,000
Time Element Limit: Loss of Profits – Rents N/A Months Indemnity Period		24 Hour Waiting Period	\$ Not Covered
Extra Expenses – Rents N/A Months Indemnity Period			\$ 250,000
A. Objects Insured – objects as described and defined under Form 6307. Excluding Production Machines			
B. Direct Damage Including Repair or Replacement, 110% Margin Percentage.		\$ 1,000	\$
Extensions of Coverage:			
– Ammonia Contamination			\$ 100,000
– By-Laws			\$ 500,000
– Civil Authority			\$ 30 days
– Contingent Business Income Loss			\$ 100,000
– Debris Removal			\$ 100,000
– Decontamination Expense (Subject to Aggregate)			\$ 100,000
– Expediting Expenses			\$ 250,000
– Newly Acquired Equipment			\$ 1,000,000
– Proof of Loss/Claims Preparation Costs			\$ 100,000
– Service Interruption		24 Hour Waiting Period	\$ 50,000
– Water Damage		\$ 1,000	\$ 100,000
– Spoilage			\$ 25,000
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:			\$ 63,244.00

LIST OF INSURERS				
Insurance Company	Section	Participation %	Master Policy Number	
Aviva Insurance Company of Canada	Property	40%	BFL SPW001	
	Crime	100%		
	Commercial General Liability	100%		
	Glass	100%		
AXA Assurances Inc.	Volunteer Accident	100%	9224573	
AXA Pacific Insurance Company	Property	20%	BFL SPW001	
Economical Mutual Insurance Company	Property	40%	BFL SPW001	
Great American Insurance Group	Condominium Directors and Officers Liability	100%	D14100	
XL Insurance Company, Ltd. (minimum and retained)	Pollution Liability	100%	PCN001625805	
Zurich Insurance Company	Equipment Breakdown	100%	8702682	

BFL makes a difference

SUMMARY OF COVERAGES

Insured:	The Owners, Strata Plan LMS740, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners.	Payee:	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.
Property Manager:	Century 21 Prudential Estates (RMD) Ltd.	Policy Period:	April 30, 2009 to April 30, 2010
Coverage:	STRATA	From:	April 30, 2009
		To:	April 30, 2010
Policy No.	Coverages	Underwriters	
BFL04LMS0740	Property	Aviva Insurance Company of Canada AXA Pacific Insurance Company Economical Mutual Insurance Company	
	Pollution Liability	XL Insurance Company, Ltd.	
	Crime	Aviva Insurance Company of Canada	
	Commercial General Liability		
	Condominium Directors and Officers Liability	Great American Insurance Group	
	Equipment Breakdown	Zurich Insurance Company	
	Glass	Aviva Insurance Company of Canada	
	Volunteer Accident	AXA Assurances Inc.	
Property Insured:	888 Hamilton Street, Vancouver, BC V6B 5W4 293 Smithe Street, Vancouver, BC V6B 5W4 ROSEDALE GARDENS		
Perils Insured:	All Risks as defined, subject to \$1,000 Deductible except \$20,000 Deductible for Water Damage/Sewer Back-up Damage, \$10,000 Deductible for Flood Damage, 10% Deductible for Earthquake Damage, \$ 250 Deductible for Lock & Key, Stated Amount Co-insurance Clause, Limited Guaranteed Replacement Cost; By-Laws Increased Amount; Data Exclusion; Terrorism Exclusion; Mould Exclusion.		
Property Coverage:	\$ 49,156,000 \$ 10,000	Buildings, including Earthquake Damage Coverage Lock & Key	
Equipment Breakdown:	\$ 49,156,000 \$ 250,000	Property Damage Extra Expense Subject to: \$1,000 deductible	
Liability Coverage:	\$ 10,000,000	Commercial General Liability, Subject to \$500 Bodily Injury/Property Damage Deductible	
Crime Insurance:	\$ 10,000 \$ 5,000	Employee Dishonesty Broad Form Money and Securities	
Condominium Directors & Officers Liability: (Including Property Managers)	\$ 10,000,000	each claim/annual omissions aggregate	
Exterior Glass:		Residential Blanket – Subject to \$ 100 Deductible	
Pollution Remediation Liability:	\$ 1,000,000	Subject to \$25,000 Deductible \$2,000,000 Aggregate	
Volunteer Accident:	\$ 200,000	See Policy Wordings	
Conditions:	This record sheet is intended for reference only. Please refer to your policy(ies) for complete details.		
BFL Canada Insurance Services Inc.			

LMS 740	PROJECT YEAR	ADOPTED	PROPOSED
Proposed 2009 – 2010 Budget	YEAR END	BUDGET	BUDGET
	JULY 31/09	2008-2009	2009-2010
INCOME			
LATE PAYMENT PENALTIES	\$2,300.00		
BYLAW VIOLATION FINES	\$3,850.00		
INTEREST (BANK ACCT)	\$2,003.10		
CABLE PAYMENT REVENUE	\$529.70		
OPERATING ASSESSMENTS	\$549,612.00	\$549,611.00	\$549,611.00
BUILDING INSPECTION	\$150.00		
ADMINISTRATION FEE	\$0.00		
MOVE IN FEES	\$2,900.00	\$2,400.00	\$2,400.00
MOVE OUT FEE	\$200.00		
LOCKER RENTAL	\$1,155.00	\$1,000.00	\$1,000.00
PARKING	\$25,655.00	\$10,000.00	\$20,000.00
PARKING TAG INCOME	\$0.00		
TOTAL INCOME	\$588,354.80	\$563,011.00	\$573,011.00
GENERAL			
AUDIT	\$1,155.00	\$1,090.00	\$1,200.00
AUDIT REAL ESTATE COUNCIL	\$630.00	\$350.00	\$600.00
CARETAKER SALARY	\$54,853.91	\$40,000.00	\$55,000.00
CARETAKER SUITE	\$14,400.00	\$14,400.00	\$7,200.00
CARETAKER BENEFITS	\$1,022.60	\$2,026.00	\$2,064.00
CARETAKER CELL PHONE	\$1,800.00	\$1,500.00	\$1,500.00
CLEANING: RELIEF & WEEKENDS	\$708.67	\$7,500.00	\$10,000.00
INCOME TAX RETURN	\$1,375.20	\$140.00	\$1,300.00
INSURANCE	\$74,305.51	\$44,000.00	\$50,000.00
INSURANCE DEDUCTIBLES	\$500.00	\$10,000.00	\$40,000.00
INSURANCE APPRAISAL	\$971.25		
MANAGEMENT FEES	\$34,653.14	\$35,000.00	\$35,000.00
OFFICE SUPPLIES	\$201.67	\$500.00	\$500.00
OFFICE TELEPHONE	\$420.99	\$500.00	\$500.00
WCB COVERAGE	\$313.56	\$380.00	\$350.00
LEGAL	\$3,169.67	\$1,000.00	\$1,000.00
COUNCIL ADMINISTRATION	\$0.00	\$500.00	\$500.00
PETTY CASH	\$177.37		\$0.00
DUPLICATING & POSTAGE	\$3,097.01	\$3,000.00	\$3,000.00
BANK CHARGES	\$412.00	\$425.00	\$425.00
TOTAL GENERAL	\$194,167.55	\$162,311.00	\$210,139.00
BUILDING			
BOOSTER FAN INSTALLATION	\$0.00	\$3,000.00	\$0.00
BOILER AND MECHANICAL	\$4,949.90	\$3,500.00	\$0.00
FIRE ALARM MONITORING	\$608.41	\$100.00	\$1,000.00
FIRE ALARM SYSTEMS	\$11,355.41	\$15,000.00	\$12,000.00

ELEVATOR	\$26,082.54	\$15,000.00	\$15,000.00
ELECTRICITY	\$31,972.10	\$33,000.00	\$33,000.00
EXTERMINATION	\$1,866.38	\$2,000.00	\$2,000.00
GARAGE DOOR	\$3,827.99	\$2,000.00	\$2,000.00
GENERAL MAINTENANCE	(\$410.00)		\$0.00
CARPET CLEANING/REPAIRS	\$1,724.50	\$2,000.00	\$2,000.00
HEATING FUEL/GAS	\$46,301.56	\$50,000.00	\$48,000.00
POWER WASHING	\$1,118.25	\$1,000.00	\$0.00
DRAIN CLEANING	\$1,716.59	\$2,000.00	\$0.00
LOCKS/KEYS	\$960.85	\$1,000.00	\$1,000.00
RECYCLING	(\$100.00)	\$0.00	\$2,000.00
REPAIRS – MECH/PLUMBING	\$9,022.79	\$20,000.00	\$27,200.00
REPAIRS – EXTERIOR	\$1,884.33	\$3,000.00	\$15,000.00
REPAIRS ELECTRICAL	\$3,927.16	\$4,000.00	\$10,000.00
REPAIRS – INTERIOR	\$40,428.73	\$50,000.00	\$31,901.58
GARBAGE COLLECTION	\$7,916.28	\$7,850.00	\$8,000.00
DRYER VENT CLEANING	\$477.75	\$18,000.00	\$10,000.00
ENTERPHONE/ENTERCOM	\$148.40		\$500.00
SUPPLIES – JANITOR	\$1,744.44	\$3,500.00	\$3,500.00
WATER AND SEWER CHARGES	\$23,555.59	\$26,000.00	\$26,000.00
WINDOW CLEANING	\$4,462.50	\$4,500.00	\$9,000.00
SECURITY	\$621.25	\$2,500.00	\$10,000.00
TOTAL BUILDING	\$226,163.70	\$268,950.00	\$269,101.58
GROUNDS			
GARDENING	\$0.00	\$6,000.00	\$7,500.00
SUPPLIES	\$4,753.13	\$1,500.00	\$0.00
PARKING LOT MAINTENANCE	\$0.00	\$3,000.00	\$3,000.00
IRRIGATION		\$350.00	\$0.00
TOTAL GROUNDS	\$4,753.13	\$10,850.00	\$10,500.00
CAPITAL			
TRANSFER TO RESERVES	\$39,999.96	\$40,000.00	\$43,270.42
BUILDING ENVELOPE REPAIRS	\$80,000.04	\$80,000.00	\$40,000.00
Total Capital	\$120,000.00	\$120,000.00	\$83,270.42
Total Expenses	\$545,084.38	\$562,111.00	\$573,011.00
SURPLUS / DEFICIT	\$43,270.42		\$0.00

Operating Fund Opening Balance 2009	73545.96
Surplus 2008-09	43270.42
Total	\$116,816.38
CRF Opening Balance	236882.12
Payments	171671.88
Ending Balance	\$65210.24

STRATA PLAN L.M.S. 740 - ROSEDALE GARDEN
 OPERATING ASSESSMENTS
 FOR 2009/2010 PERIOD

Total unit entitlement				
	141173	\$506,340.58	\$43,270.42	\$549,611.00
	UNIT ENTITLEMENT	OPERATING MONTHLY ASSESSMENT	CONTINGENCY MONTHLY ASSESSMENT	TOTAL MONTHLY REMITTANCE
101	1296	\$387.36	\$33.10	\$420.46
102	1335	\$399.02	\$34.10	\$433.12
103	1366	\$408.28	\$34.89	\$443.17
104	1436	\$429.20	\$36.68	\$465.88
105	1389	\$415.16	\$35.48	\$450.64
106	1401	\$418.74	\$35.78	\$454.52
201	896	\$267.80	\$22.89	\$290.69
202	609	\$182.02	\$15.56	\$197.58
203	759	\$226.86	\$19.39	\$246.25
204	578	\$172.76	\$14.76	\$187.52
205	573	\$171.26	\$14.64	\$185.90
206	897	\$268.10	\$22.91	\$291.01
Floor 3 to Floor 11				
01 Units	896	\$267.80	\$22.89	\$290.69
02 Units	609	\$182.02	\$15.56	\$197.58
03 Units	759	\$226.86	\$19.39	\$246.25
04 Units	578	\$172.76	\$14.76	\$187.52
05 Units	578	\$172.76	\$14.76	\$187.52
06 Units	755	\$225.66	\$19.28	\$244.94
07 Units	609	\$182.02	\$15.56	\$197.58
08 Units	896	\$267.80	\$22.89	\$290.69

Floor 12 to Floor 25

<i>01 Units</i>	896	\$267.80	\$22.89	\$290.69
<i>02 Units</i>	912	\$272.59	\$23.29	\$295.88
<i>03 Units</i>	961	\$287.23	\$24.55	\$311.78
<i>04 Units</i>	961	\$287.23	\$24.55	\$311.78
<i>05 Units</i>	911	\$272.29	\$23.27	\$295.56
<i>06 Units</i>	896	\$267.80	\$22.89	\$290.69
TOTALS	141173	\$42,194.84	\$3,606.15	\$45,800.99
ANNUALIZED		\$506,338.08	\$43,273.80	\$549,611.88

**Form A
PROXY APPOINTMENT**

RE: Strata Lot # _____ of Strata Plan L.M.S. 740

Civic Address: _____ - 888 Hamilton Street, Vancouver, BC

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 Annual General Meeting to be held on **Wednesday, September 30, 2009**

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 Annual General Meeting to be held on **Wednesday, September 30, 2009**

Limitations on Proxy, if any

Date: _____ (month) _____ (day) 2009

_____ [Signature of Owner/ Tenant/ Mortgagee]

_____ [Signature of Owner/ Tenant/ Mortgagee]

THE MINUTES OF THE ANNUAL GENERAL MEETING, STRATA PLAN LMS 740 – ROSEDALE GARDENS, HELD ON WEDNESDAY, SEPTEMBER 30, 2009, IN LOBBY OFFICE ON SITE AT 888 HAMILTON STREET, VANCOUVER, B.C.

1. CALL TO ORDER

The meeting was called to order by the Strata Council President Blair Smith at 7:00 PM.

2. QUORUM REPORT

At the conclusion of registration Axel Tjaden, the Strata Agent, reported to the owners that there are one hundred and sixty eight (168) strata lots eligible to vote. Forty (40) strata lots/votes were represented at the meeting, eleven (11) in person and twenty-nine (29) by Proxy. As this did not represent a quorum, the meeting was adjourned for one-half hour as per bylaw section 42 and reconvened at 7:30 PM. As the forty (40) strata lots/votes present account for more than 20% of the total ownership of one hundred and sixty eight (168) the meeting could proceed in accordance with the Strata Property Act and the Bylaws of the Strata Corporation as a quorum had been attained. The Meeting was competent to proceed.

3. PROOF OF NOTICE OF MEETING

The Strata Agent informed the owners that in accordance with the requirements of the Strata Property Act of British Columbia, Notice for the Annual General Meeting had been circulated to each Owner of record. There being no objection forthcoming or Motion to the contrary, the Notice was accepted as delivered and given. There were no objections to the contrary.

4. PRESIDENT'S REPORT

The President Blair Smith addressed the owners present at the meeting and thanked Nancy and Rade Panic the caretakers of the building for all their help through the past year.

It was noted that 45% of the building is occupied by tenants, the majority of which are excellent. Therefore, no rental restriction was brought forward or discussed. It was mentioned that in the past year fines were brought against landlords and owners. Phase 2 of the Exterior Maintenance Repair project is being completed this year to the satisfaction of the engineer and Council. It is anticipated the project will come in on budget. Council hopes to have the interior handles replaced and that the project is signed off by the engineer.

The President thanked Dal Fleischer for his time and endurance on Council as he has been a valued member for many years. He further thanked Gigi Ngoh for serving as President for many years and initiating the Exterior Maintenance Repair project. Further thanks were extended to Joe Hirsch, Doug Robert and Melissa Lopez for all their help.

TREASURER'S REPORT

The Treasurer's report was also presented by Blair Smith. He first thanked Claire Kalfon, the Treasurer, for her time and dedication to the building and her careful perusal of the Financial Statements in regards to double and over billing. It was noted

that there is no increase proposed for the 2009 – 2010 Operating Year. The surplus will be rolled over into the 2010 budget.

He ended by saying that all owners are encouraged to join Council and participate actively in the running of the building and to please get to know your neighbours.

5. SECURITY REPORT

The Security Report was also presented by Blair Smith as Doug Robert was absent from the meeting. It was noted that security cameras were added to the townhouse staircase and additional lighting was added in the back lane. One break-in was reported in the last year. Questions arose regarding the upcoming Olympics and it was noted that additional security funding is available if required.

6. ADOPTION OF THE ANNUAL GENERAL MEETING MINUTES

There being no errors or omissions in the minutes of the previous Annual General Meeting, it was MOVED (BY STRATA LOT 22), SECONDED (BY STRATA LOT 147) AND CARRIED UNANIMOUSLY that the minutes of last year's Annual General Meeting held on September 23, 2008 be adopted as circulated.

The floor was opened to questions regarding the AGM minutes but no discussion ensued and the meeting proceeded.

7. INSURANCE

As per Section 149 of the Strata Property Act the strata corporation must obtain and maintain property insurance on the common property, including buildings shown on the strata plan, the common assets and any fixtures built or installed on a 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. A copy of the current BFL Canada Insurance Services Inc. insurance policy was attached with the Notice of Annual General Meeting.

The Property Agent suggested that residents check with their insurance brokers to make certain that they have adequate coverage for their personal possessions or any improvements and betterments that may have been made to the interior of the strata lot and for liability insurance within the strata lot. It is recommended to take the policy that is attached to these minutes to your broker for review.

8. CONSIDERATION OF THE PROPOSED BUDGET

APPROVE 2009/2010 BUDGET

The Strata Agent opened the floor to questions regarding the proposed 2009/2010 operating budget. Various questions were asked relating to the allocation of funds in the new budget. Subsequent to the discussion it was MOVED (SL 104), SECONDED (SL 117) and CARRIED UNANIMOUSLY to adopt the operating budget in the amount of \$573,011.00.

OWNERS PLEASE NOTE: There will be no increase in your maintenance fees for the new fiscal period beginning August 1, 2009, however please see the attached schedules for maintenance fees to ensure you are paying the correct amount.

If you pay by post-dated cheques, please make your cheques payable to LMS 740. You must track your own post-dated cheques, as the management company does not send out reminders for cheques that run out.

If you pay by the automatic bank debit program, you need to do nothing, as the management company will continue to collect your maintenance fees for the next fiscal period.

Any owner with questions or concerns regarding their maintenance fee account should contact Teresita De Los Santos of the Accounts Receivable Department of the 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.

9. ELECTION OF COUNCIL

The Strata Agent advised the Owners that in accordance with the Strata Property Act the existing Council would retire from office and the Strata Corporation shall elect a new Council. The owners and Strata Agent present thanked Council for all their help throughout the past year.

The floor was opened to nominations. The following owners were nominated:

Blair Smith	Unit 1604
Claire Kalfon	Unit 704
Doug Robert	Unit 106
Gigi Ngoh	Unit 405
Dal Fleischer	Unit 2305
Sunshine Escolarchua	Unit 1102
Gage Garner	Unit 1703

There being no further nominations, it was declared that nominations close. The following Owners were declared elected by acclamation to the Council:

Blair Smith	Unit 1604
Claire Kalfon	Unit 704
Doug Robert	Unit 106
Gigi Ngoh	Unit 405
Dal Fleischer	Unit 2305
Sunshine Escolarchua	Unit 1102
Gage Garner	Unit 1703

10. NEW BUSINESS

Elevator - The elevator problems are being addressed. The Corporation requires everyone's cooperation and patience while the modernization of the cabs is undertaken.

Hallways - A question arose regarding the painting of the hallways. However, no decision was reached regarding this issue. Selective painting and maintenance will likely be done through out the operating year.

Visitor Parking - Please contact the caretaker if you have questions regarding additional parking or visitor parking. One Guest Parking Pass is issued to each unit.

Garbage - Please remember to dispose of household garbage only in the building. All other garbage must be removed by the owner or tenant. Anyone abandoning garbage in the common area of the building or limited common area will be fined.

11. ADJOURNMENT

There being no further business at this Annual General Meeting it was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY that the meeting be terminated at 8:04 PM.

Respectfully Submitted

Axel Tjaden, Strata Property Agent

CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.

PROPERTY MANAGEMENT DIVISION

Administrative Assistant: Angie Koh

Service Department Manager: Greg Dunphy

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

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.

IT HAS BECOME STANDARD PRACTICE IN THE REAL ESTATE INDUSTRY FOR OWNERS TO 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

THE MINUTES OF THE MEETING OF COUNCIL OF OWNERS,
STRATA PLAN L.M.S. 740 – ROSEDALE GARDENS
HELD ON WEDNESDAY, SEPTEMBER 30, 2009, AT THE LOBBY OFFICE ON SITE

Following the Annual General Meeting, the newly elected Strata Council met for the purpose of assigning positions and to set a date for the next Council meeting.

ASSIGNED COUNCIL POSITIONS:

Blair Smith	President	Unit 1604
Claire Kalfon	Treasurer	Unit 704
Doug Robert	Security	Unit 106
Gigi Ngoh	MAL	Unit 405
Dal Fleischer	Vice President	Unit 2305
Sunshine Escolarchua	MAL	Unit 1102
Gage Garner	MAL	Unit 1703

DISCUSSION/BUSINESS

Elevator – Council discussed the requirement to have the Safety Authority, which monitors and licenses the operation of Elevators, approve the new material for the interior of the elevators.

Bylaws – A discussion ensued regarding the bylaw review. The Agent indicated that time was required to further pursue this matter and have the bylaws proofread by a lawyer. Likely this will happen in early 2010. Council will compile a complete set for discussion later in the year.

NEXT SCHEDULED MEETING

The next meeting of the Council is scheduled for **Tuesday, October 20, 2009** in the Lobby Office at 7:00 pm.

ADJOURNMENT

There being no further business at this Meeting, the Meeting adjourned at 8:50 pm.

Respectfully Submitted

Axel Tjaden, Strata Property Agent

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INSURANCE NOTE:

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

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

The Manager strongly recommends that if owners have any questions regarding their insurance requirements or their current homeowner policy, they take the Strata Corporation's insurance certificate to their personal brokers so that they can discuss coverage's to avoid any financial hardship in case of an insurable claim.

Thank You,
Axel Tjaden

LMS 740 ROSEDALE GARDENS	-	-	
BUDGET 2009-2010	-	-	
	-	-	
	PROJECT YEAR	ADOPTED	ADOPTED
	YEAR END	BUDGET	BUDGET
	JULY 31/09	2008-2009	2009-2010
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LATE PAYMENT PENALTIES	\$2,300.00		
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REPAIRS – MECH/PLUMBING	\$9,022.79	\$20,000.00	\$27,200.00
REPAIRS – EXTERIOR	\$1,884.33	\$3,000.00	\$15,000.00
REPAIRS ELECTRICAL	\$3,927.16	\$4,000.00	\$10,000.00
REPAIRS – INTERIOR	\$40,428.73	\$50,000.00	\$31,901.58
GARBAGE COLLECTION	\$7,916.28	\$7,850.00	\$8,000.00
DRYER VENT CLEANING	\$477.75	\$18,000.00	\$10,000.00
ENTERPHONE/ENTERCOM	\$148.40		\$500.00
SUPPLIES - Janitor	\$1,744.44	\$3,500.00	\$3,500.00
WATER AND SEWER CHARGES	\$23,555.59	\$26,000.00	\$26,000.00
WINDOW CLEANING	\$4,462.50	\$4,500.00	\$9,000.00
SECURITY	\$621.25	\$2,500.00	\$10,000.00
TOTAL BUILDING	\$226,163.70	\$268,950.00	\$269,101.58
GROUND			
GROUND			
GARDENING	\$0.00	\$6,000.00	\$7,500.00
SUPPLIES	\$4,753.13	\$1,500.00	\$0.00
PARKING LOT MAINTENANCE	\$0.00	\$3,000.00	\$3,000.00
IRRIGATION		\$350.00	\$0.00
TOTAL GROUNDS	\$4,753.13	\$10,850.00	\$10,500.00
CAPITAL			
CAPITAL			
TRANSFER TO RESERVES	\$39,999.96	\$40,000.00	\$43,270.42
BUILDING ENVELOPE REPAIRS	\$80,000.04	\$80,000.00	\$40,000.00
Total Capital	\$120,000.00	\$120,000.00	\$83,270.42
Total Expenses	\$545,084.38	\$562,111.00	\$573,011.00
SURPLUS / DEFICIT	\$43,270.42		\$0.00

Operating Fund Opening Balance 2009	7,3545.96
Surplus 2008-09	4,3270.42
Total	\$116,816.38
CRF Balance as of August 31, 2009	
Reserve Trust Account	185,426.89
Less Holdback Payable	39,876.22
Total CRF August 31, 2009	\$145,550.67

Strata Plan LMS 740 Unit entitlement Schedule 2009 – 2010**Total unit entitlement**

141173

\$506,340.58**\$43,270.42****\$549,611.00****UNIT
ENTITLEMENT****OPERATING
MONTHLY
ASSESSMENT****CONTINGENCY
MONTHLY
ASSESSMENT****TOTAL MONTHLY
REMITTANCE**

101	1296	\$387.36	\$33.10	\$420.46
102	1335	\$399.02	\$34.10	\$433.12
103	1366	\$408.28	\$34.89	\$443.17
104	1436	\$429.20	\$36.68	\$465.88
105	1389	\$415.16	\$35.48	\$450.64
106	1401	\$418.74	\$35.78	\$454.52
201	896	\$267.80	\$22.89	\$290.69
202	609	\$182.02	\$15.56	\$197.58
203	759	\$226.86	\$19.39	\$246.25
204	578	\$172.76	\$14.76	\$187.52
205	573	\$171.26	\$14.64	\$185.90
206	897	\$268.10	\$22.91	\$291.01

Floor 3 to Floor 11

01 Units	896	\$267.80	\$22.89	\$290.69
02 Units	609	\$182.02	\$15.56	\$197.58
03 Units	759	\$226.86	\$19.39	\$246.25
04 Units	578	\$172.76	\$14.76	\$187.52
05 Units	578	\$172.76	\$14.76	\$187.52
06 Units	755	\$225.66	\$19.28	\$244.94
07 Units	609	\$182.02	\$15.56	\$197.58
08 Units	896	\$267.80	\$22.89	\$290.69

Floor 12 to Floor 25

01 Units	896	\$267.80	\$22.89	\$290.69
02 Units	912	\$272.59	\$23.29	\$295.88
03 Units	961	\$287.23	\$24.55	\$311.78
04 Units	961	\$287.23	\$24.55	\$311.78

<i>05 Units</i>	911	\$272.29	\$23.27	\$295.56
<i>06 Units</i>	896	\$267.80	\$22.89	\$290.69
TOTALS	141173	\$42,194.84	\$3,606.15	\$45,800.99
	ANNUALIZED	\$506,338.08	\$43,273.80	\$549,611.88



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

Date: October 23, 2009

MEMO TO: ALL OWNERS, STRATA PLAN LMS 740

FROM: Axel Tjaden, Strata Management Representative
Century 21 Prudential Estates (RMD) Ltd.

RE: ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #48

Building Managers' Office Telephone: 604-689-9802
Messages are checked three times a day
Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact
Century 21 at 604-273-1745

ATTENDEES:	Blair Smith	President	BS
	Dal Fleischer	Vice President	DF
	Claire Kalfon	Treasurer	CK
	Doug Robert	Secretary	DR
	Gigi Ngoh	Council Member	GN
	Gage Garner	Council Member	GG
	Axel Tjaden	Strata Manager Century 21 Prudential Estates (RMD) Ltd. Property Management Division	PM

ABSENT with regrets:	Sunshine Escofarchua	Council Member	SE
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DISTRIBUTION: All Owners, Strata Plan LMS 740

MEETING DATE: Tuesday, October 20, 2009 @ 7:00 PM – Lobby Office

NEXT MEETING: Tuesday, November 10, 2009 @ 7:00 PM – Lobby Office

TOPICS

- | | | | |
|------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Adoption of Minutes | 8) Insurance | 15) Window Cleaning | 22) Plumbing |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection | 23) Mechanical |
| 3) Announcements | 10) Elevators | 17) Stairwells | 24) Electrical |
| 4) Financial Report | 11) Garage | 18) Move ins/outs | 25) Dryer Ducts/Vents |
| 5) Gardening Report | 12) Social Events | 19) Mail Room | 26) Visitor Parking |
| 6) Correspondence | 13) Reminders | 20) Building Envelope | 27) Back Burner List |
| 7) Security | 14) Lockers | 21) Cleaning | 28) New Business |

1)	ADOPTION OF MINUTES		
	It was moved, seconded and carried (unanimously) to approve the Minutes of the previous Council Meeting.		
2)	BUILDING MANAGER'S REPORT		
2)43.1	A 4 th floor owner reported a foggy window (condensation between window layers) in the master bedroom. Strata Manager recommended that building engineers submit a report. Awaiting replacement window.	PM	11/10/09
2)43.7	An overflowed sink in the master bathroom of a 22 nd floor unit caused water damage to units on the 21 st , 20 th & 18 th floors. Restoration crew was on site with drying equipment. All damaged areas are dry. Work complete.	PM	CLOSED
2)46.1	There is a broken pipe in the hot water re-circulation line. Pipe to be fixed at the next scheduled maintenance. Repair completed.	BM	CLOSED
2)46.3	The PRV bypass pipe was found dripping during a regular maintenance check. Pipe to be repaired the week of September 21, 2009. Repair completed.	BM	CLOSED
2)46.4	The B.C. Safety Authority inspected the elevators on August 31, 2009. The inspector reported that the elevator contractor has not maintained the elevators according to safety standards. Elevator #2 was shut down immediately. The contractor was contacted and told to restore all elevators to standard operating conditions. Repairs underway.	PM	Ongoing
3)	ANNOUNCEMENTS		
3)48.1	Fob Recertification will take place November 25 th & 26 th . Notices with information will be posted	SC	Ongoing
4)	FINANCIAL REPORT		
4)48.1	September Financial Statements were approved.	CK	
4)48.2	The Annual Audit was completed.		
5)	GARDENING REPORT		
5)41.1	Annual maintenance underway.	PM	Ongoing
6)	CORRESPONDENCE		
6)45.3	Correspondence was received from the building managers requesting an increase in salary. Strata manager to include this item in the AGM agenda. The new Strata Manager informed Council that this is not an AGM item. It was moved, seconded and carried (unanimously) to approve the requested increase in salary. Strata Manager informed building managers.	PM	CLOSED
6)46.2	Correspondence was received from a 21 st floor unit resident regarding continual water flow from the bathroom in the unit above (22 nd floor). The Building Manager determined that the water flow is from a malfunctioning toilet in the 22 nd floor unit and asked the resident to repair the toilet. Strata Manager to confirm that toilet is repaired.	PM	11/10/09
6)47.1	Correspondence was received from a 6 th floor resident. Strata Manager sent letter explaining Strata fees due as well as reason for charge back on their account.	PM	CLOSED
6)48.1	Correspondence was received from 2nd floor unit requesting building water shut down to perform plumbing repairs. Strata Manager to send letter explaining the cost and consequences of a water shut down and that it would be advisable to wait for next scheduled maintenance.	PM	11/10/09
6)48.2	Correspondence was received from a 13 th floor unit requesting reimbursement of moving expenses due to all elevators being down at the time of their move. It was moved, seconded and carried (unanimously) to approve the request. Strata Manager to send letter.	PM	11/10/09
7)	SECURITY		
7)48.1	Strata Council member looking into cost of installing cameras in all Parking Levels.	DR	11/10/09
8)	INSURANCE		

9)	GARBAGE		
10)	ELEVATORS		
11)	GARAGE PARKADES		
12)	SOCIAL EVENTS		
13)	REMINDERS		
14)	LOCKERS		
15)	WINDOW CLEANING		
16)	FIRE INSPECTION		
16)45.1	The annual fire inspection will take place this winter (postponed due to elevator repairs). Dates will be posted. All residents must ensure access into their units.	BM	Ongoing
17)	STAIRWELLS		
18)	MOVE- INS / MOVE-OUTS		
19)	MAIL ROOM		
20)	BUILDING ENVELOPE		
20)3.1	Building Envelope work (scheduled maintenance) almost completed for this year's contract. First phase now complete. Second phase is almost complete.	PM	Ongoing
21)	CLEANING		
22)	PLUMBING		
23)	MECHANICAL		
23)41.1	There is an ongoing investigation regarding the back up generator. Schematics of two workable options for upgrades to the exhaust of the emergency generator have been received. Awaiting quotes before deciding on which of the two options to choose.	PM	Ongoing
24)	ELECTRICAL		
25)	DRYER DUCTS / VENTS		
25)45.1	Dryer vent cleaning has been postponed due to elevator repairs. Dates will be posted in the elevator and mailroom notice boards. All residents must ensure access into their units.	BM	11/10/09
26)	VISITOR PARKING		
27)	BACK BURNER LIST		
27)35.1	Strata member has volunteered to lead the By-laws review process. Strata Manager to verify legality of modifications.	GN	Ongoing

28)	NEW BUSINESS		
28)35.3	Lobby upgrades almost complete.	DR	Ongoing
28)45.1	Council voted unanimously to upgrade elevators. A strata member has volunteered to oversee the upgrade. Elevator upgrade postponed due to mechanical repairs.	DR	Ongoing
28)45.3	Strata Manager sent a warning letter to a town home resident, informing them that the storage unit on their deck is a bylaw violation and they have 30 days from the date of the letter to remove the item. It is past 30 days and the storage unit is still on the deck. Strata Manager sent a letter informing the town home owner of fine due to bylaw violation. Council requested Strata Manager send a letter inviting the owner to next Council meeting to discuss this issue.	PM	11/10/09
28)48.1	Council is exploring if there are any possible income producing opportunities with respect to renting out common property or placing advertising on or about the property. Strata Manager to verify legality and possible liabilities.	PM	11/10/09
28)48.2	Owners of two Strata lots were invited to attend the next Council meeting to discuss their overdue accounts in arrears for over 6 months.	PM	11/10/09

Meeting Adjourned at 9:30 P.M.



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

Date: November 25, 2009

MEMO TO: ALL OWNERS, STRATA PLAN LMS 740

FROM: Axel Tjaden, Strata Management Representative
Century 21 Prudential Estates (RMD) Ltd.

RE: ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #49

Building Managers' Office Telephone: 604-689-9802
Messages are checked three times a day
Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact
Century 21 at 604-273-1745

ATTENDEES:	Dal Fleischer	Vice President	DF
	Doug Robert	Secretary	DR
	Gigi Ngoh	Council Member	GN
	Sunshine Escolarchua	Council Member	SE
	Axel Tjaden	Strata Manager Century 21 Prudential Estates (RMD) Ltd. Property Management Division	PM
ABSENT with regrets:	Blair Smith	President	BS
	Claire Kalfon	Treasurer	CK
	Gage Garner	Council Member	GG

DISTRIBUTION: All Owners, Strata Plan LMS 740

MEETING DATE: Tuesday, November 10, 2009 @ 7:00 PM – Lobby Office

NEXT MEETING: Tuesday, December 08, 2009 @ 7:00 PM – Lobby Office

TOPICS

- | | | | |
|------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Adoption of Minutes | 8) Insurance | 15) Window Cleaning | 22) Plumbing |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection | 23) Mechanical |
| 3) Announcements | 10) Elevators | 17) Stairwells | 24) Electrical |
| 4) Financial Report | 11) Garage | 18) Move ins/outs | 25) Dryer Ducts/Vents |
| 5) Gardening Report | 12) Social Events | 19) Mail Room | 26) Visitor Parking |
| 6) Correspondence | 13) Reminders | 20) Building Envelope | 27) Back Burner List |
| 7) Security | 14) Lockers | 21) Cleaning | 28) New Business |

1)	ADOPTION OF MINUTES		
	It was moved, seconded and carried (unanimously) to approve the Minutes of the previous Council Meeting.		
2)	BUILDING MANAGER'S REPORT		
2)43.1	A 4 th floor owner reported a foggy window (condensation between window layers) in the master bedroom. Strata Manager recommended that building engineers submit a report. Installed replacement window.	PM	CLOSED
2)46.4	The B.C. Safety Authority inspected the elevators on August 31, 2009. The inspector reported that the elevator contractor has not maintained the elevators according to safety standards. Elevator #2 was shut down immediately. The contractor was contacted and told to restore all elevators to standard operating conditions. Repairs underway.	PM	Ongoing
2)49.1	There were several problems involving the domestic hot water circulation pump. Contractor was on site to fix these problems.	BM	CLOSED
2)49.2	A 24 th floor resident informed the building manager that a cable on the P1 residential parking gate had snapped. Contractor was called to install a new cable.	BM	CLOSED
2)49.3	A domestic hot water line broke in an 8 th floor unit. A clamp was placed on the pipe.	BM	Ongoing
2)49.4	A 3 rd floor resident informed the building manager that there was a leak in his bathroom ceiling. The plumber investigated and determined that the unit above had a leaky bathtub spout connection. The plumber installed a new spout. 4 th floor unit owner will be charged back.	PM	12/08/09
2)49.5	During a regular building check, the building manager discovered that there was an attempt to break into the bike room. A strong chain and padlock are in place until council receives quotes for a more secure enclosure.	PM	12/08/09
3)	ANNOUNCEMENTS		
3)48.1	Fob Recertification will take place November 25 th & 26 th . Notices with information will be posted. Uncertified FOBs will be deleted and there will be a \$25 reactivation fee per fob.	SC	12/08/09
3)49.1	Owners and residents are reminded that alterations to balconies are not permitted. This includes, and is not limited to, the balcony floor. Owners / residents who have placed coverings such as carpets, turf etc. on their balcony floor MUST remove the coverings ASAP as the building engineer has deemed these items hazardous.		
4)	FINANCIAL REPORT		
4)49.1	Treasurer was absent. October Financial Statements were tabled until next Strata meeting.	CK	12/08/09
5)	GARDENING REPORT		
5)41.1	Annual maintenance underway.	PM	Ongoing
6)	CORRESPONDENCE		
6)46.2	Correspondence was received from a 21 st floor unit resident regarding continual water flow from the bathroom in the unit above (22 nd floor). The Building Manager determined that the water flow is from a malfunctioning toilet in the 22 nd floor unit and asked the resident to repair the toilet. Strata Manager to confirm that toilet is repaired. Toilet is repaired.	PM	CLOSED
6)48.1	Correspondence was received from 2nd floor unit requesting building water shut down to perform plumbing repairs. Strata Manager sent a letter explaining the cost and consequences of a water shut down and that it would be advisable to wait for next scheduled maintenance.	PM	CLOSED
6)48.2	Correspondence was received from a 13 th floor unit requesting reimbursement of moving expenses due to all elevators being down at the time of their move. It was moved, seconded and carried (unanimously) to approve the request. Strata Manager sent letter.	PM	CLOSED
6)49.1	Further correspondence was received from 2 nd floor unit requesting permission to perform plumbing repairs. Strata Manager to coordinate an appointment with the plumber to discuss options, in order to avoid building water shut down.	PM	12/08/09

6)49.2	Correspondence was received from a town home resident regarding a storage unit on their deck, which is a bylaw violation. They requested meeting with Council and the Strata Manager added this to the agenda. However, the resident failed to attend the meeting. Strata Manager to send a letter informing the resident that fines due to this bylaw violation will continue until the storage unit is removed, and the resident is invited to the next Council meeting.	PM	12/08/09
6)49.3	Correspondence was received from Work Safe BC informing the Strata Corporation of a net rate of \$0.72 per \$100.00 of assessable pay role. The maximum assessable payroll per worker is \$71,200 for 2010.	PM	CLOSED
7)	SECURITY		
7)48.1	Strata Council member looking into cost of installing cameras in all Parking Levels. Quote received. Due to the high cost, Council decided to table the decision at this time.	DR	CLOSED
8)	INSURANCE		
9)	GARBAGE		
10)	ELEVATORS		
11)	GARAGE PARKADES		
12)	SOCIAL EVENTS		
13)	REMINDERS		
14)	LOCKERS		
15)	WINDOW CLEANING		
15)49.1	The annual window cleaning was completed the first week of November.	BM	CLOSED
16)	FIRE INSPECTION		
16)45.1	The annual fire inspection will take place this winter (postponed due to elevator repairs). Dates will be posted. All residents must ensure access into their units.	BM	Ongoing
17)	STAIRWELLS		
18)	MOVE- INS / MOVE-OUTS		
19)	MAIL ROOM		
20)	BUILDING ENVELOPE		
20)3.1	Building Envelope work (scheduled maintenance) almost completed for this year's contract. First phase now complete. Second phase is almost complete.	PM	12/08/09
21)	CLEANING		
22)	PLUMBING		
22)49.1	A quote to install a membrane on the boiler room floor was received. Awaiting second quote.	PM	12/08/09
23)	MECHANICAL		
23)41.1	There is an ongoing investigation regarding the back up generator. Schematics of two workable options for upgrades to the exhaust of the emergency generator have been received. Awaiting quotes before deciding on which of the two options to choose.	PM	Ongoing
24)	ELECTRICAL		

25)	DRYER DUCTS / VENTS		
25)45.1	Dryer vent cleaning has been postponed due to elevator repairs. Dates will be posted in the elevator and mailroom notice boards. All residents must ensure access into their units.	BM	Ongoing
26)	VISITOR PARKING		
27)	BACK BURNER LIST		
27)35.1	Strata member has volunteered to lead the By-laws review process. Strata Manager to verify legality of modifications.	GN	Ongoing
28)	NEW BUSINESS		
28)35.3	Lobby upgrades almost complete.	DR	12/08/09
28)45.1	Council voted unanimously to upgrade elevators. A strata member has volunteered to oversee the upgrade. Elevator upgrade postponed due to mechanical repairs. Upgrades now underway.	DR	12/08/09
28)45.3	Strata Manager sent a warning letter to a town home resident, informing them that the storage unit on their deck is a bylaw violation and they have 30 days from the date of the letter to remove the item. It is past 30 days and the storage unit is still on the deck. Strata Manager sent a letter informing the town homeowner of fine due to bylaw violation. Council requested Strata Manager send a letter inviting the owner to next Council meeting to discuss this issue. A letter was sent inviting the owner to the next Council meeting. The owner did not attend.	PM	CLOSED
28)48.1	Council is exploring if there are any possible income producing opportunities with respect to renting out common property or placing advertising on or about the property. Strata Manager to verify legality and possible liabilities.	SC/ PM	12/08/09
28)48.2	Owners of two Strata lots were invited to attend the next Council meeting to discuss their overdue accounts in arrears for over 6 months. The owner of one strata lot settled his overdue account in full. The owner of the other strata lot neither attended the meeting nor responded in writing. Strata Manager to contact the strata lot owner.	PM	12/08/09

Meeting Adjourned at 9:20 P.M.



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

Date: December 15, 2009

Memo TO: ALL OWNERS, STRATA PLAN LMS 740

From: Axel Tjaden, Strata Management Representative
Century 21 Prudential Estates (RMD) Ltd.

RE: ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #50

Building Managers' Office Telephone: 604-689-9802

Messages are checked three times a day

Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact
Century 21 at 604-273-1745

ATTENDEES:	Blair Smith	President	BS
	Dal Fleischer	Vice President	DF
	Claire Kalfon arrived at 8 pm	Treasurer	CK
	Doug Robert	Secretary	DR
	Gage Garner	Council Member	GG
	Sunshine Escofarchua arrived 8:15	Council Member	SE
	Axel Tjaden	Strata Manager Century 21 Prudential Estates (RMD) Property Management Division	PM
Rade Panic	Resident Manager	BM	
Nancy Karan	Resident Manager	BM	

ABSENT with regrets:	Gigi Ngoh	Council Member	GN
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DISTRIBUTION: All Owners, Strata Plan LMS 740

MEETING DATE: Tuesday, December 08, 2009 @ 7:30 PM – Lobby Office

NEXT MEETING: Tuesday, January 19, 2010 @ 7:00 PM – Lobby Office

TOPICS

- | | | | |
|------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Adoption of Minutes | 8) Insurance | 15) Window Cleaning | 22) Plumbing |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection | 23) Mechanical |
| 3) Announcements | 10) Elevators | 17) Stairwells | 24) Electrical |
| 4) Financial Report | 11) Garage | 18) Move ins/outs | 25) Dryer Ducts/Vents |
| 5) Gardening Report | 12) Social Events | 19) Mail Room | 26) Visitor Parking |
| 6) Correspondence | 13) Reminders | 20) Building Envelope | 27) Back Burner List |
| 7) Security | 14) Lockers | 21) Cleaning | 28) New Business |

1)	ADOPTION OF MINUTES		
	It was moved, seconded and carried (unanimously) to approve the Minutes of the previous Council Meeting.		
2)	BUILDING MANAGER'S REPORT		
2)46.4	The B.C. Safety Authority inspected the elevators on August 31, 2009. The inspector reported that the elevator contractor has not maintained the elevators according to safety standards. Elevator #2 was shut down immediately. The contractor was contacted and told to restore all elevators to standard operating conditions. Repairs underway.	PM	Ongoing
2)49.3	A domestic hot water line broke in an 8 th floor unit. Repaired.	BM	CLOSED
2)49.4	A 3 rd floor resident informed the building manager that there was a leak in his bathroom ceiling. The plumber investigated and determined that the unit above had a leaky bathtub spout connection. The plumber installed a new spout. 4 th floor unit owner was charged back.	PM	CLOSED
2)49.5	During a regular building check, the building manager discovered that there was an attempt to break into the bike room. Lock protection place was installed. New deadbolt reinstalled.	PM	CLOSED
2)50.1	Domestic hot water re-circulation line pipe burst causing water damage to some units. Affected areas being repaired.	PM	Ongoing
2)50.2	There was a leak in the boiler room. Repairs are underway.	PM	Ongoing
3)	ANNOUNCEMENTS		
3)48.1	Fob Recertification took place on November 25 th & 26 th . Uncertified FOBs will be deleted and there will be a \$25 reactivation fee per fob.	SC	CLOSED
4)	FINANCIAL REPORT		
4)50.1	October Financial Statements were approved.	CK	
5)	GARDENING REPORT		
5)41.1	Annual maintenance completed until Spring.	PM	CLOSED
6)	CORRESPONDENCE		
6)49.1	Further correspondence was received from 2 nd floor unit requesting permission to perform plumbing repairs. Strata Manager to coordinate an appointment with the plumber to discuss options, in order to avoid building water shut down. Work completed.	PM	CLOSED
6)49.2	Correspondence was received from a town home resident regarding a storage unit on their deck, which is a bylaw violation. They requested meeting with Council. Strata Manager added this to the agenda, however, the resident failed to attend. Strata Manager to send a letter informing the resident that fines will continue until the storage unit is removed.	PM	1/19/10
7)	SECURITY		
7)50.1	There was a break-in attempt in the small bike room.		
8)	INSURANCE		
8)50.1	Property Manager looking into Terrorism Insurance in advance of The Olympics.	PM	1/19/10
9)	GARBAGE		
10)	ELEVATORS		
11)	GARAGE PARKADES		
12)	SOCIAL EVENTS		
13)	REMINDERS		
13)50.1	NO Live trees, cut or potted are allowed indoors as per bylaws. Insurance policy forbids it. Thank you to everyone who joined in the Tree decorating. We look forward to it being an annual event.		

13)50.2	All owners are reminded to ensure they keep their telephone numbers and addresses current for use by the Agent and Century 21. Please contact Angie Koh if your phone number or mailing address has changed.		
13)50.3	Regarding balconies: Drains must be kept clean and running free. Permanent alterations such as tile or glued carpeting are not allowed. Loose carpeting is also hazardous if it blocks the drain. Temporary unattached wood or rubber tiles are permitted, but owner remains responsible for any damage caused by the drain not running freely.		
14)	LOCKERS		
15)	WINDOW CLEANING		
16)	FIRE INSPECTION		
16)45.1	The annual fire inspection will take place this winter (postponed due to elevator repairs). Dates will be posted. All residents must ensure access into their units.	BM	Ongoing
17)	STAIRWELLS		
18)	MOVE- INS / MOVE-OUTS		
19)	MAIL ROOM		
20)	BUILDING ENVELOPE		
20)3.1	Building Envelope work (scheduled maintenance) almost completed for this year's contract. First phase now complete. Second phase is almost complete.	PM	1/19/10
21)	CLEANING		
22)	PLUMBING		
22)49.1	A quote to install a membrane on the boiler room floor was received. Awaiting second quote.	PM	1/19/10
23)	MECHANICAL		
23)41.1	There is an ongoing investigation regarding the back up generator. Schematics of two workable options for upgrades to the exhaust of emergency generator have been received. Awaiting quotes	PM	Ongoing
24)	ELECTRICAL		
25)	DRYER DUCTS / VENTS		
25)45.1	Dryer vent cleaning has been postponed due to elevator repairs. Dates will be posted in the elevator and mailroom notice boards. All residents must ensure access into their units.	BM	Ongoing
26)	VISITOR PARKING		
27)	BACK BURNER LIST		
27)35.1	Strata member has volunteered to lead the By-laws review process. Strata Manager to verify legality of modifications.	GN	Ongoing
28)	NEW BUSINESS		
28)35.3	Lobby upgrades almost complete.	DR	1/19/10
28)45.1	Council voted unanimously to upgrade elevators. A strata member has volunteered to oversee the upgrade. Elevator upgrade postponed due to mechanical repairs. Upgrades completed.	DR	CLOSED
28)48.1	Council is exploring possible income producing opportunities with respect to renting out common property or placing advertising on or about the property. SM to verify legality and possible liabilities	SC/ PM	1/19/10
28)48.2	Owners of two Strata lots were invited to attend Council Meeting to discuss their overdue accounts in arrears for over 6 months. The owner of one strata lot settled his account in full. Correspondence was received from owner of the other strata lot. Strata Manager to reply.	PM	1/19/10
28)50.1	Awaiting for quotes to repair ceiling in loading dock area.	PM	1/19/10

Meeting Adjourned at 9:45 P.M.



The management and staff of Century 21 Prudential Estates (RMD) Ltd. would like to extend their best wishes during the holiday season and upcoming New Year.

Please note that during Christmas and New Years, any emergency situations can be handled by contacting our 24-hour emergency number at 604-273-1745.

Managers will be checking their voicemail for messages several times a day.

CENTURY 21'S HOLIDAY HOURS:

THURSDAY, DECEMBER 24TH

CLOSED AT 12:00 (NOON)

TUESDAY, DECEMBER 29TH

CLOSED

WEDNESDAY, DECEMBER 30TH

CLOSED

THURSDAY, DECEMBER 31ST

CLOSED

There is a mail slot at the back door for Owners wanting to drop off post-dated cheques.





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

January 8, 2010

TAKE NOTICE THAT THE SPECIAL GENERAL MEETING OF THE OWNERS
STRATA PLAN LMS 740 – ROSEDALE GARDEN, WILL BE HELD ON:

DATE: MONDAY, FEBRUARY 1, 2010
TIME: 7:15 P.M.
REGISTRATION AT 7:00 P.M.
PLACE: THE LOBBY OFFICE - ROSEDALE GARDEN
888 HAMILTON STREET, VANCOUVER, BC

An agenda for the meeting, along with some explanatory notes concerning voting procedures are 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 in consideration of a $\frac{3}{4}$ vote resolution regarding the Insurance of the building during the 2010 Olympics.

QUORUM: In order to conduct business at the General Meeting, at least one-third of the persons entitled to vote must be present in person or proxy.

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 if 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 or her attorney and may be either general or for a particular meeting. A proxy need not be an owner.

RESOLUTIONS: $\frac{3}{4}$ Vote Resolutions that requires at least $\frac{3}{4}$ of the votes cast by eligible voters who are present in person or by 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, CERTIFYING OF PROXIES, QUORUM REPORT
3. FILING PROOF OF NOTICE OF MEETING
4. RESOLUTIONS
5. ADJOURNMENT

OWNERS ARE STRONGLY ENCOURAGED TO PLEASE FILL OUT THE ATTACHED PROXY AND SUBMIT THE PROXY TO THE OFFICE PRIOR TO FEBRUARY 1, 2010 OR TO PLEASE ATTEND THE SGM.

PRE-AMBLE TO RESOLUTION #1

The Owners must decide if the Corporation should take out additional insurance for the Olympics in February and March of 2010. Please review the information attached regarding the various options by BFL Canada.

RESOLUTION 1

BE IT RESOLVED:

As a $\frac{3}{4}$ Vote Resolution of The Owners, Strata Plan LMS 740 - ROSEDALE GARDENS ("the Strata Corporation") at the Special General Meeting held on February 1, 2010, that the Strata Council be and is hereby authorized to expense from the Contingency Reserve the maximum amount of \$10,000.00 for additional insurance for the Olympics.

(End of Resolution)



International Risk and Insurance Services

Insurance Proposal

Named Insured: The Owners, Strata Plan LMS740, acting on their own behalf or as a Strata Corporation &/or as Trustee or Agents on behalf of all Registered Unit Owners.

Mailing Address: c/o Century 21 Prudential Estates (RMD) Ltd.
7320 Westminster Highway, Richmond, BC V6X 1A1

Insured Location(s): 888 Hamilton Street, Vancouver, BC V6B 5W4
293 Smithe Street, Vancouver, BC V6B 5W4
ROSEDALE GARDENS

Description of Operations: Residential Units

Policy Term: 12 months from date to be advised
(12:01 am standard time at the address of the insured)

BFL CANADA Insurance Services Inc.

Signed in Vancouver on November 26, 2009

Per:


Authorized Representative

Quote Accepted ☐

Signature

This Proposal has been prepared for information purposes only. The insuring agreements exclusions and general terms and conditions of the actual policy documents will govern specific application of the various coverages referred herein.

BFL CANADA Insurance Services Inc.

1177 West Hastings Street, Suite 200, Vancouver, British Columbia V6E 2K3 Canada

www.BFLCANADA.ca

Halifax • Quebec • Montreal • Ottawa • Toronto • Calgary • Vancouver • Victoria

Page 1 of 2

PROPERTY TERRORISM INSURANCE:

COVERAGE: Subject to Form LMA3030 Physical Damage Wording.

**TOTAL INSURED
VALUE:** \$ 49,156,000.00

SUM INSURED:	\$ 2,000,000.00	each and every loss and in the annual aggregate – Option 1
	\$ 5,000,000.00	each and every loss and in the annual aggregate – Option 2
	\$ 10,000,000.00	each and every loss and in the annual aggregate – Option 3
	\$ 49,156,000.00	each and every loss and in the annual aggregate – Option 4

DEDUCTIBLE(S): Options 1-4:
\$ 20,000.00 each and every occurrence Property Damage and Business Interruption Combined

PREMIUM:	\$ 5,000.00	Annual (for 100%) – Option 1
	\$ 6,000.00	Annual (for 100%) – Option 2
	\$ 7,000.00	Annual (for 100%) – Option 3
	\$ 10,000.00	Annual (for 100%) – Option 4

SUBJECT TO: Non-binding terms open for 7 days.
LSW3000 (45 days).
Subject to full/complete schedule of locations (including 9 digit postal code, zip code or latitude & longitude grid reference) emailed to Terrorism @talbotuw.com prior to inception.
Excluding Chemical/Biological/Cyber Terrorism as per CL370/380, or as per T3.
Subject to the Law of England and Wales and the exclusive jurisdiction of the courts of England and Wales.
72 Hours Occurrence Clause, or as per T3.
Subject to no losses or threats in the past 5 years.
NMA2738 Claims Control Clause for Reinsurances.
Excluding Transmission and Distribution Lines and Pipelines.

NOTE: Coverage is in Canadian Dollars.



International Risk and Insurance Services



International Risk and Insurance Services

TERRORISM COVERAGE: ARE YOU READY?

The excitement is building all over British Columbia: you can actually feel it in the air of the beautiful BC Lower Mainland as the long awaited 2010 Winter Games fast approach.

Spectacular new venues are ready for action, a new state of the art transit line is moving people under and over-ground, the Sea to Sky highway to Whistler is vastly improved, hotels and restaurants are being rejuvenated for a really big party: we are ready! Are we?

Events such as Olympic Games bring the world to our doorstep and, for a few days, the world will be watching and listening. Unfortunately, this creates a golden opportunity for some to get their message out. Peaceful protest is one thing, but what about terrorism attacks? A significant amount of money will be spent on security to ensure athletes, coaches, officials, guests, dignitaries, volunteers, participants and audiences are all kept safe. Venues and surrounding areas will be under constant scrutiny to ward off possible attacks, but resources are limited and it is ultimately up to us to ensure our properties and families are protected.

BFL CANADA has recognized that condominium buildings may well be exposed to terrorism attack and as the leaders in BC Condominium Insurance, is now pleased to offer Property Terrorism Insurance to our valued clients.

Virtually all property insurance policies exclude loss or damage caused directly or indirectly by terrorism. A simple two-page application is all you need to complete to get the coverage you need and the peace of mind you deserve.

Once more, BFL makes a difference!

BFL CANADA Insurance Services Inc.

1177 West Hastings Street, Suite 200, Vancouver, British Columbia V6E 2K3

www.BFLCANADA.ca

Halifax • Quebec • Montreal • Ottawa • Toronto • Calgary • Vancouver

**Form A
PROXY APPOINTMENT**

RE: Strata Lot # _____ of Strata Plan L.M.S. 740

Civic Address: _____ - 888 Hamilton Street, Vancouver, BC

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, *February 1, 2010*

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, *February 1, 2010*

☐ **RESOLUTION 1** voting instructions: _____

Limitations on Proxy, if any

Date: _____ (month) _____ (day) 2010

_____ [Signature of Owner/ Tenant/ Mortgagee]

_____ [Signature of Owner/ Tenant/ Mortgagee]



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

Date: January 27, 2010

Memo TO: ALL OWNERS, STRATA PLAN LMS 740

From: Axel Tjaden, Strata Management Representative
Century 21 Prudential Estates (RMD) Ltd.

RE: ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #51

Building Managers' Office Telephone: 604-689-9802

Messages are checked three times a day

Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact
Century 21 at 604-273-1745

ATTENDEES:	Dal Fleischer	Vice President	DF
	Claire Kalfon	Treasurer	CK
	Doug Robert	Secretary	DR
	Gage Garner	Council Member	GG
	Gigi Ngoh	Council Member	GN
	Sunshine Escofarchua	Council Member	SE
	Axel Tjaden	Strata Manager Century 21 Prudential Estates (RMD) Property Management Division	PM
ABSENT with regrets:	Rade Panic	Resident Manager	BM
	Blair Smith	President	BS

DISTRIBUTION: All Owners, Strata Plan LMS 740

MEETING DATE: Tuesday, January 19, 2010 @ 7:00 PM – Lobby Office

NEXT MEETING: Monday, February 18, 2010 @ 7:00 PM – Lobby Office

TOPICS

- | | | | |
|------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Adoption of Minutes | 8) Insurance | 15) Window Cleaning | 22) Plumbing |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection | 23) Mechanical |
| 3) Announcements | 10) Elevators | 17) Stairwells | 24) Electrical |
| 4) Financial Report | 11) Garage | 18) Move ins/outs | 25) Dryer Ducts/Vents |
| 5) Gardening Report | 12) Social Events | 19) Mail Room | 26) Visitor Parking |
| 6) Correspondence | 13) Reminders | 20) Building Envelope | 27) Back Burner List |
| 7) Security | 14) Lockers | 21) Cleaning | 28) New Business |

1)	ADOPTION OF MINUTES		
	It was moved, seconded and carried (unanimously) to approve the Minutes of the previous Council Meeting.		
2)	BUILDING MANAGER'S REPORT		
2)46.4	The B.C. Safety Authority inspected the elevators on August 31, 2009. The inspector reported that the elevator contractor has not maintained the elevators according to safety standards. Elevator #2 was shut down immediately. The contractor was contacted and told to restore all elevators to standard operating conditions. Work completed.	PM	CLOSED
2)50.1	Domestic hot water re-circulation line pipe burst causing water damage to some units. Affected areas being repaired. Work completed.	PM	CLOSED
2)50.2	There was a leak in the boiler room. Work completed.	PM	CLOSED
2)51.1	During regular inspection, P3 level door was found to be damaged. Security plate to be installed.	BM	2/18/10
2)51.2	During regular maintenance inspection, booster heater for domestic hot water was found to be leaking. Building Manager will verify if still under warranty and arrange for replacement.	BM	2/18/10
2)51.3	2 nd floor unit was performing plumbing work on their unit which caused some water leaking into lobby area. Fire Department and Chubb Security attended. There was minimal damage. Owner was charged back expenses related to this incident.	PM	CLOSED
2)51.4	Carpet cleaning was scheduled and all hallway carpets have now been cleaned.	PM	CLOSED
3)	ANNOUNCEMENTS		
	A request from our local fire department to use our stairs as part of their exercise routine was approved. This will be reviewed from time to time.		
4)	FINANCIAL REPORT		
4)51.1	November and December Financial Statements were approved.	CK	
5)	GARDENING REPORT		
6)	CORRESPONDENCE		
6)49.2	Correspondence was received from a town home resident regarding a storage unit on their deck, which is a bylaw violation. They requested meeting with Council. Strata Manager added this to the agenda, however, the resident failed to attend. Strata Manager will continue to send letters issuing fines until the storage unit is removed.	PM	2/18/10
6)51.1	Letter of complaint was received regarding noise in unit on 18 th floor. Owner was sent a letter of warning. Further complaints will result in a by-law violation fine.	PM	CLOSED
6)51.2	Owner inquired about whose responsibility it is to repair unit doors. Strata Manager to send letter notifying that all unit doors are the responsibility of the owners.	PM	2/18/10
6)51.3	Renovation request received from 25 th floor unit. Request was approved.	PM	CLOSED
6)51.4	Correspondence received from 9 th floor unit requesting reversal of chargeback. Request denied.	PM	2/18/10
7)	SECURITY		
8)	INSURANCE		
8)50.1	Property Manager looking into Terrorism Insurance in advance of The Olympics. SGM to discuss this will be held Monday, February 1, 2010 at 7 pm in Lobby Office. All owners are encouraged to attend.	PM	2/18/10
9)	GARBAGE		
10)	ELEVATORS		

11)	GARAGE PARKADES		
12)	SOCIAL EVENTS		
13)	REMINDERS		
13)50.2	All owners are reminded to ensure they keep their telephone numbers and addresses current for use by the Agent and Century 21. Please contact Angie Koh if your phone number or mailing address has changed.		
13)50.3	Regarding balconies: Drains must be kept clean and running free. Permanent alterations such as tile or glued carpeting are not allowed. Loose carpeting is also hazardous if it blocks the drain. Temporary unattached wood or rubber tiles are permitted, but owner remains responsible for any damage caused by the drain not running freely.		
14)	LOCKERS		
15)	WINDOW CLEANING		
16)	FIRE INSPECTION		
16)45.1	The annual fire inspection was completed the week of January 18, 2010.	BM	CLOSED
17)	STAIRWELLS		
18)	MOVE- INS / MOVE-OUTS		
19)	MAIL ROOM		
20)	BUILDING ENVELOPE		
20)3.1	Building Envelope work (scheduled maintenance) - First phase now complete. Second phase is almost complete. Awaiting certificate of completion from building engineer.	PM	2/18/10
21)	CLEANING		
22)	PLUMBING		
22)49.1	A quote to install a membrane on the boiler room floor was approved. Work has been completed.	PM	CLOSED
23)	MECHANICAL		
23)41.1	There is an ongoing investigation regarding the back up generator. Schematics of two workable options for upgrades to the exhaust of emergency generator have been received. Awaiting quotes	PM	Ongoing
24)	ELECTRICAL		
25)	DRYER DUCTS / VENTS		
25)45.1	Dryer vent cleaning has been postponed due to elevator repairs. Dates will be posted in the elevator and mailroom notice boards. All residents must ensure access into their units.	BM	Ongoing
26)	VISITOR PARKING		
27)	BACK BURNER LIST		
27)35.1	Strata member has volunteered to lead the By-laws review process. Strata Manager to verify legality of modifications.	GN	Ongoing
28)	NEW BUSINESS		
28)35.3	Lobby upgrades almost complete.	DR	2/18/10
28)48.1	Council explored possible income producing opportunities with respect to renting out common property or placing advertising on or about the property. There were no interested parties.	SC /PM	CLOSED
28)48.2	Owners of two Strata lots were invited to attend Council meeting to discuss their overdue accounts in arrears for over 6 months. The owner of one strata lot settled his account in full. Correspondence was received from owner of the other strata lot. Strata Manager to reply.	PM	2/18/10
28)50.1	Awaiting quotes to repair ceiling in loading dock area. Quote approved. Work has been completed.	PM	CLOSED

Meeting Adjourned at 9:10 P.M.

**MINUTES OF THE SPECIAL GENERAL MEETING OF THE OWNERS,
STRATA PLAN NW 740 – ROSEDALE GARDEN
HELD MONDAY, FEBRUARY 1, 2010 AT 7:15 PM IN THE LOBBY OFFICE
AT 888 HAMILTON STREET, VANCOUVER, BC.**

1. CALL TO ORDER

The meeting was called to order at 7:15 p.m.

2. CALLING OF THE ROLL AND CERTIFYING OF PROXIES

At the conclusion of registration Axel Tjaden, the Strata Agent, reported to the owners that there are one hundred and sixty eight (168) Strata Lots eligible to vote. Thirty-eight (38) Strata Lots/votes were represented at the meeting, eight (8) in person and thirty (30) by Proxy. As this did not represent a quorum, the meeting was adjourned for one-half hour as per bylaw Section 42 and reconvened at 7:55 p.m. As the thirty-eight (38) Strata Lots/votes present account for more than 20% of the total ownership of one hundred and sixty eight (168) the meeting could proceed in accordance with the *Strata Property Act* and the Bylaws of the Strata Corporation as a quorum had been attained. The Meeting was competent to proceed.

3. FILING PROOF OF NOTICE OF THE ANNUAL GENERAL MEETING

Notice of the Annual General Meeting was delivered to each owner of record in accordance with requirements of the *Strata Property Act*. There were no objections to the contrary.

4. CONSIDERATION OF RESOLUTIONS

Diana Forsch with BFL Canada attended the meeting to answer questions relating to the insurance coverage in the event of an act of Terrorism related to the Olympics. Specifically discussed was the revised quotation from Lloyd of London for a 3 month period as opposed to the full 12 months term which was previously only available.

ORIGINAL RESOLUTION NO. 1

RESOLUTION NO. 1

BE IT RESOLVED as a $\frac{3}{4}$ Vote Resolution, at the Special General Meeting of the owners, Strata Plan LMS 740 ("Rosedale Gardens"), held on February 1, 2010, that the Strata Council be and is hereby authorized to expense from the Contingency Reserve the maximum amount of \$10,000.00 for additional insurance for the Olympics.

(End of Resolution)

One amendment was requested to Resolution #1 by the owners.

It was Moved (SL 99), Seconded (SL 132) and Carried Unanimously to reduce the time of Insurance from one year to 3 months and reduce the cost of the insurance from \$10,000.00 to \$8,000.00.

AMENDED RESOLUTION NO. 1**RESOLUTION NO. 1**

BE IT RESOLVED as a $\frac{3}{4}$ Vote Resolution, at the Special General Meeting of the owners, Strata Plan LMS 740 ("Rosedale Gardens"), held on February 1, 2010, that the Strata Council be and is hereby authorized to expense from the Contingency Reserve the maximum amount of \$8,000.00 for additional insurance for the Olympics for a period of 3 months starting February 2, 2010.

(End of Resolution)

AFTER CONSIDERATION, AMENDED RESOLUTION #1 WAS MOVED (BY STRATA LOT 97), SECONDED (BY STRATA LOT 109) AND CARRIED BY A VOTE OF 30 IN FAVOUR AND 8 OPPOSED.

Owners are reminded that the payment will come from the Contingency Reserve Fund and no money needs to be submitted to the Corporation via Century 21.

5. NEXT SCHEDULED MEETING

The next meeting of Council is scheduled for Thursday, February 18, 2010 in the lobby office at 7:00 p.m.

6. ADJOURNMENT

There being no further business to come before the meeting a Motion was received and Carried at 8:15 p.m.

Respectfully Submitted

Axel Tjaden, Strata Property Agent

CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.

PROPERTY MANAGEMENT DIVISION

Administrative Assistant: Angie Koh

Service Department Manager: Greg Dunphy

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

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

ALL OWNERS SHOULD BE REMINDED THAT CENTURY 21 DOES NOT SEND OUT REMINDER LETTERS FOR MAINTENANCE FEES. PLEASE ENSURE YOUR ACCOUNT IS CURRENT



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

Date: March 23, 2010

Memo TO: ALL OWNERS, STRATA PLAN LMS 740

From: Axel Tjaden, Strata Management Representative
Century 21 Prudential Estates (RMD) Ltd.

RE: ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #52

Building Managers' Office Telephone: 604-689-9802

Messages are checked three times a day

Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact
Century 21 at 604-273-1745

ATTENDEES:	Blair Smith	President	BS
	Dal Fleischer	Vice President	DF
	Gage Garner	Council Member	GG
	Sunshine Escofarchua	Council Member	SE
	Axel Tjaden	Strata Manager Century 21 Prudential Estates (RMD) Property Management Division	PM
ABSENT with Regrets:	Rade Panic	Resident Manager	BM
	Claire Kalfon	Treasurer	CK
	Gigi Ngoh	Council Member	GN
	Doug Roberts	Secretary	DR

DISTRIBUTION: All Owners, Strata Plan LMS 740

MEETING DATE: Tuesday, March 16, 2010 @ 7:00 PM – Lobby Office

NEXT MEETING: Tuesday, April 20, 2010 @ 7:00 PM – Lobby Office

TOPICS

- | | | | |
|------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Adoption of Minutes | 8) Insurance | 15) Window Cleaning | 22) Plumbing |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection | 23) Mechanical |
| 3) Announcements | 10) Elevators | 17) Stairwells | 24) Electrical |
| 4) Financial Report | 11) Garage | 18) Move ins/outs | 25) Dryer Ducts/Vents |
| 5) Gardening Report | 12) Social Events | 19) Mail Room | 26) Visitor Parking |
| 6) Correspondence | 13) Reminders | 20) Building Envelope | 27) Back Burner List |
| 7) Security | 14) Lockers | 21) Cleaning | 28) New Business |

1)	ADOPTION OF MINUTES		
	Please be advised that the meeting on February 18, 2010 was cancelled and with that change noted it was moved, seconded and carried (unanimously) to approve the Minutes of the previous Council Meeting.		
2)	BUILDING MANAGER'S REPORT		
2)51.1	During regular inspection, P3 level door was found to be damaged. Security plate to be installed. The Building Manager will submit a quotation in the ballpark amount of \$900.00 to council for review and possible approval.	BM	4/20/10
2)51.2	During regular maintenance inspection, booster heater for domestic hot water was found to be leaking. Building Manager will verify if still under warranty and arrange for replacement.	BM	4/20/10
2)52.1	The annual fire inspection was completed. The Agent has provided council with the report.	PM	Closed
2)52.2	The Building Manager had the emergency generator tested. An exhaust pipe will be added.	BM	4/20/10
2)52.3	Quotation of \$2,325.00 plus GST was received for some roof maintenance. It was Moved, Seconded and Carried to proceed. The Agent will make arrangements for work to begin.	PM	4/20/10
2)52.4	Plumbing company checked the gas detection sensors in the garage and two were replaced.	BM	Closed
2)52.5	The supply line in the kitchen of SL 16 ruptured and caused water damage to the units below. As this is within the unit it is responsibility of the owner to pay for the repairs. Owner was advised to open an insurance claim with their broker. All repairs will be assessed back to the strata lot.	PM	4/20/10
2)52.6	Strata Lot 12 called the Building Manager regarding a plugged bathroom drain. Plumber pulled out hairs from the drain and the invoice was charged back to the owner.	BM	Closed
2)52.7	The booster heater #1 was found leaking on February 18, 2010. The Building Manager will investigate if the pump is under warranty and have it be replaced.	BM	4/20/10
2)52.8	The re-circulation line leaked on February 20, 2010 causing damage to Strata Lots 122 and 117. The leak has been clamped and a permanent repair will be done at another time. The drywall damage will be repaired.	BM	4/20/10
2)52.9	Strata Lot 73 called Century 21 regarding a water drip from the sprinkler head on February 27, 2010 and the caretaker was dispatched to investigate the problem. To date no cause was found, but the Building Manager will continue to monitor the problem.	BM	4/20/10
2)52.10	Strata Lot 95 called to have their range hood inspected as the ducting is not functioning. It is the responsibility of the owner to maintain and repair. All invoices will be charged back to this unit. All owners are advised that grease will plug up the range hood motors and they may have to be replaced. As the ducting services only one unit, this is not common property.	BM PM	4/20/10
2)52.11	The Building Manager had the lock on the mail room door replaced as it is a high traffic area.	BM	Closed
2)52.12	During plumbing repairs to Strata Lot 122 water was detected in the ceiling of the storage area of SL 158. Likely this is due to condensation. The Building Manager will continue to monitor.	BM	4/10/20
2)52.13	Strata Lots 158 and 131 have broken windows due to a faulty installation of the windows. The Agent will contact contractor to repair / replace the windows.	PM	4/10/20
2)52.14	A sprinkler head leaked in Strata Lot 123 and was replaced. The leak caused minimal damage and the damage will be repaired shortly.	BM	4/10/20
3)	ANNOUNCEMENTS		
	It has come to the attention of the Corporation that someone is spitting and fouling up the inside of elevator. If this is witnessed please report this to the caretaker and the Corporation will take appropriate action.		

4)	FINANCIAL REPORT		
4)52.1	While the Treasurer was absent from the meeting, approval for the adoption of the financial statements for the months of January and February 2010 was provided. It was Moved, Seconded and Carried Unanimously to adopt the Financial Statements ending February 28, 2010.	CK	
5)	GARDENING REPORT		
6)	CORRESPONDENCE		
6)49.2	Correspondence was received from a town home resident regarding a storage unit on their deck, which is a bylaw violation. They requested meeting with Council. Strata Manager added this to the agenda, however, the resident failed to attend. Strata Manager will continue to send letters issuing fines until the storage unit is removed. It was Moved, Seconded and Carried to fine the unit an additional \$200.00 for failing to remove the shed.	PM	4/10/20
6)51.2	Owner inquired about whose responsibility it is to repair unit doors. Strata Manager to send letter notifying that all unit doors are the responsibility of the owners.	PM	4/10/20
6)52.1	January 22, 2010 – SL 7 Charging back overtime for caretaker to the unit	PM	Closed
6)52.2	February 3, 2010 – SL 61 Plumbing Noise Complaint	PM	4/10/20
6)52.3	February 3, 2010 – SL 61 Noise Complaint re SL 67	PM	Closed
6)52.4	February 3, 2010 – SL 67 Noise Complaint	PM	Closed
6)52.5	February 10, 2010 – SL 157 Charge Back	PM	Closed
6)52.6	February 15, 2010 – SL 91 re Unsigned From K	PM	Closed
6)52.7	March 3, 2010 – SL 32 Charge Back for Water Leak	PM	Closed
6)52.8	March 5, 2010 – SL 12 Charge Back plumbing invoice	PM	Closed
7)	SECURITY		
8)	INSURANCE		
8)50.1	At the SGM on February 1, 2010 the Owners agreed to purchase Terrorism Insurance and the Agent made the necessary arrangements.	PM	Closed
9)	GARBAGE		
10)	ELEVATORS		
11)	GARAGE PARKADES		
12)	SOCIAL EVENTS		
13)	REMINDERS		
13)50.2	All owners are reminded to ensure they keep their telephone numbers and addresses current for use by the Agent and Century 21. Please contact Angie Koh if your phone number or mailing address has changed.		
13)50.3	Regarding balconies: Drains must be kept clean and running free. Permanent alterations such as tile or glued carpeting are not allowed. Loose carpeting is also hazardous if it blocks the drain. Temporary unattached wood or rubber tiles are permitted, but owner remains responsible for any damage caused by the drain not running freely.		
13)52.1	Water Supply Lines – All owners are reminded to replace all plastic supply lines in their units to the bathrooms sinks and toilet and kitchen sinks. Please replace the plastic ones with metal supply lines.		
14)	LOCKERS		
15)	WINDOW CLEANING		

16)	FIRE INSPECTION		
17)	STAIRWELLS		
18)	MOVE- INS / MOVE-OUTS		
19)	MAIL ROOM		
20)	BUILDING ENVELOPE		
20)3.1	Building Envelope work (scheduled maintenance) - First phase now complete. Second phase is almost complete. The certificate of completion has been provided to council.	PM	4/10/20
21)	CLEANING		
22)	PLUMBING		
23)	MECHANICAL		
24)	ELECTRICAL		
25)	DRYER DUCTS / VENTS		
25)45.1	Dryer vent cleaning has been postponed due to elevator repairs. Dates will be posted in the elevator and mailroom notice boards. All residents must ensure access into their units.	BM	Ongoing
26)	VISITOR PARKING		
27)	BACK BURNER LIST		
27)35.1	Strata member has volunteered to lead the By-laws review process. Strata Manager to verify legality of modifications.	GN	Ongoing
28)	NEW BUSINESS		
28)35.3	Lobby upgrades have now been completed.	DR	CLOSED
28)48.2	Owners of two Strata lots were invited to attend Council meeting to discuss their overdue accounts now arrears for over 6 months. The owner of one strata lot settled his account in full. Correspondence was received from owner of the other strata lot. The Strata will invite the owner to the next meeting.	PM	4/10/20
28)52.1	It was noted that a second owner is in arrears of maintenance fees and they will also be invited to the next council meeting.	PM	4/20/10
28)52.2	Council reviewed the invoices totaling the amount of \$25,631.42 for repairs to the damage caused by the failure of the re-circulation line. It was Moved, Seconded and Carried to pay the amount from the 2010 Operating Budget and not open an insurance claim.	PM	4/20/10

Meeting Adjourned at 9:10 P.M.



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

April 9, 2010


**TO ALL OWNERS - LMS 740 – Rosedale Gardens
HOME RENOVATION TAX CREDIT (HRTC)**

Dear Owners,

Please find a unit entitlement schedule of the property upgrades undertaken by the Strata during the 2009 tax year. These, along with your personal upgrades, may be eligible for the Home renovations Tax Credit (HRTC). Please consult with the Canada Revenue Agency (www.cra-arc.gc.ca) or your tax professional to determine if you are eligible for the credit (for example, rental properties are not eligible).

This information related to the HRTC has been prepared for you on behalf of your Strata Corporation. This information is correct to the best of our knowledge, but Century 21 Prudential Estates (RMD) Ltd. and the Strata Council reminds you to verify your eligibility yourself.

YOURS TRULY,


Axel Tjaden, Strata Property Agent
CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.
PROPERTY MANAGEMENT DIVISION
Administrative Assistant: Angie Koh
Service Department Manager: Greg Dunphy
Telephone 273-1745 (9:00 a.m. to 5:00 p.m. & 24 Hour Emergency)

STRATA PLAN L.M.S. 740 - ROSEDALE GARDEN**Tax Credit****Elevator Refurbishing**

All work was done by – **Beyond Beige Interior Design Inc.**

604-876-3800 GST / HST # 860132406

Total Cost \$40,337.55

Total unit entitlement

141173 **\$40,337.55**

UNIT	UNIT ENTITLEMENT	Tax Credit
101	1296	\$370.31
102	1335	\$381.45
103	1366	\$390.31
104	1436	\$410.31
105	1389	\$396.88
106	1401	\$400.31
201	896	\$256.02
202	609	\$174.01
203	759	\$216.87
204	578	\$165.15
205	573	\$163.72
206	897	\$256.30
301	896	\$256.02
302	609	\$174.01
303	759	\$216.87
304	578	\$165.15
305	578	\$165.15
306	755	\$215.73
307	609	\$174.01
308	896	\$256.02
401	896	\$256.02
402	609	\$174.01
403	759	\$216.87
404	578	\$165.15
405	578	\$165.15
406	755	\$215.73
407	609	\$174.01
408	896	\$256.02
501	896	\$256.02
502	609	\$174.01
503	759	\$216.87
504	578	\$165.15
505	578	\$165.15
506	755	\$215.73

507	609	\$174.01
508	896	\$256.02
601	896	\$256.02
602	609	\$174.01
603	759	\$216.87
604	578	\$165.15
605	578	\$165.15
606	755	\$215.73
607	609	\$174.01
608	896	\$256.02
701	896	\$256.02
702	609	\$174.01
703	759	\$216.87
704	578	\$165.15
705	578	\$165.15
706	755	\$215.73
707	609	\$174.01
708	896	\$256.02
801	896	\$256.02
802	609	\$174.01
803	759	\$216.87
804	578	\$165.15
805	578	\$165.15
806	755	\$215.73
807	609	\$174.01
808	896	\$256.02
901	896	\$256.02
902	609	\$174.01
903	759	\$216.87
904	578	\$165.15
905	578	\$165.15
906	755	\$215.73
907	609	\$174.01
908	896	\$256.02
1001	896	\$256.02
1002	609	\$174.01
1003	759	\$216.87
1004	578	\$165.15
1005	578	\$165.15
1006	755	\$215.73
1007	609	\$174.01
1008	896	\$256.02
1101	896	\$256.02
1102	609	\$174.01
1103	759	\$216.87
1104	578	\$165.15
1105	578	\$165.15
1106	755	\$215.73
1107	609	\$174.01
1108	896	\$256.02

1201	896	\$256.02
1202	912	\$260.59
1203	961	\$274.59
1204	961	\$274.59
1205	911	\$260.30
1206	896	\$256.02
1301	896	\$256.02
1302	912	\$260.59
1303	961	\$274.59
1304	961	\$274.59
1305	911	\$260.30
1306	896	\$256.02
1401	896	\$256.02
1402	912	\$260.59
1403	961	\$274.59
1404	961	\$274.59
1405	911	\$260.30
1406	896	\$256.02
1501	896	\$256.02
1502	912	\$260.59
1503	961	\$274.59
1504	961	\$274.59
1505	911	\$260.30
1506	896	\$256.02
1601	896	\$256.02
1602	912	\$260.59
1603	961	\$274.59
1604	961	\$274.59
1605	911	\$260.30
1606	896	\$256.02
1701	896	\$256.02
1702	912	\$260.59
1703	961	\$274.59
1704	961	\$274.59
1705	911	\$260.30
1706	896	\$256.02
1801	896	\$256.02
1802	912	\$260.59
1803	961	\$274.59
1804	961	\$274.59
1805	911	\$260.30
1806	896	\$256.02
1901	896	\$256.02
1902	912	\$260.59
1903	961	\$274.59
1904	961	\$274.59
1905	911	\$260.30
1906	896	\$256.02
2001	896	\$256.02
2002	912	\$260.59

2003	961	\$274.59
2004	961	\$274.59
2005	911	\$260.30
2006	896	\$256.02
2101	896	\$256.02
2102	912	\$260.59
2103	961	\$274.59
2104	961	\$274.59
2105	911	\$260.30
2106	896	\$256.02
2201	896	\$256.02
2202	912	\$260.59
2203	961	\$274.59
2204	961	\$274.59
2205	911	\$260.30
2206	896	\$256.02
2301	896	\$256.02
2302	912	\$260.59
2303	961	\$274.59
2304	961	\$274.59
2305	911	\$260.30
2306	896	\$256.02
2401	896	\$256.02
2402	912	\$260.59
2403	961	\$274.59
2404	961	\$274.59
2405	911	\$260.30
2406	896	\$256.02
2501	896	\$256.02
2502	912	\$260.59
2503	961	\$274.59
2504	961	\$274.59
2505	911	\$260.30
2506	896	\$256.02
		\$40,337.55

THIS INFORMATION RELATING TO THE HRTC HAS BEEN PREPARED ON BEHALF OF YOUR STRATA CORPORATION. WHILE THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE RELIABLE AND ACCURATE, CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD. RECOMMENDS INDIVIDUALS CONSULT THEIR OWN TAX CONSULTANT BEFORE UTILIZING OR RELYING ON THIS INFORMATION FOR THEIR PERSONAL TAXES.



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

Date: April 26, 2010

Memo TO: ALL OWNERS, STRATA PLAN LMS 740

From: Axel Tjaden, Strata Management Representative
Century 21 Prudential Estates (RMD) Ltd.

RE: ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #53

Building Managers' Office Telephone: 604-689-9802

Messages are checked three times a day

Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact
Century 21 at 604-273-1745

ATTENDEES:	Blair Smith	President	BS
	Dal Fleischer	Vice President	DF
	Claire Kalfon	Treasurer	CK
	Sunshine Escofarchua	Council Member	SE
	Gigi Ngoh	Council Member	GN
	Doug Roberts	Secretary	DR
	Axel Tjaden	Strata Manager Century 21 Prudential Estates (RMD) Property Management Division	PM
	Rade Panic	Resident Manager	BM
ABSENT with Regrets:	Gage Garner	Council Member	GG

DISTRIBUTION: All Owners, Strata Plan LMS 740

MEETING DATE: Monday, April 19, 2010 @ 5:30 PM – Lobby Office

NEXT MEETING: Thursday, May 27, 2010 @ 7:00 PM – Lobby Office

TOPICS

- | | | | |
|------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Adoption of Minutes | 8) Insurance | 15) Window Cleaning | 22) Plumbing |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection | 23) Mechanical |
| 3) Announcements | 10) Elevators | 17) Stairwells | 24) Electrical |
| 4) Financial Report | 11) Garage | 18) Move ins/outs | 25) Dryer Ducts/Vents |
| 5) Gardening Report | 12) Social Events | 19) Mail Room | 26) Visitor Parking |
| 6) Correspondence | 13) Reminders | 20) Building Envelope | 27) Back Burner List |
| 7) Security | 14) Lockers | 21) Cleaning | 28) New Business |

1)	ADOPTION OF MINUTES		
	Please be advised that the Council Meeting was re-scheduled from April 20, 2010 to April 19, 2010 and with that change note it was moved, seconded and carried (unanimously) to approve the Minutes of the previous Council Meeting on March 16, 2010.		
2)	BUILDING MANAGER'S REPORT		
2)51.1	During regular inspection, P3 level door was found to be damaged. Security plate has since been installed as required.	BM	Closed
2)51.2	During regular maintenance inspection, booster heater for domestic hot water was found to be leaking. The Building Manager confirmed it was under warranty and arranged for replacement. The new unit is a 208 Volt unit and there is a concern that it may not provide adequate hot water. The Building Manager will monitor this.	BM	Ongoing
2)52.2	The Building Manager had the emergency generator tested. An exhaust pipe will be added in the amount of \$570.00. Further repairs in the amount of \$1,441.00 are required and were approved by the Corporation.	BM	5/27/10
2)52.3	The roof maintenance has been completed.	PM	Closed
2)52.5	The supply line in the kitchen of SL 32 ruptured and caused water damage to the units below. Please note in the last set of minutes we referred to SL 16 by mistake. As this is within the unit, it is the responsibility of the owner to pay for the repairs. Owner was advised to open an insurance claim with their broker. All repairs will be assessed back to the strata lot.	PM	5/27/10
2)52.12	Strata Lots 158 and 131 have broken windows due to improper handle replacement installation. The Agent will contact contractor to repair / replace the windows.	PM	5/27/10
2)53.1	Drain stack cleaning has been completed to several units.	BM	Closed
2)53.2	Drywall repairs and painting has been completed in SL 98, 117 and 123.	BM	Closed
2)53.3	Contractor finished the repairs to the sprinkler system and replaced 35 fire extinguishers.	BM	Closed
2)53.4	The garbage room door was repaired as it was not working. Later it was determined that the door strike was disabled and it has since repaired the problem.	BM	Closed
2)53.5	Plumbing company provided a quotation in the amount of \$1674.75 for the addition of clean out access points to access the plumbing in order to facilitate the cleaning of the pipers. Several of the cleanout access ports will be installed in the future.	BM	Ongoing
2)53.6	Elevator # 3 was stuck on the 13 th floor on April 8 and was subsequently repaired.	BM	Closed
2)53.7	Elevator # 2 was stuck on the 14 th floor on April 12, 2010 and was subsequently repaired.	BM	Closed
2)53.8	The domestic hot water supply line bust between two units on 19 th floor. Both units as well as another on 17 th floor were repaired. Letters requesting access will be sent to the owners on the following floors: 2, 8, 10, 16, 18 and 24. Please provide access to the caretaker as required.	BM	5/27/10
2)53.9	Tenants moved out from SL 30 and left behind some garbage. Disposal and administrative fees will be charged back to the unit.	BM	5/27/10
3)	ANNOUNCEMENTS		
	It has come to the attention of the Corporation that someone is spitting and fouling up the inside of elevator. If this is witnessed please report this to the caretaker and the Corporation will take appropriate action.		
4)	FINANCIAL REPORT		
4)53.1	March Financials were approved. One owner attended the meeting and supplied cheques for unpaid maintenance fees. Council reviewed the Owner Balance Report and noted most accounts are current.		

5)	GARDENING REPORT		
6)	CORRESPONDENCE		
6)49.2	The Corporation has sent several letters issuing fines to one unit for failing to remove a shed which is stored contrary to the bylaws. The Agent will continue to send letters issuing fines until the storage unit is removed. It was Moved, Seconded and Carried to fine the unit an additional \$200.00 for failing to remove the shed.	PM	5/27/10
6)51.2	Owner inquired about whose responsibility it is to repair unit doors. Strata Manager to send letter notifying that all unit doors are the responsibility of the owners.	PM	5/27/10
7)	SECURITY		
8)	INSURANCE		
8)53.1	The insurance of the Corporation expires on April, 30 midnight, 2010 and the Agent reviewed the renewal with Council. The premium payable will be \$67,787.00 for 2010 to 2011. The Agent suggested he could contact the insurer and see if a reduction could be negotiated by increasing the water damage deductible. However the underwriters declined.	PM	Closed
9)	GARBAGE		
10)	ELEVATORS		
10)53.1	A copy of the current Elevator Contract was provided to Council for review.		
11)	GARAGE PARKADES		
12)	SOCIAL EVENTS		
13)	REMINDERS		
13)50.2	All owners are reminded to ensure they keep their telephone numbers and addresses current for use by the Agent and Century 21. Please contact Angie Koh if your phone number or mailing address has changed.		
13)50.3	Regarding balconies: Drains must be kept clean and running free. Permanent alterations such as tile or glued carpeting is not allowed. Loose carpeting is also hazardous if it blocks the drain. Temporary unattached wood or rubber tiles are permitted, but owner remains responsible for any damage caused by the drain not running freely.		
14)	LOCKERS		
15)	WINDOW CLEANING		
16)	FIRE INSPECTION		
17)	STAIRWELLS		
18)	MOVE- INS / MOVE-OUTS		
19)	MAIL ROOM		
20)	BUILDING ENVELOPE		
20)3.1	Building Envelope work (scheduled maintenance) - First and Second phase have been completed. The certificate of completion has been provided to Council.	PM	Closed
21)	CLEANING		
22)	PLUMBING		
23)	MECHANICAL		
24)	ELECTRICAL		

25)	DRYER DUCTS / VENTS		
25)45.1	It was Moved, Seconded and Carried to proceed with the dryer vent cleaning in the amount of \$9,350.00 plus taxes. A notice will be posted in the elevator and on mailroom notice boards. All residents must ensure access into their units. All residents are reminded to run their dryers for 5 minutes after each use to dry out any condensation within the dryer.	BM	Ongoing
26)	VISITOR PARKING		
27)	BACK BURNER LIST		
27)35.1	Strata Member has volunteered to lead the By-laws review process. Strata Manager to verify legality of modifications. Council will provide the Agent with a copy of the proposed bylaws and the agent will contact Elaine McCormack for a quotation for the review of the bylaws.	GN PM	Ongoing
28)	NEW BUSINESS		
28)53.1	Parking – One unit is parking in a parking spot registered to another unit. The Agent will send the appropriate letter. All residents are advised to only park in their stall spot as listed at Land Title. Owner may tow vehicles illegally parked in their parking spot.	PM	5/27/10
28)53.2	Lighting - Commercial Lighting supplied a quotation in the amount of \$11,975.00 for the replacement of the exit signs in the building. Currently there is a rebate offered through BC Hydro and the financial costs to the strata are about \$ 8,500.00. It was Moved, Seconded and Carried to proceed with the installation of the new energy efficient exit signs.	PM	5/27/10
28)53.3	Strata Lot 60 wrote a letter to the Corporation requesting some fines be waived. The Agent wrote back a letter indicating that the fines will not be waived.	PM	Closed

Meeting Adjourned at 8:00 P.M.



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

Date: June 8, 2010

Memo TO: ALL OWNERS, STRATA PLAN LMS 740

From: Axel Tjaden, Strata Management Representative
Century 21 Prudential Estates (RMD) Ltd.

RE: ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #54

Building Managers' Office Telephone: 604-689-9802

Messages are checked three times a day

Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact
Century 21 at 604-273-1745

ATTENDEES	Blair Smith	President	BS
	Dal Fleischer	Vice President	DF
	Gigi Ngoh	Council Member	GN
	Gage Garner	Council Member	GG
	Rade Panic		
	Axel Tjaden	Resident Manager	BM
ABSENT with Regrets		Strata Manager	PM
		Century 21 Prudential Estates (RMD) Property Management Division	
	Sunshine Escofarchua	Council Member	SE
	Claire Kalfon	Treasurer	CK
GUESTS	Doug Roberts	Secretary	DR
	Linda Chen SL 102	7:05 to 8:25	
	Navid Boostani SL 166	8:25 to 8:30	

DISTRIBUTION All Owners, Strata Plan LMS 740

MEETING DATE Thursday, May 27, 2010 @ 7:00 PM – Lobby Office

NEXT MEETING Monday, June 28, 2010 @ 7:00 PM – Lobby Office

TOPICS

- | | | | |
|------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Adoption of Minutes | 8) Insurance | 15) Window Cleaning | 22) Plumbing |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection | 23) Mechanical |
| 3) Announcements | 10) Elevators | 17) Stairwells | 24) Electrical |
| 4) Financial Report | 11) Garage | 18) Move ins/outs | 25) Dryer Ducts/Vents |
| 5) Gardening Report | 12) Social Events | 19) Mail Room | 26) Visitor Parking |
| 6) Correspondence | 13) Reminders | 20) Building Envelope | 27) Back Burner List |
| 7) Security | 14) Lockers | 21) Cleaning | 28) New Business |

1)	ADOPTION OF MINUTES		
	It was moved, seconded and carried (unanimously) to approve the Minutes of the previous Council Meeting.		
2)	BUILDING MANAGER'S REPORT		
2)51.2	During regular maintenance inspection, booster heater for domestic hot water was found to be leaking. The Building Manager confirmed it was under warranty and arranged for replacement. The new unit is a 208 Volt unit and there is a concern that it may not provide adequate hot water. The Building Manager will monitor this. The new booster unit appears to work well.	BM	Closed
2)52.5	The supply line in the kitchen of SL 32 ruptured and caused water damage to the units below. As this is within the unit, it is the responsibility of the owner to pay for the repairs. Owner was advised to open an insurance claim with their broker. All repairs have been assessed back to the strata lot.	BM	Ongoing
2)52.12	Strata Lots 158 and 131 have broken windows due to improper handle replacement installation. The Agent will contact contractor to repair / replace the windows. Two further units, SL 6, SL 166, have been placed on the list for repairs.	PM	Ongoing
2)53.5	Milani Plumbing provided a quotation in the amount of \$1,674.75 for the addition of clean out access points to access the plumbing in order to facilitate the cleaning of the pipers. Several of the cleanout access ports will be installed in the future.	BM	Ongoing
2)53.8	The domestic hot water supply line burst between two units on 19 th floor. Both units as well as another on 17 th floor were repaired. Letters requesting access will be sent to the owners on the following floors: 2, 8, 10, 16, 18 and 24. Please provide access to the caretaker as required. The letters to the units affected have been sent.	PM	Ongoing
2)53.9	The Tenants moved out from SL 30 and left behind some garbage.	PM	Closed
2)54.1	On April 24, 2010 a hotel guest hit a 3" sprinkler pipe. An insurance claim with ICBC has been opened.	BM	Ongoing
2)54.2	The recirculation hot water line leaked in SL 122 on April 27, 2010. It was Moved, Seconded and Carried to make a permanent repair at this location. No units will be affected by this shut down of the recirculation line.	BM	Ongoing
2)54.3	The Chubb Security technician replaced a battery in their monitoring box during an after hour call. As the fire alarm protection system went into trouble mode this was done at night. The Agent contacted Chubb and arranged for any non-emergency servicing to be done during regular working hours. The batteries in question have a life expectancy of 5 to 6 years.	PM	Closed
2)54.4	The gardening irrigation system has been turned on.	BM	Closed
2)54.5	Siemens was called on April May 17, 2010 to investigate a Fire Panel problem. The problem was traced back to SL 8.	BM	Closed
3)	ANNOUNCEMENTS		
	It has come to the attention of the Corporation that someone is spitting and fouling up the inside of the elevator. If this is witnessed please report this to the caretaker and the Corporation will take the appropriate action. Deliveries – Please note that all deliveries must be done through the back loading doors and 24-h notice must be provided to the caretaker in order to install protective blankets and ensure the elevator is available. There is no charge to prepare or book the elevator. Do not use the front entrance for any deliveries.		
4)	FINANCIAL REPORT		
4)53.1	No Financials were approved. A Statutory Holiday was inadvertently paid to the weekend relief caretaker and will be reversed. The Treasurer queried the Agent about PST on the Hydro bills and the Agent confirmed none were paid.		

5)	GARDENING REPORT		
6)	CORRESPONDENCE		
6)49.2	<p>Correspondence Sent:</p> <p>April 22, 2010 – SL 123 Form K not current</p> <p>April 22, 2010 – SL 91 Form K not signed</p> <p>April 22, 2010 – SL 30 Garbage Left Behind when Moving / Invitation to Council Meeting</p> <p>April 22, 2010 – SL 28 Damage to unit Below</p> <p>April 27, 2010 – SL 4 Unauthorized Shed and Windsurfer / Invitation to Council Meeting</p> <p>May 4, 2010 – Plumbing Repair Access to all units on floors 2-8-10-16-24</p> <p>May 5, 2010 – SL 66 Parking Dispute</p> <p>Correspondence Received</p> <p>April 23, 2010 - SL 68 noise complaint re SL 67</p> <p>May 4, 2010 SL 159-73-161 Management Agent re keys</p> <p>May 19, 2010 - SL 151 - Request to waive fines</p> <p>May 18, 2010 - SL 43 re caretaker and renovation</p>		
7)	SECURITY		
8)	INSURANCE		
9)	GARBAGE		
10)	ELEVATORS		
10)53.1	A copy of the current Elevator Contract was provided to Council for review.		
11)	GARAGE PARKADES		
12)	SOCIAL EVENTS		
13)	REMINDERS		
13)50.2	All owners are reminded to ensure they keep their telephone numbers and addresses current for use by the Agent and Century 21. Please contact Angie Koh if your phone number or mailing address has changed.		
13)50.3	Regarding balconies: Drains must be kept clean and running free. Permanent alterations such as tile or glued carpeting are not allowed. Loose carpeting is also hazardous if it blocks the drain. Temporary unattached wood or rubber tiles are permitted, but owner remains responsible for any damage caused by the drain not running freely.		
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16)	FIRE INSPECTION		
17)	STAIRWELLS		
18)	MOVE- INS / MOVE-OUTS		
19)	MAIL ROOM		
20)	BUILDING ENVELOPE		
21)	CLEANING		
22)	PLUMBING		
23)	MECHANICAL		

24)	ELECTRICAL		
25)	DRYER DUCTS / VENTS		
25)45.1	<p>It was Moved, Seconded and Carried to proceed with the dryer vent cleaning in the amount of \$9,350.00 plus taxes. A notice will be posted in the elevator and on mailroom notice boards. All residents must ensure access into their units.</p> <p>All residents are reminded to run their dryers for 5 minutes after each use to dry out any condensation within the dryer.</p>	BM	Ongoing
26)	VISITOR PARKING		
27)	BACK BURNER LIST		
27)35.1	Strata Member has volunteered to lead the By-laws review process. Strata Manager to verify legality of modifications. Council will provide the Agent with a copy of the proposed bylaws and the agent will contact Elaine McCormack for a quotation for the review of the bylaws.	GN PM	Ongoing
28)	NEW BUSINESS		
28)49.2	SL 4 has an unauthorized Shed and Windsurfer on common property. The Corporation has repeatedly requested these items be removed and invited them to council meetings. Several letters issuing fines to the unit for failing to remove a shed have been mailed. The Strata Corporation will continue to send letters issuing fines until the storage unit is removed. At the time of the hearing it was Moved, Seconded and Carried to fine the unit an additional \$200.00 for failing to remove the shed.	PM	Ongoing
28)53.2	Lighting - Commercial Lighting supplied a quotation in the amount of \$11,975.00 for the replacement of the exit signs in the building. Currently there is a rebate offered through BC Hydro and the financial costs to the strata are about \$ 8,500.00. It was Moved, Seconded and Carried to proceed with the installation of the new energy efficient exit signs.	PM	Ongoing
28)54.1	The Agent contacted Chubb Security and placed a note on the system requesting the caretaker be contacted in normal business hours for minor repair requirements.	PM	Closed
28)54.2	Council reviewed the call out for Siemens regarding the fire panel problem. As the problem was caused by a renovation in SL 8 the invoice will be charged back to the unit.	PM	Ongoing
28)54.3	Caretaker Vacation – Rade and Nancy Panic will be on vacation from July 5 to July 18, 2010. Cleantech Services will be providing holiday coverage. The Agent will arrange for Cleantech to come on site prior to the caretakers taking their vacation to review the scope of work.	PM	Closed
28)54.4	Alterations – All owners are reminded that alterations must be documented. The necessary forms are available at the on site office and all documents must be signed prior to the work commencing. If you are not sure what requires an alteration form, please check with the caretaker. Also all owners are reminded that a water shut down may be requested, by contacting the caretaker, but the responsibilities for any repairs due to the shut down are with the owner who requested the shut down. Therefore, it is recommended that all pipes be frozen from the inside of the unit whenever possible in order to avoid water shut down. One unit will receive a reminder letter regarding this issue.	PM	Closed
28)54.5	Common Room – Council requires that XTR clean the common room and the wet areas which they used for as their staging area for the maintenance done to the exterior. The Agent will advise XTR of the same.	PM	Ongoing
28)54.6	Parking spots – A Reminder to all owners that parking spots must be rented to an owner within the building and cannot be rented to anyone outside of the building. Three units will receive reminder letters regarding the matter.	PM	Ongoing
28)54.7	Council reviewed a charge back to SL 8 and it was Moved, Seconded and carried to assess the invoice from Siemens back to the owner as the repairs are related to renovations done within the Strata Lot.	PM	Ongoing
28)54.8	One of the exterior light stands was broken. The light will be replaced shortly.	PM	Ongoing

28)54.9	Council reviewed a quotation by Atlas Power Ltd. in the amount of \$778.00. It was Moved, Seconded and Carried to proceed with the power sweeping. Please watch for the notice as all vehicles must be removed.	BM	Ongoing
28)54.10	A noise complaint was received from SL 68. Council will request SL 67 use some insulating material under the subwoofer of their stereo. All residents are reminded that they must mitigate any noise from their stereo or television as much as possible so as avoid causing a nuisance to their neighbors.	PM	Ongoing
28)54.11	SL 8 sustained water damage from the exterior of that unit. The caretaker will water test the area to determine where the water is coming from.	BM	Ongoing
28)54.12	One unit is causing a nuisance as they are spitting and smoking in the front of the building. A warning letter will be sent.	BM	Ongoing
28)54.13	Council reviewed the move out by SL 30. A letter requesting the owner attend the hearing was sent April 30, 2010. It was Moved, Seconded and Carried to assess a fine in the amount of \$200.00 according to the bylaws of LMS 740.	PM	Closed
28)54.14	The Roof Anchors of the building were certified by Pro-Bel Enterprises Ltd for 2010.	PM	Closed
28)54.15	SL 151 requested a fine in the amount of \$100.00 be waived. The Corporation agreed to waive the fine pending a payment in the amount of \$100.00 for outstanding for garbage that was removed on behalf of the tenant. Once the payment for \$100 is received the fine will be waived. The Agent will write a letter stating the same.	PM	Ongoing
28)54.16	On April 24, 2010 a hotel guest hit a 3" sprinkler pipe. An insurance claim with ICBC has been opened. The overtime for the caretaker (\$52.50) and the Milani Plumbing Invoice # 734686 in the amount of \$329.70 will be submitted to ICBC for payment. Further invoice, once received, will be submitted as well.	PM	Ongoing

Meeting Adjourned at 9:40 P.M.



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

Date: July 12, 2010

Memo TO: ALL OWNERS, STRATA PLAN LMS 740

From: Axel Tjaden, Strata Property Representative
Century 21 Prudential Estates (RMD) Ltd.

RE: ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #55

Building Managers' Office Telephone: 604-689-9802
Messages are checked three times a day
Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact
Century 21 at 604-273-1745

ATTENDEES	Blair Smith	President	BS
	Gigi Ngoh	Council Member	GN
	Doug Roberts	Secretary	DR
	Sunshine Escolarchua	Council Member	SE
	Claire Kalfon	Treasurer	CK
	Rade Panic	Resident Manager	BM
	Axel Tjaden	Strata Property Representative Century 21 Prudential Estates (RMD) Property Management Division	SPR
ABSENT with Regrets	Dal Fleischer	Vice President	DF
	Gage Garner	Council Member	GG
GUESTS	Owner of SL 92	8:15 to 8:25	
DISTRIBUTION	All Owners, Strata Plan LMS 740		
MEETING DATE	Monday, June 28, 2010 @ 7:00 PM – Lobby Office		
NEXT MEETING	Thursday, July 15, 2010 @ 7:00 PM – Lobby Office		

TOPICS

- | | | | |
|--|--------------------------|-----------------------|-----------------------|
| 1) Call to Order and Adoption of Minutes | 8) Insurance | 15) Window Cleaning | 22) Plumbing |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection | 23) Mechanical |
| 3) Announcements | 10) Elevators | 17) Stairwells | 24) Electrical |
| 4) Financial Report | 11) Garage | 18) Move ins/outs | 25) Dryer Ducts/Vents |
| 5) Gardening Report | 12) Social Events | 19) Mail Room | 26) Visitor Parking |
| 6) Correspondence | 13) Reminders | 20) Building Envelope | 27) Back Burner List |
| 7) Security | 14) Lockers | 21) Cleaning | 28) New Business |

1)	CALL TO ORDER AND ADOPTION OF MINUTES		
	The meeting was called to order at 7:05 PM. It was moved, seconded and carried (unanimously) to approve the Minutes of the previous Council Meeting.		
2)	BUILDING MANAGER'S REPORT		
2)52.5	The supply line in the kitchen of SL 32 ruptured and caused water damage to the units below. As this is within the unit, it is the responsibility of the owner to pay for the repairs. Owner was advised to open an insurance claim with their broker. All repairs have been assessed back to the strata lot.	BM	Closed
2)52.12	Strata Lots 158 and 131 have broken windows due to improper handle replacement installation. The Agent contacted contractor to repair / replace the windows. Two further units, SL 6, SL 166, have been placed on the list for repairs.	BM	Ongoing
2)53.5	Milani Plumbing provided a quotation in the amount of \$1,674.75 for the addition of clean out access points to access the plumbing in order to facilitate the cleaning of the pipes. Several of the cleanout access ports will be installed in the future.	BM	Ongoing
2)53.8	The domestic hot water supply line burst between two units on 19 th floor. Both units as well as another on 17 th floor were repaired. Letters requesting access will be sent to the owners on the following floors: 2, 8, 10, 16, 18 and 24. Please provide access to the caretaker as required. Follow up letters will be sent to SL 76, 112, 57, 54, 11, 10, 9 and 7.	SPR	Ongoing
2)54.1	The recirculation hot water line leaked in SL 122 on April 27, 2010. It was Moved, Seconded and Carried to make a permanent repair at this location. No units will be affected by this shut down of the recirculation line.	BM	Ongoing
2)54.2	Siemens was called on April 17, 2010 to investigate a Fire panel problem. The problem was traced back to SL 8. 28)54.2	BM	Closed
2)54.5	Power Outage – On June 18, 2010 a power outage left the building without power for about 30 to 40 minutes. However, the garage gate did not operate as intended and West Power will investigate the problem that caused the gate to malfunction.	BM	Ongoing
3)	ANNOUNCEMENTS		
	Deliveries – Please note that all deliveries must be done through the back loading doors and a 24-hour notice must be provided to the caretaker in order to install protective blankets and ensure elevator is available. There is no charge to prepare or book the elevator. Do not use the front entrance for any deliveries.		
4)	FINANCIAL REPORT		
4)53.1	It was Moved, Seconded and Carried Unanimously to adopt Financial reports for May and June.		
5)	GARDENING REPORT		
6)	CORRESPONDENCE		
	Correspondence Sent: June 9, 2010 – SL 10 Damage to Window Sill June 9, 2010 – SL 64 Nuisance June 9, 2010 – SL 4 Unauthorized Shed and Windsurfer / Invitation to Council Meeting June 9, 2010 – SL 43 alteration Forms June 9, 2010 – SL 30 Form K June 9, 2010 – SL 30 Garbage June 18, 2010 – SL 4, SL 1 and SL 91 - Unauthorized Rental of Parking Spot Correspondence Received: 6)55.1 May 28, 2010 SL 91 Request to waive Move In Fee 6)55.2 June 14, 2010 SL 64 Confirmation to Attend Meeting 6)55.3 June 28, 2010 SL 64 Unable to Attend Meeting 6)55.4 Alterations – SL 43, SL 93 and SL 49 applied to the Corporation for various alterations. The alterations were approved by Council.		

6)55.5	SL 4 has an unauthorized Shed and Windsurfer on common property. The Corporation has repeatedly requested these items be removed and invited them to council meetings. Several letters issuing fines to the unit for failing to remove a shed have been mailed. The Strata Corporation will continue to send letters issuing fines until the storage unit is removed. At the time of the hearing it was Moved, Seconded and Carried to fine the unit an additional \$200.00 for failing to remove the shed.	SPR	7/15/10
6)55.5	Letters will be sent to the owners of 3 units who failed to provide access into their units during the Strata dryer vent cleaning cycle. The Agent will write a letter reminding those owners that they are responsible for the upkeep of their dryer vents. They will be held responsible should any damage result from their failure to provide access to their units during this dryer vent cleaning cycle. They must now make their own arrangements to have their dryer vents cleaned.	SPR	7/15/10
7)	SECURITY		
8)	INSURANCE		
9)	GARBAGE		
10)	ELEVATORS		
11)	GARAGE PARKADES		
12)	SOCIAL EVENTS		
13)	REMINDERS		
13)50.2	All owners are reminded to ensure they keep their telephone numbers and addresses current for use by the Agent and Century 21. Please contact Angie Koh if your phone number or mailing address has changed.		
13)50.3	Regarding balconies: Drains must be kept clean and running free. Permanent alterations such as tile or glued carpeting are not allowed. Loose carpeting is also hazardous if it blocks the drain. Temporary unattached wood or rubber tiles are permitted, but owner remains responsible for any damage caused by the drain not running freely.		
13)55.1	Loading Bay: All residents are reminded that the loading bay is for authorized parking only and must be done in coordination with the caretaker. The no parking zone will be enforced.		
13)55.2	Alterations – All owners are reminded that alterations must be documented. The necessary forms are available at the on site office and all documents must be signed prior to the work commencing. If you are not sure what requires an alteration form, please check with the caretaker. Also all owners are reminded that a water shut down may be requested, by contacting the caretaker, but the responsibilities for any repairs due to the shut down are with the owner who requested the shut down. Therefore, it is recommended that all pipes be frozen from the inside of the unit whenever possible in order to avoid water shut down. One unit will receive a reminder letter regarding this issue		
14)	LOCKERS		
15)	WINDOW CLEANING		
16)	FIRE INSPECTION		
17)	STAIRWELLS		
18)	MOVE- INS / MOVE-OUTS		
19)	MAIL ROOM		
20)	BUILDING ENVELOPE		

21)	CLEANING		
22)	PLUMBING		
23)	MECHANICAL		
24)	ELECTRICAL		
25)	DRYER DUCTS / VENTS		
25)45.1	The dryer vent cleaning has been completed. All residents are reminded to run their dryers for 5 minutes after each use to dry out any condensation within the dryer.	SPR	Closed
26)	VISITOR PARKING		
27)	BACK BURNER LIST		
27)35.1	Strata Member has volunteered to lead the By-laws review process. Strata Manager to verify legality of modifications. Council will provide the Agent with a copy of the proposed bylaws and the agent will contact Elaine McCormack for a quotation for the review of the bylaws.	GN SPR	Ongoing
28)	NEW BUSINESS		
28)49.2	SL 4 has an unauthorized Shed and Windsurfer on common property. The Corporation has repeatedly requested these items be removed and invited them to council meetings. Several letters issuing fines to the unit for failing to remove a shed have been mailed. The Strata Corporation will continue to send letters issuing fines until the storage unit is removed. At the time of the hearing it was Moved, Seconded and Carried to fine the unit an additional \$200.00 for failing to remove the shed. See 6)55.4	SPR	Closed
28)53.2	Lighting – The new Exit signs are being installed.	BM	Ongoing
28)54.2	Council reviewed the call out for Siemens regarding the fire panel problem. As the problem was caused by a renovation in SL 8, the invoice will be charged back to the unit. The invoice has not been received to date.	SPR	Ongoing
28)54.3	Caretaker Vacation – Rade and Nancy Panic will be on vacation from July 5 to July 18, 2010. Clean Tech Services will be providing holiday coverage. The Agent arranged for Clean Tech to meet with the caretaker to review the scope of work.	SPR	Closed
28)54.6	Parking spots – A Reminder to all owners that parking spots must be rented to an owner within the building and cannot be rented to anyone outside of the building. The key fobs associated with these units will be cancelled as of July 19, 2010. A follow up letter will be sent to 3 units.	SPR	Ongoing
28)54.8	One of the exterior light stands was broken. The light will be replaced shortly.	SPR	Ongoing
28)54.9	Council reviewed a quotation by Atlas Power Ltd. in the amount of \$778.00. It was Moved, Seconded and Carried to proceed with the power sweeping. Please watch for the notice as all vehicles must be removed.	SPR	Ongoing
28)54.10	A noise complaint was received from SL 68. Council will request SL 67 use some insulating material under the subwoofer of their stereo. All residents are reminded that they must mitigate any noise from their stereo or television as much as possible so as avoid causing a nuisance to their neighbors.	SPR	Ongoing
28)54.11	SL 8 sustained water damage from the exterior of that unit. The caretaker will water test the area to determine where the water is coming from.	BM	Ongoing
28)54.12	The resident of one unit is causing a nuisance as they are spitting and smoking in the front of the building. A warning letter was sent. The resident responded in writing indicating they will refrain from their behavior. The Corporation will not assess any fines in this case.	SPR	Closed
28)54.15	SL 151 requested a fine in the amount of \$100.00 be waived. The Corporation agreed to waive the fine pending a payment in the amount of \$100.00 outstanding for garbage that was removed on behalf of the tenant. The Agent wrote a letter stating the same.	SPR	Closed

28)54.16	On April 24, 2010 a hotel guest hit a 3" sprinkler pipe. An insurance claim with ICBC has been opened. The overtime for the caretaker (\$52.50) and the Milani Plumbing Invoice # 734686 in the amount of \$329.70 will be submitted to ICBC for payment. Further invoice, once received, will be submitted as well.	SPR	Ongoing
28)55.1	Bylaws – Elaine McCormack will attend the next Council Meeting to discuss the process of bylaw amendment with Council.	SPR	Ongoing
28)55.2	One owner attended the meeting to report that the person next to him has damaged his vehicle. The owner has opened a claim with ICBC. Further, he reported the other person is disposing of garbage from their vehicle on common property. Both owners will be invited to the next Council meeting to discuss the issues.	SPR	Ongoing
28)55.3	Elevators – Council reviewed the service history of Otis Canada Inc. and it was Moved, Seconded and Carried Unanimously to cancel the service agreement. Three quotations will be requested. The Agent will write the appropriate letter to terminate the contract.	SPR	Ongoing
28)55.4	One unit failed to submit a signed Form K for their tenant. A warning letter had been sent to the owner requesting the missing form and providing for a hearing. It was Moved, Seconded and Carried to assess a fine in the amount of \$200.00 to the Strata Lot for failing to supply the form in a timely manner.	SPR	Closed
28)55.5	One unit sent a letter to the Corporation requesting a move in fee be waived. Council reviewed the issue and noted the fee was in accordance with the bylaw and therefore declined the request.	SPR	Closed
28)55.6	One unit contacted the Corporation to enquire about plumbing invoices incurred within the unit. Council reviewed the invoice and it was Moved, Seconded and Carried not to reimburse the owner as the various invoices are not related to items that are the responsibility of the Corporation to maintain.	SPR	Closed

Meeting Adjourned at 8:50 P.M.



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

Date: August 3, 2010

Memo TO: ALL OWNERS, STRATA PLAN LMS 740

From: Axel Tjaden, Strata Property Representative
Century 21 Prudential Estates (RMD) Ltd.

RE: ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #56

Building Managers' Office Telephone: 604-689-9802

Messages are checked three times a day

Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact
Century 21 at 604-273-1745

ATTENDEES	Blair Smith	President	BS
	Gigi Ngoh	Council Member	GN
	Doug Roberts	Secretary	DR
	Sunshine Escolarchua	Council Member	SE
	Claire Kalfon	Treasurer	CK
	Dal Fleischer	Vice President	DF
		Axel Tjaden	Strata Property Representative Century 21 Prudential Estates (RMD) Property Management Division
ABSENT with Regrets	Gage Garner	Council Member	GG
	Rade Panic	Resident Manager	BM
GUESTS	Owner of SL 38	8:00 to 8:15	
	Elaine McCormack	7:00 to 8:35	
DISTRIBUTION	All Owners, Strata Plan LMS 740		
MEETING DATE	Thursday, July 15, 2010 @ 7:00 PM – Lobby Office		
NEXT MEETING	Monday, August 16, 2010 @ 7:00 PM – Lobby Office		

TOPICS

- | | | | |
|--|--------------------------|-----------------------|-----------------------|
| 1) Call to Order and Adoption of Minutes | 8) Insurance | 15) Window Cleaning | 22) Plumbing |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection | 23) Mechanical |
| 3) Announcements | 10) Elevators | 17) Stairwells | 24) Electrical |
| 4) Financial Report | 11) Garage | 18) Move ins/outs | 25) Dryer Ducts/Vents |
| 5) Gardening Report | 12) Social Events | 19) Mail Room | 26) Visitor Parking |
| 6) Correspondence | 13) Reminders | 20) Building Envelope | 27) Back Burner List |
| 7) Security | 14) Lockers | 21) Cleaning | 28) New Business |

1)	CALL TO ORDER AND ADOPTION OF MINUTES			
	The meeting was called to order at 7:05 p.m. It was moved, seconded and carried (unanimously) to approve the Minutes of the previous Council Meeting.			
2)	BUILDING MANAGER'S REPORT – The Building Manager was away on holiday so no new issues were discussed.			
2)52.12	Strata Lots 158 and 131 have broken windows due to improper handle replacement installation. The Agent contacted contractor to repair / replace the windows. Two further units, SL 6, SL 166, have been placed on the list for repairs.	BM	Ongoing	
2)53.5	Milani Plumbing provided a quotation in the amount of \$1,674.75 for the addition of clean out access points to access the plumbing in order to facilitate the cleaning of the pipes. Several of the cleanout access ports will be installed in the future.	BM	Ongoing	
2)53.8	The domestic hot water supply line burst between two units on 19 th floor. Both units as well as another on 17 th floor were repaired. Letters requesting access will be sent to the owners on the following floors: 2, 8, 10, 16, 18 and 24. Please provide access to the caretaker as required. Follow up letters will be sent to SL 76, 112, 57, 54, 11, 10, 9 and 7.	SPR	8/16/10	
2)54.1	The recirculation hot water line leaked in SL 122 on April 27, 2010. It was Moved, Seconded and Carried to make a permanent repair at this location. No units will be affected by this shut down of the recirculation line.	BM	Ongoing	
2)54.5	Power Outage – On June 18, 2010 a power outage left the building without power for about 30 to 40 minutes. However, the garage gate did not operate as intended and West Power will investigate the problem that caused the gate to malfunction.	BM	Ongoing	
3)	ANNOUNCEMENTS			
	Deliveries – Please note that all deliveries must be done through the back loading doors and 24-hour notice must be provided to the caretaker in order to install protective blankets and to ensure the elevator is available. There is no charge to prepare or book the elevator for deliveries. Do not use the front entrance for any deliveries or fines will be imposed.			
4)	FINANCIAL REPORT			
	It was moved, Seconded and Carried Unanimously to adopt the Financial Reports for June.			
5)	GARDENING REPORT			
6)	CORRESPONDENCE			
	Correspondence Sent: July 2, 2010 – SL 151 Fines July 6, 2010 – SL 67 Noise Complaint July 7, 2010 – SL 54, 11, 10, 7, 57 and 56 – Plumbing Repair Access and Keys July 9, 2010 – SL 123 – Plumbing Repair Access and Keys July 9, 2010 – SL 9 – Request for Re-imbursement July 9, 2010 – SL 91 – Request to Waive Move In Fee July 9, 2010 – SL 92 – Complaint Regarding Adjacent Parking Spot July 9, 2010 – SL 38 – Complaint regarding parking spot and garbage July 9, 2010 – SL 30 - Form K July 9, 2010 – SL 4 Unauthorized Shed and Windsurfer / Invitation to Council Meeting July 9, 2010 – SL 43 alteration Forms July 9, 2010 – SL 4, 1 and 91 Unauthorized Rental of Parking Spot July 9, 2010 – Otis Canada Inc. Termination Of Contract Correspondence Received: July 13, 2010 – SL 38 – Confirmation to attend hearing July 14, 2010 878 Hamilton Street - LMS 1863 SL 278			
6)56.1 6)56.2				
6)55.4	SL 4 has an unauthorized Shed and Windsurfer on common property. The Corporation has repeatedly requested these items be removed and invited them to Council Meetings. Several letters issuing fines to the unit for failing to remove a shed have been mailed. The Strata	SPR	8/16/10	

	Corporation will continue to send letters issuing fines until the storage unit is removed. At the time of the hearing it was Moved, Seconded and Carried to fine the unit an additional \$200.00 for failing to remove the shed.		
6)55.5	Letters will be sent to the owners of 3 units who failed to provide access into their units during the Strata dryer vent cleaning cycle. The Agent will write a letter reminding those owners that they are responsible for the upkeep of their dryer vents. They will be held responsible should any damage result from their failure to provide access to their units during this dryer vent cleaning cycle. They must now make their own arrangements to have their dryer vents cleaned.	SPR	8/16/10
7)	SECURITY		
8)	INSURANCE		
9)	GARBAGE		
10)	ELEVATORS		
11)	GARAGE PARKADES		
12)	SOCIAL EVENTS		
13)	REMINDERS		
13)50.2	All owners are reminded to ensure they keep their telephone numbers and addresses current for use by the Agent and Century 21. Please contact Angie Koh if your phone number or mailing address has changed.		
13)50.3	Regarding balconies: Drains must be kept clean and running free. Permanent alterations such as tile or glued carpeting are not allowed. Loose carpeting is also hazardous if it blocks the drain. Temporary unattached wood or rubber tiles are permitted, but owner remains responsible for any damage caused by the drain not running freely.		
13)55.1	Loading Bay: All residents are reminded that the loading bay is for authorized parking only and must be done in coordination with the caretaker. The no parking zone will be enforced.		
13)55.2	Alterations – All owners are reminded that alterations must be documented. The necessary forms are available at the on-site office and all documents must be signed prior to the work commencing. If you are not sure what requires an alteration form, please check with the caretaker. Also, all owners are reminded that a water shut down may be requested by contacting the caretaker, but the responsibilities for any repairs due to the shut down are with the owner who made the request. Therefore, it is recommended that all pipes be frozen from the inside of the unit whenever possible in order to avoid any water shut down.		
14)	LOCKERS		
15)	WINDOW CLEANING		
16)	FIRE INSPECTION		
17)	STAIRWELLS		
18)	MOVE- INS / MOVE-OUTS		
19)	MAIL ROOM		
20)	BUILDING ENVELOPE		
21)	CLEANING		
22)	PLUMBING		

23)	MECHANICAL		
24)	ELECTRICAL		
25)	DRYER DUCTS / VENTS		
	All residents are reminded to run their dryers for 5 minutes after each use to dry out any condensation within the dryer.		
26)	VISITOR PARKING		
27)	BACK BURNER LIST		
27)35.1	Strata Member has volunteered to lead the By-laws review process. Strata Manager to verify legality of modifications. Council will provide the Agent with a copy of the proposed bylaws and the agent will contact Elaine McCormack for a quotation for the review of the bylaws. See 28)56.3	GN SPR	Closed
28)	NEW BUSINESS		
28)53.2	Lighting – The new Exit signs are being installed.	BM	Ongoing
28)54.2	Council reviewed the call out for Siemens regarding the fire panel problem. As the problem was caused by a renovation in SL 8, the invoice has been charged back to the unit.	SPR	Closed
28)54.6	Parking spots – A Reminder to all owners that parking spots must be rented to an owner/tenant within the building and cannot be rented to anyone outside of the building. One unit contacted Council to report they have terminated the rental. Cancellation of two other key fobs associated with those units has been tabled pending verification of the parking spots. A follow up letter will be sent to the two units.	SPR	8/16/10
28)54.9	Atlas Power Ltd. has completed the power sweeping of the garage.	BM	Closed
28)54.10	No further noise complaints were received to date and the matter is closed.	SPR	Closed
28)54.16	On April 24, 2010 a hotel guest hit a 3" sprinkler pipe. An insurance claim with ICBC has been opened. The overtime for the caretaker (\$52.50) and the Milani Plumbing Invoice # 734686 in the amount of \$329.70 will be submitted to ICBC for payment. Further invoices, once received, will be submitted as well.	SPR	Ongoing
28)55.2	One owner attended the Council Meeting on June 28, 2010 to report that the person next to him has damaged his vehicle. The owner has opened a claim with ICBC. Further, he reported the other person is disposing of garbage from their vehicle on common property. Both owners were invited to Council Meeting of July 15, 2010 but the owner making the charges did not attend.	SPR	8/16/10
28)55.3	Elevators – The Agent has sent a letter terminating the contract.	SPR	8/16/10
28)55.4	One unit failed to submit a signed Form K for their tenant. A warning letter was sent to the owner requesting the missing form. The Owner has now supplied the form as required.	SPR	Closed
28)56.1	Alteration – An Alteration request for Strata Lot 278 at 838 Hamilton was received. The Contractor supplied the authorization from the adjacent strata plan as well as drawings and permits from the City of Vancouver. Request was provided for a 4" hole in the ground slab of the parking lot area of LMS 740 to be drilled.	SPR	Closed
28)56.2	SL 38 - It has come to the attention of the Corporation that the tenant in SL 38 is abusing the Guest Parking. The Agent will write the appropriate letter.	SPR	8/16/10
28)56.3	Bylaws – Elaine McCormack attended the Council Meeting to discuss the process of bylaw amendment with Council. A ballpark estimate in the amount of \$2,730.00 to \$3,600.00 was accepted by Council.	SPR	Ongoing

Meeting Adjourned at 9:45 P.M.



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

Date: August 30, 2010

Memo TO: ALL OWNERS, STRATA PLAN LMS 740

From: Axel Tjaden, Strata Property Representative
Century 21 Prudential Estates (RMD) Ltd.

RE: ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #57

Building Managers' Office Telephone: 604-689-9802
Messages are checked three times a day
Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact
Century 21 at 604-273-1745

ATTENDEES

Gigi Ngoh	Council Member	GN
Doug Roberts	Secretary	DR
Claire Kalfon	Treasurer	CK
Dal Fleischer	Vice President	DF
Gage Garner	Council Member	GG
Rade Panic	Resident Manager	BM
Axel Tjaden	Strata Property Representative	SPR

Century 21 Prudential Estates (RMD)
Property Management Division

ABSENT with Regrets

Blair Smith	President	BS
Sunshine Escolarchua	Council Member	SE

GUEST

Owner of SL 19
7:00 to 8:00

DISTRIBUTION

All Owners, Strata Plan LMS 740

MEETING DATE

Monday, August 16, 2010 @ 7:00 PM – Lobby Office

NEXT MEETING

Monday, September 20, 2010 @ 7:00 PM – Lobby Office

TOPICS

- | | | | |
|--|--------------------------|-----------------------|-----------------------|
| 1) Call to Order and Adoption of Minutes | 8) Insurance | 15) Window Cleaning | 22) Plumbing |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection | 23) Mechanical |
| 3) Announcements | 10) Elevators | 17) Stairwells | 24) Electrical |
| 4) Financial Report | 11) Garage | 18) Move ins/outs | 25) Dryer Ducts/Vents |
| 5) Gardening Report | 12) Social Events | 19) Mail Room | 26) Visitor Parking |
| 6) Correspondence | 13) Reminders | 20) Building Envelope | 27) Back Burner List |
| 7) Security | 14) Lockers | 21) Cleaning | 28) New Business |

1)	CALL TO ORDER AND ADOPTION OF MINUTES		
	The meeting was called to order at 7:05 p.m. It was moved, seconded and carried (unanimously) to approve the Minutes of the previous Council Meeting.		
2)	BUILDING MANAGER'S REPORT		
2)52.12	Strata Lots 166, 158, 131, 97 and 6 had broken windows due to improper handle replacement installation. The Agent contacted the contractor to repair / replace the windows. SL 138 was also placed on the list for repairs. All now complete.	BM	Closed
2)53.5	Milani Plumbing provided a quotation for the addition of clean out access points to access the plumbing in order to facilitate the cleaning of the pipes. Several of the cleanout access ports will be installed in the future. Awaiting quote	BM	9/20/10
2)53.8	Letters requesting access were sent to SL 76, 112, 57, 54, 11, 10, 9 and 7.	SPR	Closed
2)54.1	The recirculation hot water line leaked in SL 122 on April 27, 2010. It was Moved, Seconded and Carried to make a permanent repair at this location. No units will be affected by this shut down of the recirculation line. This has been completed.	BM	Closed
2)54.5	On June 18, 2010 a power outage left the building without power for about 30 to 40 minutes. However, the garage gate did not operate as intended and West Power will investigate the problem that caused the gate to malfunction.	BM	Ongoing
2)57.1	Milani repaired domestic hot water re-circulation line near SL 164. Pipe was clamped and burst again on July 17, 2010. A permanent repair will be scheduled. This has been completed.	BM	Closed
2)57.2	Garden All Seasons Landscaping Ltd – Gardener completed work in garden area.	BM	Closed
2)57.3	Caretaker installed thermal insulation on portion of domestic hot water re-circulation pipe repaired by Milani regarding SL 164.	BM	Closed
2)57.4	Al Dyck repaired ceiling and walls in storage area affected by burst pipe for SL 164.	BM	Closed
2)57.5	Contractor power washed patio on 2nd floor. Looks very good.	BM	Closed
2)57.6	Caretaker found abandoned mattress and piece of sofa bed in loading bay. Security cameras were checked and determined that a homeless person left the items. City of Vancouver was called for collection. Service Request #106316.	BM	Closed
2)57.7	SL3 owner complained about cigarette butts on his patio.	SPR	Closed
2)57.8	SL 136 owner called regarding unknown intoxicated person on their floor and banging on their door, as well as their neighbours' doors. VPD arrived and they called paramedics. Security system was checked and it was determined that the person was a visitor of SL 84. Necessary cleaning of carpet on 20th floor will be charged back to the unit. Please refer to 6)57.3	SPR	Closed
2)57.9	SL 168 resident called caretaker regarding access to their suite. While waiting for the caretaker, he threw up in the bamboo planter on the left side of the entrance. Clean up costs will be charged back to the unit. Please refer to 6)57.4	SPR	Closed
2)57.10	SL 123 provided a letter about a few security glitches for review by council.	SPR	9/20/10
2)57.11	SL 59 owner complained about cigarette ash coming through bedroom window.	SPR	Closed
2)57.12	During regular check, 2nd floor bathroom fan was found broken. It has been repaired.	BM	Closed
2)57.13	SL 3 complained about squeaky parking fan located on P3 level. The replacement of the fan will be investigated.	BM	9/20/10
2)57.14	Five units may require booster fans regarding their dryer vent ducts. Air Vac sent a quote. Council reviewed the quote and approved booster fan installation.	SPR	9/20/10
2)57.15	It was suggested to renovate the bike room on P1 level. Council will review the issue and determine if new bike racks can be added.	SPR	9/20/10

3)	ANNOUNCEMENTS		
3)57.1	The Annual General Meeting will be held on Monday, September 20, 2010 at 7:00 PM in the Lobby Office. Registration starts at 6:30 P.M.		
4)	FINANCIAL REPORT		
4)57.1	It was moved, Seconded and Carried Unanimously to adopt the Financial Reports for July.		
4)57.2	It was moved, Seconded and Carried Unanimously to send a 21 day demand letter to SL 112.		
5)	GARDENING REPORT		
6)	CORRESPONDENCE		
	Correspondence Sent: July 12, 2010 – ICBC Release July 23, 2010 – SL 278 – 878 Hamilton Alteration Approval July 27, 2010 – SL 4 Unauthorized Shed and Windsurfer / Invitation to Council Meeting August 10, 2010 – SL 4, Unauthorized Rental of Parking Spot Correspondence Received: July 14, 2010 – Otis Canada Inc. August 16, 2010 – SL 135 Various Questions		
6)55.4	SL 4 has an unauthorized shed and windsurfer on common property. The issue was temporarily tabled until after the AGM.	SPR	9/20/10
6)55.5	Letters were sent to the owners of 3 units who failed to provide access into their units during the Strata dryer vent cleaning cycle. The Agent will write a letter reminding those owners that they are responsible for the upkeep of their dryer vents. They will be held responsible should any damage result from their failure to provide access to their units during this dryer vent cleaning cycle. They must now make their own arrangements to have their dryer vents cleaned.	SPR	Closed
6)57.1	Strata manager to send a reply to the owner of SL 135.	SPR	9/20/10
6)57.2	Strata Manager to send a reply to the owner of SL 123.	SPR	9/20/10
6)57.3	Strata Manager to send a letter to the owner of SL 84 regarding the nuisance incident involving their visitor, and informing them that they are responsible for the 20 th floor carpet clean up cost.	SPR	9/20/10
6)57.4	Strata Manager to send a letter to the owner of SL 168, informing them that they are responsible for the clean up cost of the bamboo planter at the building entrance.	SPR	9/20/10
7)	SECURITY		
8)	INSURANCE		
9)	GARBAGE		
10)	ELEVATORS		
10)57.1	The Agent sent a letter terminating the contract. Otis Elevator Ltd. has responded to the termination letter and declined the termination on the grounds that insufficient notice was provided. The General Manager of Century 21, Bill Blackall is discussing the matter with Otis Elevator Ltd. Quotations have been requested from Thyssen - Krupp, Fujiteec and Schindler.	SPR	9/20/10
11)	GARAGE PARKADES		
11)57.1	A Reminder to all owners that residential parking spots must be rented to an owner/tenant within the building and cannot be rented to anyone outside of the building. One unit contacted Council to report they have terminated the rental. A second rental was also terminated. Cancellation of the one remaining key fob is set for September 15, 2010. A follow up letter will be sent.	SPR	9/20/10
12)	SOCIAL EVENTS		

13)	REMINDERS		
13)50.2	All owners are reminded to ensure they keep their telephone numbers and addresses current for use by the Agent and Century 21. Please contact Angie Koh if your phone number or mailing address has changed.		
13)50.3	Regarding balconies: Drains must be kept clean and running free. Permanent alterations such as tile or glued carpeting are not allowed. Loose carpeting is also hazardous if it blocks the drain. Temporary unattached wood or rubber tiles are permitted, but owner remains responsible for any damage caused by the drain not running freely.		
13)55.1	Loading Bay: All residents are reminded that the loading bay is for authorized parking only and must be done in coordination with the caretaker. The no parking zone will be enforced.		
13)55.2	Alterations – All owners are reminded that alterations must be documented. The necessary forms are available at the on-site office and all documents must be signed prior to the work commencing. If you are not sure what requires an alteration form, please check with the caretaker. Also, all owners are reminded that a water shut down may be requested by contacting the caretaker, but the responsibilities for any repairs due to the shut down are with the owner who made the request. Therefore, it is recommended that all pipes be frozen from the inside of the unit whenever possible in order to avoid any water shut down.		
14)	LOCKERS		
15)	WINDOW CLEANING		
16)	FIRE INSPECTION		
17)	STAIRWELLS		
18)	MOVE- INS / MOVE-OUTS		
19)	MAIL ROOM		
20)	BUILDING ENVELOPE		
21)	CLEANING		
22)	PLUMBING		
23)	MECHANICAL		
24)	ELECTRICAL		
24)57.1	The new Exit signs have been installed. The Corporation is expecting a refund from BC Hydro.	SPR	Ongoing
25)	DRYER DUCTS / VENTS		
	All residents are reminded to run their dryers for 5 minutes after each use to dry out any condensation within the dryer.		
26)	VISITOR PARKING		
26)57.1	SL 142 called C21 about his car being towed from P1 visitor area. He did not have a visitor Parking Pass displayed. As well, residents are not permitted to park in P1 visitor parking which is for guests only.	SPR	Closed
27)	BACK BURNER LIST		
28)	NEW BUSINESS		
28)53.2	The new Exit signs are being installed. The Corporation is expecting a refund from BC Hydro. Please refer to 24)57.1.	SPR	Closed
28)54.6	A Reminder to all owners that parking spots must be rented to an owner/tenant within the building and cannot be rented to anyone outside of the building. One unit contacted Council to	SPR	Closed

	report they have terminated the rental. A second rental was also terminated. Cancellation of the one remaining key fobs is set for September 15, 2010. A follow up letter will be sent. Please refer to 11)57.1.		
28)54.16	On April 24, 2010 a hotel guest hit a 3" sprinkler pipe. An insurance claim with ICBC has been opened. The overtime for the caretaker (\$52.50) and the Milani Plumbing Invoice # 734686 in the amount of \$329.70 were submitted to ICBC for payment. A further invoice from Siemens was received and submitted to ICBC for payment.	SPR	Ongoing
28)55.2	One owner attended the Council Meeting on June 28, 2010 to report that the person next to him has damaged his vehicle. The owner has opened a claim with ICBC. Further, he reported the other person is disposing of garbage from their vehicle on common property. Both owners were invited to Council Meeting of July 15, 2010 but the owner making the charges did not attend. No other correspondence or complaints have been received.	SPR	Closed
28)55.3	Elevators – The Agent sent a letter terminating the contract. Otis Elevator Ltd. has responded to the termination and declined the termination on the grounds that insufficient notice was provided. The General Manager of Century 21, Bill Blackall is discussing the matter with Otis Elevator Ltd. Quotations have been requested from: Thyssen - Krupp, Fujitec and Schindler. Please refer to 10)57.1.	SPR	Closed
28)56.2	It has come to the attention of the Corporation that the tenant in SL 38 is abusing the Visitor's Parking. The Agent will write the appropriate letter.	SPR	9/20/10
28)56.3	On August 16, Elaine McCormack provided a draft version of the proposed bylaws. Council is in the process of reviewing the proposed bylaws.	SPR	9/20/10
28)57.1	The Corporation will contact SL 124 in order to document alterations that have been observed.	SPR	9/20/10
28)57.2	Council discussed item 2)57.7 and 2)57.11 in the manager's report. All residents and owners are reminded that it is a fire hazard to throw cigarettes butts from the balconies. If witnessed, the Corporation will apply the bylaws to the full extent.	SPR	Closed
28)57.3	Council discussed the issues as per items 2)57.8, 2)57.9, 2)57.10 and 2)57.11 in the Managers' Report. Owners are reminded that they are responsible for the behavior and actions of their invitees and tenants. All incurred costs to the Strata Corporation including overtime and the cleaning up after invitees, owners, residents or tenants will be charged back to the strata lots. Residents are reminded to call 911 or the VPD if vandalism or unacceptable behavior is in progress.	SPR	Closed
28)57.4	It was Moved, Seconded and Carried to have the inaccessible windows cleaned by Ace Window Cleaning.	BM	9/20/10
28)57.5	It was Moved, Seconded and Carried to have the Emergency Generator serviced.	BM	9/20/10
28)57.6	The strata buildings at 908 and 977 Mainland Street have contacted Rosedale Garden to enlist the help and cooperation of Rosedale Garden residents. They are having severe problems with some residents that walk their pets on the grass in front of their buildings and do not clean up after themselves. They kindly requested that all pet owners refrain from walking their dogs on their property. This does not include the city portion of land between the street and the sidewalk.	SPR	Closed
28)57.7	Council reviewed the various incidences relating to residents and notices will be posted to remind all residents that they are part of a strata and to please treat this building with the respect and dignity it commands. A series of reminders and house rules will be listed.	SPR	Ongoing
28)57.8	Council reviewed the proposed 2010 – 2011 budget. The final version will be mailed out along with the AGM material.	SPR	9/20/10
28)57.9	Council received a request from the building caretakers, Rade and Nancy, to increase their medical benefits. Council will review packages from their medical insurance provider.	SPR	9/20/10

Meeting Adjourned at 9:35 P.M.



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

August 30, 2010

**TAKE NOTICE THAT THE ANNUAL GENERAL MEETING
OF THE OWNERS, STRATA PLAN LMS740
WILL BE HELD ON:**

DATE: MONDAY, SEPTEMBER 20, 2010

TIME: REGISTRATION AT 6:30 PM
CALL TO ORDER AT 7:00 PM

PLACE: THE LOBBY OFFICE - ROSEDALE GARDEN
888 HAMILTON STREET, VANCOUVER, BC

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 inform the owners of the operations of the Strata Corporation, to adopt the 2010/2011 Proposed Operating Budget, repeal and pass new Bylaws, 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 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 if 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 require a $\frac{3}{4}$ vote in favour cast by eligible voters who are present in person or by 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. **PRESIDENT'S REPORT**
5. **SECURITY REPORT**
6. **ADOPTION OF PREVIOUS GENERAL MEETING MINUTES**
7. **INSURANCE COVERAGE (SEE ATTACHED)**
8. **RESOLUTION**
9. **PROPOSED BUDGET (SEE ATTACHED)**
10. **ELECTION OF COUNCIL**
11. **ADJOURNMENT**



BFL CANADA Insurance Services Inc.
1177 West Hastings Street, Suite 200
Vancouver, British Columbia V6E 2K3
Tel.: (604) 669-9600
Fax: (604) 683-9316
Toll Free: 1-866-669-9602

International Risk and Insurance Services

CERTIFICATE OF INSURANCE

Previous Policy No. BFL04LMS0740

Renewal Policy No. BFL04LMS0740

NAMED INSURED The Owners, Strata Plan LMS740, acting on their own behalf or as a Strata Corporation
MAILING ADDRESS Century 21 Prudential Estates (RMD) Ltd. (As Property Manager)
POLICY PERIOD 7320 Westminster Highway, Richmond, BC V6X 1A1
From: April 30, 2010 To: April 30, 2011
12:01 a.m. standard time at the location of the premises as to each of the said dates
INSURED LOCATION 888 Hamilton Street, Vancouver, BC V6B 5W4
293 Smith Street, Vancouver, BC V6B 5W4
ROSEDALE GARDENS
CONSTRUCTION Fire Resistive 25 Storeys 1 Building
OCCUPIED BY INSURED AS 168 Residential Units 0 Commercial Unit

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 /RB)			
A.	All Property - All Risks, Blanket By-Laws, Stated Amount Co-Insurance, Replacement Cost, 110% Margin Clause.		\$ 43,714,000
	All Risks	\$ 2,500	
	Sewer Backup Damage	\$ 20,000	
	Water Damage	\$ 20,000	
	Earthquake Damage	% 10	
	Flood Damage	\$ 10,000	
	Lock & Key	\$ 250	\$ 10,000
B.	Business Interruption (Gross Rents), 100% Co-Insurance, Indemnity Period (Months): N/A		Not Covered
SECTION II - CRIME (Form 500000-05, Rev. Jan 2000)			
I.	Comprehensive Dishonesty, Disappearance and Destruction - Form A	Nil	\$ 10,000
II.	Loss Inside the Premises	Nil	\$ 5,000
III.	Loss Outside the Premises	Nil	\$ 5,000
IV.	Money Orders and Counterfeit Paper Currency	Nil	\$ 5,000
V.	Depositors Forgery	Nil	\$ 5,000
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
	Medical Payments - Per Occurrence	\$ 500	\$ 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	\$ 500	\$ 10,000,000
	Excluding Long Term Leased Vehicle Endorsement SEF#99 - Form 335300-02 - Per Occurrence		\$ 10,000,000
	Limited Pollution Liability Coverage Endorsement - Aggregate	\$ 500	\$ 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	\$ 10,000,000
SECTION V - EXTERIOR GLASS (Form 820000-02, Rev. Nov 1998)			
	Residential	\$ 100	Blanket
	Commercial	\$ 250	

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

SUBSCRIPTION

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

E. & O.E.

Date: April 27, 2010

BFL CANADA Insurance Services Inc.

AUTHORIZED REPRESENTATIVE



BFL CANADA Insurance
 1177 West Hastings Street, Suite 200
 Vancouver, British Columbia V6E 2K3
 Tel.: (604) 669-9600
 Fax: (604) 683-9316
 Toll Free: 1-866-669-9602

International Risk and Insurance Services

INSURING AGREEMENT		DEDUCTIBLE	LIMIT
SECTION VI - EQUIPMENT BREAKDOWN			
Per Occurrence Maximum Limit of Loss		\$ 1,000	\$ 43,714,000
Time Element Limit: Loss of Profits - Rents, Indemnity Period (Months): N/A		N/A	Not Covered
Extra Expenses - Rents, Indemnity Period (Months): N/A			\$ 250,000
A.	Objects Insured - objects as described in defined under Form 6307. Excluding Production Machines		
B.	Direct Damage including Repair or Replacement, 110% Margin Percentage.	\$ 1,000	
Extensions of Coverage:			
- Ammonia Contamination			\$ 100,000
- By-Laws			\$ 500,000
- Civil Authority			30 Days
- Contingent Business Income Loss			\$ 100,000
- Debris Removal			\$ 100,000
- Decontamination Expense (Subject to Aggregate)			\$ 100,000
- Expediting Expenses			\$ 250,000
- Newly Acquired Equipment			\$ 1,000,000
- Proof of Loss/Claims Preparation Costs			\$ 100,000
- Service Interruption		24 Hour Waiting Period	\$ 50,000
- Water Damage		\$ 1,000	\$ 100,000
- Spoilage			\$ 25,000
SECTION VII - POLLUTION LIABILITY - Claims Made Form			
Limit of Liability - Each Loss, Remediation Expense or Legal Defense Expense		\$ 25,000	\$ 1,000,000
Aggregate			\$ 2,000,000
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			\$ 67,787.00

LIST OF INSURERS				
Insurance Company	Section	Participation %	Master Policy No.	
Aviva Insurance Company of Canada	CRIME	100.0%		
	COMMERCIAL GENERAL LIABILITY	100.0%		
	EXTERIOR GLASS	100.0%		
AXA Assurances Inc.	VOLUNTEER ACCIDENT	100.0%	9224573	
AXA Pacific Insurance Company	PROPERTY	20.0%	BFL SPW001	
Economical Mutual Insurance Company	PROPERTY	20.0%	BFL SPW001	
Great American Insurance Group	CONDOMINIUM DIRECTORS & OFFICERS LIABILITY	100.0%	D14100	
XL Insurance Company, Ltd. (Minimum and Retained)	POLLUTION LIABILITY	100.0%	PCN001625806	
Zurich Insurance Company Ltd	PROPERTY	60.0%	BFL SPW001	
	EQUIPMENT BREAKDOWN	100.0%	8702682	



International Risk and Insurance Services

SUMMARY OF COVERAGES

Named Insured:	The Owners, Strata Plan LMS740, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners.		
Project Name:	ROSEDALE GARDENS		
Property Manager:	Century 21 Prudential Estates (RMD) Ltd.	Policy Period	April 30, 2010 to April 30, 2011
Policy Number:	Coverages	Subscribers	
BFL04LMS0740	PROPERTY EXTERIOR GLASS CRIME COMMERCIAL GENERAL LIABILITY CONDOMINIUM DIRECTORS & OFFICERS LIABILITY EQUIPMENT BREAKDOWN POLLUTION LIABILITY VOLUNTEER ACCIDENT	AXA Pacific Insurance Company Economical Mutual Insurance Company Zurich Insurance Company Ltd Aviva Insurance Company of Canada Aviva Insurance Company of Canada Aviva Insurance Company of Canada Great American Insurance Group Zurich Insurance Company Ltd XL Insurance Company, Ltd. (Minimum and Retained) AXA Assurances Inc.	
Insured Locations:	293 Smithe Street, Vancouver, BC V6B 5W4 888 Hamilton Street, Vancouver, BC V6B 5W4		
Perils Insured:	All risks as defined subject to \$2,500.00 Deductible Except; \$20,000.00 Deductible Sewer Backup Damage; \$20,000.00 Deductible Water Damage; 10.00% Deductible Earthquake Damage; \$10,000.00 Deductible Flood Damage; \$250.00 Deductible Lock & Key; Stated Amount Co-Insurance, Replacement Cost, 110% Margin Clause; Blanket By-Laws; Data Exclusion; Terrorism Exclusion; Mould Exclusion.		
PROPERTY	\$ 43,714,000 \$ 10,000	All Property Lock & Key. Subject to \$250 deductible.	
CRIME	\$ 10,000 \$ 5,000	Comprehensive Dishonesty, Disappearance and Destruction Broad Form Money and Securities	
COMMERCIAL GENERAL LIABILITY	\$ 10,000,000 \$ 10,000,000 \$ 10,000,000 \$ 1,000,000	Bodily Injury & Property Damage. Subject to \$500 deductible. General Aggregate Limit. Subject to \$500 deductible. Non-Owned Automobile Limited Pollution Liability. Subject to \$500 deductible.	
CONDOMINIUM DIRECTORS & OFFICERS LIABILITY	\$ 10,000,000	Claims Made Form (Including Property Manager)	
EXTERIOR GLASS	Blanket	Residential. Subject to \$100 deductible. Commercial. Subject to \$250 deductible.	
EQUIPMENT BREAKDOWN	\$ 43,714,000 \$ 250,000	Per Occurrence Maximum Limit of Loss. Subject to \$1,000 deductible. Extra Expenses - Rents, Indemnity Period (Months): 0	
POLLUTION LIABILITY	\$ 1,000,000 \$ 2,000,000	Limit of Liability - Each Loss, Remediation Expense or Legal Defense Expense. Subject to \$25,000 deductible. Aggregate	
VOLUNTEER ACCIDENT	\$ 200,000	See Policy Wordings	
Loss Payable:	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.		
This record sheet is intended for reference only. Please refer to your policy(ies) for complete details.			

RESOLUTION #1

BE IT RESOLVED by a $\frac{3}{4}$ Vote Resolution of THE OWNERS, STRATA PLAN LMS 740-
"Rosedale Garden" (the Strata Corporation) at the Annual General Meeting held on September
20th, 2010 that:

- a) the Schedule of Standard Bylaws be repealed for this strata corporation; and
- b) all previously registered bylaws be repealed, and replaced with the bylaws as follows.

(Bylaws attached to the notice)

(End of Resolution)

LMS 740 ROSEDALE GARDENS			
BUDGET 2010-2011			
	PROJECT YEAR	ADOPTED	PROPOSED
	YEAR END	BUDGET	BUDGET
	JULY 31/10	2009-2010	2010-2011
INCOME			
LATE PAYMENT PENALTIES	\$1,150.00		
BYLAW VIOLATION FINES	\$1,400.00		
INTEREST (BANK ACCT)	\$736.53		
CABLE PAYMENT REVENUE	\$565.62		
OPERATING ASSESSMENTS	\$549,612.00	\$549,611.00	\$549,611.00
BUILDING INSPECTION	\$250.00		
ADMINISTRATION FEE	(\$25.00)		
MOVE IN FEES	\$3,100.00	\$2,400.00	\$2,400.00
MOVE OUT FEE	\$100.00		
LOCKER RENTAL	\$1,225.00	\$1,000.00	\$1,000.00
PARKING	\$20,802.10	\$20,000.00	\$20,000.00
KEY INCOME	\$3,350.00		
PRIOR YEAR SURPLUS			\$5,000.00
TOTAL INCOME	\$582,266.25	\$573,011.00	\$578,011.00
GENERAL			
AUDIT	\$1,260.00	\$1,200.00	\$1,500.00
AUDIT REAL ESTATE COUNCIL	\$630.00	\$600.00	\$700.00
CARETAKER SALARY	\$54,853.91	\$55,000.00	\$55,000.00
CARETAKER SUITE	\$14,400.00	\$7,200.00	\$7,200.00
CARETAKER BENEFITS	\$1,022.60	\$2,064.00	\$3,000.00
CARETAKER CELL PHONE	\$1,800.00	\$1,500.00	\$1,500.00
CLEANING: RELIEF & WEEKENDS	\$10,000.00	\$10,000.00	\$10,000.00
INCOME TAX RETURN	\$1,375.20	\$1,300.00	\$1,500.00
INSURANCE	\$65,000.00	\$50,000.00	\$70,000.00
INSURANCE DEDUCTIBLES	\$500.00	\$40,000.00	\$20,000.00
MANAGEMENT FEES	\$35,160.00	\$35,000.00	\$39,400.00
OFFICE SUPPLIES	\$500.00	\$500.00	\$500.00
OFFICE TELEPHONE	\$450.00	\$500.00	\$500.00
WCB COVERAGE	\$487.50	\$350.00	\$350.00
LEGAL	\$3,000.00	\$1,000.00	\$5,000.00
COUNCIL ADMINISTRATION	\$524.00	\$500.00	\$500.00
DUPLICATING & POSTAGE	\$3,097.01	\$3,000.00	\$3,000.00
BANK CHARGES	\$412.00	\$425.00	\$425.00
TOTAL GENERAL	\$194,472.22	\$210,139.00	\$220,075.00
BUILDING			
FIRE ALARM MONITORING	\$930.51	\$1,000.00	\$1,000.00
FIRE ALARM SYSTEMS	\$16,014.00	\$12,000.00	\$15,000.00
ELEVATOR	\$24,896.51	\$15,000.00	\$25,000.00
ELECTRICITY	\$33,000.00	\$33,000.00	\$33,000.00
EXTERMINATION	\$1,866.38	\$2,000.00	\$2,000.00

GARAGE DOOR	\$1,500.00	\$2,000.00	\$2,000.00
CARPET CLEANING/REPAIRS	\$1,724.50	\$2,000.00	\$2,000.00
HEATING FUEL/GAS	\$46,301.56	\$48,000.00	\$50,000.00
LOCKS/KEYS	\$1,300.00	\$1,000.00	\$1,000.00
REPAIRS – MECH/PLUMBING	\$20,000.00	\$27,200.00	\$27,200.00
REPAIRS – EXTERIOR	\$5,000.00	\$15,000.00	\$10,000.00
REPAIRS ELECTRICAL	\$3,000.00	\$10,000.00	\$10,000.00
REPAIRS – INTERIOR	\$55,000.00	\$31,902.00	\$45,000.00
GARBAGE COLLECTION	\$8,200.00	\$8,000.00	\$8,300.00
DRYER VENT CLEANING	\$10,000.00	\$10,000.00	\$0.00
ENTERPHONE/ENTERCOM	\$300.00	\$500.00	\$500.00
SUPPLIES - Janitor	\$4,000.00	\$3,500.00	\$4,000.00
WATER AND SEWER CHARGES	\$36,308.00	\$26,000.00	\$36,000.00
WINDOW CLEANING	\$4,567.00	\$9,000.00	\$9,000.00
SECURITY	\$621.25	\$10,000.00	\$25,000.00
TOTAL BUILDING	\$274,529.71	\$267,102.00	\$306,000.00
GROUND			
GARDENING	\$0.00	\$7,500.00	\$5,000.00
TOTAL GROUNDS	\$0.00	\$7,500.00	\$5,000.00
CAPITAL			
TRANSFER TO RESERVES	\$43,270.00	\$43,270.00	\$46,936.00
BUILDING ENVELOPE REPAIRS	\$40,000.00	\$40,000.00	\$0.00
Total Capital	\$83,270.00	\$83,270.00	\$46,936.00
Total Expenses	\$552,271.93	\$568,011.00	\$578,011.00
SURPLUS / DEFICIT	\$29,994.32		\$0.00

Operating Fund Opening Balance 2009	\$147,241.38
Estimated Surplus 2009-10	\$29,994.32
Edenvale Invoice jw009732B	\$7,713.00
Estimated Surplus Balance	\$22,281.32

CRF Balance as of June 30, 2009	\$14,600.40
Add Operating Fund Opening Balance	\$147,241.38

Estimated CRF Beginning Balance August 1, 2010	\$161,841.78
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Please note:

By motion the Strata Corporation will transfer the Operating Fund Opening Balance \$147,241.38 to the CRF

STRATA PLAN L.M.S. 740 - ROSEDALE GARDEN				
OPERATING ASSESSMENTS				
FOR 2010/2011 PERIOD				
Total unit entitlement				
	141173	\$506,340.58	\$43,270.42	\$549,611.00
UNIT	UNIT ENTITLEMENT	OPERATING MONTHLY ASSESSMENT	CONTINGENCY MONTHLY ASSESSMENT	TOTAL MONTHLY REMITTANCE
101	1296	\$387.36	\$33.10	\$420.46
102	1335	\$399.02	\$34.09	\$433.11
103	1366	\$408.28	\$34.89	\$443.17
104	1436	\$429.20	\$36.69	\$465.89
105	1389	\$415.16	\$35.48	\$450.64
106	1401	\$418.74	\$35.79	\$454.53
201	896	\$267.80	\$22.89	\$290.69
202	609	\$182.02	\$15.56	\$197.58
203	759	\$226.86	\$19.38	\$246.24
204	578	\$172.76	\$14.76	\$187.52
205	573	\$171.26	\$14.64	\$185.90
206	897	\$268.10	\$22.92	\$291.02
301	896	\$267.80	\$22.89	\$290.69
302	609	\$182.02	\$15.56	\$197.58
303	759	\$226.86	\$19.38	\$246.24
304	578	\$172.76	\$14.76	\$187.52
305	578	\$172.76	\$14.76	\$187.52
306	755	\$225.66	\$19.29	\$244.95
307	609	\$182.02	\$15.56	\$197.58
308	896	\$267.80	\$22.89	\$290.69
401	896	\$267.80	\$22.89	\$290.69
402	609	\$182.02	\$15.56	\$197.58
403	759	\$226.86	\$19.38	\$246.24
404	578	\$172.76	\$14.76	\$187.52
405	578	\$172.76	\$14.76	\$187.52
406	755	\$225.66	\$19.29	\$244.95
407	609	\$182.02	\$15.56	\$197.58
408	896	\$267.80	\$22.89	\$290.69
501	896	\$267.80	\$22.89	\$290.69
502	609	\$182.02	\$15.56	\$197.58
503	759	\$226.86	\$19.38	\$246.24
504	578	\$172.76	\$14.76	\$187.52
505	578	\$172.76	\$14.76	\$187.52
506	755	\$225.66	\$19.29	\$244.95
507	609	\$182.02	\$15.56	\$197.58
508	896	\$267.80	\$22.89	\$290.69
601	896	\$267.80	\$22.89	\$290.69
602	609	\$182.02	\$15.56	\$197.58
603	759	\$226.86	\$19.38	\$246.24
604	578	\$172.76	\$14.76	\$187.52
605	578	\$172.76	\$14.76	\$187.52
606	755	\$225.66	\$19.29	\$244.95
607	609	\$182.02	\$15.56	\$197.58
608	896	\$267.80	\$22.89	\$290.69
701	896	\$267.80	\$22.89	\$290.69
702	609	\$182.02	\$15.56	\$197.58
703	759	\$226.86	\$19.38	\$246.24
704	578	\$172.76	\$14.76	\$187.52

STRATA PLAN L.M.S. 740 - ROSEDALE GARDEN				
OPERATING ASSESSMENTS				
FOR 2010/2011 PERIOD				
Total unit entitlement				
	141173	\$506,340.58	\$43,270.42	\$549,611.00
UNIT	UNIT ENTITLEMENT	OPERATING MONTHLY ASSESSMENT	CONTINGENCY MONTHLY ASSESSMENT	TOTAL MONTHLY REMITTANCE
705	578	\$172.76	\$14.76	\$187.52
706	755	\$225.66	\$19.29	\$244.95
707	609	\$182.02	\$15.56	\$197.58
708	896	\$267.80	\$22.89	\$290.69
801	896	\$267.80	\$22.89	\$290.69
802	609	\$182.02	\$15.56	\$197.58
803	759	\$226.86	\$19.38	\$246.24
804	578	\$172.76	\$14.76	\$187.52
805	578	\$172.76	\$14.76	\$187.52
806	755	\$225.66	\$19.29	\$244.95
807	609	\$182.02	\$15.56	\$197.58
808	896	\$267.80	\$22.89	\$290.69
901	896	\$267.80	\$22.89	\$290.69
902	609	\$182.02	\$15.56	\$197.58
903	759	\$226.86	\$19.38	\$246.24
904	578	\$172.76	\$14.76	\$187.52
905	578	\$172.76	\$14.76	\$187.52
906	755	\$225.66	\$19.28	\$244.94
907	609	\$182.02	\$15.56	\$197.58
908	896	\$267.80	\$22.89	\$290.69
1001	896	\$267.80	\$22.89	\$290.69
1002	609	\$182.02	\$15.56	\$197.58
1003	759	\$226.86	\$19.39	\$246.25
1004	578	\$172.76	\$14.76	\$187.52
1005	578	\$172.76	\$14.76	\$187.52
1006	755	\$225.66	\$19.29	\$244.95
1007	609	\$182.02	\$15.56	\$197.58
1008	896	\$267.80	\$22.89	\$290.69
1101	896	\$267.80	\$22.89	\$290.69
1102	609	\$182.02	\$15.56	\$197.58
1103	759	\$226.86	\$19.38	\$246.24
1104	578	\$172.76	\$14.76	\$187.52
1105	578	\$172.76	\$14.76	\$187.52
1106	755	\$225.66	\$19.29	\$244.95
1107	609	\$182.02	\$15.56	\$197.58
1108	896	\$267.80	\$22.89	\$290.69
1201	896	\$267.80	\$22.89	\$290.69
1202	912	\$272.59	\$23.29	\$295.88
1203	961	\$287.23	\$24.55	\$311.78
1204	961	\$287.23	\$24.55	\$311.78
1205	911	\$272.29	\$23.27	\$295.56
1206	896	\$267.80	\$22.89	\$290.69
1301	896	\$267.80	\$22.89	\$290.69
1302	912	\$272.59	\$23.29	\$295.88
1303	961	\$287.23	\$24.55	\$311.78
1304	961	\$287.23	\$24.55	\$311.78
1305	911	\$272.29	\$23.27	\$295.56
1306	896	\$267.80	\$22.89	\$290.69
1401	896	\$267.80	\$22.89	\$290.69

STRATA PLAN L.M.S. 740 - ROSEDALE GARDEN				
OPERATING ASSESSMENTS				
FOR 2010/2011 PERIOD				
Total unit entitlement				
	141173	\$506,340.58	\$43,270.42	\$549,611.00
UNIT	UNIT ENTITLEMENT	OPERATING MONTHLY ASSESSMENT	CONTINGENCY MONTHLY ASSESSMENT	TOTAL MONTHLY REMITTANCE
1402	912	\$272.59	\$23.29	\$295.88
1403	961	\$287.23	\$24.55	\$311.78
1404	961	\$287.23	\$24.55	\$311.78
1405	911	\$272.29	\$23.27	\$295.56
1406	896	\$267.80	\$22.89	\$290.69
1501	896	\$267.80	\$22.89	\$290.69
1502	912	\$272.59	\$23.29	\$295.88
1503	961	\$287.23	\$24.55	\$311.78
1504	961	\$287.23	\$24.55	\$311.78
1505	911	\$272.29	\$23.27	\$295.56
1506	896	\$267.80	\$22.89	\$290.69
1601	896	\$267.80	\$22.89	\$290.69
1602	912	\$272.59	\$23.29	\$295.88
1603	961	\$287.23	\$24.55	\$311.78
1604	961	\$287.23	\$24.55	\$311.78
1605	911	\$272.29	\$23.27	\$295.56
1606	896	\$267.80	\$22.89	\$290.69
1701	896	\$267.80	\$22.89	\$290.69
1702	912	\$272.59	\$23.29	\$295.88
1703	961	\$287.23	\$24.55	\$311.78
1704	961	\$287.23	\$24.55	\$311.78
1705	911	\$272.29	\$23.27	\$295.56
1706	896	\$267.80	\$22.89	\$290.69
1801	896	\$267.80	\$22.89	\$290.69
1802	912	\$272.59	\$23.29	\$295.88
1803	961	\$287.23	\$24.55	\$311.78
1804	961	\$287.23	\$24.55	\$311.78
1805	911	\$272.29	\$23.27	\$295.56
1806	896	\$267.80	\$22.89	\$290.69
1901	896	\$267.80	\$22.89	\$290.69
1902	912	\$272.59	\$23.29	\$295.88
1903	961	\$287.23	\$24.55	\$311.78
1904	961	\$287.23	\$24.55	\$311.78
1905	911	\$272.29	\$23.27	\$295.56
1906	896	\$267.80	\$22.89	\$290.69
2001	896	\$267.80	\$22.89	\$290.69
2002	912	\$272.59	\$23.29	\$295.88
2003	961	\$287.23	\$24.55	\$311.78
2004	961	\$287.23	\$24.55	\$311.78
2005	911	\$272.29	\$23.27	\$295.56
2006	896	\$267.80	\$22.89	\$290.69
2101	896	\$267.80	\$22.89	\$290.69
2102	912	\$272.59	\$23.29	\$295.88
2103	961	\$287.23	\$24.55	\$311.78
2104	961	\$287.23	\$24.55	\$311.78
2105	911	\$272.29	\$23.27	\$295.56
2106	896	\$267.80	\$22.89	\$290.69
2201	896	\$267.80	\$22.89	\$290.69
2202	912	\$272.59	\$23.29	\$295.88

STRATA PLAN L.M.S. 740 - ROSEDALE GARDEN				
OPERATING ASSESSMENTS				
FOR 2010/2011 PERIOD				
Total unit entitlement				
	141173	\$506,340.58	\$43,270.42	\$549,611.00
UNIT	UNIT ENTITLEMENT	OPERATING MONTHLY ASSESSMENT	CONTINGENCY MONTHLY ASSESSMENT	TOTAL MONTHLY REMITTANCE
2203	961	\$287.23	\$24.55	\$311.78
2204	961	\$287.23	\$24.55	\$311.78
2205	911	\$272.29	\$23.27	\$295.56
2206	896	\$267.80	\$22.89	\$290.69
2301	896	\$267.80	\$22.89	\$290.69
2302	912	\$272.59	\$23.29	\$295.88
2303	961	\$287.23	\$24.55	\$311.78
2304	961	\$287.23	\$24.55	\$311.78
2305	911	\$272.29	\$23.27	\$295.56
2306	896	\$267.80	\$22.89	\$290.69
2401	896	\$267.80	\$22.89	\$290.69
2402	912	\$272.59	\$23.29	\$295.88
2403	961	\$287.23	\$24.55	\$311.78
2404	961	\$287.23	\$24.55	\$311.78
2405	911	\$272.29	\$23.27	\$295.56
2406	896	\$267.80	\$22.89	\$290.69
2501	896	\$267.80	\$22.89	\$290.69
2502	912	\$272.59	\$23.29	\$295.88
2503	961	\$287.23	\$24.55	\$311.78
2504	961	\$287.23	\$24.55	\$311.78
2505	911	\$272.29	\$23.27	\$295.56
2506	896	\$267.80	\$22.89	\$290.69
		\$42,194.84	\$3,606.16	\$45,801.00
		\$506,338.08	\$43,273.92	\$549,612.00

LMS 740 ROSEDALE GARDENS

Property Balance Sheet

as at 31 JUL 2010

Date: 03 AUG 2010

Assets

Bank Trust Account	130,062.16
Reserve Trust Account	44,891.44
Petty Cash	200.00
Accounts Receivable	8,162.72
Prepaid Insurance	50,840.24
	<hr/>
Total Assets	234,156.56

Liabilities

Move Out Fee Refundable	9,400.00
	<hr/>
Total Liabilities	9,400.00

Owners Equity

Building Envelope Repairs Equity	26,666.64
Contingency Reserve Fund	18,224.80
Operating Fund Opening Balance	147,241.38
Y.T.D. Surplus(Deficit)	32,623.74
	<hr/>
Total Owners Equity	224,756.56
	<hr/>
Total Liabilities & Equity	234,156.56

LMS 740 ROSEDALE GARDENS
Property Income Statement
for the Period Ending July

03 AUG 2010

	Current Month		Year to Date		Variance	Annual Budget
	Budget	Actual	Budget	Actual		
Income		75.00		1,225.00	1,225.00	
Late Payment Penalties		100.00		1,500.00	1,500.00	
Bylaw Violation Fines		102.60		839.13	839.13	
Interest (Bank Acc)		144.10		709.72	709.72	
Cable Payment Revenue	45,800.92	45,801.00	549,611.04	549,612.01	.97	549,611.00
Operating Assessments				250.00	250.00	
Building Inspection				25.00-	25.00-	
Administration Fee	200.00	100.00	2,400.00	3,200.00	800.00	2,400.00
Move In Fees				100.00	100.00	
Move Out Fee	83.33	95.00	999.96	1,320.00	320.04	1,000.00
Locker Rental	1,666.67	2,300.00	20,000.04	23,102.10	3,102.06	20,000.00
Parking				3,350.00	3,350.00	
Key Income						
Total Income	47,750.92	48,717.70	573,011.04	585,182.96	12,171.92	573,011.00

Expenses

General

				31.81	31.81	
Office Supplies			1,200.00	1,260.00	60.00	1,200.00
Audit	100.00		600.00	315.00	285.00-	600.00
Audit Real Estate Council	50.00	315.00	1,299.96	54.00	1,245.96-	1,300.00
Income Tax Return	108.33		50,000.04	64,379.74	14,379.70	50,000.00
Insurance	4,166.67	5,648.92	39,999.96		39,999.96-	40,000.00
Insurance Deductibles	3,333.33		35,000.04	35,160.64	160.60	35,000.00
Management Fees	2,916.67	3,395.28	500.04	113.97	386.07-	500.00
Office Supplies	41.67		500.04	375.02	125.02-	500.00
Office Telephone	41.67		350.04	487.50	137.46	350.00
Web Coverage	29.17			5,400.00	5,400.00	
Wages - Caretaker		600.00	999.96		999.96-	1,000.00
Legal	83.33			5,400.00-	5,400.00-	
Corporation Suite Exp.		600.00-	500.04	524.00	23.96	500.00
Council Administration	41.67		3,000.00	4,889.81	1,889.81	3,000.00
Duplicating & Postage	250.00	126.82	425.04	447.00	21.96	425.00
Bank Charges	35.42	36.00	54,999.96	50,024.58	4,975.38-	55,000.00
Caretaker Salary	4,583.33	4,021.64	7,200.00	12,600.00	5,400.00	7,200.00
Caretaker Suite	600.00	1,200.00	2,064.00	1,899.00	165.00-	2,064.00
Caretaker Benefits	172.00	178.00	1,500.00	489.44	1,010.56-	1,500.00
Caretaker Cell Phone	125.00	111.32	9,999.96	9,505.00	494.96-	10,000.00
Cleaning / Relief & Weekend	833.33	798.00				
Total General	17,511.59	15,830.98	210,139.08	182,556.51	27,582.57-	210,139.00

Building

				240.96	240.96	
Boiler And Mechanical			999.96	1,274.59	274.63	1,000.00
Fire Alarm Monitoring	83.33	344.08	12,000.00	16,014.78	4,014.78	12,000.00
Fire Alarm Systems	1,000.00	2,061.44	15,000.00	24,896.51	9,896.51	15,000.00
Elevator	1,250.00	5,897.47	33,000.00	34,706.09	1,706.09	33,000.00
Electricity	2,750.00	2,930.59	2,000.04	2,117.91	117.87	2,000.00
Extermination	166.67	183.23	2,000.04	1,139.60	860.44-	2,000.00
Garage Door	166.67			3,716.07	3,716.07	
General Maintenance			2,000.04		2,000.04-	2,000.00
Roof Cleaning/repairs	166.67		48,000.00	37,123.12	10,876.88-	48,000.00
Heating Fuel/ Gas	4,000.00	3,091.48				

LMS 740 ROSEDALE GARDENS

Property Income Statement

for the Period Ending July

03 AUG 2010

	Current Month		Year to Date		Variance	Annual Budget
	Budget	Actual	Budget	Actual		
Locks/keys	83.33	100.80	999.96	1,377.86	377.90	1,000.00
Recycling	166.67		2,000.04		2,000.04-	2,000.00
Repairs-mech/plmbg	2,266.67	249.92-	27,200.04	18,579.85	8,620.19-	27,200.00
Repairs - Exterior	1,250.00	908.25	15,000.00	5,816.33	9,183.67-	15,000.00
Repairs Electrical	833.33		9,999.96	2,924.53	7,075.43-	10,000.00
Repairs - Interior	2,658.47	15,440.43	31,901.64	55,564.23	23,662.59	31,902.00
Garbage Collection	666.67	790.91	8,000.04	9,009.58	1,009.54	8,000.00
Dryer Vent Cleaning	833.33	9,817.50	9,999.96	9,817.50	182.46-	10,000.00
Enterphone/entercom	41.67		500.04	294.00-	794.04-	500.00
Supplies	291.67	439.57	3,500.04	4,470.51	970.47	3,500.00
Water And Sewer Charges	2,166.67		26,000.04	36,303.80	10,303.76	26,000.00
Window Cleaning	750.00		9,000.00	4,567.50	4,432.50-	9,000.00
Security	833.33	591.15	9,999.96	3,591.63	6,408.33-	10,000.00
Total Building	22,425.15	42,346.98	269,101.80	272,958.95	3,857.15	269,102.00
<u>Grounds</u>						
Gardening	625.00		7,500.00	440.00	7,060.00-	7,500.00
Parking Lot Maintenance	250.00		3,000.00		3,000.00-	3,000.00
Total Grounds	875.00		10,500.00	440.00	10,060.00-	10,500.00
<u>Recreation Facility</u>						
Total Recreation Facility						
<u>Capital</u>						
Transfer To Reserves	3,605.87	3,605.87	43,270.44	43,270.44		43,270.00
Building Envelope Repairs	3,333.33	3,333.33	39,999.96	53,333.32	13,333.36	40,000.00
Total Capital	6,939.20	6,939.20	83,270.40	96,603.76	13,333.36	83,270.00
Total Expenses	47,750.94	65,117.16	573,011.28	552,559.22	20,452.06-	573,011.00
Surplus/Deficit	.02-	16,399.46-	.24-	32,623.74	32,623.98-	

Property: LMS 740 ROSEDALE GARDENS
Summary Report: CONTINGENCY RESERVE FUND
Date JUL 30 2010

Page 1

Rec #	Date	Description	Amount	Total
		OPENING BALANCE		65210.24
			.00	65210.24
332351	AUG 15 2009	RECORD HLDBK ON CERT PAYM'T 1/JUL/	-9413.40	
353987	AUG 15 2009	CENTURY 21 PRUDENTIAL	-787.50	
386774	AUG 30 2009	JULY 09 INTEREST RESERVES	86.65	
440729	AUG 31 2009	BANK CHARGES	-3.00	
451898	AUG 31 2009	RESERVE CONTRIBUTION	3333.33	
			-6783.92	58426.32
151514	SEP 27 2009	AUGUST 2009 INTEREST RESERVES	69.39	
186191	SEP 30 2009	BANK CHARGES	-3.00	
305648	SEP 30 2009	RESERVE CONTRIBUTION	3333.33	
			3399.72	61826.04
003167	OCT 15 2009	CORR. AUG & SEPT CRF ALLOCATION	545.08	
116576	OCT 15 2009	CODING CORR./S/L BANK A/C CLOSED	-11.38	
116756	OCT 15 2009	C/L ACCOUNT	881.08	
092492	OCT 25 2009	RESERVES SEPT 09 INTEREST	67.84	
064916	OCT 31 2009	RESERVE CONTRIBUTION	3605.87	
071945	OCT 31 2009	BANK CHARGES	-3.00	
			5085.49	66911.53
856269	NOV 29 2009	RESERVES INTEREST OCT/09	58.10	
759501	NOV 30 2009	RESERVE CONTRIBUTION	3605.87	
831537	NOV 30 2009	BANK CHARGES	-3.00	
926352	NOV 30 2009	to adjust oct journal	-881.08	
			2779.89	69691.42
572895	DEC 24 2009	#1501 reverse small outstanding ba	-.01	
738576	DEC 24 2009	to combine crf equities	21391.46	
696816	DEC 27 2009	NOV 2009 INTEREST RESERVE	38.79	
710028	DEC 31 2009	RESERVE CONTRIBUTION	3605.87	
731223	DEC 31 2009	BANK CHARGES	-3.00	
			25033.11	94724.53
479907	JAN 24 2010	DEC 2009 RESERVE INTEREST	55.50	
426618	JAN 31 2010	RESERVE CONTRIBUTION	3605.87	
549486	JAN 31 2010	BANK CHARGES	-3.00	
			3658.37	98382.90
250308	FEB 15 2010	BFL CANADA INSURANCE	-8000.00	
255303	FEB 28 2010	BANK CHARGES	-3.00	

Property: LMS 740 ROSEDALE GARDENS
Summary Report: CONTINGENCY RESERVE FUND Page 2
Date JUL 30 2010

Rec #	Date	Description	Amount	Total
275022	FEB 28 2010	RESERVE CONTRIBUTION	3605.87	
346491	FEB 28 2010	JAN/2010 RESERVE INTEREST	48.29	
			-4348.84	94034.06
996148	MAR 28 2010	FEB 2010 INTEREST RESERVES	50.03	
058338	MAR 31 2010	RESERVE CONTRIBUTION	3605.87	
120708	MAR 31 2010	BANK CHARGES	-3.00	
			3652.90	97686.96
850924	APR 15 2010	XTR BLDG/CERT PYMNT#4/1468	-51065.91	
930727	APR 15 2010	XTR BLDG/HLDBK/CERT PYMNT#4/1468	-5673.99	
851185	APR 25 2010	MARCH 2010 RESERVE INTEREST	55.97	
819397	APR 30 2010	BANK CHARGES	-3.00	
877294	APR 30 2010	RESERVE CONTRIBUTION	3605.87	
			-53081.06	44605.90
625231	MAY 01 2010	HALSALL ENGINEERS	-3579.71	
626482	MAY 01 2010	HALSALL ENGINEERS	-1362.43	
694810	MAY 01 2010	HALSALL ENGINEERS	-5143.60	
702874	MAY 01 2010	HALSALL ENGINEERS	-3411.32	
730423	MAY 01 2010	HALSALL ENGINEERS	-794.06	
740503	MAY 01 2010	HALSALL ENGINEERS	-1341.18	
766918	MAY 01 2010	HALSALL ENGINEERS	-3052.81	
777538	MAY 01 2010	HALSALL ENGINEERS	-5906.06	
652519	MAY 15 2010	SETUP HLDBK/XTR BLDG/CERT. 5	-1269.45	
732790	MAY 15 2010	XTR BLDG.SERVICES/CER.#5	-11425.05	
685486	MAY 23 2010	APRIL 2010 INTEREST RESERVES	53.70	
655336	MAY 31 2010	RESERVE CONTRIBUTION	3605.87	
705565	MAY 31 2010	BANK CHARGES	-3.00	
			-33629.10	10976.80
422812	JUN 27 2010	MAY 2010 INTEREST RESERVES	20.73	
427150	JUN 30 2010	BANK CHARGES	-3.00	
596962	JUN 30 2010	RESERVE CONTRIBUTION	3605.87	
			3623.60	14600.40
344728	JUL 25 2010	JUNE/2010 RESERVE INTEREST	21.53	
279172	JUL 31 2010	RESERVE CONTRIBUTION	3605.87	
317584	JUL 31 2010	BANK CHARGES	-3.00	
			3624.40	18224.80

CLOSING BALANCE

=====
18224.80

Property: LMS 740 ROSEDALE GARDENS
 Summary Report: SPECIAL LEVY Page 1
 Date JUL 30 2010

Rec #	Date	Description	Amount	Total
		OPENING BALANCE		94555.28
			.00	94555.28
412865	AUG 30 2009	JULY 09 INTEREST SP LEVY	42.39	
447938	AUG 31 2009	BANK CHARGES	-3.00	
			39.39	94594.67
216791	SEP 15 2009	XTR BLDG.SERVICE/CERT PAYM'T 2	-93000.00	
311696	SEP 27 2009	AUGUST 2009 INTEREST SP LEVY	35.98	
250253	SEP 30 2009	BANK CHARGES	-3.00	
			-92967.02	1627.65
035027	OCT 01 2009	CHANGE ORDERS/HALSALL	-11.38	
945675	OCT 15 2009	CLOSE S/L EQUITY A/C TO CRF	-1660.67	
116576	OCT 15 2009	CODING CORR./S/L BANK A/C CLOSED	11.38	
062072	OCT 25 2009	SEPT 09 INTEREST SP LEVY	36.02	
032912	OCT 31 2009	BANK CHARGES	-3.00	
			-1627.65	.00
				=====
***		CLOSING BALANCE		.00

Property: LMS 740 ROSEDALE GARDENS
 Summary Report: SPECIAL LEVY 2 Page 1
 Date JUL 30 2010

Rec #	Date	Description	Amount	Total
		OPENING BALANCE		-187.17
			<u>.00</u>	<u>-187.17</u>
131030	OCT 15 2009	CLOSE S/L EQUITY A/C TO CRF	187.17	
			<u>187.17</u>	<u>.00</u>
				=====
***		CLOSING BALANCE		.00

Property: LMS 740 ROSEDALE GARDENS

Summary Report: BUILDING ENVELOPE REPAIRS EQUITY

Page 1

Date JUL 30 2010

Rec #	Date	Description	Amount	Total
		OPENING BALANCE		80457.68
			.00	80457.68
383642	AUG 31 2009	BLDG ENVELOPE TRF	6666.67	
			6666.67	87124.35
173942	SEP 15 2009	XTR BLDG.SERVICE/CERT PAYM'T 2	-20806.07	
230417	SEP 15 2009	XTR BLDG/CERT PAYM'T 2/SETUP HLDBK	-12645.12	
307286	SEP 30 2009	BLDG ENVELOPE TRF	6666.67	
			-26784.52	60339.83
945675	OCT 15 2009	CLOSE S/L EQUITY A/C TO CRF	1660.67	
958761	OCT 15 2009	CORR. AUG & SEPT BLDG ALLOCATION	6666.68	
008963	OCT 15 2009	SETUP HLDBK XTR BLDG/CERT.PAYM'T 3	-2521.25	
048716	OCT 15 2009	XTR BLDG.SERVICES/CERT. PAYM'T 3	-22691.25	
081386	OCT 15 2009	HALSALL ASSOCIATES	-28542.71	
131030	OCT 15 2009	CLOSE S/L EQUITY A/C TO CRF	-187.17	
964971	OCT 31 2009	BLDG ENVELOPE TRF	3333.33	
			-42281.70	18058.13
902259	NOV 30 2009	BLDG ENVELOPE TRF	3333.33	
			3333.33	21391.46
738576	DEC 24 2009	to combine crf equities	-21391.46	
746847	DEC 31 2009	BLDG ENVELOPE TRF	3333.33	
			-18058.13	3333.33
487539	JAN 31 2010	BLDG ENVELOPE TRF	3333.33	
			3333.33	6666.66
314928	FEB 28 2010	BLDG ENVELOPE TRF	3333.33	
			3333.33	9999.99
026919	MAR 31 2010	BLDG ENVELOPE TRF	3333.33	
			3333.33	13333.32
890155	APR 30 2010	BLDG ENVELOPE TRF	3333.33	
			3333.33	16666.65
777448	MAY 31 2010	BLDG ENVELOPE TRF	3333.33	

Property: LMS 740 ROSEDALE GARDENS

Summary Report: BUILDING ENVELOPE REPAIRS EQUITY Page 2

Date JUL 30 2010

Rec #	Date	Description	Amount	Total
			<u>3333.33</u>	<u>19999.98</u>
514837	JUN 30 2010	BLDG ENVELOPE TRF	3333.33	
			<u>3333.33</u>	<u>23333.31</u>
372061	JUL 31 2010	BLDG ENVELOPE TRF	3333.33	
			<u>3333.33</u>	<u>26666.64</u>
				=====
***		CLOSING BALANCE		26666.64

**Form A
PROXY APPOINTMENT**

RE: Strata Lot # _____ of Strata Plan L.M.S. 740

Civic Address: _____ - 888 Hamilton Street, Vancouver, BC

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 Annual General Meeting to be held on **Monday, September 20, 2010**

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 Annual General Meeting to be held on **Monday, September 20, 2010**

Limitations on Proxy, if any

Date: _____ (month) _____ (day) 2010

_____ [Signature of Owner/ Tenant/ Mortgagee]

_____ [Signature of Owner/ Tenant/ Mortgagee]

THE MINUTES OF THE ANNUAL GENERAL MEETING, STRATA PLAN LMS 740 – ROSEDALE GARDENS, HELD ON MONDAY, SEPTEMBER 20, 2010, IN LOBBY OFFICE ON SITE AT 888 HAMILTON STREET, VANCOUVER, B.C.

1. CALL TO ORDER

The meeting was called to order by the Strata Council President Blair Smith at 7:03 p.m.

2. QUORUM REPORT

At the conclusion of registration Axel Tjaden, the Strata Agent, reported to the owners that there are one hundred and sixty eight (168) strata lots eligible to vote. Forty-one (41) strata lots/votes were represented at the meeting, seventeen (17) in person and twenty-four (24) by Proxy. As this did not represent a quorum, the meeting was adjourned for one-half hour as per bylaw section 42 and reconvened at 7:30 p.m. As the forty-one (41) strata lots/votes present account for more than 20% of the total ownership of one hundred and sixty eight (168) the meeting could proceed in accordance with the *Strata Property Act* and the Bylaws of the Strata Corporation as a quorum had been attained. The Meeting was competent to proceed.

3. PROOF OF NOTICE OF MEETING

The Strata Representative informed the owners that in accordance with the requirements of the *Strata Property Act* of British Columbia, Notice for the Annual General Meeting had been circulated to each Owner of record. There being no objection forthcoming or Motion to the contrary, the Notice was accepted as delivered and given. There were no objections to the contrary.

4. PRESIDENT'S REPORT

The President Blair Smith addressed the owners present at the meeting and thanked Nancy and Rade Panic, the caretakers of the building for all their help through the past year. As well, the President thanked the Council Members for their help during the last year. It was noted that the maintenance to the envelope has been completed.

5. SECURITY REPORT

Doug Roberts presented the Security Report. It was noted that currently the building has eight security cameras. A total of 16 channels are available and in 2010 –11 funding has been placed in the budget to install an additional eight cameras for a total of 16. The cameras may likely be added at P1, P2, P3, P4 as well as in the three elevators.

Owners are reminded to ensure the garage gate closes behind you before proceeding. This will ensure no one tailgates into or out of the building.

6. ADOPTION OF THE ANNUAL GENERAL MEETING MINUTES

There being no errors or omissions in the minutes of the previous Annual General Meeting, it was MOVED (BY STRATA LOT 122), SECONDED (BY STRATA LOT 56) AND CARRIED UNANIMOUSLY that the minutes of last year's Annual General Meeting held on September 30, 2009 be adopted as circulated.

The floor was opened to questions regarding the AGM minutes but no discussion ensued and the meeting proceeded.

7. INSURANCE

As per Section 149 of the *Strata Property Act* the strata corporation must obtain and maintain property insurance on the common property, including buildings shown on the Strata Plan, the common assets and any fixtures built or installed on a 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. A copy of the current BFL Canada Insurance Services Inc. insurance policy was attached with the Notice of Annual General Meeting.

The Property Representative suggested that residents check with their insurance brokers to make certain that they have adequate coverage for their personal possessions or any improvements and betterments that may have been made to the interior of the strata lot and for liability insurance within the strata lot. It is recommended to take the policy that is attached to these minutes to your broker for review.

8. RESOLUTION

Council had retained Elaine McCormack, with Alexander, Holburn, Baudin, Lang, Barristers and Solicitors to prepare the proposed bylaws as attached to the AGM Notice. Mrs. McCormack attended the meeting in order to answer questions the owners may have regarding the bylaws.

A page by page review of the proposed bylaws was conducted and three amendments were requested from the floor.

Amendment #1

Under Division 1, Use of Property item (21)

Original Wording:

"Smoking is not permitted on any of the common property, whether interior or exterior. No one is permitted to smoke in a vehicle while it is on common property."

Proposed Wording:

"Smoking is not permitted on any of the common property, whether interior or exterior. No one is permitted to smoke in a vehicle while it is on common property. **Notwithstanding anything else in these bylaws, smoking on limited common property patios and limited common property balconies is allowed, as per municipal and provincial statutes.**"

Amendment #1 was Moved by SL 6, Seconded by SL 109 and Passed by forty-one (41) in Favor and zero (0) Against.

Amendment #2

Under Division 7, Insurance 31 item (2)

Original Wording:

"An owner is also deemed to be responsible for any loss or damage to the common property, limited common property, common assets or to any strata lot, where the cause of such loss or damage is the result of an act, omission, negligence or carelessness of the owner, and/or the owner's tenant(s), occupant(s), visitor(s) or pets and the loss or damage is not covered by any insurance policy."

Proposed Wording:

"An owner is also deemed to be responsible for any loss or damage to the common property, limited common property, common assets or to any strata lot, where the cause of such loss or damage is the result of an act, omission, negligence or carelessness of the owner,

and/or the owner's tenant(s), occupant(s), visitor(s) or pets and the loss or damage is not covered by the strata corporation's insurance policy."

Amendment #2 was Moved by SL 156, Seconded by SL 99 and Passed by forty-one (41) in Favor and zero (0) Against.

Amendment #3

Under Division 1, Use of Property item (3)

Original Wording:

"An owner, tenant or occupant must not keep any pets on a strata lot other than one or more of the following:

- a) a reasonable number of fish or other small aquarium animals;
- b) a reasonable number of small caged mammals;
- c) up to 2 caged birds;
- d) two dogs, or two cats, or one of each."

Proposed Wording:

"An owner, tenant or occupant must not keep any pets on a strata lot other than one or more of the following:

- a) a reasonable number of fish or other small aquarium animals;
- b) a reasonable number of small caged mammals;
- c) up to 2 caged birds;
- d) **two dogs, and or two cats."**

Amendment #3 was Moved by SL 44, Seconded by SL 122 and Defeated by six (6) in Favor and thirty-five (35) Against.

RESOLUTION #1

BE IT RESOLVED by a $\frac{3}{4}$ Vote Resolution of THE OWNERS, STRATA PLAN LMS 740-"Rosedale Garden" (the Strata Corporation) at the Annual General Meeting held on September 20th, 2010 that:

- a) the Schedule of Standard Bylaws be repealed for this strata corporation; and
- b) all previously registered bylaws be repealed, and replaced with the bylaws that follow.

See bylaws attached to the notice and the two amendments to the resolutions passed above.

(End of Resolution)

Resolution #1 was Moved by SL 99, Seconded by SL 110 and Passed by thirty-eight (38) in Favor and three (3) Against.

9. CONSIDERATION OF THE PROPOSED BUDGET

APPROVE 2010/2011 BUDGET

The Strata Agent opened the floor to questions regarding the proposed 2010/2011 operating budget. Various questions were asked relating to the allocation of funds in the new budget. Subsequent to the discussion it was MOVED (SL 66), SECONDED (SL 42) and CARRIED ALL IN Favor to adopt the operating budget in the amount of \$573,011.00.

By motion from the floor the Strata Corporation will transfer the Operating Fund Opening Balance \$147,241.38 to the CRF. There were no objections to the motion.

OWNERS PLEASE NOTE: There will be no increase in your maintenance fees for the new fiscal period beginning August 1, 2010, however please see the attached schedules for maintenance fees to ensure you are paying the correct amount.

If you pay by post-dated cheques, please make your cheques payable to LMS 740. You must track your own post-dated cheques, as the management company does not send out reminders for cheques that run out.

If you pay by the automatic bank debit program, you need to do nothing, as the management company will continue to collect your maintenance fees for the next fiscal period.

Any owner with questions or concerns regarding their maintenance fee account should contact Teresita De Los Santos of the Accounts Receivable Department of the 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.

10. ELECTION OF COUNCIL

The Strata Agent advised the Owners that in accordance with the *Strata Property Act* the existing Council would retire from office and the Strata Corporation shall elect a new Council. The owners and Strata Agent present thanked Council for all their help throughout the past year.

The floor was opened to nominations. The following owners were nominated:

Blair Smith
Claire Kalfon
Doug Robert
Gigi Ngoh
Dal Fleischer
Gage Garner
Jim Stitchman
Bryce Recsky
M. Lasek

There being no further nominations, it was declared that nominations close. Two owners subsequently declined their nominations. The following Owners were declared elected by acclamation to the Council:

Blair Smith
Claire Kalfon
Doug Robert
Gigi Ngoh
Gage Garner
Jim Stitchman
Bryce Recsky

11. NEW BUSINESS

Bathroom Fan – All residents are reminded to always use the bathroom fan when using the shower or taking a bath.

Additional Fob – It was requested Council investigate adding a fob to the door leading from the lobby to the townhouses.

Visitor Parking – Please contact the caretaker if you have questions regarding additional parking or visitor parking. One Guest Parking Pass is issued to each unit.

Garbage – Please remember to dispose of household garbage only in the building. All other garbage must be removed by the owner or tenant. Anyone abandoning garbage in the common area of the building or limited common area will be fined.

12. ADJOURNMENT

There being no further business at this Annual General Meeting it was,

MOVED, SECONDED AND CARRIED UNANIMOUSLY that the meeting be terminated at 8:30 p.m.

Respectfully Submitted

Axel Tjaden, Strata Property Representative

CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.

PROPERTY MANAGEMENT DIVISION

Administrative Assistant: Angie Koh

Service Department Manager: Greg Dunphy

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

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.

IT HAS BECOME STANDARD PRACTICE IN THE REAL ESTATE INDUSTRY FOR OWNERS TO 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

<p style="text-align: center;">THE MINUTES OF THE MEETING OF COUNCIL OF OWNERS, STRATA PLAN L.M.S. 740 – ROSEDALE GARDENS HELD ON MONDAY, SEPTEMBER 20, 2010, AT THE LOBBY OFFICE ON SITE</p>

Following the Annual General Meeting, the newly elected Strata Council met for the purpose of assigning positions and to set a date for the next Council meeting.

ASSIGNED COUNCIL POSITIONS:

Claire Kalfon	President
Blair Smith	MAL
Doug Robert	Security
Gigi Ngoh	Vice President
Gage Garner	MAL
Jim Stitchman	Treasurer
Bryce Recsky	MAL

DISCUSSION/BUSINESS

Elevator – Council discussed the termination of the elevator company and a separate meeting has been scheduled up for Tuesday, September 21, 2010 to meet with Thyssen Krupp Elevator Ltd. and Vertech Elevators Services Ltd.

Management Contract – The addendum to the Management Contract with Century 21 was signed.

Resolution #1

MAJORITY VOTE OF STRATA COUNCIL TO DIRECT IT'S STRATA AGENT TO BORROW FROM THE CONTINGENCY RESERVE FUND WHEN REQUIRED TO FUND BUDGETED OPERATING EXPENSES THROUGHOUT THIS FISCAL YEAR.

PREAMBLE:

THE STRATA CORPORATION FROM TIME TO TIME THROUGHOUT THE FISCAL YEAR MAY EXPERIENCE CASH SHORTAGES IN THEIR OPERATING ACCOUNT THAT RESTRICTS THEM FROM PAYING FOR ITEMS APPROVED IN THE CURRENT BUDGET. THE STRATA CORPORATION DOES NOT WANT TO INCUR LATE CHARGES IN PAYING THESE INVOICES DUE TO OPERATING CASH SHORTAGES. THE STRATA COUNCIL BY WAY OF THIS COUNCIL DECISION DIRECTS THEIR STRATA AGENT TO BORROW FROM THE STRATA'S CONTINGENCY RESERVE FUND TO PAY THESE BUDGETED OPERATING EXPENSES. THE STRATA PROPERTY ACT UNDER SECTION 95(4) AND ITS RELATED REGULATIONS STIPULATES THAT THIS BORROWING BE DISCLOSED TO THE OWNERS AND THAT THE LOAN BE REPAID WITHIN THE FISCAL YEAR.

THEREFORE:

BE IT RESOLVED

As a Majority Vote of the Council of owners of Strata Plan LMS740 (the "Strata Corporation") at this Strata Council meeting held on September 20, 2010 that the Strata Agent for the current fiscal year is hereby directed to borrow from the Contingency Reserve Fund to fund budgeted operating expenses when the operating fund cash flow is insufficient to pay these expenses. The Strata Agent is directed to disclose this on the Strata Corporation's monthly financial statements and to have this borrowing minuted at the next meeting of the Strata council.

MAJORITY VOTE OF STRATA COUNCIL TO DIRECT IT'S STRATA AGENT TO OBTAIN ANNUAL UPDATES TO THE INSURANCE APPRAISAL.

Resolution #1 was Moved, Seconded and Carried All In Favor.

Resolution #2

PREAMBLE:

THE STRATA CORPORATION IS REQUIRED UNDER THE STRATA PROPERTY ACT TO MAINTAIN INSURANCE ON THE BASIS OF FULL REPLACEMENT VALUE. INSURERS REQUIRE THAT A STRATA CORPORATION HAVE AN UP TO DATE APPRAISAL BEFORE THEY WILL INSURE ON THE BASIS OF FULL REPLACEMENT VALUE. THE AGENCY AGREEMENT WITH CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD. STATES THAT THE AGENT WILL UPON DIRECTION OF COUNCIL SECURE ANNUAL UPDATES TO THE INSURANCE APPRAISAL. THE STRATA CORPORATION THROUGH THIS COUNCIL RESOLUTION DIRECTS IT'S AGENT TO OBTAIN ANNUAL UPDATES OF THE INSURANCE APPRAISAL ON BEHALF OF THE STRATA CORPORATION SO IT MAY SATISFY THIS REQUIREMENT OF THE STRATA PROPERTY ACT AND ITS STRATA AGENCY AGREEMENT WITH CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.

THEREFORE:

BE IT RESOLVED

As a Majority Vote of the Council of owners of Strata Plan LMS740 (the "Strata Corporation") at this Strata Council meeting held on September 20, 2010 that the Strata Agent is hereby directed to obtain an update to the Insurance Appraisal and to have the expense charged to the operating fund of the strata corporation.

Resolution #2 was Moved, Seconded and Carried All In Favor.

NEXT SCHEDULED MEETING

The next meeting of the Council is scheduled for **Tuesday, September 21, 2010** in the Lobby Office at 7:00 pm.

ADJOURNMENT

There being no further business at this Meeting, the Meeting adjourned at 9:00 pm.

Respectfully Submitted

Axel Tjaden, Strata Property Representative

CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.

PROPERTY MANAGEMENT DIVISION

Administrative Assistant: Angie Koh

Service Department Manager: Greg Dunphy

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

INSURANCE NOTE:

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

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

The Manager strongly recommends that if owners have any questions regarding their insurance requirements or their current homeowner policy, they take the Strata Corporation's insurance certificate to their personal brokers so that they can discuss coverages to avoid any financial hardship in case of an insurable claim.

Thank You,
Axel Tjaden

LMS 740 ROSEDALE GARDENS	-	-	
BUDGET 2010-2011	-	-	
	-	-	
	PROJECT YEAR	ADOPTED	PROPOSED
	YEAR END	BUDGET	BUDGET
	JULY 31/10	2009-2010	2010-2011
INCOME			
LATE PAYMENT PENALTIES	\$1,150.00		
BYLAW VIOLATION FINES	\$1,400.00		
INTEREST (BANK ACCT)	\$736.53		
CABLE PAYMENT REVENUE	\$565.62		
OPERATING ASSESSMENTS	\$549,612.00	\$549,611.00	\$549,611.00
BUILDING INSPECTION	\$250.00		
ADMINISTRATION FEE	(\$25.00)		
MOVE IN FEES	\$3,100.00	\$2,400.00	\$2,400.00
MOVE OUT FEE	\$100.00		
LOCKER RENTAL	\$1,225.00	\$1,000.00	\$1,000.00
PARKING	\$20,802.10	\$20,000.00	\$20,000.00
KEY INCOME	\$3,350.00		
PRIOR YEAR SURPLUS			\$5,000.00
TOTAL INCOME	\$582,266.25	\$573,011.00	\$578,011.00
GENERAL			
AUDIT	\$1,260.00	\$1,200.00	\$1,500.00
AUDIT REAL ESTATE COUNCIL	\$630.00	\$600.00	\$700.00
CARETAKER SALARY	\$54,853.91	\$55,000.00	\$55,000.00
CARETAKER SUITE	\$14,400.00	\$7,200.00	\$7,200.00
CARETAKER BENEFITS	\$1,022.60	\$2,064.00	\$3,000.00
CARETAKER CELL PHONE	\$1,800.00	\$1,500.00	\$1,500.00
CLEANING: RELIEF & WEEKENDS	\$10,000.00	\$10,000.00	\$10,000.00
INCOME TAX RETURN	\$1,375.20	\$1,300.00	\$1,500.00
INSURANCE	\$65,000.00	\$50,000.00	\$70,000.00
INSURANCE DEDUCTIBLES	\$500.00	\$40,000.00	\$20,000.00
MANAGEMENT FEES	\$35,160.00	\$35,000.00	\$39,400.00
OFFICE SUPPLIES	\$500.00	\$500.00	\$500.00
OFFICE TELEPHONE	\$450.00	\$500.00	\$500.00
WCB COVERAGE	\$487.50	\$350.00	\$350.00
LEGAL	\$3,000.00	\$1,000.00	\$5,000.00
COUNCIL ADMINISTRATION	\$524.00	\$500.00	\$500.00
DUPLICATING & POSTAGE	\$3,097.01	\$3,000.00	\$3,000.00
BANK CHARGES	\$412.00	\$425.00	\$425.00
TOTAL GENERAL	\$194,472.22	\$210,139.00	\$220,075.00

BUILDING			
FIRE ALARM MONITORING	\$930.51	\$1,000.00	\$1,000.00
FIRE ALARM SYSTEMS	\$16,014.00	\$12,000.00	\$15,000.00
ELEVATOR	\$24,896.51	\$15,000.00	\$25,000.00
ELECTRICITY	\$33,000.00	\$33,000.00	\$33,000.00
EXTERMINATION	\$1,866.38	\$2,000.00	\$2,000.00
GARAGE DOOR	\$1,500.00	\$2,000.00	\$2,000.00
CARPET CLEANING/REPAIRS	\$1,724.50	\$2,000.00	\$2,000.00
HEATING FUEL/GAS	\$46,301.56	\$48,000.00	\$50,000.00
LOCKS/KEYS	\$1,300.00	\$1,000.00	\$1,000.00
REPAIRS – MECH/PLUMBING	\$20,000.00	\$27,200.00	\$27,200.00
REPAIRS – EXTERIOR	\$5,000.00	\$15,000.00	\$10,000.00
REPAIRS ELECTRICAL	\$3,000.00	\$10,000.00	\$10,000.00
REPAIRS – INTERIOR	\$55,000.00	\$31,902.00	\$45,000.00
GARBAGE COLLECTION	\$8,200.00	\$8,000.00	\$8,300.00
DRYER VENT CLEANING	\$10,000.00	\$10,000.00	\$0.00
ENTERPHONE/ENTERCOM	\$300.00	\$500.00	\$500.00
SUPPLIES - Janitor	\$4,000.00	\$3,500.00	\$4,000.00
WATER AND SEWER CHARGES	\$36,308.00	\$26,000.00	\$36,000.00
WINDOW CLEANING	\$4,567.00	\$9,000.00	\$9,000.00
SECURITY	\$621.25	\$10,000.00	\$25,000.00
TOTAL BUILDING	\$274,529.71	\$267,102.00	\$306,000.00
GROUNDS			
GARDENING	\$0.00	\$7,500.00	\$5,000.00
TOTAL GROUNDS	\$0.00	\$7,500.00	\$5,000.00
CAPITAL			
TRANSFER TO RESERVES	\$43,270.00	\$43,270.00	\$46,936.00
BUILDING ENVELOPE REPAIRS	\$40,000.00	\$40,000.00	\$0.00
Total Capital	\$83,270.00	\$83,270.00	\$46,936.00
Total Expenses	\$552,271.93	\$568,011.00	\$578,011.00
SURPLUS / DEFICIT	\$29,994.32		\$0.00

Operating Fund Opening Balance 2009	\$147,241.38
Estimated Surplus 2009-10	\$29,994.32
Edenvale Invoice jw009732B	\$7,713.00
Estimated Surplus Balance	\$22,281.32

CRF Balance as of June 30, 2009	\$14,600.40
Add Operating Fund Opening Balance	\$147,241.38
Estimated CRF Beginning Balance August 1, 2010	\$161,841.78



BFL CANADA Insurance Services Inc.
1177 West Hastings Street, Suite 200
Vancouver, British Columbia V6E 2K3
Tel.: (604) 669-9600
Fax: (604) 683-9316
Toll Free: 1-866-669-9602

International Risk and Insurance Services

CERTIFICATE OF INSURANCE

Previous Policy No. BFL04LMS0740

Renewal Policy No. BFL04LMS0740

NAMED INSURED The Owners, Strata Plan LMS740, acting on their own behalf or as a Strata Corporation
Century 21 Prudential Estates (RMD) Ltd. (As Property Manager)
7320 Westminster Highway, Richmond, BC V6X 1A1
MAILING ADDRESS
POLICY PERIOD From: April 30, 2010 To: April 30, 2011
12:01 a.m. standard time at the location of the premises as to each of the said dates
INSURED LOCATION 888 Hamilton Street, Vancouver, BC V6B 5W4
293 Smithe Street, Vancouver, BC V6B 5W4
ROSEDALE GARDENS
CONSTRUCTION Fire Resistive 25 Storeys 1 Building
OCCUPIED BY INSURED AS 168 Residential Units 0 Commercial Unit

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 /RB)			
A.	All Property - All Risks, Blanket By-Laws, Stated Amount Co-Insurance, Replacement Cost, 110% Margin Clause.		\$ 43,714,000
	All Risks	\$ 2,500	
	Sewer Backup Damage	\$ 20,000	
	Water Damage	\$ 20,000	
	Earthquake Damage	% 10	
	Flood Damage	\$ 10,000	
	Lock & Key	\$ 250	\$ 10,000
B.	Business Interruption (Gross Rents), 100% Co-Insurance, Indemnity Period (Months): N/A		Not Covered
SECTION II - CRIME (Form 500000-05, Rev. Jan 2000)			
I.	Comprehensive Dishonesty, Disappearance and Destruction - Form A	Nil	\$ 10,000
II.	Loss Inside the Premises	Nil	\$ 5,000
III.	Loss Outside the Premises	Nil	\$ 5,000
IV.	Money Orders and Counterfeit Paper Currency	Nil	\$ 5,000
V.	Depositors Forgery	Nil	\$ 5,000
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
	Medical Payments - Per Occurrence	\$ 500	\$ 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	\$ 500	\$ 10,000,000
	Excluding Long Term Leased Vehicle Endorsement SEF#99 - Form 335300-02 - Per Occurrence		\$ 10,000,000
	Limited Pollution Liability Coverage Endorsement - Aggregate	\$ 500	\$ 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	\$ 10,000,000
SECTION V - EXTERIOR GLASS (Form 820000-02, Rev. Nov 1998)			
	Residential	\$ 100	Blanket
	Commercial	\$ 250	

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

SUBSCRIPTION

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

E. & O.E.

Date: April 27, 2010

BFL CANADA Insurance Services Inc.

AUTHORIZED REPRESENTATIVE



BFL CANADA Insurance
1177 West Hastings Street, Suite 200
Vancouver, British Columbia V6E 2K3
Tel.: (604) 669-9600
Fax: (604) 683-9316
Toll Free: 1-866-669-9602

International Risk and Insurance Services

INSURING AGREEMENT		DEDUCTIBLE	LIMIT
SECTION VI - EQUIPMENT BREAKDOWN			
Per Occurrence Maximum Limit of Loss		\$ 1,000	\$ 43,714,000
Time Element Limit: Loss of Profits - Rents, Indemnity Period (Months): N/A		N/A	Not Covered
Extra Expenses - Rents, Indemnity Period (Months): N/A			\$ 250,000
A. Objects Insured - objects as described and defined under Form 6307. Excluding Production Machines			
B. Direct Damage including Repair or Replacement, 110% Margin Percentage.		\$ 1,000	
Extensions of Coverage:			
- Ammonia Contamination			\$ 100,000
- By-Laws			\$ 500,000
- Civil Authority			30 Days
- Contingent Business Income Loss			\$ 100,000
- Debris Removal			\$ 100,000
- Decontamination Expense (Subject to Aggregate)			\$ 100,000
- Expediting Expenses			\$ 250,000
- Newly Acquired Equipment			\$ 1,000,000
- Proof of Loss/Claims Preparation Costs			\$ 100,000
- Service Interruption			\$ 50,000
- Water Damage		\$ 24 Hour Waiting Period 1,000	\$ 100,000
- Spoilage			\$ 25,000
SECTION VII - POLLUTION LIABILITY - Claims Made Form			
Limit of Liability - Each Loss, Remediation Expense or Legal Defense Expense		\$ 25,000	\$ 1,000,000
Aggregate			\$ 2,000,000
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			\$ 67,787.00

LIST OF INSURERS				
Insurance Company	Section	Participation %	Master Policy No.	
Aviva Insurance Company of Canada	CRIME	100.0%		
	COMMERCIAL GENERAL LIABILITY	100.0%		
	EXTERIOR GLASS	100.0%		
AXA Assurances Inc.	VOLUNTEER ACCIDENT	100.0%	9224573	
AXA Pacific Insurance Company	PROPERTY	20.0%	BFL SPW001	
Economical Mutual Insurance Company	PROPERTY	20.0%	BFL SPW001	
Great American Insurance Group	CONDOMINIUM DIRECTORS & OFFICERS LIABILITY	100.0%	D14100	
XL Insurance Company, Ltd. (Minimum and Retained)	POLLUTION LIABILITY	100.0%	PCN001625806	
Zurich Insurance Company Ltd	PROPERTY	60.0%	BFL SPW001	
	EQUIPMENT BREAKDOWN	100.0%	8702682	



International Risk and Insurance Services

SUMMARY OF COVERAGES

Named Insured:	The Owners, Strata Plan LMS740, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners.		
Project Name:	ROSEDALE GARDENS		
Property Manager:	Century 21 Prudential Estates (RMD) Ltd.	Policy Period	April 30, 2010 to April 30, 2011
Policy Number:	Coverages	Subscribers	
BFL04LMS0740	PROPERTY EXTERIOR GLASS CRIME COMMERCIAL GENERAL LIABILITY CONDOMINIUM DIRECTORS & OFFICERS LIABILITY EQUIPMENT BREAKDOWN POLLUTION LIABILITY VOLUNTEER ACCIDENT	AXA Pacific Insurance Company Economical Mutual Insurance Company Zurich Insurance Company Ltd Aviva Insurance Company of Canada Aviva Insurance Company of Canada Aviva Insurance Company of Canada Great American Insurance Group Zurich Insurance Company Ltd XL Insurance Company, Ltd. (Minimum and Retained) AXA Assurances Inc.	
Insured Locations:	293 Smithe Street, Vancouver, BC V6B 5W4 888 Hamilton Street, Vancouver, BC V6B 5W4		
Perils Insured:	All risks as defined subject to \$2,500.00 Deductible Except; \$20,000.00 Deductible Sewer Backup Damage; \$20,000.00 Deductible Water Damage; 10.00% Deductible Earthquake Damage; \$10,000.00 Deductible Flood Damage; \$250.00 Deductible Lock & Key; Stated Amount Co-Insurance, Replacement Cost, 110% Margin Clause; Blanket By-Laws; Data Exclusion; Terrorism Exclusion; Mould Exclusion.		
PROPERTY	\$ 43,714,000 \$ 10,000	All Property Lock & Key. Subject to \$250 deductible.	
CRIME	\$ 10,000 \$ 5,000	Comprehensive Dishonesty, Disappearance and Destruction Broad Form Money and Securities	
COMMERCIAL GENERAL LIABILITY	\$ 10,000,000 \$ 10,000,000 \$ 10,000,000 \$ 1,000,000	Bodily Injury & Property Damage. Subject to \$500 deductible. General Aggregate Limit. Subject to \$500 deductible. Non-Owned Automobile Limited Pollution Liability. Subject to \$500 deductible.	
CONDOMINIUM DIRECTORS & OFFICERS LIABILITY	\$ 10,000,000	Claims Made Form (Including Property Manager)	
EXTERIOR GLASS	Blanket	Residential. Subject to \$100 deductible. Commercial. Subject to \$250 deductible.	
EQUIPMENT BREAKDOWN	\$ 43,714,000 \$ 250,000	Per Occurrence Maximum Limit of Loss. Subject to \$1,000 deductible. Extra Expenses - Rents, Indemnity Period (Months): 0	
POLLUTION LIABILITY	\$ 1,000,000 \$ 2,000,000	Limit of Liability - Each Loss, Remediation Expense or Legal Defense Expense. Subject to \$25,000 deductible. Aggregate	
VOLUNTEER ACCIDENT	\$ 200,000	See Policy Wordings	
Loss Payable:	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.		
This record sheet is intended for reference only. Please refer to your policy(ies) for complete details.			

**THE MINUTES OF THE MEETING OF COUNCIL OF OWNERS,
STRATA PLAN L.M.S. 740 – ROSEDALE GARDENS
HELD ON TUESDAY, SEPTEMBER 21, 2010, AT THE LOBBY OFFICE ON SITE**

1. CALL TO ORDER

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

2. PRESENT

Blair Smith	MAL
Doug Robert	Security
Gage Garner	MAL
Jim Stitchman	Treasurer
Bryce Recsky	MAL

Guests in Attendance:

Kipp Rudd with Thyssen Krupp Elevator Ltd.
Michael Chadney with Vertech Elevator Service Inc.
Dal Fleischer

3. BUSINESS AT HAND

Three quotations for the servicing of the Elevators have been requested. They are Fujitech, Schindler and Thyssen Krupp Elevator. Kipp Rudd with Thyssen Krupp Elevator Ltd. attended the meeting to review the proposed contract with the Corporation. Thyssen Krupp is the manufacturer of the elevator equipment and may be best suited to service the equipment.

Michael Chadney with Vertech Elevator Service Inc. attended the meeting as an independent adviser regarding the proposed elevator contracts. He recommended to proceed with the proposal by Thyssen Kruupp Elevators.

Further, the meeting was called in order to discuss the termination of the Elevator Contract with Otis Elevator Ltd. A termination letter had been sent to Otis Elevator Ltd. but not been accepted due to a dispute over the date of termination. The Representative wrote the letter dated June 9, 2010 to terminate for October 18, 2010, the anniversary date of the contract. Otis Elevator maintains the contract needed to be terminated by June 1, 2010 and therefore declines to accept the termination. The Strata Council instructed the Strata Property Representative to put the Errors & Omissions insurance companies on Notice of a potential claim regarding the matter and the Strata Property Representative will tend to this.

4. NEXT SCHEDULED MEETING

The next meeting of the Council is scheduled for Thursday, October 14, 2010 in the Lobby Office at 7:00 pm.

5. ADJOURNMENT

There being no further business at this Meeting, the Meeting adjourned at 9:00 pm.

Respectfully Submitted
Axel Tjaden, Strata Property Representative
CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.
PROPERTY MANAGEMENT DIVISION
Administrative Assistant: Angie Koh
Service Department Manager: Greg Dunphy
Telephone 273-1745 (9:00 a.m. to 5:00 p.m. & 24 Hour Emergency)

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.

IT HAS BECOME STANDARD PRACTICE IN THE REAL ESTATE INDUSTRY FOR OWNERS TO 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

M100921



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

October 5, 2010

**NOTICE TO ALL OWNERS
STRATA PLAN L.M.S. 740 - ROSEDALE GARDENS**

RE: 2010/2011 MONTHLY OPERATING ASSESSMENTS

At the Annual General Meeting held September 20, 2010, the proposed Budget was adopted. As a result, your operating assessment, (amount you pay monthly), **WILL REMAIN THE SAME, effective August 1st, 2010.** Please see the attached unit entitlement sheet for your assessment amount. This assessment amount does not include parking &/or locker charges, if applicable.

Your payments can be forwarded according to one of the following two payment plans.

1. **PREAUTHORIZED CHEQUING PROGRAM** - If you are currently on this plan, your monthly assessment payment will continue to be deducted by your bank effective **November 1st, 2010.**

If not, we urge you to take advantage of this payment method and attached is an authorization form for your convenience. Please ensure your account is paid up to date prior to the start date for the preauthorized chequing program beginning **December 1st, 2010.** Return the completed form with the cheques, in the enclosed self-addressed envelope.

OR

2. **POST DATED CHEQUES** - Please issue 12 cheques, each dated the first day of each month, for the period **August 1, 2010** to **July 1st, 2011,** and return to our office in the enclosed self-addressed envelope.

Please be advised that CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD., will NOT send a reminder notice to Owners when post-dated cheques expire. Owners are responsible to ensure that assessment payments are made by the first (1st) day of each and every month.

In all cases, cheques should be made payable to **STRATA PLAN L.M.S. 740** Please ensure that your unit number is clearly indicated on each cheque.

Yours truly,
CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.
PROPERTY MANAGEMENT DIVISION
Axel Tjaden, Strata Manager
On behalf of the COUNCIL OF OWNERS
STRATA PLAN L.M.S. 740 – ROSEDALE GARDENS

STRATA PLAN L.M.S. 740 - ROSEDALE GARDEN				
OPERATING ASSESSMENTS				
FOR 2010/2011 PERIOD				
Total unit entitlement				
	141173	\$506,340.58	\$43,270.42	\$549,611.00
UNIT	UNIT ENTITLEMENT	OPERATING MONTHLY ASSESSMENT	CONTINGENCY MONTHLY ASSESSMENT	TOTAL MONTHLY REMITTANCE
101	1296	\$387.36	\$33.10	\$420.46
102	1335	\$399.02	\$34.09	\$433.11
103	1366	\$408.28	\$34.89	\$443.17
104	1436	\$429.20	\$36.69	\$465.89
105	1389	\$415.16	\$35.48	\$450.64
106	1401	\$418.74	\$35.79	\$454.53
201	896	\$267.80	\$22.89	\$290.69
202	609	\$182.02	\$15.56	\$197.58
203	759	\$226.86	\$19.38	\$246.24
204	578	\$172.76	\$14.76	\$187.52
205	573	\$171.26	\$14.64	\$185.90
206	897	\$268.10	\$22.92	\$291.02
301	896	\$267.80	\$22.89	\$290.69
302	609	\$182.02	\$15.56	\$197.58
303	759	\$226.86	\$19.38	\$246.24
304	578	\$172.76	\$14.76	\$187.52
305	578	\$172.76	\$14.76	\$187.52
306	755	\$225.66	\$19.29	\$244.95
307	609	\$182.02	\$15.56	\$197.58
308	896	\$267.80	\$22.89	\$290.69
401	896	\$267.80	\$22.89	\$290.69
402	609	\$182.02	\$15.56	\$197.58
403	759	\$226.86	\$19.38	\$246.24
404	578	\$172.76	\$14.76	\$187.52
405	578	\$172.76	\$14.76	\$187.52
406	755	\$225.66	\$19.29	\$244.95
407	609	\$182.02	\$15.56	\$197.58
408	896	\$267.80	\$22.89	\$290.69
501	896	\$267.80	\$22.89	\$290.69
502	609	\$182.02	\$15.56	\$197.58
503	759	\$226.86	\$19.38	\$246.24
504	578	\$172.76	\$14.76	\$187.52
505	578	\$172.76	\$14.76	\$187.52
506	755	\$225.66	\$19.29	\$244.95
507	609	\$182.02	\$15.56	\$197.58
508	896	\$267.80	\$22.89	\$290.69
601	896	\$267.80	\$22.89	\$290.69
602	609	\$182.02	\$15.56	\$197.58
603	759	\$226.86	\$19.38	\$246.24
604	578	\$172.76	\$14.76	\$187.52
605	578	\$172.76	\$14.76	\$187.52
606	755	\$225.66	\$19.29	\$244.95
607	609	\$182.02	\$15.56	\$197.58
608	896	\$267.80	\$22.89	\$290.69
701	896	\$267.80	\$22.89	\$290.69
702	609	\$182.02	\$15.56	\$197.58
703	759	\$226.86	\$19.38	\$246.24
704	578	\$172.76	\$14.76	\$187.52

STRATA PLAN L.M.S. 740 - ROSEDALE GARDEN				
OPERATING ASSESSMENTS				
FOR 2010/2011 PERIOD				
Total unit entitlement				
	141173	\$506,340.58	\$43,270.42	\$549,611.00
UNIT	UNIT ENTITLEMENT	OPERATING MONTHLY ASSESSMENT	CONTINGENCY MONTHLY ASSESSMENT	TOTAL MONTHLY REMITTANCE
705	578	\$172.76	\$14.76	\$187.52
706	755	\$225.66	\$19.29	\$244.95
707	609	\$182.02	\$15.56	\$197.58
708	896	\$267.80	\$22.89	\$290.69
801	896	\$267.80	\$22.89	\$290.69
802	609	\$182.02	\$15.56	\$197.58
803	759	\$226.86	\$19.38	\$246.24
804	578	\$172.76	\$14.76	\$187.52
805	578	\$172.76	\$14.76	\$187.52
806	755	\$225.66	\$19.29	\$244.95
807	609	\$182.02	\$15.56	\$197.58
808	896	\$267.80	\$22.89	\$290.69
901	896	\$267.80	\$22.89	\$290.69
902	609	\$182.02	\$15.56	\$197.58
903	759	\$226.86	\$19.38	\$246.24
904	578	\$172.76	\$14.76	\$187.52
905	578	\$172.76	\$14.76	\$187.52
906	755	\$225.66	\$19.28	\$244.94
907	609	\$182.02	\$15.56	\$197.58
908	896	\$267.80	\$22.89	\$290.69
1001	896	\$267.80	\$22.89	\$290.69
1002	609	\$182.02	\$15.56	\$197.58
1003	759	\$226.86	\$19.39	\$246.25
1004	578	\$172.76	\$14.76	\$187.52
1005	578	\$172.76	\$14.76	\$187.52
1006	755	\$225.66	\$19.29	\$244.95
1007	609	\$182.02	\$15.56	\$197.58
1008	896	\$267.80	\$22.89	\$290.69
1101	896	\$267.80	\$22.89	\$290.69
1102	609	\$182.02	\$15.56	\$197.58
1103	759	\$226.86	\$19.38	\$246.24
1104	578	\$172.76	\$14.76	\$187.52
1105	578	\$172.76	\$14.76	\$187.52
1106	755	\$225.66	\$19.29	\$244.95
1107	609	\$182.02	\$15.56	\$197.58
1108	896	\$267.80	\$22.89	\$290.69
1201	896	\$267.80	\$22.89	\$290.69
1202	912	\$272.59	\$23.29	\$295.88
1203	961	\$287.23	\$24.55	\$311.78
1204	961	\$287.23	\$24.55	\$311.78
1205	911	\$272.29	\$23.27	\$295.56
1206	896	\$267.80	\$22.89	\$290.69
1301	896	\$267.80	\$22.89	\$290.69
1302	912	\$272.59	\$23.29	\$295.88
1303	961	\$287.23	\$24.55	\$311.78
1304	961	\$287.23	\$24.55	\$311.78
1305	911	\$272.29	\$23.27	\$295.56
1306	896	\$267.80	\$22.89	\$290.69
1401	896	\$267.80	\$22.89	\$290.69

STRATA PLAN L.M.S. 740 - ROSEDALE GARDEN				
OPERATING ASSESSMENTS				
FOR 2010/2011 PERIOD				
Total unit entitlement				
	141173	\$506,340.58	\$43,270.42	\$549,611.00
UNIT	UNIT ENTITLEMENT	OPERATING MONTHLY ASSESSMENT	CONTINGENCY MONTHLY ASSESSMENT	TOTAL MONTHLY REMITTANCE
1402	912	\$272.59	\$23.29	\$295.88
1403	961	\$287.23	\$24.55	\$311.78
1404	961	\$287.23	\$24.55	\$311.78
1405	911	\$272.29	\$23.27	\$295.56
1406	896	\$267.80	\$22.89	\$290.69
1501	896	\$267.80	\$22.89	\$290.69
1502	912	\$272.59	\$23.29	\$295.88
1503	961	\$287.23	\$24.55	\$311.78
1504	961	\$287.23	\$24.55	\$311.78
1505	911	\$272.29	\$23.27	\$295.56
1506	896	\$267.80	\$22.89	\$290.69
1601	896	\$267.80	\$22.89	\$290.69
1602	912	\$272.59	\$23.29	\$295.88
1603	961	\$287.23	\$24.55	\$311.78
1604	961	\$287.23	\$24.55	\$311.78
1605	911	\$272.29	\$23.27	\$295.56
1606	896	\$267.80	\$22.89	\$290.69
1701	896	\$267.80	\$22.89	\$290.69
1702	912	\$272.59	\$23.29	\$295.88
1703	961	\$287.23	\$24.55	\$311.78
1704	961	\$287.23	\$24.55	\$311.78
1705	911	\$272.29	\$23.27	\$295.56
1706	896	\$267.80	\$22.89	\$290.69
1801	896	\$267.80	\$22.89	\$290.69
1802	912	\$272.59	\$23.29	\$295.88
1803	961	\$287.23	\$24.55	\$311.78
1804	961	\$287.23	\$24.55	\$311.78
1805	911	\$272.29	\$23.27	\$295.56
1806	896	\$267.80	\$22.89	\$290.69
1901	896	\$267.80	\$22.89	\$290.69
1902	912	\$272.59	\$23.29	\$295.88
1903	961	\$287.23	\$24.55	\$311.78
1904	961	\$287.23	\$24.55	\$311.78
1905	911	\$272.29	\$23.27	\$295.56
1906	896	\$267.80	\$22.89	\$290.69
2001	896	\$267.80	\$22.89	\$290.69
2002	912	\$272.59	\$23.29	\$295.88
2003	961	\$287.23	\$24.55	\$311.78
2004	961	\$287.23	\$24.55	\$311.78
2005	911	\$272.29	\$23.27	\$295.56
2006	896	\$267.80	\$22.89	\$290.69
2101	896	\$267.80	\$22.89	\$290.69
2102	912	\$272.59	\$23.29	\$295.88
2103	961	\$287.23	\$24.55	\$311.78
2104	961	\$287.23	\$24.55	\$311.78
2105	911	\$272.29	\$23.27	\$295.56
2106	896	\$267.80	\$22.89	\$290.69
2201	896	\$267.80	\$22.89	\$290.69
2202	912	\$272.59	\$23.29	\$295.88

STRATA PLAN L.M.S. 740 - ROSEDALE GARDEN				
OPERATING ASSESSMENTS				
FOR 2010/2011 PERIOD				
Total unit entitlement				
	141173	\$506,340.58	\$43,270.42	\$549,611.00
UNIT	UNIT ENTITLEMENT	OPERATING MONTHLY ASSESSMENT	CONTINGENCY MONTHLY ASSESSMENT	TOTAL MONTHLY REMITTANCE
2203	961	\$287.23	\$24.55	\$311.78
2204	961	\$287.23	\$24.55	\$311.78
2205	911	\$272.29	\$23.27	\$295.56
2206	896	\$267.80	\$22.89	\$290.69
2301	896	\$267.80	\$22.89	\$290.69
2302	912	\$272.59	\$23.29	\$295.88
2303	961	\$287.23	\$24.55	\$311.78
2304	961	\$287.23	\$24.55	\$311.78
2305	911	\$272.29	\$23.27	\$295.56
2306	896	\$267.80	\$22.89	\$290.69
2401	896	\$267.80	\$22.89	\$290.69
2402	912	\$272.59	\$23.29	\$295.88
2403	961	\$287.23	\$24.55	\$311.78
2404	961	\$287.23	\$24.55	\$311.78
2405	911	\$272.29	\$23.27	\$295.56
2406	896	\$267.80	\$22.89	\$290.69
2501	896	\$267.80	\$22.89	\$290.69
2502	912	\$272.59	\$23.29	\$295.88
2503	961	\$287.23	\$24.55	\$311.78
2504	961	\$287.23	\$24.55	\$311.78
2505	911	\$272.29	\$23.27	\$295.56
2506	896	\$267.80	\$22.89	\$290.69
		\$42,194.84	\$3,606.16	\$45,801.00
		\$506,338.08	\$43,273.92	\$549,612.00



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

FOR OFFICE USE ONLY

NOTE *REC.# *A/C# *AMOUNT *START DATE *REMARKS

I/We hereby authorize CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD., PROPERTY MANAGEMENT DIVISION, to debit my account number _____ each month the amount equal to my personal payment of: (please "X" which ones)

1. _____ The duly approved strata fee monthly;
2. _____ The duly approved Parking Rental monthly (if applicable);
3. _____ The duly approved Locker Rental monthly (if applicable)

payable to "Strata Plan # LMS 740 ", effective start of automatic withdrawal will be **December 1ST, 2010.**

Annual adjustments to the payment amounts as approved by the Strata Corporation subject to the adoption of a new budget are permitted, and you will be notified of any change of the duly approved amount.

We warrant and guarantee that all persons whose signatures are required to sign on this account have signed this agreement below.

I/we further agree to inform Century 21 Prudential Estates (RMD) Ltd. in writing of any change of account information or cancellation of the agreement provided in this authorization two (2) weeks prior to the next due date of the pre-authorized debit. Please ensure that this bank account is one that will allow automatic debits. Any refusal or return of the automatic debit will result in a service charge of \$25.00 being levied on your account. You may obtain a sample cancellation form or further information regarding your right to cancel this agreement from your financial institution or by visiting www.cdnpay.ca

You have certain recourse rights if any debit does not comply with this agreement. For example, you have the right to receive reimbursement for any debit that is not authorized or is not consistent with this PAD Agreement. To obtain more information on your recourse rights, contact your financial institution or visit www.cdnpay.ca

Your treatment of each payment shall be the same as if I/we had personally issued a cheque authorizing you to pay as indicated and to debit the amount specified to my/our account.

STRATA PLAN LMS 740 UNIT # _____

PRINT NAME _____

CIVIC MAILING ADDRESS OF STRATA LOT: _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

**FOR VERIFICATION PURPOSES, PLEASE ATTACH
ONE SAMPLE CHEQUE MARKED**

"VOID" HERE.

**RETURN TO: CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD. IN THE ENCLOSED
SELF-ADDRESSED ENVELOPE**

DISCLOSURE/CONSENT

Personal Information Protection Act, Freedom of Information Act

The personal information requested in this form is being collected and used for the purposes of administering your strata fee account as it relates to your unit in your strata corporation and the Strata Property Act. Completion of this form provides us and your strata corporation with your consent to collect and use this information. If you have any questions, write to the "Privacy Officer" at the address on the letterhead or fax your written questions to "the Privacy Officer at 604-273-9021.



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

Date: October 27, 2010

Memo TO: ALL OWNERS, STRATA PLAN LMS 740

From: Axel Tjaden, Strata Property Representative
Century 21 Prudential Estates (RMD) Ltd.

RE: ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #58

Building Managers' Office Telephone: 604-689-9802
Messages are checked three times a day
Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact
Century 21 at 604-273-1745

ATTENDEES

Claire Kalfon	President	CK
Gigi Ngoh	Vice President	GN
Doug Roberts	Security	DR
Jim Stitchman	Treasurer	JS
Gage Garner	Council Member	GG
Blair Smith	Council Member	BS
Bryce Recsky	Council Member	BR
Rade Panic and Nancy Karan	Resident Manager	BM
Axel Tjaden	Strata Property Representative Century 21 Prudential Estates (RMD) Property Management Division	SPR

DISTRIBUTION All Owners, Strata Plan LMS 740

MEETING DATE Thursday, October 14, 2010 @ 7:00 PM – Lobby Office

NEXT MEETING Thursday, November 25, 2010 @ 7:00 PM – Lobby Office

TOPICS

- | | | | |
|--------------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Call to Order/Adoption of Minutes | 8) Insurance | 15) Window Cleaning | 22) Plumbing |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection | 23) Mechanical |
| 3) Announcements | 10) Elevators | 17) Stairwells | 24) Electrical |
| 4) Financial Report | 11) Garage | 18) Move ins/outs | 25) Dryer Ducts/Vents |
| 5) Gardening Report | 12) Social Events | 19) Mail Room | 26) Visitor Parking |
| 6) Correspondence | 13) Reminders | 20) Building Envelope | 27) Back Burner List |
| 7) Security | 14) Lockers | 21) Cleaning | 28) New Business |

1)	CALL TO ORDER AND ADOPTION OF MINUTES		
	The meeting was called to order at 7:05 p.m. It was moved, seconded and carried (All In Favour) to approve the Minutes of the previous Council Meetings on September 20, 2010 and September 21, 2010.		
2)	BUILDING MANAGER'S REPORT		
2)53.5	Plumbing company provided a quotation for the addition of clean out access points to access the plumbing in order to facilitate the cleaning of the pipes. Several of the cleanout access ports will be installed in the future. Awaiting quote.	BM	11/25/10
2)54.5	On June 18, 2010 a power outage left the building without power for about 30 to 40 minutes. However, the garage gate did not operate as intended and West Power will investigate the problem that caused the gate to malfunction. Power West Industries will send a report.	BM	11/25/10
2)57.13	SL 3 complained about squeaky parking fan located on P3 level. The replacement of the fan will be investigated and repaired. See item 2)58.1	BM	CLOSED
2)57.14	Five units require booster fans regarding their dryer vent ducts by Air Vac. Council reviewed the quotation and approved the work. The booster fans were installed on October 13, 2010 in SL17, SL29, SL83, SL 123 and SL 129.	SPR	CLOSED
2)57.15	It was suggested to renovate the bike room on P1 level. Council will review the issue and determine if new bike racks can be added.	C	Ongoing
2)58.1	Domestic Hot Water boiler #1 and boiler ignition process is affected. Boiler ignites with delay putting more stress on Boiler #2. This problem should be addressed ASAP to prevent any bigger damage. Milani supplied the quotation for repairs to the P3 Exhaust Fan.	BM	11/25/10
2)58.2	On October 26, 2010 received a call from SL 27 due to washing machine backing up. Checked unit and found soapy water around washing machine. Resident was not using washing machine at the moment. Previous water damage to the flooring was noted at that time.	BM	CLOSED
2)58.3	On October 29, 2010 a resident from SL 106 and his daughter were stuck in the elevator on P2 level. Otis was called to extract the residents.	BM	CLOSED
2)58.4	The window cleaning was completed by Ace Window Cleaning.	BM	CLOSED
3)	ANNOUNCEMENTS		
4)	FINANCIAL REPORT		
4)58.1	The August and September Financials were approved.		
5)	GARDENING REPORT		
6)	CORRESPONDENCE		
6)55.4	SL 4 has an unauthorized shed and windsurfer on common property. The Corporation referred back to the last letter written regarding this issue and it was Moved, Seconded and Carried to assess \$200.00 in fines as the items have not been removed.	SPR	11/25/10
6)57.1	Strata manager sent a reply to the owner of SL 135.	SPR	CLOSED
6)57.2	Strata Manager sent a reply to the owner of SL 123.	SPR	CLOSED
6)57.3	Strata Representative will send a letter charging back the amount of \$67.20 to the owner of SL 84 regarding the nuisance incident involving their visitor, and informing them that they are responsible for the 20 th floor carpet cleanup cost. Letter was sent.	SPR	CLOSED
6)57.4	Strata Manager sent a letter to the owner of SL 168, informing them that they are responsible for the cleanup cost of the bamboo planter at the building entrance.	SPR	CLOSED
6)58.1	The Corporation received a letter of complaint regarding an owner failing to clean up after their dog. A letter regarding the matter will be sent to the owner. Residents are reminded that they must immediately clean up after their pets.	SPR	11/25/10
6)58.2	The Corporation received a letter of complaint regarding a smell coming from one unit. The Representative will write a letter to the owner requesting access.	SPR	11/25/10

7)	SECURITY		
8)	INSURANCE		
9)	GARBAGE		
10)	ELEVATORS		
10)58.1	Council had previously reviewed the quotations from 3 elevator service providers at the council meeting on September 21, 2010. Thyssen Krupps supplied the original elevator equipment and therefore council was investigating their quotation. However, Thyssen Krupps is requesting \$26,850.00 plus taxes for upfront fees for additional repairs to the elevator. These costs will be additional to the regular maintenance contract. In order to review the elevator contract and new proposals, the Corporation retained the services of Michael Chadney with Vertech Elevator Services Inc., an elevator engineering and consulting firm. After reviewing the current contract and the proposal by Otis he recommended that the Corporation sign a 2 year contract with a termination date of September 30, 2012 with Otis Elevators Ltd. Michael Chadney will work with the Caretaker and the Corporation and Representative to try to recoup some or all of the \$26,850.00 as requested by Thyssen Krupps. The renewal contract with Otis Elevator Ltd. was subsequently signed by the council President on October 21, 2010.	SPR	Ongoing
11)	GARAGE PARKADES		
11)57.1	A Reminder to all owners that residential parking spots must be rented to an owner or tenant within the building and cannot be rented to anyone outside of the building.		
12)	SOCIAL EVENTS		
13)	REMINDERS		
13)50.2	All owners are reminded to ensure they keep their telephone numbers and addresses current for use by the Agent and Century 21. Please contact Rosalee Magcalas if your phone number or mailing address has changed.		
13)50.3	Regarding balconies: Drains must be kept clean and running free. Permanent alterations such as tile or glued carpeting are not allowed. Loose carpeting is also hazardous if it blocks the drain. Temporary unattached wood or rubber tiles are permitted, but owner remains responsible for any damage caused by the drain not running freely.		
13)55.1	Loading Bay: All residents are reminded that the loading bay is for authorized parking only and must be done in coordination with the caretaker. The no parking zone will be enforced.		
13)55.2	Alterations – All owners are reminded that alterations must be documented. The necessary forms are available at the on-site office and all documents must be signed prior to the work commencing. If you are not sure what requires an alteration form, please check with the caretaker. Also, all owners are reminded that water shut down may be requested by contacting the caretaker, but the responsibilities for any repairs due to the shut down are with the owner who made the request. Therefore, it is recommended that all pipes be frozen from the inside of the unit whenever possible in order to avoid any water shut down.		
13)58.1	New Bylaws – All owners are reminded that the new bylaws are now in effect. Owners who are landlords must ensure their tenants have copies of the new bylaws.		
14)	LOCKERS		
15)	WINDOW CLEANING		
16)	FIRE INSPECTION		
17)	STAIRWELLS		
18)	MOVE- INS / MOVE-OUTS		
19)	MAIL ROOM		
20)	BUILDING ENVELOPE		
21)	CLEANING		

22)	PLUMBING		
23)	MECHANICAL		
24)	ELECTRICAL		
24)57.1	The new Exit signs have been installed. The Corporation is expecting a refund from BC Hydro.	SPR	Ongoing
25)	DRYER DUCTS / VENTS		
	All residents are reminded to run their dryers for 5 minutes after each use to dry out any condensation within the dryer.		
26)	VISITOR PARKING		
26)58.1	All residents are reminded that all illegally parked vehicles will be towed.		
27)	BACK BURNER LIST		
28)	NEW BUSINESS		
28)54.16	On April 24, 2010 a hotel guest hit a 3" sprinkler pipe. An insurance claim with ICBC has been opened. The overtime for the caretaker (\$52.50) and the plumbing Invoice # 734686 in the amount of \$329.70 were submitted to ICBC for payment. A further invoice from Siemens was received and submitted to ICBC for payment.	SPR	Ongoing
28)55.3	Elevators – The Agent sent a letter terminating the contract. Otis Elevator Ltd. has responded to the termination and declined the termination on the grounds that insufficient notice was provided. The General Manager of Century 21, Bill Blackall is discussing the matter with Otis Elevator Ltd. Quotations have been received: Thyssen - Krupp, Fujitec and Schindler. <i>Please refer to 10)58.1.</i>	SPR	CLOSED
28)56.3	Council finalized the proposed bylaws and the ownership voted and adopted the bylaws with minor changes at the AGM on September 20, 2010. The new bylaws will now be filed at the Land Title Office.	SPR	CLOSED
28)57.1	The Corporation will contact SL 124 in order to document alterations that have been observed.	SPR	11/25/10
28)57.4	The inaccessible windows have been cleaned by Ace Window Cleaning.	BM	CLOSED
28)57.7	Council reviewed the various incidences relating to residents and notices will be posted to remind all residents that they are part of a strata and to please treat this building with the respect and dignity it commands. A series of reminders and house rules will be listed.	C	Ongoing
28)57.9	Council received a request from the building caretakers, Rade and Nancy, to increase their medical benefits. Council has approved their request.	SPR	CLOSED
28) 58.1	The Corporation reviewed the Alteration Form as signed by SL 85 and approved the alteration.	SPR	CLOSED
28) 58.2	On October 19, 2010 an invitee vomited on the on the man entrance stairs. The cost of clean up will be charged back to the unit.	SPR	11/25/10
28) 58.3	One owner disabled the garage gate. The Corporation will invite him to the next council meeting to discuss this security issue.	SPR	11/25/10
28) 58.4	Locks in Staircases – The Corporation investigated adding locks to certain doors in the staircases. The Fire Department did not approve these.	BM	CLOSED
28) 58.5	The Corporation reviewed a quotation by Milani Plumbing in the amount of \$1,900.00 plus HST and it was Moved, Seconded and Carried to proceed with the work.	BM	11/25/10
28) 58.6	The light fixtures on the 25 th floor will be replaced with new fixtures. The fixtures from the 25 th floor will be used to repair other broken fixtures on different floors. On hold for now.	BM	Ongoing

Meeting Adjourned at 9:35 P.M.



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

Date: January 3, 2011

Distributed to: ALL OWNERS, STRATA PLAN LMS 740

From: Axel Tjaden, Strata Property Representative
Century 21 Prudential Estates (RMD) Ltd.

RE: **ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #59**
Building Managers' Office Telephone: 604-689-9802
Messages are checked three times a day
Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact Century 21 at 604-273-1745

ATTENDEES:	Claire Kalfon	President	CK
	Gigi Ngoh	Vice President	GN
	Doug Roberts	Security	DR
	Jim Stitchman	Treasurer	JS
	Bryce Recsky	Council Member	BR
	Rade Panic and Nancy Karan	Resident Managers	BM
	Axel Tjaden	Strata Property Representative Century 21 Prudential Estates (RMD) Property Management Division	SPR
Absent with regrets:	Blair Smith	Council Member	BS
	Gage Garner	Council Member	GG

GUESTS: Serge Labella SL 76
Victor Tsao SL 4

MEETING DATE: Thursday, December 16, 2010 @ 7:00 PM – Lobby Office

NEXT MEETING: Monday, January 31, 2011 @ 7:00 PM – Lobby Office

TOPICS

- | | | | |
|--------------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Call to Order/Adoption of Minutes | 8) Insurance | 15) Window Cleaning | 22) Plumbing |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection | 23) Mechanical |
| 3) Announcements | 10) Elevators | 17) Stairwells | 24) Electrical |
| 4) Financial Report | 11) Garage | 18) Move ins/outs | 25) Dryer Ducts/Vents |
| 5) Gardening Report | 12) Social Events | 19) Mail Room | 26) Visitor Parking |
| 6) Correspondence | 13) Reminders | 20) Building Envelope | 27) Back Burner List |
| 7) Security | 14) Lockers | 21) Cleaning | 28) New Business |

1)	CALL TO ORDER AND ADOPTION OF MINUTES		
The meeting was called to order at 7:00 p.m. It was moved, seconded and carried to approve the Minutes of the previous Council Meeting of October 14, 2010. Please note November 25, 2010 meeting was cancelled due to poor weather.			
2)	BUILDING MANAGER'S REPORT		
2)53.5	The Plumbing company provided a quotation for the addition of clean out access points to access the plumbing in order to facilitate the cleaning of the pipes. Several of the cleanout access ports will be installed in the future. Awaiting quote.	BM	Ongoing
2)54.5	On June 18, 2010 a power outage left the building without power for about 30 to 40 minutes. The garage gate did not operate as intended and a contractor investigated the problem that caused the gate to malfunction. The contractor was unable to find a problem and Precision Gate has been requested to have a look. This issue is not yet resolved.	BM	1/31/11
2)57.15	It was suggested to renovate the bike room on P1 level. Council will review the issue and determine if new bike racks can be added.	C	Ongoing
2)58.1	Domestic Hot Water boiler #1 and boiler ignition process is affected. Boiler ignites with delay putting more stress on Boiler #2. This problem has been repaired by the Plumbing company.	BM	Closed
2)59.1	On November 1, 2010 the installation of the cameras was begun on P1, P2, P3 and P4. The cable for the bike room camera has been installed. Cameras have now been installed.	BM	Closed
2)59.2	During regular maintenance check around the building on November 22, 2010 it was discovered that the glass on several lanterns was broken at 3 townhouses and main entrance. On December 12, 2010 similar damage at the entrance was noted. All have been repaired.	BM	Closed
2)59.3	On November 8, 2010 BC Hydro sent a reminder that the Electrical Vault needs to be checked. This was scheduled for January or February of 2011 but this will be delayed until April of 2011.	BM	Ongoing
2)59.4	A water hose bib needs to be repaired near townhome unit. Quote received and approved.	BM	1/31/11
2)59.5	On December 9, 2010 the plumbing contractor was called to investigate a problem with guest toilet in unit on 3 rd floor. Consequently it was found that a drain snake had broken off by another owner and had been left in the plumbing causing periodic blocking of the line. Owners/residents are reminded to always use professionals to work on the plumbing. Owners/residents must not attempt plumbing work on their own as mistakes and problems are a cost to all owners.	BM	Closed
2)59.6	The Caretaker will follow the situation with water stain around 6" drain at Mechanical room. Suites above area were checked and there was no sign of a possible leak.	BM	Ongoing
2)59.7	During hard rain there is water leaking from the ceiling in the underground parking near parking stall #5 and #11. ElSCO Construction will provide a quotation for the injection work as required.	BM	1/31/11
3)	ANNOUNCEMENTS		
4)	FINANCIAL REPORT		
4)59.1	The October and November Financials were approved. The Contingency Reserve Fund as of November 30, 2010 is \$181,476.46. The Treasurer requested the Owner Balance Reports for July and September of 2010. The representative will see if the copies can be reproduced. Further, a telephone appointment has been requested between the Treasurer and Don Guthrie the accountant for the annual Audit.		
5)	GARDENING REPORT		
6)	CORRESPONDENCE		
6)55.4	SL 4 has an unauthorized shed and windsurfer on common property. The tenant attended the meeting. The Corporation agreed to waive fines in the amount of \$700.00 if a payment of \$500 for	SPR	1/31/11

	<p>finer and the Move in Fee are received by February 1, 2011. The Corporation deferred assessing more fines until the next council meeting.</p>		
6)57.3	<p>Strata Representative sent a letter charging back the amount of \$67.20 to the owner of SL 84 regarding the nuisance incident involving their visitor, and informing them that they are responsible for the 20th floor carpet cleanup cost. Letter was sent.</p>	SPR	Closed
6)58.1	<p>The Corporation received a letter of complaint regarding an owner failing to clean up after their dog. A letter regarding the matter has been sent to the owner. Residents are reminded that they must immediately clean up after their pets. Failure to do so will result in a fine.</p>	SPR	Closed
6)58.2	<p>The Corporation received a letter of complaint regarding a smell coming from one unit. The Representative will write a letter to the owner requesting access.</p>	SPR	1/31/11
6)59.1	<p>The Corporation received a letter of complaint regarding noise from a suite above. The Representative sent a letter of invitation to the SL 76 as well as to SL 78. When the owner making the complaint attended the meeting it was discovered that the complaint had been made against SL 84. The representative will write a letter of apology to SL 78, and invite SL 84 to their hearing at the next council meeting.</p>	SPR	1/31/11
6)59.2	<p>SL 86 wrote a letter of complaint regarding smoke entering their unit from the exterior. The Corporation had requested further information regarding the issue but the owner declined to attend the hearing. The issue has been closed.</p>	SPR	Closed
6)59.3	<p>A letter dated November 10, 2010 was received from Anson Realty regarding tenant in SL 71. All Form K's were provided as requested. However, the tenant is still storing a bike outside of the bike lockers which is contrary to the bylaws. It was Moved, Seconded and Carried to assess a fine in the amount of \$50.00 to the unit for failing to remove the bike in compliance with the bylaws. A letter stating the same will be sent to the management company.</p>	SPR	1/31/11
6)59.4	<p>SL 38 sent 2 letters requesting details for fines that were assessed in 2008 and 2009 by the Corporation. As a hearing had previously been provided no further details are available at this time. If there were questions regarding a hearing then the issues needed to be raised at time of hearing or shortly after the hearing by requesting another hearing. At this time the Corporation cannot reconstruct the issue, 2-3 years after the incident. However, it was Moved, Seconded and Carried to approve waiving a fine in the amount of \$200.00 if payment of \$200.00 is received by February 1, 2011. The representative will send a letter stating the same.</p>	SPR	1/31/11
6)59.5	<p>SL 75 sent a letter about a dog belonging to a tenant of SL 109 that was not leashed while on the property. All residents are reminded that dogs must be leashed at all times on common and limited common property. Failure to do so will result in a fine. A warning letter will be sent.</p>	BM	1/31/11
7)	SECURITY		
8)	INSURANCE		
9)	GARBAGE		
10)	ELEVATORS		
10)58.1	<p>A draft version of the letter to Otis Elevator Ltd, has been received by council from Michael Chadney with Vertech Elevators. Mr. Chadney will finalize the letter for review and approval by Council. The caretaker will keep a log of the "call backs" to Otis Elevator.</p>	SPR	Ongoing
11)	GARAGE PARKADES		
11)57.1	<p>A Reminder to all owners that residential parking spots must be rented to an owner or tenant within the building and cannot be rented to anyone outside of the building.</p>		
12)	SOCIAL EVENTS		
13)	REMINDERS		
13)55.2	<p>Alterations – All owners are reminded that alterations must be documented. The necessary forms are available at the on-site office and all documents must be signed prior to the work commencing. If you are not sure what requires an alteration form, please check with the caretaker. Also, all owners are reminded that water shut down</p>		

	may be requested by contacting the caretaker, but the responsibilities for any repairs due to the shut down are with the owner who made the request. Therefore, it is recommended that all pipes be frozen from the inside of the unit whenever possible in order to avoid any water shut down.		
13)58.1	New Bylaws – All owners are reminded that the new bylaws are now in effect. Owners who are landlords must ensure their tenants have copies of the new bylaws.		
14)	LOCKERS		
15)	WINDOW CLEANING		
16)	FIRE INSPECTION		
16)59.1	The annual fire safety inspection has been scheduled for January 24 – 27, 2011. Owners/residents must ensure access into their units.		1/31/11
17)	STAIRWELLS		
18)	MOVE- INS / MOVE-OUTS		
19)	MAIL ROOM		
20)	BUILDING ENVELOPE		
21)	CLEANING		
22)	PLUMBING		
23)	MECHANICAL		
24)	ELECTRICAL		
24)57.1	The new Exit signs have been installed. The Corporation is expecting a refund from BC Hydro.	SPR	Ongoing
25)	DRYER DUCTS / VENTS		
26)	VISITOR PARKING		
26)58.1	All residents are reminded that all illegally parked vehicles will be towed.		
27)	BACK BURNER LIST		
27)59.1	Two contractors were on site to inspect the Lobby entrance door. Awaiting quotes for possible replacement and repair.	SPR	Ongoing
28)	NEW BUSINESS		
28)54.16	On April 24, 2010 a hotel guest hit a 3" sprinkler pipe. An insurance claim with ICBC has been opened. The overtime for the caretaker (\$52.50) and the plumbing Invoice # 734686 in the amount of \$329.70 were submitted to ICBC for payment. A further invoice from Siemens was received and submitted to ICBC for payment. No update has been received from ICBC regarding this matter. The representative will follow up with ICBC.	SPR	1/31/11
28)57.1	The Corporation will contact SL 124 in order to document alterations that have been observed.	SPR	1/31/11
28)57.7	Council reviewed the various incidences relating to residents. Notices will be posted to remind all residents that they are part of a strata and to please treat this building with the respect and dignity it commands. A series of reminders and house rules will be listed.	C	Ongoing
28) 58.2	On October 19, 2010 an invitee vomited on the main entrance stairs. The cost of clean up was charged back to the unit.	SPR	Closed
28) 58.3	One owner disabled the garage gate. The Corporation will invite him to the next council meeting to discuss this security issue.	SPR	1/31/11
28) 58.5	The Corporation reviewed a quotation by the Plumbing company in the amount of \$1900.00 plus	BM	Closed

	HST. It was Moved, Seconded and Carried to proceed with the work. Work completed.		
28) 58.6	The light fixtures on the 25 th floor will be replaced with new fixtures. The fixtures from the 25 th floor will be used to repair other broken fixtures on different floors. This project is on hold.	BM	Ongoing
28) 59.1	The Corporation has received complaints regarding excessive smoke coming from one unit. The unit will receive a letter requesting they add a door sweep to their door and attend the next council meeting.	SPR	1/31/11
28) 59.2	It has come to the attention of the corporation that 5 units are abusing the Visitors Parking. The 5 units will receive letters indicating they may be towed and/or fined if they continue to abuse the Guest Parking. Owners and residents are not allowed to use the Guest Parking at any time.	SPR	1/31/11
28) 59.3	Sale of SL 3 – SL 3 was inspected when it was sold, & the inspector noted 3 items. He noted the parkade leaks in various parking spots. The Corporation will tend to this (see item 2)59.7). It was noted the boilers have a problem with the ignition causing a gas smell. The Corporation has tended to this (see item 2)58.1). Further, he questioned the maintenance of the mechanical room equipment. It should be noted that Milani Plumbing looks after the equipment.	BM	Closed

Meeting Adjourned at 9:40 P.M.



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

Date: February 17, 2011

Distributed to: ALL OWNERS, STRATA PLAN LMS 740

From: Axel Tjaden, Strata Property Representative
Century 21 Prudential Estates (RMD) Ltd.

RE: ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #60

Building Managers' Office Telephone: 604-689-9802
Messages are checked three times a day
Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact Century 21 at 604-273-1745

ATTENDEES:	Claire Kalfon	President	CK
	Gigi Ngoh	Vice President	GN
	Doug Roberts	Security	DR
	Jim Stitchman	Treasurer	JS
	Bryce Recsky	Council Member	BR
	Gage Garner	Council Member	GG
		Rade Panic and Nancy Karan	Resident Managers
	Axel Tjaden	Strata Property Representative Century 21 Prudential Estates (RMD) Property Management Division	SPR
Absent with regrets: Blair Smith		Council Member	BS

GUESTS: R. Tuan SL 84
Stella Huang SL 119
Victor Tsao SL 4

MEETING DATE: Monday, January 31, 2011 @ 7:00 PM – Lobby Office

NEXT MEETING: Thursday, February 24, 2011 @ 7:00 PM – Lobby Office

TOPICS

- | | | | |
|--------------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Call to Order/Adoption of Minutes | 8) Insurance | 15) Window Cleaning | 22) Plumbing |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection | 23) Mechanical |
| 3) Announcements | 10) Elevators | 17) Stairwells | 24) Electrical |
| 4) Financial Report | 11) Garage | 18) Move ins/outs | 25) Dryer Ducts/Vents |
| 5) Gardening Report | 12) Social Events | 19) Mail Room | 26) Visitor Parking |
| 6) Correspondence | 13) Reminders | 20) Building Envelope | 27) Back Burner List |
| 7) Security | 14) Lockers | 21) Cleaning | 28) New Business |

1)	CALL TO ORDER AND ADOPTION OF MINUTES		
The meeting was called to order at 7:03 p.m. It was moved, seconded and carried to approve the Minutes of the previous Council Meeting of December 16, 2010.			
2)	BUILDING MANAGER'S REPORT		
2)53.5	The Plumbing company provided a quotation for the additional cleaning out of access points to access the plumbing in order to facilitate the cleaning of the pipes. Several of the cleanout access ports will be installed in the future. Awaiting quote.	BM	Ongoing
2)54.5	On June 18, 2010 a power outage left the building without power for about 30 to 40 minutes. The garage gate did not operate as intended and a contractor was called to investigate the problem that caused the gate to malfunction. The contractor was unable to find a problem and Precision Gate has been requested to have a look. This issue is not yet resolved.	BM	Ongoing
2)57.15	It was suggested to renovate the bike room on P1 level. Council will review the issue and determine if new bike racks can be added.	C	Ongoing
2)59.3	On November 8, 2010 BC Hydro sent a reminder that the Electrical Vault needs to be checked. This was scheduled for January or February 2011 but will be delayed until April 2011.	BM	Ongoing
2)59.4	A water hose bib needs to be repaired near a town home unit. Quote was received and approved.	BM	2/24/11
2)59.6	The Caretaker will follow the situation with regards to the water stain around the 6" drain at the Mechanical Room. Suites above area were checked and there was no sign of a possible leak.	BM	Closed
2)59.7	During hard rain there is water leaking from the ceiling in the underground parking near parking stalls #5 and #11. ElSCO Construction provided a quotation for \$8,255.00 for the injection work as required as well as a separate quotation for additional water proofing work in the amount of \$1,558.00. The work will most likely be done over 2 years.	BM	2/24/11
2)60.1	During a regular parking check on December 23, 2010 a fire exit door latch was jammed with paper and an unknown person was walking around cars. Security cameras were checked and the Vancouver Police Department was called. By checking the security cameras, this person was seen following a car through the main and residential parking gates. Warning letter to resident that did not wait for the gates to close before proceeding will be sent.	SPR	2/24/11
2)60.2	On January 1, 2011 Century 21 responded to a water leak emergency problem which originated in SL 168. We checked the 25th floor and found water coming from SL 168 affecting SL 167. A broken kitchen tap in SL 168 was the source of the leak. Leak repaired.	SPR	Closed
2)60.3	SL 84 complained about ceiling water stains. This may be related to a dryer vent problem. Air Vac will be sent to investigate the problem.	BM	2/24/11
2)60.4	On January 7, 2011 a complaint was received by SL 10 about sewage water stains in the kitchen sink. This unit has a history of the kitchen drain backing up. Drains were serviced.	BM	Closed
2)60.5	On January 20, 2011 the Generator was tested and found to be working fine.	BM	Closed
2)60.6	On January 24 to 27, 2011 the Annual Fire Alarm System Inspection was conducted. Of Rosedale Garden's 168 units, in-suite devices were tested in all suites - 100%. Loudspeakers: 168 pieces, all are working - 100%. Smoke alarm: 197 pieces, all were tested, 11 are not working or 5.58%. Replacements are necessary. Property Manager to send letters to owners.	SPR	2/24/11
2)60.7	On January 26, 2011, the residents in SL 67 complained about bed bugs. The Corporation arranged for Orkin to investigate. Rental agent for the unit cancelled the request for Orkin and confirmed that he would arrange for another professional company to investigate. The Corporation request confirmation that the bug problem has been remedied by a professional company. As well, that a Form K be provided.	SPR	2/24/11

2)60.8	The Fire Alarm System was set off by a smoke detector at the top of stairs #5, the fire exit from the patio level down due to someone smoking in the affected area. The Vancouver Fire Department was sent by Chubb Security. This smoke detector was replaced during the last System inspection.	BM	Closed
3)	ANNOUNCEMENTS		
4)	FINANCIAL REPORT		
4)60.1	<p>The December Financial Statements were approved.</p> <p>The Contingency Reserve Fund as of December 31, 2010 is \$212,263.00.</p> <p>The Treasurer requested the Owner Balance Reports for July, August and September of 2010. Subsequently the representative provided copies to the Treasurer. Further, a telephone appointment has been requested between the Treasurer and Don Guthrie the accountant for the annual Audit and this has been tended to. The Chart of Accounts as used by Century 21 has been provided to the Treasurer.</p> <p>The Treasurer reviewed the Audit ending July 31, 2010 and approved payment of the invoice.</p>		
5)	GARDENING REPORT		
6)	CORRESPONDENCE		
6)55.4	SL 4 has an unauthorized shed and windsurfer on common property. The tenant attended the meeting. The payment, while made late, has been accepted and the fines will be waived once the tenant has moved after February 28, 2011.	SPR	2/24/11
6)58.2	The Corporation received a letter of complaint regarding a smell coming from one unit. As no further complaints were received, the matter has been closed.	SPR	Closed
6)59.1	The Corporation received a letter of complaint regarding noise from the suite above. The Representative sent a letter of invitation to SL 84 who in turn attended the meeting. In a discussion with the tenant it was indicated that they were quiet and not aware of causing any noise problems. The matter has been closed pending further complaints.	SPR	Closed
6)59.3	A letter dated November 10, 2010 was received from Anson Realty regarding tenant in SL 71. All Form K's were provided as requested. However, the tenant is still storing a bike outside of the bike lockers which is contrary to the bylaws. It was Moved, Seconded and Carried to assess a fine in the amount of \$50.00 to the unit for failing to remove the bike in compliance with the bylaws. A letter stating the same was sent to the management company. The tenant in SL 71 has since moved the bike. The issue has been resolved.	SPR	Closed
6)59.4	SL 38 sent 2 letters requesting details for fines that were assessed in 2008 and 2009 by the Corporation. As a hearing had previously been provided no further details are available at this time. If there were questions regarding a hearing then the issues needed to be raised at time of hearing or shortly after the hearing by requesting another hearing. At this time the Corporation cannot reconstruct the issue, 2-3 years after the incident. It was Moved, Seconded and Carried to approve waiving a fine in the amount of \$200.00 if payment of \$200.00 is received by February 1, 2011. The representative sent a letter stating the same. No further correspondence was received from SL 38 and the issue is closed.	SPR	Closed
6)60.1	A letter was received from SL 119 regarding the caretaker. The Representative wrote a letter to the owner inviting them to the council meeting. At the time of the meeting the owner apologized and agreed to write a letter of apology to the caretaker. The keys for SL 119 were returned to the owner at this time.	BM	Closed
6)60.2	SL 86 sent a letter indicating that she will monitor the smoking problem from one of the units.	BM	2/24/11
6)60.3	The Corporation has invited SL 119 to the council meeting in order to discuss the usage of the two storage lockers. The owner agreed to surrender one of the lockers by March 30, 2011.	BM	Ongoing

6)60.4	SL 94 contacted the caretaker regarding some water damage to the interior of the windowsill. The damage appears to be caused by condensation. Please see note under Window Cleaning / Condensation, section 15.	BM	Closed
6)60.5	A renovation requested was sent in by SL 167. Council approved the request.	SPR	Closed
7)	SECURITY		
8)	INSURANCE		
9)	GARBAGE		
10)	ELEVATORS		
10)58.1	A letter to Otis Elevator Ltd, has been received by Michael Chadney with Vertech Elevators. Mr. Chadney finalized the letter and the final copy was mailed to Otis Elevator giving them 60 days to clean up the deficiencies. The caretaker will keep a log of the "call backs" to Otis Elevator.	SPR	Ongoing
11)	GARAGE PARKADES		
12)	SOCIAL EVENTS		
13)	REMINDERS		
13)55.2	Alterations – All owners are reminded that alterations must be documented. The necessary forms are available at the on-site office and all documents must be signed prior to the work commencing. If you are not sure what requires an alteration form, please check with the caretaker. Also, all owners are reminded that water shut down may be requested by contacting the caretaker, but the responsibilities for any repairs due to the shut down are with the owner who made the request. Therefore, it is recommended that all pipes be frozen from the inside of the unit whenever possible in order to avoid any water shut down.		
13)58.1	New Bylaws – All owners are reminded that the new bylaws are now in effect. Owners who are landlords must ensure their tenants have copies of the new bylaws.		
14)	LOCKERS		
15)	WINDOW CLEANING (Condensation)		
	Bathroom and Kitchen Fans – All residents are advised to run the kitchen and bathroom fans to move air within the unit in order to avoid condensation. Bathroom Fans MUST be kept running during showers, and for at least 30 minutes after showers. Kitchen Fans MUST be kept running when cooking. This is especially important for the bathroom, otherwise mould may occur. Another way of removing moisture from the inside of the unit is to frequently air out the unit by opening the windows. As there is no heat exchange, the electric heaters will not remove the moisture from the unit but simply heat the moisture. Wiping down windowsills may be necessary in order to avoid drywall damage. Residents may choose to install a de-humidifier. Failing to use the fans may lead to mould or drywall damage and the repairs of such will be charged back to the owner. If stains should occur, bleach can be used to wipe over effected area.		
16)	FIRE INSPECTION		
16)59.1	The annual fire safety inspection was conducted between January 24 – 27, 2011. A thank you to all residents for providing access. Residents are reminded to please NEVER disconnect any smoke detectors for any reason. Siemens noted the fire panel is close to the end of its life and they will provide a quotation for the replacement / upgrade. A written assessment with their suggestions was requested.	BM	Closed
17)	STAIRWELLS		
18)	MOVE- INS / MOVE-OUTS		
19)	MAIL ROOM		
20)	BUILDING ENVELOPE		

21)	CLEANING		
22)	PLUMBING		
23)	MECHANICAL		
24)	ELECTRICAL		
24)57.1	The new Exit signs have been installed. The Corporation is expecting a refund from BC Hydro.	SPR	Ongoing
25)	DRYER DUCTS / VENTS		
26)	VISITOR PARKING		
26)58.1	All residents are reminded that all illegally parked vehicles will be towed.		
27)	BACK BURNER LIST		
27)59.1	Two contractors were on site to inspect the Lobby entrance door. Council is awaiting quotes for possible replacement and repair.	BM	2/24/11
28)	NEW BUSINESS		
28)54.16	On April 24, 2010 a hotel guest hit a 3" sprinkler pipe. An insurance claim with ICBC has been opened. ICBC has forwarded a release form in the amount of \$2,443.64. The release form has been signed and returned to ICBC for payment.	SPR	2/24/11
28)57.1	The Corporation will contact SL 124 in order to document alterations that have been observed. A follow up letter will be mailed.	SPR	2/24/11
28)57.7	Council reviewed the various incidences relating to residents. Notices will be posted to remind all residents that they are part of a strata and to please treat this building with the respect and dignity it commands. A series of reminders and house rules will be listed.	C	Ongoing
28) 58.3	One owner disabled the garage gate. The Corporation invited him to a council meeting to discuss this security issue. While the owner did not attend the hearing it appears the garage gate has not been blocked since. A letter of warning will be sent.	SPR	2/24/11
28) 58.6	The light fixtures on the 25th floor will be replaced with new fixtures. The fixtures from the 25th floor will be used to repair other broken fixtures on different floors. This project is on hold.	BM	Ongoing
28) 59.1	The Corporation has received complaints regarding excessive smoke coming from one unit. A letter requesting they add a door sweep to their door and attend next council meeting will be sent.	SPR	2/24/11
28) 59.2	It has come to the attention of the corporation that residents from 5 units are abusing the Visitors Parking. The owners of these 5 units received letters indicating they may be towed and/or fined if they continue to abuse the Visitors Parking. Owners and residents are not allowed to use the Guest Parking at any time. Those abusing the Visitors Parking WILL be towed.	SPR	Ongoing
28) 60.1	SL 80 and SL 19 reported broken window glass. The representative will request for XTR to repair these windows.	BM	2/24/11
28) 60.2	SL 71 and SL 45 will receive letters requesting they clear out some cardboard boxes as the units are overfilled with items causing a possible fire hazard.	SPR	2/24/11
28) 60.3	SL 137 sent a letter of complaint regarding SL 143. The Corporation will write a letter to SL 143 requesting additional carpet be added to reduce the noise coming from the unit.	SPR	2/24/11

Meeting Adjourned at 9:50 P.M.



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

Date: March 10, 2011

Distributed to: ALL OWNERS, STRATA PLAN LMS 740

From: Axel Tjaden, Strata Property Representative
Century 21 Prudential Estates (RMD) Ltd.

RE: **ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #61**
Building Managers' Office Telephone: 604-689-9802
Messages are checked three times a day
Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact Century 21 at 604-273-1745

ATTENDEES:	Claire Kalfon	President	CK
	Gigi Ngoh	Vice President	GN
	Jim Stitchman	Treasurer	JS
	Bryce Recsky	Council Member	BR
	Gage Garner	Council Member	GG
	Blair Smith	Council Member	BS
	Rade Panic and Nancy Karan	Resident Managers	BM
	Axel Tjaden	Strata Property Representative Century 21 Prudential Estates (RMD) Property Management Division	SPR
Absent with Regrets: Doug Roberts		Security	DR
GUESTS:	Mr. Waterhouose SL 3 Navid Bostani SL 143		

MEETING DATE: Thursday February 24, 2011 @ 7:00 PM – Lobby Office

NEXT MEETING: Tuesday, March 22, 2011 @ 7:00 PM – Lobby Office

TOPICS

- | | | | |
|--------------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Call to Order/Adoption of Minutes | 8) Insurance | 15) Window Cleaning | 22) Plumbing |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection | 23) Mechanical |
| 3) Announcements | 10) Elevators | 17) Stairwells | 24) Electrical |
| 4) Financial Report | 11) Garage | 18) Move ins/outs | 25) Dryer Ducts/Vents |
| 5) Gardening Report | 12) Social Events | 19) Mail Room | 26) Visitor Parking |
| 6) Correspondence | 13) Reminders | 20) Building Envelope | 27) Back Burner List |
| 7) Security | 14) Lockers | 21) Cleaning | 28) New Business |

1)	CALL TO ORDER AND ADOPTION OF MINUTES		
The meeting was called to order at 7:03 p.m. It was moved, seconded and carried to approve the Minutes of the previous Council Meeting of January 31, 2011.			
2)	BUILDING MANAGER'S REPORT		

2)53.5	The Plumbing company provided a quotation for the additional cleaning out of access points to access the plumbing in order to facilitate the cleaning of the pipes. Several of the cleanout access ports will be installed in the future. Awaiting quote.	BM	Ongoing
2)54.5	On June 18, 2010 a power outage left the building without power for about 30 to 40 minutes. The garage gate did not operate as intended and a contractor was called to investigate the problem that caused the gate to malfunction. The contractor was unable to find a problem and Precision Gate has been requested to have a look. This issue is not yet resolved.	BM	Ongoing
2)57.15	It was suggested to renovate the bike room on P1 level. Council will review the issue and determine if new bike racks can be added.	C	Ongoing
2)59.3	On November 8, 2010 BC Hydro sent a reminder that the Electrical Vault needs to be checked. The initial work has been done on February 17, 2011, however the final work requires a shut down of all power and this will be done in May, later this year.	BM	Ongoing
2)59.4	A water hose bib needs to be repaired near a town home unit. Quote was received and approved and the work will be tended to.	BM	3/22/11
2)59.7	During hard rain there is water leaking from the ceiling in the underground parking near parking stalls #5 and #11. ElSCO Construction provided a quotation for the injection work as required as well as a separate quotation for additional water proofing work. The work will most likely be done over 2 years. The Corporation approved ½ of the work to be done now and the remainder in the next fiscal year.	BM	3/22/11
2)60.1	During a regular parking check on December 23, 2010 a fire exit door latch was jammed with paper and an unknown person was walking around cars. Security cameras were checked and the Vancouver Police Department was called. By checking the security cameras, this person was seen following a car through the main and residential parking gates. Warning letter to the resident that did not wait for the gates to close before proceeding will be sent.	SPR	3/22/11
2)60.3	SL 84 complained about ceiling water stains. This may be related to a dryer vent problem. Air Vac will be sent to investigate the problem.	BM	3/22/11
2)60.6	On January 24 to 27, 2011 the Annual Fire Alarm System Inspection was conducted. Of Rosedale Garden's 168 units, in-suite devices were tested in all suites - 100%. Loudspeakers: 168 pieces, all are working - 100%. Smoke alarm: 197 pieces, all were tested, 11 are not working or 5.58%. Replacements are necessary. Property Manager sent letters to owners.	SPR	Closed
2)60.7	On January 26, 2011, the residents in SL 67 complained about bed bugs. Orkin's services had been canceled, but the owner later agreed to let them spray the unit on March 5, 2011. Currently the unit is not occupied and may be listed for sale therefore to date no form K is required.	SPR	3/22/11
2)61.1	On February 1, 2011 the bathtub drain in SL 128 was leaking into SL122 bathroom and has been repaired. The bathtub drain in SL 11 was leaking to common area and has been repaired. Contractor to complete the drywall repair.	BM	3/22/11
2)61.2	On February 8, 2011 the building manager discovered Digital Video Recorder (DVR) not working and called the contractor. DVR was picked up for repair. On February 14, 2011 contractor returned and repaired DVR. Contractor replaced power supply and hard drive. New hard drive is higher capacity, 1TB.	BM	Closed
2)61.3	On February 11, 2011 SL 9 called re: water leak in her bathroom. Unit was checked and discovered that the leak was from SL 16 bathtub drain. Contacted contractor and scheduled repair for Monday, February 14, 2011. Repaired drain in SL 16. SL 9 bathroom ceiling to be repaired.	BM	3/22/11
2)61.4	On February 17, 2011 entered SL 84 and used camera to inspect drier vent RE: resident's complaint about ceiling wet stains. We did not find any moisture. Camera showed a lot of lint. Letter to be sent informing owner that new appliance is needed, and the drier vent needs to be cleaned at the owner's expense. It is the owner's responsibility to regularly check all appliances in the unit and replace when needed.	SPR	3/22/11
2)61.5	On February 17, 2011 the bottom pivot on Entrance door was repaired by contractor. On February 22, 2011 the top pivot was changed.	³ BM	Closed

3)	ANNOUNCEMENTS		
4)	FINANCIAL REPORT		
4)61.1	The January 2011 Financial Statements were approved.		
5)	GARDENING REPORT		
6)	CORRESPONDENCE		
6)55.4	SL 4 has removed the unauthorized shed and windsurfer and paid the associated fines.	SPR	Closed
6)59.4	SL 38 has sent another letter regarding the same matter of unpaid fines. This time the owner requested the removal of fines as well as refunding for the cost of him proceeding to go to court to deal with his tenant. The Corporation declined to refund any court costs to the owner. A follow up letter stating the same was mailed to the owner.	SPR	Closed
6)60.1	A letter was received from SL 119 regarding the caretaker. The Representative wrote a letter to the owner inviting them to the council meeting. At the time of the meeting the owner apologized and agreed to write a letter of apology to the caretaker. As the official apology for the owner was not received the Representative will write a letter on behalf of the corporation indicating that the Corporation has no issues with the performance of the caretaker and are very satisfied with the work performance.	SPR	3/22/11
6)60.2	Resident of SL 86 sent a letter indicating that she will monitor the smoking problem from one of the units.	SPR	Ongoing
6)60.3	The Corporation has invited SL 119 to the council meeting in order to discuss the usage of the two storage lockers. The owner agreed to surrender one of the lockers by March 31, 2011.	SPR	Ongoing
6)60.4	The Rosedale On Robson Hotel, next door, sent a letter indicating the user fee for hotel amenities have increased to \$100.00.	SPR	Closed
6)60.5	A renovation request was sent in by SL 167. Council approved the request.	SPR	Closed
6)60.6	On January 1, 2011 Century 21 responded to a water leak emergency problem which originated in SL 168. We checked the 25th floor and found water coming from SL 168 affecting SL 167. A broken kitchen tap in SL 168 was the source of the leak. Leak repaired. The representative wrote the letters charging the associated costs back to the Strata Lot.	SPR	Closed
7)	SECURITY		
8)	INSURANCE		
9)	GARBAGE		
10)	ELEVATORS		
10)58.1	<p>A letter to Otis Elevator Ltd, has been received by Michael Chadney with Vertech Elevators. Mr. Chadney finalized the letter and the final copy was mailed to Otis Elevator giving them 60 days to clean up the deficiencies. The caretaker will keep a log of the "call backs" to Otis Elevator.</p> <p>Caretaker Report Elevators:</p> <p>On February 2, 2011 Elevator stuck on 22nd floor, not responding on any calls. At 9:47, building manager called 1-800 Otis Communication Center.</p> <p>On February 11, 2011 Mr. Grant (SL147) called building manager Re: someone stuck in El. #3 on 22nd Floor. Building Manager helped residents of SL150 out and called Otis for service for next day.</p>	SPR	Ongoing
11)	GARAGE PARKADES		
12)	SOCIAL EVENTS		

13)	REMINDERS		
13)55.2	Alterations – All owners are reminded that alterations must be documented. The necessary forms are available at the on-site office and all documents must be signed prior to the work commencing. If you are not sure what requires an alteration form, please check with the caretaker. Also, all owners are reminded that water shut down may be requested by contacting the caretaker, but the responsibilities for any repairs due to the shut down are with the owner who made the request. Therefore, it is recommended that all pipes be frozen from the inside of the unit whenever possible in order to avoid any water shut down.		
13)58.1	New Bylaws – All owners are reminded that the new bylaws are now in effect. Owners who are landlords must ensure their tenants have copies of the new bylaws.		
14)	LOCKERS		
15)	WINDOW CLEANING (Condensation)		
	Bathroom and Kitchen Fans – All residents are advised to run the kitchen and bathroom fans to move air within the unit in order to avoid condensation. Bathroom Fans MUST be kept running during showers, and for at least 30 minutes after showers. Kitchen Fans MUST be kept running when cooking. This is especially important for the bathroom, otherwise mould may occur. Another way of removing moisture from the inside of the unit is to frequently air out the unit by opening the windows. As there is no heat exchange, the electric heaters will not remove the moisture from the unit but simply heat the moisture. Wiping down windowsills may be necessary in order to avoid drywall damage. Residents may choose to install a de-humidifier. Failing to use the fans may lead to mould or drywall damage and the repairs of such will be charged back to the owner. If stains should occur, bleach can be used to wipe over effected area.		
16)	FIRE INSPECTION		
16)59.1	The annual fire safety inspection was conducted between January 24 – 27, 2011. A thank you to all residents for providing access.	BM	Closed
	Residents are reminded to please NEVER disconnect any smoke detectors for any reason. Siemens noted the fire panel is close to the end of its life and they will provide a quotation for the replacement / upgrade. A written assessment with their suggestions was requested.	BM	Ongoing
17)	STAIRWELLS		
18)	MOVE- INS / MOVE-OUTS		
19)	MAIL ROOM		
20)	BUILDING ENVELOPE		
21)	CLEANING		
22)	PLUMBING		
23)	MECHANICAL		
24)	ELECTRICAL		
24)57.1	The new Exit signs have been installed. The Corporation is expecting a refund from BC Hydro. Refund has been received.	SPR	Closed
25)	DRYER DUCTS / VENTS		
26)	VISITOR PARKING		
26)58.1	All residents are reminded that all illegally parked vehicles will be towed.		
27)	BACK BURNER LIST		

27)59.1	Two contractors were on site to inspect the Lobby entrance door. Council is awaiting quotes for possible replacement and repair. Quotes received and it was decided to replace the top and bottom pivots [see 2)61.5].	BM	Closed
28)	NEW BUSINESS		
28)54.16	On April 24, 2010 a hotel guest hit a 3" sprinkler pipe. An insurance claim with ICBC has been opened. ICBC has forwarded a release form in the amount of \$2,443.64. The release form has been signed and returned to ICBC for payment. ICBC has now refunded the Corporation.	SPR	Closed
28)57.1	The Corporation will contact SL 124 in order to document alterations that have been observed. A follow up letter will be mailed.	SPR	3/22/11
28)57.7	Council reviewed the various incidences relating to residents. Notices will be posted to remind all residents that they are part of a strata and to please treat this building with the respect and dignity it commands. A series of reminders and house rules will be listed.	C	Ongoing
28) 58.3	One owner disabled the garage gate. The Corporation invited him to a council meeting to discuss this security issue. While the owner did not attend the hearing it appears the garage gate has not been blocked since. A letter of warning will be sent.	SPR	3/22/11
28) 58.6	The light fixtures on the 25th floor will be replaced with new fixtures. The fixtures from the 25th floor will be used to repair other broken fixtures on different floors. This project is on hold.	BM	Ongoing
28) 59.1	The Corporation has received complaints regarding excessive smoke coming from one unit. A letter requesting they add a door sweep to their door and attend next council meeting was sent. The owner did not reply or attend the council meeting. No further complaints were received. Council will review the issue at the next meeting.	SPR	3/22/11
28) 59.2	It has come to the attention of the corporation that residents from 5 units are abusing the Visitors Parking. The owners of these 5 units received letters indicating they may be towed and/or fined if they continue to abuse the Visitors Parking. Owners and residents are not allowed to use the Guest Parking at any time. Those abusing the Visitors Parking WILL be towed.	SPR	Closed
28) 60.1	SL 80 and SL 19 reported broken window glass. The representative requested for XTR to repair these windows. Repairs completed. SL 3 and 83 have similar problems and XTR will tend to this.	BM	3/22/11
28) 60.2	SL 71 and SL 45 received letters requesting they clear out some cardboard boxes as the units are overfilled with items causing a possible fire hazard. SL71 has since moved out and the problem is resolved. SL45 is in the process of moving out boxes.	SPR	3/22/11
28) 60.3	SL 137 sent a letter of noise complaint regarding SL 143. The Corporation wrote a letter to SL 143 requesting additional carpet be added to reduce the noise coming from the unit. The owner attended the meeting and agreed to the requests by the Corporation.	SPR	Closed
28) 61.1	SL 38 has a dog that has been observed to be urinating in the building stairwell. The repeated clean up charges will be assessed to the unit and fines may be assessed.	SPR	3/22/11
28) 61.2	Council reviewed a quotation for a dryer fan booster for SL 1 and it was moved, Seconded and Carried to proceed with the work.	SPR	3/22/11

Meeting Adjourned at 9:45 P.M.



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

Date: April 8, 2011

Distributed to: ALL OWNERS, STRATA PLAN LMS 740

From: Axel Tjaden, Strata Property Representative
Century 21 Prudential Estates (RMD) Ltd.

RE: **ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #62**
Building Managers' Office Telephone: 604-689-9802
Messages are checked three times a day
Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact Century 21 at 604-273-1745

ATTENDEES:

Gigi Ngoh	Vice President	GN
Jim Stitchman	Treasurer	JS
Bryce Recsky	Council Member	BR
Gage Garner	Council Member	GG
Doug Roberts	Security	DR
Rade Panic and Nancy Karan	Resident Managers	BM
Axel Tjaden	Strata Property Representative Century 21 Prudential Estates (RMD) Property Management Division	SPR
Absent with Regrets: Blair Smith	Council Member	BS
Claire Kalfon	President	CK

GUESTS: Mr. G. Stanojevic SL 38

MEETING DATE: Tuesday March 22, 2011 @ 7:00 PM – Lobby Office

NEXT MEETING: Tuesday, April 19, 2011 @ 7:00 PM – Lobby Office

TOPICS

- | | | | |
|--------------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Call to Order/Adoption of Minutes | 8) Insurance | 15) Window Cleaning | 22) Plumbing |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection | 23) Mechanical |
| 3) Announcements | 10) Elevators | 17) Stairwells | 24) Electrical |
| 4) Financial Report | 11) Garage | 18) Move ins/outs | 25) Dryer Ducts/Vents |
| 5) Gardening Report | 12) Social Events | 19) Mail Room | 26) Visitor Parking |
| 6) Correspondence | 13) Reminders | 20) Building Envelope | 27) Back Burner List |
| 7) Security | 14) Lockers | 21) Cleaning | 28) New Business |

1)	CALL TO ORDER AND ADOPTION OF MINUTES		
The meeting was called to order at 7:03 p.m. It was moved, seconded and carried to approve the Minutes of the previous Council Meeting of February 24, 2011.			
2)	BUILDING MANAGER'S REPORT		
2)53.5	The plumbing company provided a quotation for the additional cleaning out of access points to access the plumbing in order to facilitate the cleaning of the pipes. Several of the cleanout access ports will be installed in the future. Awaiting quote.	BM	Ongoing
2)54.5	On June 18, 2010 a power outage left the building without power for about 30 to 40 minutes. The garage gate did not operate as intended and a contractor was called in to investigate the problem that caused the gate to malfunction. The contractor was unable to find a problem and Precision Gate has been requested to have a look. This issue is scheduled for future investigation in May of 2011.	BM	Ongoing
2)57.15	It was suggested to renovate the bike room on P1 level. Council will review the issue and determine if new bike racks can be added.	C	Ongoing
2)59.3	On November 8, 2010 BC Hydro sent a reminder that the Electrical Vault needs to be checked. The initial work was done on February 17, 2011, however the final work requires a shut down of all power and this will be done in May.	BM	Ongoing
2)59.4	A water hose bib needs to be repaired near a town home unit. A quote was received and approved and the work will be tended to. Contractor completed the work.	BM	Closed
2)59.7	During hard rain there was water leaking from the ceiling in the underground parking near parking stalls #5 and #11. ElSCO Construction provided a quotation for the injection work as required as well as a separate quotation for additional water proofing work. The work will likely be done over 2 years. The Corporation approved ½ of the work to be done now and the remainder in the next fiscal year. Concrete problems in the parking area have been fixed.	BM	Closed
2)60.1	During a regular parking check on December 23, 2010, a fire exit door latch was jammed with paper and an unknown person was walking around cars. Security cameras were checked and the Vancouver Police Department was called. By checking the security cameras, this person was seen following a car through the main and residential parking gates. A warning letter was sent to the resident that did not wait for the gates to close before proceeding.	SPR	Closed
2)60.3	SL 84 complained about ceiling water stains. This may be related to a dryer vent problem. Air Vac will be sent to investigate the problem at the owner's expense [see 2)61.4].	BM	Closed
2)60.7	On January 26, 2011, the residents in SL 67 complained about bed bugs. Orkin's services had been cancelled, but the owner later agreed to let them spray the unit on March 5, 2011. Currently the unit is not occupied and may be listed for sale therefore, no form K is required at this time. On March 3, and again on March 14, PCO treated the inside of the unit and the hallway carpet will be cleaned as well in order to avoid spreading.	SPR	4/19/11
2)61.1	On February 1, 2011 the bathtub drain in SL 128 was leaking into SL122's bathroom and has been repaired. The bathtub drain in SL 11 was leaking into the common area and has been repaired. The contractor completed the drywall repairs.	BM	Closed
2)61.3	On February 11, 2011 SL 9 called regarding a water leak in her bathroom. The unit was checked and it was discovered that the leak was from SL 16's bathtub drain. The contractor was contacted and the repair was scheduled for Monday, February 14, 2011. Repaired drain in SL 16. SL 9 bathroom ceiling repaired.	BM	Closed
2)61.4	On February 17, 2011, entered SL 84 and used camera to inspect the dryer vent regarding the resident's complaint about wet ceiling stains. We did not find any moisture. The camera showed a lot of lint. A letter is to be sent informing the owner that a new appliance is needed, and the drier vent needs to be cleaned at the owner's expense. This is a fire hazard. It is the owner's responsibility to regularly check all appliances in the unit and replace when needed.	SPR	4/19/11
2)61.5	On February 17, 2011 the bottom pivot on entrance door was repaired by the contractor. On February 22, 2011 the top pivot was changed.	BM	Closed

2)61.6	On February 18 the contractor for SL 167 (doing renovation) asked for help. They broke the pipe in the guest bathroom and they were not able to control the leak as shutdown valves were not holding. PRVs in SL 158 were shut down for 2 ½ hours until the subcontractor fixed faulty valves.	BM	Closed
2)61.7	On February 18, SL 35's resident came to our suite regarding smoke from SL 27. Nancy checked SL 27 and assisted fire fighters who were on site.	BM	Closed
2)62.1	On March 2 - repaired lock on P3 level North side. It was hard to open.	BM	Closed
2)62.2	On March 3 - Technician repaired FOB reader P1 East entrance door. Found not working on March 2.	BM	Closed
2)62.3	On March 4 - Replaced front door electrical strike.	BM	Closed
2)62.4	On March 7, 8, and 9 - Parking concrete repair contractor fixed concrete problems in parking area. Work around Emergency Generator area will be done when weather is better.	BM	Ongoing
2)62.5	On March 18 - XTR Contracting was in the building and took measurements for broken windows in SL4 & SL83. Windows will be replaced as soon as contractor receives glass.	BM	Ongoing
2)62.6	On March 21 - Milani Plumbing performed the preventive maintenance check.	BM	Closed
2)62.7	XTR to repair broken window glass in SL 3 and 83.	BM	Closed
4)	FINANCIAL REPORT		
4)61.1	The February 2011 Financial Statements were approved. It was noted that 2 units are behind in their maintenance fees and it was Moved, Seconded and Carried to send two 21-day demand letters.	SPR	4/19/11
5)	GARDENING REPORT		
6)	CORRESPONDENCE		
6)60.1	A letter was received from SL 119 regarding the caretaker. The Representative wrote a letter to the owner inviting them to the Council meeting. At the time of the meeting the owner apologized and agreed to write a letter of apology to the caretaker. As the official apology from the owner was not received, the Representative will write a letter on behalf of the corporation indicating that the Corporation has no issues with the performance of the caretaker and are very satisfied with their work performance.	SPR	Closed
6)60.2	The resident of SL 86 sent a letter indicating that she will monitor the smoking problem from one of the units. No further letters of complaint have been received and the matter is closed.	SPR	Closed
6)60.3	The Corporation had invited SL 119 to the Council meeting in order to discuss the usage of two storage lockers. The owner agreed to surrender one of the lockers by March 31, 2011.	SPR	4/19/11
6)60.4	The Rosedale On Robson Hotel sent a letter indicating the user fee for hotel amenities have increased to \$100.00.	SPR	Closed
6)62.1	A letter of complaint was received from the resident of SL 127 informing the Corporation that the residents of SL 128 are leaving items such as strollers in the hallway. The representative will send a letter to the owner of SL 128 informing the owner that residents are not allowed to leave any items on common and limited common property.	SPR	4/19/11
6)62.2	The Corporation will contact SL 124 in order to document alterations that have been observed. A follow up letter will be mailed.	SPR	4/19/11
6)62.3	An email was received from the owner of SL 162 regarding abuse of the Visitor Parking. On March 15, 2011 a reply was sent to the owner of SL 162.	SPR	Closed
6)62.4	On March 15, 2011 a letter was sent to SL 29 whereby the Corporation expressed their complete satisfaction with the work ethics of the caretaker.	SPR	Closed

6)62.5	On March 18, 2011 a letter was sent to SL 167 to charge back \$37.50 for overtime for the caretaker for water leaks caused by that unit.	SPR	Closed
6)62.6	On March 22, 2011 a letter was sent to SL 27 to charge back \$15.00 for additional time required by the caretaker.	SPR	Closed
6)62.7	On March 18, 2011 a letter was sent to SL 38 charging back the clean up cost re. item 28)61.1	SPR	Closed
7)	SECURITY		
8)	INSURANCE		
9)	GARBAGE		
10)	ELEVATORS		
10)62.1	The Representative contacted Michael Chadney with Veritech Elevators and Mr. Chadney will inspect the elevators and determine if Otis is addressing the deficiencies. This will be done in early April. Caretaker Report Elevators:	SPR	Ongoing
10)62.2	On March 9 - Mrs. Yu of SL 136 was stuck in the elevator with resident from SL68. A resident and I helped them to go out and then Otis was called. 11:05 The elevator was working by itself. 11:24 It was stuck on the 17th floor. 3:45 The Otis Technician came to the building. He found a problem with one of hallway door locks. He checked all locks but he was still not sure which one was causing the problem. 5:55 The Otis Technician left building.	BM	Ongoing
10)62.3	On March 22 - Elevator #2 was stuck on 2nd floor. Otis was called and it was subsequently repaired.	BM	Closed
11)	GARAGE PARKADES		
12)	SOCIAL EVENTS		
13)	REMINDERS		
	PARKING GARAGE GATE ETIQUETTE: All residents are reminded not to tailgate into the building and always stop and wait for the gate to close behind you when entering and exiting the building. Please DO NOT HONK at residents who stop for the gate. This is done for the security of all residents.		
14)	LOCKERS		
15)	WINDOW CLEANING		
16)	FIRE INSPECTION		
16)59.1	Residents are reminded to please NEVER disconnect any smoke detectors for any reason. Siemens noted the fire panel is close to the end of its life and they will provide a quotation for the replacement / upgrade. A written assessment with their suggestions was requested.	BM	Ongoing
17)	STAIRWELLS		
18)	MOVE- INS / MOVE-OUTS		
19)	MAIL ROOM		
20)	BUILDING ENVELOPE		
21)	CLEANING		
22)	PLUMBING		
23)	MECHANICAL		
24)	ELECTRICAL		

25)	DRYER DUCTS / VENTS		
26)	VISITOR PARKING		
26)58.1	All residents are reminded that all illegally parked vehicles will be towed.		
27)	BACK BURNER LIST		
2762.1	Injection work at the Emergency Generator area will be done when weather permits.	BM	Ongoing
28)	NEW BUSINESS		
28)57.1	The Corporation will contact SL 124 in order to document alterations that have been observed. A follow up letter will be mailed. [See 6)62.2]	SPR	Closed
28)57.7	Council reviewed the various incidences relating to residents. Notices will be posted to remind all residents that they are part of a strata and to please treat this building with the respect and dignity it commands. A series of reminders and house rules will be listed.	C	Ongoing
28) 58.3	One owner disabled the garage gate. The Corporation invited him to a council meeting to discuss this security issue. While the owner did not attend the hearing it appears the garage gate has not been blocked since. A letter of warning was sent.	SPR	Closed
28) 58.6	The light fixtures on the 25th floor will be replaced with new fixtures. The fixtures from the 25th floor will be used to repair other broken fixtures on different floors. This project is on hold.	BM	Ongoing
28) 60.1	SL 80 and SL 19 reported broken window glass. The representative requested for XTR to repair these windows. Repairs completed. SL 3 and 83 have similar problems and XTR will tend to this. [See 2)62.7]	BM	Closed
28) 60.2	SL 45 received a letter requesting they clear out some cardboard boxes as the units are overfilled with items causing a possible fire hazard. A follow up letter will be sent informing the owner that all hazardous items are to be removed by the next Council meeting. The Corporation also requests entrance into the unit by the caretaker to ensure items have been removed.	SPR	4/19/11
28) 60.3	SL 137 sent a letter of noise complaint regarding SL 143. The Corporation wrote a letter to SL 143 requesting additional carpet be added to reduce the noise coming from the unit. The owner attended the meeting and agreed to the requests by the Corporation. No further complaints received.	SPR	Closed
28) 61.1	SL 38 has a dog that has been observed to be urinating in the building stairwell. The repeated clean up charges were assessed to the unit and have been paid.	SPR	Closed
28) 61.2	Council reviewed a quotation for a dryer fan booster for SL 1 and it was Moved, Seconded and Carried to proceed with the work.	SPR	4/19/11
28) 62.1	SL 38 wrote several letters regarding previously assessed fines. The owner attended the Council meeting to clarify his request. It was Moved, Seconded and Carried not to waive any fines as previously assessed. However, information regarding the letters of complaint will be released to the owner according to the Privacy Act. The Corporation will mail a follow up letter to the unit, censored, in compliance with the Privacy Act.	SPR	4/19/11
28) 62.2	The Corporation was contacted by Ener Pro Services to review the gas consumption at the building. Council approved the free proposal.	SPR	Ongoing
28) 62.3	Council reviewed a quotation by Alpha Integrated to repair a door strike. It was Moved, Seconded and Carried to proceed with the work in the amount of \$446.21.	BM	Closed
28) 62.4	It has come to the attention of the Corporation that one minor is smoking in the common room on the second floor. A letter will be written to the parent requesting this stop immediately. The tenant and owner of this unit are also requested to attend the next Strata Council meeting.	SPR	4/19/11

Meeting Adjourned at 9:50 P.M.



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

Date: April 28, 2011

Distributed to: ALL OWNERS, STRATA PLAN LMS 740

From: Axel Tjaden, Strata Property Representative
Century 21 Prudential Estates (RMD) Ltd.

RE: **ROSEDALE GARDEN MINUTES, STRATA COUNCIL MEETING #63**
Building Managers' Office Telephone: 604-689-9802
Messages are checked three times a day
Office hours 4:00 pm – 5:00 pm

For after hours' emergencies, please contact Century 21 at 604-273-1745

ATTENDEES:	Claire Kalfon	President	CK
	Gigi Ngoh	Vice President	GN
	Jim Stitchman	Treasurer	JS
	Bryce Recsky	Council Member	BR
	Gage Garner	Council Member	GG
	Doug Roberts	Security	DR
	Blair Smith	Council Member	BS
	Rade Panic	Resident Manager	BM
	Axel Tjaden	Strata Property Representative	SPR
		Century 21 Prudential Estates (RMD)	
		Property Management Division	

Absent with regrets: None

Guests: None

MEETING DATE: Monday April 18, 2011 @ 6:30 PM – Lobby Office

NEXT MEETING: Tuesday, May 10, 2011 @ 6:30 PM – Lobby Office

TOPICS

- | | | | |
|--------------------------------------|--------------------------|-----------------------|-----------------------|
| 1) Call to Order/Adoption of Minutes | 8) Insurance | 15) Window Cleaning | 22) Plumbing |
| 2) Building Manager's Report | 9) Garbage Disposal Area | 16) Fire Inspection | 23) Mechanical |
| 3) Announcements | 10) Elevators | 17) Stairwells | 24) Electrical |
| 4) Financial Report | 11) Garage | 18) Move ins/outs | 25) Dryer Ducts/Vents |
| 5) Gardening Report | 12) Social Events | 19) Mail Room | 26) Visitor Parking |
| 6) Correspondence | 13) Reminders | 20) Building Envelope | 27) Back Burner List |
| 7) Security | 14) Lockers | 21) Cleaning | 28) New Business |

1)	CALL TO ORDER AND ADOPTION OF MINUTES			
Please note that the date of the council meeting was moved from April 19, 2011 to April 18, 2011. The meeting was called to order at 6:33 p.m. It was Moved, Seconded and Carried to approve the Minutes of the previous Council Meeting on March 22, 2011 with the above noted amendment.				
2)	BUILDING MANAGER'S REPORT			
2)53.5	The plumbing company provided a quotation for the additional cleaning out of access points to access the plumbing in order to facilitate the cleaning of the pipes. Several of the cleanout access ports will be installed in the future. Awaiting quote.	BM	Ongoing	
2)54.5	On June 18, 2010 a power outage left the building without power for about 30 to 40 minutes. The garage gate did not operate as intended and a contractor was called in to investigate the problem that caused the gate to malfunction. The contractor was unable to find a problem and Precision Gate has been requested to have a look. This issue is scheduled for future investigation in May of 2011.	BM	Ongoing	
2)57.15	It was suggested to renovate the bike room on P1 level. Council will review the issue and determine if new bike racks can be added.	C	Ongoing	
2)59.3	On November 8, 2010 BC Hydro sent a reminder that the Electrical Vault needs to be checked. The initial work was done on February 17, 2011, however the final work requires a shut down of all power and this will be done in May.	SPR	Ongoing	
2)60.7	On January 26, 2011 the residents in SL 67 complained about bed bugs. Orkin's services had been cancelled, but the owner later agreed to let them spray the unit on March 5, 2011. Currently the unit is not occupied and may be listed for sale and therefore no form K is required at this time. On March 3, and again on March 14, PCO treated the inside of the unit and the hallway carpet was cleaned. The incurred costs have been charged back to the unit.	BM	Closed	
2)61.4	On February 17, 2011 dryer vent company entered SL 84 and used camera to inspect the dryer vent regarding resident's complaint about wet ceiling stains. No moisture was found. The camera showed a lot of lint. Letter was sent informing owner that a new appliance is needed and the drier vent needs to be cleaned at owner's expense. This is a fire hazard. It is an owner's responsibility to regularly check all appliances in the unit and replace when needed. Owner has since confirmed in a letter dated April 14, 2011 that the dryer will be replaced within one week.	SPR	5/10/11	
2)62.4	On March 7, 8, and 9 - Parking concrete repair contractor fixed concrete problems in parking area. Work around Emergency Generator area will be done when the weather is better.	BM	Ongoing	
2)62.5	On March 18, 2011 XTR Contracting was in the building and took measurements for broken windows in SL 4 & SL 83. On March 31, 2011 the windows were replaced.	BM	Closed	
2)63.1	On April 8, 2011 hot water tank was found to be leaking. It was necessary to change one of the valves to bypass damaged tank. Original sized tank is too big to be transported to boiler room by the elevator. Plumbing company provided some options for Strata's review.	BM	Ongoing	
2)63.2	On April 12, 2011 a minor water leak occurred in lobby area due to toilet overflow from a 2 nd floor unit. Restoration company attended. Unit involved will be charged back all incurred expenses.	BM	5/10/11	
2)63.3	The owner of SL 99 complained about a flooring problem. Floor was replaced and soon after, it was affected by water leak though leak source cannot be identified. Building Manager to monitor.	BM	Ongoing	
2)63.4	Owner of SL 3 was concerned about mold in their living room. The suite was checked and a very minor sign of mold was found at the bottom of the baseboard. This is likely from condensation.	BM	Closed	
2)63.5	On April 13, 2011 a "fail safe" strike, which disables the fob system, was installed on the Parking Level 4 door. The new door strike automatically unlocks the door in case of a power outage and ensures no one is trapped in the staircase.	BM	Closed	
2)63.6	On April 15, 2011 an owner called regarding bathroom hot water shut off valve leaking in their unit. Plumbing company will repair and the invoice will be charged back to the unit.	BM	5/10/11	
3)	ANNOUNCEMENTS			

4)	FINANCIAL REPORT		
4)63.1	March 2011 Financial Statements were approved. Two 21-day demand letters were sent and one unit has settled their account. Council will monitor account in arrears of the second unit.	SPR	5/10/11
5)	GARDENING REPORT		
6)	CORRESPONDENCE		
6)60.3	The Corporation had invited SL 119 to the Council meeting in order to discuss the usage of two storage lockers. The owner agreed to surrender one of the lockers by March 31, 2011. The owner has returned the locker to the Corporation.	SPR	Closed
6)62.1	A letter of complaint was received from the resident of SL 127 informing the Corporation that the residents of SL 128 are leaving items such as strollers in the hallway. The representative sent a letter to the owner of SL 128 informing the owner that residents are not allowed to leave any items on common and limited common property. The items have since been removed.	SPR	Closed
6)62.2	The Corporation contacted SL 124 in order to document alterations that have been observed. The owner has since returned the signed Alteration Form. The Corporation requested the owner supply the building permits as required.	SPR	5/10/11
6)63.1	A letter was received from SL 137 regarding constant noise from SL 143 due to incorrect flooring. The Corporation will request the owner of SL 143 to address the issue of poor flooring.	SPR	5/10/11
6)63.2	A letter was received regarding SL 148 relating to an incident in the lobby on April 2, 2011 at 6:30 a.m. It described an incident of intoxication, smoking and urination. The Corporation will respond to the owner in writing and pursue the matter with the unit in question. A \$60.00 clean up invoice will be assessed to the unit and the owner will be invited to the next council meeting.	SPR	5/10/11
6)63.3	Another noise complaint letter was received regarding SL 84. While the noise appeared to have stopped it has now resumed. It was Moved, Seconded and Carried to assess a fine of \$200.00 to the unit for a noise bylaw contravention. The owner will be invited to the next council meeting.	SPR	5/10/11
6)63.5	A letter was sent to the owner of SL 96 requesting they send the Corporation an updated Form K. It has come to the attention of the Corporation that there are residents in this unit who are not listed in the Form K submitted to the Corporation.	SPR	5/10/11
7)	SECURITY		
8)	INSURANCE		
9)	GARBAGE		
10)	ELEVATORS		
10)62.1	The Representative contacted Michael Chadney with Vertech Elevators who inspected the elevators on April 4, 2011. Council is awaiting the recommendations by Mr. Chadney in order to decide what steps to take next. The representative will invite another elevator contractor to a meeting with Council and Mr. Chadney to discuss the elevator contract.	SPR	Ongoing
10)63.1	On April 6, 2011 elevator equipment was checked. It was suggested to change elevator generator with electrical power converter which could improve our equipment. We requested the suggestion be put in writing.	BM	Ongoing
11)	GARAGE PARKADES		
12)	SOCIAL EVENTS		
13)	REMINDERS		
PARKING GARAGE GATE ETIQUETTE: All residents are reminded not to tailgate into the building. Please always stop and wait for the gate to close behind you when entering and exiting the building. Please DO NOT HONK at residents who stop for the gate. This is for the security of all residents.			

17)	STAIRWELLS		
18)	MOVE- INS / MOVE-OUTS		
19)	MAIL ROOM		
20)	BUILDING ENVELOPE		
21)	CLEANING		
22)	PLUMBING		
23)	MECHANICAL		
24)	ELECTRICAL		
25)	DRYER DUCTS / VENTS		
26)	VISITOR PARKING		
27)	BACK BURNER LIST		
27)62.1	Injection work at the Emergency Generator area will be done when weather permits.	BM	Ongoing
28)	NEW BUSINESS		
28) 58.6	The light fixtures on the 25th floor will be replaced with new fixtures. The fixtures from the 25th floor will be used to repair other broken fixtures on different floors. This project is on hold.	BM	Ongoing
28) 60.2	SL 45 received a letter requesting they clear out some cardboard boxes as the unit is overfilled with items causing a possible fire hazard. A follow up letter was sent informing the owner that all hazardous items are to be removed by the next Council meeting. The Corporation also requests entrance into the unit by the caretaker to ensure items have been removed. Subsequently the caretaker has confirmed that only some boxes have been moved. A third letter will be sent.	SPR	5/10/11
28) 61.2	Council reviewed a quotation for a dryer fan booster for SL 1 and it was Moved, Seconded and Carried to proceed with the work. This has been completed.	BM	Closed
28) 62.1	SL 38 wrote several letters regarding previously assessed fines. The owner attended the Council meeting on March 22, 2011 to clarify his request. The Corporation declined to remove the fines as requested at that meeting. The Corporation considered the issue at this council meeting and it was Moved, Seconded and Carried to waive fines owing. The information regarding the letters of complaint will not be released to the owner. The Corporation considers this matter Closed.	SPR	Closed
28) 62.2	The Corporation was contacted by Ener Pro Services to review the gas consumption at the building. Council approved the free proposal. A representative of Ener Pro Services will attend to discuss the proposal at the next council meeting.	SPR	5/10/11
28)62.4	It has come to the attention of the Corporation that one minor is smoking in the common room on the second floor. A letter was written to the parent requesting this stop immediately. The tenant and owner of this unit (SL 96) are also requested to attend the next Strata Council meeting. However, as the date of the meeting was unexpectedly changed, the meeting did not take place. A follow up letter will be sent by the Representative. Further, two letters of complaint from different units were received in regards to smoking on common property related to this unit.	SPR	5/10/11
28) 63.1	A plumbing problem was reported in the Caretakers' unit. The representative will forward the quotation to the owner and request repairs.	SPR	5/10/11
28) 63.2	The second floor meeting room door was found blocked open. The Corporation is in the process of determining how to deal with this problem.	C	5/10/11
28) 63.3	Birds were found nesting in exterior dryer vents. Covers will be supplied by dryer vent company.	BM	5/10/11

Meeting Adjourned at 9:15 P.M.